

# TERN BAY COMMUNITY DEVELOPMENT DISTRICT

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## AGENDA

JULY 13, 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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# TERN BAY COMMUNITY DEVELOPMENT DISTRICT

July 6, 2021

Board of Supervisors

Tern Bay Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District will be held on **Tuesday, July 13, 2021, 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=e3adaf0195616da4a8d8023129885c9e5>

Access Code: **173 456 2666**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **173 456 2666** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. May 11, 2021 – Regular Meeting
3. **PUBLIC HEARINGS – FY 2022 BUDGET AND SPECIAL ASSESSMENTS**
  - a) **FISCAL YEAR 2022 BUDGET**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration
    - III. Consideration of Resolution 2021-9, Adopting the Annual Appropriation and Budget for Fiscal Year 2022.
  - b) **FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
    - I. Public Comment and Testimony
    - II. Board Comment and Consideration
    - III. Consideration of Resolution 2021-10, imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology.

4. Consideration of Resolution 2021-11 designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2022.
  5. Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2020.
  6. Staff Reports
    - I. District Attorney
    - II. District Engineer
    - III. District Manager
      - a) Financial Statements for period ending May 31, 2021 (unaudited)
      - b) Financial Statements for period ending June 30, 2021 (unaudited)
  7. Supervisor's Requests and Audience Comments
  8. Adjournment
- 

The second order of business is the consideration of the May 11, 2021, Regular Meeting Minutes.

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The third order of business is the deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2022 Budget, Assessments, and General Fund Special Assessment Methodology. The first Public Hearing deals with the adoption of the Fiscal Year 2022 Budget which includes both the General Fund operations and the Debt Service Fund for the previously issued Series 2005 Bonds. At the conclusion of the hearing, will be consideration of Resolution 2021-9 which adopts the Fiscal Year 2022 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2022 Budget. Resolution 2021-10 does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Collier County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of Resolution 2021-10 and finally it approves the General Fund Special Assessment Methodology.

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The fourth item is consideration of Resolution 2021-11 setting the proposed meeting schedule for Fiscal Year 2022. As you may re-call, to the extent that the district has a regular meeting schedule the district is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is the second Tuesday of the Month at **10:00 a.m.** at the **Country Inn and Suites 24244 Corporate Court, Port Charlotte, Florida 33954.**

**The Fiscal Year 2022 schedule is as follows:**

October 12, 2021	November 9, 2021
December 14, 2021	January 11, 2022
February 8, 2022	March 8, 2022
April 12, 2022	May 10, 2022
June 14, 2022	July 12, 2022
August 8, 2022	September 13, 2022

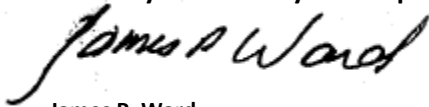
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The fifth order of business is the acceptance of the Audited Financial Statements for Fiscal Year 2020, covering the period October 1, 2019, through September 30, 2020. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

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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

**Meetings for Fiscal Year 2021 are as follows:**

<del>June 8, 2021</del>	July 13, 2021
August 10, 2021	September 14, 2021

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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, May 11, 2021, at 10:00 a.m. at the Country Inn and Suites, 24244 Corporate Court,  
12 Port Charlotte, Florida 33954.  
13

14  
15 **Present and constituting a quorum:**

16 Christopher Hasty Vice Chairperson  
17 Barry Ernst Assistant Secretary  
18 Anthony Burdett Assistant Secretary  
19 Ashley Kingston Assistant Secretary

20  
21 **Absent:**

22 Russell Smith Chairperson

23  
24 **Also, present were:**

25 James P. Ward District Manager  
26 Greg Urbancic District Counsel

27  
28 **Audience:**

29 All resident's names were not included with the minutes. If a resident did not identify  
30 themselves or the audio file did not pick up the name, the name was not recorded in these  
31 minutes.  
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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS  
WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

District Manager James P. Ward called the meeting to order at approximately 10:07 a.m. He conducted roll call and all Board Members were present, with the exception of Supervisor Smith, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**February 9, 2021 – Regular Meeting**

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

**On MOTION made by Mr. Barry Ernst, seconded by Mr. Christopher Hasty, and with all in favor, the February 9, 2021, Regular Meeting Minutes were approved.**

**48 THIRD ORDER OF BUSINESS Consideration of Resolution 2021-5**

49

**50 Consideration of Resolution 2021-5 approving the Proposed Budget for Fiscal Year 2022 and Setting a  
51 Public Hearing for Tuesday, July 13, 2021, at 10:00 a.m. at the Country Inn and Suites 24244 Corporate  
52 Court, Port Charlotte, Florida 33954**

53

54 Mr. Ward explained the approval of the Budget did not bind the Board to any of the costs, programs, or  
55 assessments contemplated. He indicated the Budget did set the maximum assessment rate. He stated  
56 on July 13, at the public hearing, the Budget would be adopted, and the assessment rates would be set  
57 into place. He stated the Budget was consistent with the Fiscal Year 2021 Budget.

58

59 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Christopher  
60 Hasty, and with all in favor, Resolution 2021-5 was adopted, and the  
61 Chair was authorized to sign.**

62

**63 FOURTH ORDER OF BUSINESS Consideration of Resolution 2021-6**

64

**65 Consideration of Resolution 2021-6, a Resolution of the Board of Supervisors of the Tern Bay  
66 Community Development District granting the authority to Execute Real and Personal Property  
67 conveyance and dedication documents, and Plats and other documents related to the development of  
68 the District's improvements, approving the scope and terms of such authorization**

69

70 *Mr. Ward: Now that this District is just starting its operations again, and there are personal property*  
71 *conveyances, or dedications of plats, that need to get done in between meetings, this Resolution*  
72 *essentially permits the District Chairman or Vice Chairman to sign those documents on behalf of the*  
73 *District in between Board Meetings, and then subsequent to a Board Meeting, Greg or I will come back*  
74 *to you with a ratification resolution for any documents that have been approved in between Board*  
75 *Meetings. If you have any questions on the Resolution, I would be glad to answer them. Otherwise, it is*  
76 *recommended for your consideration.*

77

78 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Christopher  
79 Hasty, and with all in favor Resolution 2021-6 was adopted, and the  
80 Chair was authorized to sign.**

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**82 FIFTH ORDER OF BUSINESS Consideration of Resolution 2021-7**

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**84 Consideration of Resolution 2021-7, a Resolution of the Board of Supervisors of the Tern Bay  
85 Community Development District ratifying the Two Led Lighting Agreements dated February 3, 2021,  
86 with Florida Power & Light Company for purposes of Installing Lighting Facilities on roadways within  
87 the District**

88 *Mr. Ward: This particular District has FP&L rental light systems which we have done many years ago in*  
89 *the past for the first phase of development, and now they are being done on an interim basis. I've signed*  
90 *those agreements and authorized the installation of those FP&L systems. The agreements are consistent*  
91 *with what FP&L uses. We couldn't change them if we wanted to. The back shows you the locations of*  
92 *the lighting systems. If you have any questions on this, I will be glad to answer them; otherwise, the*  
93 *Resolution is recommended for your consideration.*

94

95 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Christopher**  
 96 **Hasty, and with all in favor, Resolution 2021-7 was adopted, and the**  
 97 **Chair was authorized to sign.**

98  
 99 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

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 101 **Staff Reports**

102  
 103 **I. District Attorney**

104  
 105 *Mr. Greg Urbancic: As an offshoot of what you did on Resolution 2021-6, regarding conveyances,*  
 106 *we sort of have a late edition if we can on a utility conveyance. We call it Pod A, but most of the*  
 107 *people involved in the development will probably know it as Sycamore Court. Back in February you*  
 108 *might recall, we did one of these for Pod I and we had our standard utility documents which are Bill*  
 109 *of Sale, Owners Affidavit, a utility easement over that property since it was not platted yet, and*  
 110 *then authorized the conveyance to Charlotte County because they are the ultimate owner of water*  
 111 *and sewer utilities. What I'm bringing forward today, and I don't know if Clay from Banks is on the*  
 112 *call as well, he may be able to provide some additional support as well, we want to do basically the*  
 113 *exact same thing for Pod I, Sycamore Court, which is authorize by Resolution, which we would call*  
 114 *2021-8, the exact same resolution and authorizing conveyance for Pod A which basically authorizes*  
 115 *the District to execute the, or to accept the, Bill of Sale, Owners Affidavit, and utility easement, and*  
 116 *then simultaneously authorize the conveyance of those on Pod A to Charlotte County for Water*  
 117 *and Sewer that they will ultimately own and maintain. I know there was some sensitivity from*  
 118 *Banks to get this moving forward and that's the reason we would like to add it onto the agenda*  
 119 *today.*

120  
 121 Mr. Ward asked if there were any questions; hearing none, he called for a motion to adopt what  
 122 would be Resolution 2021-8, as described by Mr. Urbancic.

123  
 124 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Christopher**  
 125 **Hasty, and with all in favor, Resolution 2021-8 was adopted, and the**  
 126 **Chair was authorized to sign.**

127  
 128 **II. District Engineer**

129  
 130 No report.

131  
 132 **III. District Manager**

- 133  
 134 **a) Reported Number of Registered Voters as of April 15, 2021**  
 135 **b) Financial Statements for period ending January 31, 2021 (unaudited)**  
 136 **c) Financial Statements for period ending February 28, 2021 (unaudited)**  
 137 **d) Financial Statements for period ending March 31, 2021 (unaudited)**  
 138 **e) Financial Statements for period ending April 30, 2021 (unaudited)**

139  
 140 Mr. Ward indicated Statute required the Supervisor of Elections to report the number of  
 141 registered voters in the District. He reported as of April 15, 2021, there were 184 registered

142 voters within the District. He noted this number would affect the District when it reached 250  
143 registered voters (qualified electors) and when the District reached ten years from the date of  
144 establishment. He explained this District had over 1,000 acres and as such fell under FLAWAC;  
145 therefore, a 10-year threshold was required as opposed to the traditional 6-year threshold. He  
146 explained when both thresholds were met the District would begin the transition from a  
147 landowner election to a qualified elector election. He stated in November of 2014 the District  
148 met the ten-year threshold; therefore, once the District reached 250 registered voters, the  
149 transition could begin. He noted there was no action required for the Board at this time. He  
150 asked if there were any questions. He discussed FLAWAC (Florida Land and Water Adjudicatory  
151 Commission) noting it was more complicated to develop land which fell under FLAWAC as  
152 opposed to land under the jurisdiction of the County.

153  
154 He asked Mr. Urbancic to check FLAWAC guidelines regarding the number of required registered  
155 voters as he was unsure whether 250 was the correct number for a FLAWAC District.

156  
157 Mr. Urbancic indicated he would investigate.

158  
159 **SEVENTH ORDER OF BUSINESS** **Supervisor's Requests and Audience Comments**

160  
161 Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any  
162 audience comments; there were none.

163  
164 **EIGHTH ORDER OF BUSINESS** **Adjournment**

165  
166 Mr. Ward adjourned the meeting at approximately 10:19 a.m.

167  
168 **On MOTION made by Mr. Barry Smith, seconded by Mr. Christopher**  
169 **Hasty, and with all in favor, the meeting was adjourned.**

170  
171 Tern Bay Community Development District

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173  
174 \_\_\_\_\_  
175 James P. Ward, Secretary Russell Smith, Chairperson

176



## RESOLUTION 2021-9

**THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tern Bay Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set July 13, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

### **SECTION 1. BUDGET**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect

**RESOLUTION 2021-9**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Tern Bay Community Development District for the Fiscal Year Ending September 30, 2022,” as adopted by the Board of Supervisors on July 13, 2021.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the Tern Bay Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$931,184.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 822,177.00
DEBT SERVICE FUND(S)	\$ 109,006.00
CAPITAL PROJECTS FUND(S)	<u>\$ NONE</u>
<b>TOTAL ALL FUNDS</b>	<b>\$ 931,184.00</b>

**SECTION 3. SUPPLEMENTAL APPROPRIATIONS**

The Board may authorize by resolution, supplemental appropriations, or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager/Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000, previously

**RESOLUTION 2021-9**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tern Bay Community Development District.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of July, 2021

ATTEST:

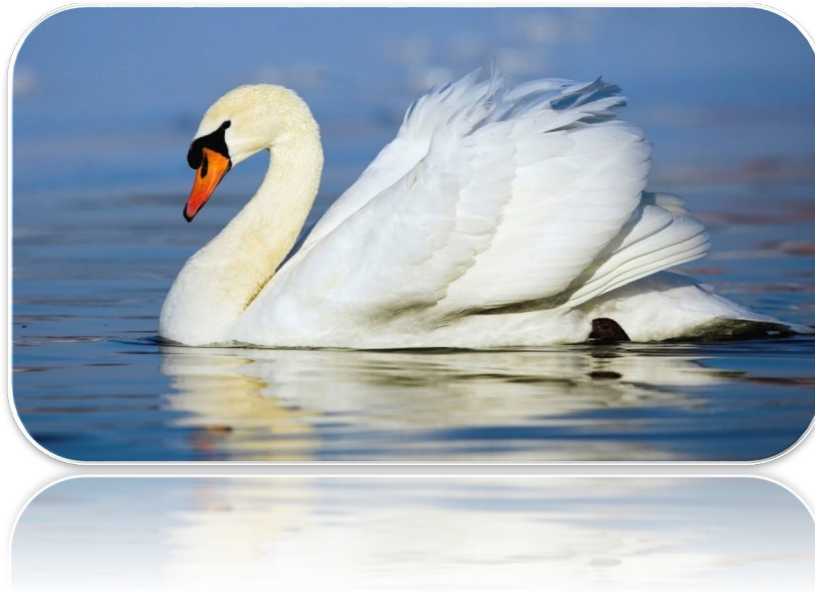
**TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Russell Smith, Chairperson

# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **PROPOSED BUDGET**

FISCAL YEAR 2022

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**PREPARED BY:**

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Tern Bay  
Community Development District  
General Fund - Budget  
Fiscal Year 2022**

Description	Anticipated			
	Fiscal Year 2021 Adopted Budget	Actual at 03/31/2021	Year End 09/30/21	Fiscal Year 2022 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 210,434	\$ 207,063	\$ 207,063	\$ 822,177
Special Assessment - Off-Roll	\$ 568,936	\$ -	\$ 568,936	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 779,370</b>	<b>\$ 207,063</b>	<b>\$ 775,999</b>	<b>\$ 822,177</b>
<b>Appropriations and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
<b>Executive</b>				
Professional - Management	\$ 34,500	\$ 17,250	\$ 34,500	\$ 34,500
<b>Financial and Administrative</b>				
Audit Services	\$ 6,000	\$ -	\$ 5,350	\$ 6,000
Accounting Services	\$ 16,000	\$ 8,000	\$ 16,000	\$ 16,000
Assessment Roll Services	\$ 13,000	\$ 6,500	\$ 13,000	\$ 13,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500
Financial & Administrative-Other	\$ -	\$ -	\$ -	\$ -
<b>Other Contractual Services</b>				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,500	\$ 1,608	\$ 3,000	\$ 3,000
Trustee Services	\$ 10,500	\$ -	\$ 3,500	\$ 10,500
Dissemination Agent Services	\$ 6,000	\$ 1,000	\$ 6,000	\$ 6,000
Bank Service Fees	\$ 500	\$ 153	\$ 500	\$ 500
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
<b>Communications and Freight Services</b>				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 137	\$ 400	\$ 400
Insurance	\$ 9,500	\$ 9,453	\$ 9,453	\$ 9,800
Meeting Room Rental	\$ 400	\$ 318	\$ 600	\$ 600
Printing and Binding	\$ 500	\$ 513	\$ 513	\$ 100
Web Site Maintenance	\$ 2,000	\$ 300	\$ 2,000	\$ 2,000
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
<b>Legal Services</b>				
General Counsel	\$ 5,000	\$ 1,427	\$ 5,000	\$ 5,000
Bond Counsel	\$ -	\$ 2,312	\$ 2,312	\$ -
<b>Other General Government Services</b>				
Engineering Services - General	\$ 5,000	\$ -	\$ -	\$ 5,000
Engineering Services - Traffic	\$ -	\$ -	\$ -	\$ -
NOPC Fees	\$ -	\$ -	\$ -	\$ -
<b>Other Public Safety</b>				
Professional Services	\$ -	\$ -	\$ -	\$ -
Charlotte Cty Sheriff's Patrol	\$ -	\$ -	\$ -	\$ -
Guardhouse Operations	\$ -	\$ -	\$ -	\$ -

**Tern Bay  
Community Development District  
General Fund - Budget  
Fiscal Year 2022**

Description	Fiscal Year 2021 Adopted Budget	Actual at 03/31/2021	Anticipated	
			Year End 09/30/21	Fiscal Year 2022 Budget
Professional - Roving Patrol	\$ 57,300	\$ -	\$ -	\$ 57,300
Professional - Gate Attendent	\$ 190,000	\$ 30,054	\$ 7,500	\$ 190,000
Professional - Gate Hosting		\$ 2,250	\$ 5,000	\$ 5,000
<b>Utilities</b>				
Electric	\$ 2,400	\$ 36	\$ 200	\$ 2,400
Water & Wastewater	\$ 2,400	\$ 1,536	\$ 3,000	\$ 2,400
<b>Repairs &amp; Maintenance</b>				
Guardhouse - Janitorial	\$ 4,200	\$ -	\$ -	\$ 4,200
Gate	\$ 6,500	\$ -	\$ -	\$ 6,500
<b>Wastewater Services</b>				
Electric Service	\$ 2,000	\$ -	\$ -	\$ 2,000
<b>Stormwater Management Services</b>				
<b>Repairs &amp; Maintenance</b>				
Lake Banks/Outfall Control Structures	\$ 5,000	\$ -	\$ -	\$ 5,000
<b>Aquatic Weed Control</b>				
Lake Spraying	\$ 5,000	\$ 21,128	\$ 40,000	\$ 40,000
Lake Vegetation Removal	\$ -	\$ -	\$ -	\$ -
Upland Monitoring & Maint	\$ 30,000	\$ -	\$ 15,000	\$ 30,000
<b>Other Physical Environment</b>				
<b>Professional Services</b>				
Field Manager Services	\$ 2,500	\$ -	\$ 2,500	\$ 2,500
Insurance	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
<b>Assessments - Charlotte County</b>	\$ -	\$ 37	\$ 37	\$ -
<b>Road &amp; Street Facilities</b>				
<b>Field Management Services</b>	\$ -	\$ 1,900	\$ 4,000	\$ 4,000
<b>Street Lights</b>				
Electric Service	\$ 12,000	\$ 6,293	\$ 13,000	\$ 15,000
<b>Repairs &amp; Maintenance</b>	\$ -	\$ -	\$ -	\$ -
<b>Economic Environment</b>				
Professional Services - Appraisal	\$ -	\$ -	\$ -	\$ -
<b>Landscaping Services</b>				
<b>Electric Service</b>	\$ 48,000	\$ 9,741	\$ 30,000	\$ 30,000
<b>Repairs &amp; Maintenance</b>				
Common Area Maintenance				
Routine Maintenance	\$ 119,200	\$ 46,642	\$ 110,000	\$ 119,200
Tree Trimming	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Sod Replacement	\$ 3,000	\$ -	\$ -	\$ 3,000
Material Replacement	\$ 12,000	\$ -	\$ 12,000	\$ 12,000
Mulch Installation	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
Landscape Lighting	\$ -	\$ -	\$ -	\$ -
Annuals	\$ 21,000	\$ -	\$ -	\$ 21,000
Holiday Decorations	\$ 16,000	\$ -	\$ -	\$ 16,000
<b>Irrigation System</b>				
<b>Pumps, Wells &amp; Line Distribution System</b>				
Routine Maintenance	\$ 16,000	\$ 1,940	\$ 7,500	\$ 16,000
Well Testing/Meter Reading	\$ -	\$ -	\$ -	\$ -

**Tern Bay  
Community Development District  
General Fund - Budget  
Fiscal Year 2022**

Description	Fiscal Year 2021	Actual at	Anticipated	Fiscal Year
	Adopted Budget	03/31/2021	Year End 09/30/21	2022 Budget
<b>Line Distribution System</b>				
Routine Maintenance	\$ -	\$ -	\$ -	\$ -
<b>Contingencies</b>	\$ 42,665		\$ -	\$ 13,050
<b>Other Fees and Charges</b>				
Discounts and Tax Collector Fees	\$ 14,730	\$ -	\$ 14,730	\$ 57,552
<b>Total Appropriations</b>	<b>\$ 779,370</b>	<b>\$ 170,703</b>	<b>\$ 422,270</b>	<b>\$ 822,177</b>
<b>Net Increase/(Decrease) in Fund Balance</b>		\$ 36,360	\$ 353,729	\$ -
<b>Fund Balance:- Beginning</b>	<b>67,959</b>	<b>67,959</b>	<b>67,959</b>	<b>421,687</b>
<b>Fund Balance - Ending (Projected)</b>		<b>\$ 104,318</b>	<b>\$ 421,687</b>	<b>\$ 421,687</b>

Land Use	Units	Rate Per Unit	
		FY 2021	FY 2021
Executive Homes ( 40' - 50')	232	\$ 542.34	\$ 542.33
Manor Homes (51' - 60')	231	\$ 542.34	\$ 542.33
Estate homes ( 61' - 70')	102	\$ 542.34	\$ 542.33
Coach Homes	176	\$ 542.34	\$ 542.33
Multi-Family (6 Plex)	108	\$ 542.34	\$ 542.33
Veranda (12 Unit Plex)	320	\$ 542.34	\$ 542.33
Terrace (30 Unit plex)	330	\$ 542.34	\$ 542.33
Commercial/Office	17	\$ 542.34	\$ 542.33
<b>Total Units:</b>	<b>1516</b>		

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

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

Description	Fiscal Year 2021 Adopted Budget	Actual at 03/31/2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget
<b>Revenues and Other Sources</b>				
Carryforward				
Interest Income	\$ -	\$ 7	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 109,006	\$ 94,954	\$ 109,006	\$ 109,006
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue		\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 109,006</b>	<b>\$ 94,961</b>	<b>\$ 109,006</b>	<b>\$ 109,006</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2005 A Bonds	\$ 40,000	\$ -	\$ 40,000	\$ 45,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2005 A Bonds	\$ 58,856	\$ 29,428	\$ 58,856	\$ 56,706
<b>Other Fees and Charges</b>				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 7,131
<b>Total Appropriations</b>	<b>\$ 105,987</b>	<b>\$ 29,428</b>	<b>\$ 105,987</b>	<b>\$ 108,838</b>



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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Debt Outstanding (After Lennar Purchase)	\$ 1,170,000	5.375%		
11/1/2018			\$ 31,443.75	
5/1/2019	\$ 35,000	5.375%	\$ 31,443.75	\$ 97,888
11/1/2019			\$ 30,503.13	
5/1/2020	\$ 40,000	5.375%	\$ 30,503.13	\$ 101,006
11/1/2020			\$ 29,428.13	
5/1/2021	\$ 40,000	5.375%	\$ 29,428.13	\$ 98,856
11/1/2021			\$ 28,353.13	
5/1/2022	\$ 45,000	5.375%	\$ 28,353.13	\$ 101,706
11/1/2022			\$ 27,143.75	
5/1/2023	\$ 45,000	5.375%	\$ 27,143.75	\$ 99,288
11/1/2023			\$ 25,934.38	
5/1/2024	\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869
11/1/2024			\$ 24,590.63	
5/1/2025	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181
11/1/2025			\$ 23,246.88	
5/1/2026	\$ 55,000	5.375%	\$ 23,246.88	\$ 101,494
11/1/2026			\$ 21,768.75	
5/1/2027	\$ 55,000	5.375%	\$ 21,768.75	\$ 98,538
11/1/2027			\$ 20,290.63	
5/1/2028	\$ 60,000	5.375%	\$ 20,290.63	\$ 100,581
11/1/2028			\$ 18,678.13	
5/1/2029	\$ 60,000	5.375%	\$ 18,678.13	\$ 97,356
11/1/2029			\$ 17,065.63	
5/1/2030	\$ 65,000	5.375%	\$ 17,065.63	\$ 99,131
11/1/2030			\$ 15,318.75	
5/1/2031	\$ 70,000	5.375%	\$ 15,318.75	\$ 100,638
11/1/2031			\$ 13,437.50	
5/1/2032	\$ 75,000	5.375%	\$ 13,437.50	\$ 101,875
11/1/2032			\$ 11,421.88	
5/1/2033	\$ 75,000	5.375%	\$ 11,421.88	\$ 97,844
11/1/2033			\$ 9,406.25	
5/1/2034	\$ 80,000	5.375%	\$ 9,406.25	\$ 98,813
11/1/2034			\$ 7,256.25	
5/1/2035	\$ 85,000	5.375%	\$ 7,256.25	\$ 99,513
11/1/2035			\$ 4,971.88	
5/1/2036	\$ 90,000	5.375%	\$ 4,971.88	\$ 99,944
11/1/2036			\$ 2,553.13	
5/1/2037	\$ 95,000	5.375%	\$ 2,553.13	\$ 100,106
<b>Total:</b>	<b>\$ 1,170,000</b>		<b>\$ 725,625</b>	<b>\$ 1,895,625</b>

**RESOLUTION 2021-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tern Bay Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Charlotte County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2022; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for those properties currently subject to the Debt Assessments pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

**RESOLUTION 2021-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District desires to collect on the tax roll for all properties for the General Fund and for those properties subject to the District's Series 2006A assessments those platted lots currently not subject to the District's foreclosure action pursuant to the Uniform Method and which the General Fund assessment is also indicated on Exhibit "A" and "B" the Budget and Methodology respectively; and

**WHEREAS**, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Tern Bay Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

**WHEREAS**, it is in the best interests of the District to adopt the General Fund Assessment Roll of the Tern Bay Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties identified in Exhibit "A" and Exhibit "B" for on-roll status to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B".

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied debt service assessments, and operation and maintenance special assessments on those properties identified in Exhibit "A" and Exhibit "B" as on-roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by

**RESOLUTION 2021-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tern Bay Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. Conflict.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tern Bay Community Development District.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of July 2021.

ATTEST:

**TERN BAY COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Russell Smith, Chairperson

EXHIBIT B

# TERN BAY COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Methodology  
Fiscal Year 2022 – General Fund

Prepared by:

7/5/2021

*JPWard & Associates LLC*

**JAMES P. WARD**

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2301 NE 37 STREET  
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**SPECIAL ASSESSMENT METHODOLOGY**

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**1.0 PURPOSE**

This report is intended to introduce to the Tern Bay Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2022, which begins on October 1, 2021 and ends on September 30, 2022.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

**2.0 BACKGROUND**

The District was established by Rule at the State level on September 15, 2004, Chapter 42VV-1, F.A.C. The District is located within unincorporated Charlotte County and encompasses approximately 1,778 acres of land. A majority of the property is currently being foreclosed on by the District and which the District has received a judgment against the property owners.

**3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY**

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at

the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

#### **4.0 ASSESSMENT ALLOCATION STRUCTURE**

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

#### **5.0 ASSIGNMENT OF ASSESSMENTS**

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2022 General Fund Budget is financial, administrative and operational in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to the property. Each Equivalent Residential Unit (ERU) is one (1) Single Family Home and the remaining property types include Commercial-Office, Fitness Center, Golf Course/Clubhouse and Hotel Rooms. It is hereby determined that the allocation of the assessments will be to the various product types planned for the development based on the following factors.



## 6.0 ASSESSMENT ROLL

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Charlotte County Property Appraiser's office in June 2021 assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. All of the developable single family lots are platted and the appropriate parcel identification **numbers assigned by the Property Appraiser are known, the following table will only be** updated to reflect any changes in ownership within the boundaries of the Development.



**Tern Bay Community Development District  
Assessment Roll - Fiscal Year 2022  
Table 1**

Parcel	Type of Unit	ERU's	Owner	Legal Description	O&M Total
422317201001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 118 3249/620 3251/1821 TD3430/1360 3853/1173 CD3946/1919 4343/1454 ORD4491/2056	\$ 542.33
422317201002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 119 3249/620 3251/1821 TD3432/1557 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317201003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 120 3249/620 3251/1821 TD3432/1561 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317201004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 121 3249/620 3251/1821 TD3432/1566 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317201005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 122 3249/620 3251/1821 TD3432/1570 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317201006	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 123 3249/620 3251/1821 TD3432/1574 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317201007	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 124 3249/620 3251/1821 TD3432/1578 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317201008	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 125 3249/620 3251/1821 TD3432/1582 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317201009	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 126 3249/620 3251/1821 TD3432/1586 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317201010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 127 3249/620 3251/1821 TD3432/1590 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317201011	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 128 3249/620 3251/1821 TD3432/1594 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317202001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 117 3249/620 3251/1821 TD3432/1600 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317202002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 116 3249/620 3251/1821 TD3433/2172 3756/1424 CD3762/352 CD3762/353 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317202003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 115 3249/620 3251/1821 TD3437/206 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317202004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 114 3249/620 3251/1821 TD3437/210 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317202005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 113 3249/620 3251/1821 TD3437/218 3759/1380 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317202006	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 112 3249/620 3251/1821 TD3437/222 3759/1380 CT3934/1396 TD4132/2081 4343/1454 ORD4491/2056	\$ 542.33
422317202007	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 111 3249/620 3251/1821 TD3437/226 3759/1380 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317202008	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 110 3249/620 3251/1821 TD3437/232 3759/1380 CT3934/1396 TD4132/2123 4343/1454 ORD4491/2056	\$ 542.33
422317202009	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 109 3249/620 3251/1821 TD3437/236 TXD3794/1362 CT3934/1396 3988/1056 4343/1454 ORD4491/2056	\$ 542.33
422317202010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 108 3249/620 3251/1821 TD3437/241 CT3934/1396 4343/1454	\$ 542.33
422317202011	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 107 3249/620 3251/1821 TD3437/250 TXD3794/1381 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317202012	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 106 3249/620 3251/1821 TD3437/254 CT3934/1396 4343/1445	\$ 542.33
422317202013	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 105 3249/620 3251/1821 TD3437/259 CT3934/1396 4343/1445	\$ 542.33

**Tern Bay Community Development District  
Assessment Roll - Fiscal Year 2022  
Table 1**

Parcel	Type of Unit	ERU's	Owner	Legal Description	O&M Total
422317202014	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 104 3249/620 3251/1821 TD3437/264 CT3934/1396 4343/1445	\$ 542.33
422317202015	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 103 3249/620 3251/1821 TD3437/268 CT3934/1396 4343/1454	\$ 542.33
422317202016	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 102 3249/620 3251/1821 TD3437/275 CT3934/1396 4343/1454	\$ 542.33
422317202017	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 101 3249/620 3251/1821 TD3437/280 CT3934/1396 4343/1454	\$ 542.33
422317202018	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 100 3249/620 3251/1821 TD3437/286 CT3934/1396 4343/1454	\$ 542.33
422317203001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 148 3249/620 3251/1821 TD3437/290 CT3934/1396 TXD4113/978 4343/1445 ORD4491/2056	\$ 542.33
422317203002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 147 3249/620 3251/1821 TD3437/295 CT3934/1396 TXD4113/982 4343/1445 ORD4491/2056	\$ 542.33
422317203003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 146 3249/620 3251/1821 TD3437/299 CT3934/1396 TXD4113/991 4343/1445 ORD4491/2056	\$ 542.33
422317203004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 145 3249/620 3251/1821 TD3437/304 CT3934/1396 4343/1454	\$ 542.33
422317203005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 144 3249/620 3251/1821 TD3437/308 CT3934/1396 4343/1454	\$ 542.33
422317203006	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 143 3249/620 3251/1821 TD3437/312 CT3934/1396 4343/1454	\$ 542.33
422317203007	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 142 3249/620 3251/1821 TD3437/317 CT3934/1396 4343/1454	\$ 542.33
422317203008	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 149 3249/620 3251/1821 TD3437/321 CT3934/1396 4343/1454	\$ 542.33
422317203009	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 150 3249/620 3251/1821 TD3437/328 CT3934/1396 4343/1454	\$ 542.33
422317203010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 151 3249/620 3251/1821 TD3437/332 CT3934/1396 4343/1454	\$ 542.33
422317203011	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 152 3249/620 3251/1821 TD3437/337 CT3934/1396 4343/1454	\$ 542.33
422317203012	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 153 3249/620 3251/1821 TD3437/341 CT3934/1396 4343/1454	\$ 542.33
422317203013	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 154 3249/620 3251/1821 TD3437/345 CT3934/1396 4343/1454	\$ 542.33
422317203014	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 155 3249/620 3251/1821 TD3437/349 CT3934/1396 4343/1454	\$ 542.33
422317203015	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 156 3249/620 3251/1821 TD3437/355 CT3934/1396 4343/1454	\$ 542.33
422317203016	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 157 3249/620 3251/1821 TD3437/359 CT3934/1396 4343/1454	\$ 542.33
422317203017	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 158 3249/620 3251/1821 TD3437/364 CT3934/1396 4343/1454	\$ 542.33
422317203018	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 159 3249/620 3251/1821 TD3437/370 CT3934/1396 4343/1454	\$ 542.33
422317203019	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 160 3249/620 3251/1821 TD3437/374 CT3934/1396 4343/1454	\$ 542.33
422317203020	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 161 3249/620 3251/1821 TD3437/378 CT3934/1396 4343/1454	\$ 542.33
422317203021	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 162 3249/620 3251/1821 TD3437/384 CT3934/1396 4343/1454	\$ 542.33
422317203022	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 163 3249/620 3251/1821 TD3437/388 CT3934/1396 4343/1454	\$ 542.33
422317203023	Common	0	LENNAR HOMES LLC	TERN BAY TRACT D STORMWATER MNGMT 16.54 AC. 3249/620 3251/1821 CT3934/1396 4343/1454	\$ -
422317226001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 99 3249/620 3251/1821 TD3437/396 CT3934/1396 4343/1454	\$ 542.33
422317226002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 98 3249/620 3251/1821 TD3437/400 CT3934/1396 4343/1454	\$ 542.33
422317226003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 97 3249/620 3251/1821 TD3437/404 CT3934/1396 4343/1445	\$ 542.33
422317226004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 96 3249/620 3251/1821 TD3437/409 CT3934/1396 4343/1445	\$ 542.33

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422317226005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 95 3249/620 3251/1821 TD3433/2176 3438/2041 3715/357 3715/358 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317226006	Manor Home (51' - 60')	1	MALONEY TIMOTHY J JR & COLLEEN M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 94 3249/620 3251/1821 TD3437/413 TXD3794/1385 CT3934/1396 3976/1587 4343/1454 ORD4491/2056 4701/1040	\$ 542.33
422317226007	Manor Home (51' - 60')	1	THOMPSON BRENT & SUSAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 93 3249/620 3251/1821 TD3437/417 CT3934/1396 4343/1454 ORD4491/2056 4642/88	\$ 542.33
422317226008	Manor Home (51' - 60')	1	CARLTON PATRICK J & LINDA A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 92 3249/620 3251/1821 TD3437/421 CT3934/1396 4343/1454 ORD4491/2056 4630/1352	\$ 542.33
422317226009	Manor Home (51' - 60')	1	GESQUIERE RONALD & DANIELLE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 91 3249/620 3251/1821 TD3437/425 CT3934/1396 4343/1454 ORD4491/2056 4605/92	\$ 542.33
422317226010	Manor Home (51' - 60')	1	ANCIN MATTHEW & JODI	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 90 3249/620 3251/1821 TD3437/429 TXD3703/755 CT3934/1396 4343/1454 ORD4491/2056 4529/6	\$ 542.33
422317226011	Manor Home (51' - 60')	1	HENKEL TIMOTHY & JODY	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 89 3249/620 3251/1821 TD3437/434 TXD3703/761 CT3934/1396 4343/1454 ORD4491/2056 4521/1783	\$ 542.33
422317226012	Manor Home (51' - 60')	1	DENTINO DINO	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 88 3249/620 3251/1821 TXD3439/1793 TXD3703/769 CT3934/1396 4343/1454 ORD4491/2056 4631/2032	\$ 542.33
422317226013	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 87 3249/620 3251/1821 TD3439/1797 TXD3703/773 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317226014	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 86 3249/620 3251/1821 TD3439/1801 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317226015	Manor Home (51' - 60')	1	LUMPP RICHARD A & MBL TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 85 3249/620 3251/1821 TD3437/1280 CT3934/1396 4343/1454 ORD4491/2056 4714/902	\$ 542.33
422317226016	Manor Home (51' - 60')	1	WRIGHT ROBERT LOUIS & JEANNINE C	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 84 3249/620 3251/1821 TD3437/1289 TXD3883/164 CT3934/1396 4343/1454 ORD4491/2056 4750/1879	\$ 542.33
422317227001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 77 3249/620 3251/1821 TD3437/1293 3442/1013 3689/224 3689/225 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317227002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 78 3249/620 3251/1821 TD3439/1805 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317227003	Manor Home (51' - 60')	1	CHAPMAN FREDERICK ARTHUR & DEBORAH E	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 79 3249/620 3251/1821 TD3439/1809 CT3934/1396 4343/1454 ORD4491/2056 4709/1902	\$ 542.33
422317227004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 80 3249/620 3251/1821 TD3439/1814 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317227005	Manor Home (51' - 60')	1	RUSSELL TIMOTHY F & MARYSE L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 81 3249/620 3251/1821 TD3439/1818 CT3934/1396 4343/1454 ORD4491/2056 4700/1642	\$ 542.33
422317227006	Manor Home (51' - 60')	1	JOHNSTON JOSEPH J JR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 82 3249/620 3251/1821 TD3439/1822 CT3934/1396 4343/1454 ORD4491/2056 4509/1814 4769/2078	\$ 542.33
422317227007	Manor Home (51' - 60')	1	WELLS JEROME CARL & BETTY ANN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 83 3249/620 3251/1821 TD3439/1826 CT3934/1396 4343/1454 ORD4491/2056 4514/414	\$ 542.33
422317228001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 164 3249/620 3251/1821 TD3439/1830 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317228002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 165 3249/620 3251/1821 TD3439/1834 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317228003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 166 3249/620 3251/1821 TD3439/1838 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317228004	Manor Home (51' - 60')	1	MILLER GERALD & SUSAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 167 3249/620 3251/1821 TD3439/1842 CT3934/1396 4343/1454 ORD4491/2056 4749/561	\$ 542.33

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422317228005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 168 3249/620 3251/1821 TD3439/1846 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317228006	Manor Home (51' - 60')	1	POLIDORO ANGLIQUE RENAE & DJP	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 169 3249/620 3251/1821 TD3439/1850 CT3934/1396 4343/1454 ORD4491/2056 4735/2107	\$ 542.33
422317228007	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 170 3249/620 3251/1821 TD3439/1854 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317228008	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 171 3249/620 3251/1821 TD3439/1858 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317228009	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 172 3249/620 3251/1821 TD3439/1862 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317228010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 173 3249/620 3251/1821 TD3439/1866 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317228011	Manor Home (51' - 60')	1	FARRELL BRIAN J & ROSEMARIE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 174 3249/620 3251/1821 TD3439/1870 CT3934/1396 4343/1454 ORD4491/2056 4642/60	\$ 542.33
422317228012	Manor Home (51' - 60')	1	CROSSMAN KIM & DONNA	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 175 3249/620 3251/1821 TD3439/1874 CT3934/1396 TXD4113/995 4343/1445 ORD4491/2056 4664/686	\$ 542.33
422317228013	Manor Home (51' - 60')	1	WIMMENAUER MICHAEL ALAN & RMW TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 176 3249/620 3251/1821 TD3439/1878 CT3934/1396 4343/1454 ORD4491/2056 4656/634 4722/964	\$ 542.33
422317229001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 76 3249/620 3251/1821 TD3439/1882 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317229002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 75 3249/620 3251/1821 TD3439/1886 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317229003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 74 3249/620 3251/1821 TD3439/1890 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317229004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 73 3249/620 3251/1821 TD3439/1894 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317229005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 72 3249/620 3251/1821 TD3439/1898 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317229006	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 71 3249/620 3251/1821 TD3439/1902 CT3934/1396 TXD4113/1000 4343/1445 ORD4491/2056	\$ 542.33
422317229007	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 70 3249/620 3251/1821 TD3439/1906 CT3934/1396 TXD4113/1004 4343/1445 ORD4491/2056	\$ 542.33
422317229008	Manor Home (51' - 60')	1	WIELAND JAMES R & GILLIAN D	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 69 3249/620 3251/1821 TD3439/1910 CT3934/1396 4343/1445 ORD4491/2056 4639/1615	\$ 542.33
422317251001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 129 3249/620 3251/1821 TD3439/1914 CT3934/1396 TXD4113/1008 4343/1445 ORD4491/2056	\$ 542.33
422317251002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 130 3249/620 3251/1821 TD3439/1918 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317251003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 131 3249/620 3251/1821 TD3439/1922 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317251004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 132 3249/620 3251/1821 TD3439/1926 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317251005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 133 3249/620 3251/1821 TD3439/1930 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317251006	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 134 3249/620 3251/1821 TD3439/1934 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33

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422317251007	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 135 3249/620 3251/1821 TD3439/1938 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317251008	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 136 3249/620 3251/1821 TD3439/1942 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317252001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 141 3249/620 3251/1821 TD3439/1946 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317252002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 140 3249/620 3251/1821 TD3439/1950 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317252003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 139 3249/620 3251/1821 TD3439/1954 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 211 3249/620 3251/1821 TD3439/1958 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 210 3249/620 3251/1821 TD3439/1962 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 209 3249/620 3251/1821 TD3439/1966 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 208 3249/620 3251/1821 TD3439/1971 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 207 3249/620 3251/1821 TD3439/1975 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253006	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 206 3249/620 3251/1821 TD3439/1979 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253007	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 205 3249/620 3251/1821 TD3441/2100 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253008	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 204 3249/620 3251/1821 TD3441/2112 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253009	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 203 3249/620 3251/1821 TD3441/2116 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317253010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 202 3249/620 3251/1821 TD3441/2120 CT3934/1396 TD4199/826 4446/254 4446/258 ORD4491/2056	\$ 542.33
422317253011	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 201 3249/620 3251/1821 TD3441/2127 CT3934/1396 TD4199/831 4446/254 4446/258 ORD4491/2056	\$ 542.33
422317253012	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 200 3249/620 3251/1821 TD3441/2132 CT3934/1396 TD4199/843 4446/254 4446/258 ORD4491/2056	\$ 542.33
422317253013	Manor Home (51' - 60')	1	RIGGS NANCY FAY & DANIEL EARL	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 199 3249/620 3251/1821 TD3441/2136 CT3934/1396 4343/1454 ORD4491/2056 4713/8	\$ 542.33
422317253014	Manor Home (51' - 60')	1	DRINON DONNA & WILLIAM JOHN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 198 3249/620 3251/1821 TD3441/2140 CT3934/1396 TD4199/870 4446/254 4446/258 ORD4491/2056 4763/1547	\$ 542.33
422317253015	Manor Home (51' - 60')	1	MARCHIDO WILLIAM F & ANNE R TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 197 3249/620 3251/1821 TD3441/2145 CT3934/1396 TD4199/877 4446/254 4446/258 ORD4491/2056 4631/1403	\$ 542.33
422317254001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 138 3249/620 3251/1821 TD3441/2149 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317254002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 137 3249/620 3251/1821 TD3441/2154 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317254003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 212 3249/620 3251/1821 TD3441/2158 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33

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422317254004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 213 3249/620 3251/1821 TD3441/2163 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317254005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 214 3249/620 3251/1821 TD3441/2167 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317254006	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 215 3249/620 3251/1821 TD3441/2171 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317254007	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 216 3249/620 3251/1821 TD3441/2175 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317254008	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 217 3249/620 3251/1821 TD3441/2179 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317254009	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 218 3249/620 3251/1821 TD3441/2183 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317254010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 219 3249/620 3251/1821 TD3441/2187 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317254011	Manor Home (51' - 60')	1	SMITH THOMAS W & LORI J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 220 3249/620 3251/1821 TD3441/2191 CT3934/1396 4343/1445 ORD4491/2056 4767/1486	\$ 542.33
422317254012	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 221 3249/620 3251/1821 TD3441/2195 CT3934/1396 4343/1445 ORD4491/2056	\$ 542.33
422317254013	Manor Home (51' - 60')	1	MCCUTCHEON REGINA ANN & BRUCE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 222 3249/620 3251/1821 TD3442/1 CT3934/1396 4343/1445 ORD4491/2056 4666/1128	\$ 542.33
422317254014	Manor Home (51' - 60')	1	ROLINC TIMOTHY & CLAUDIA	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 223 3249/620 3251/1821 TD3442/5 CT3934/1396 4343/1454 ORD4491/2056 4601/102	\$ 542.33
422317254015	Common	0	LENNAR HOMES LLC	TERN BAY TRACT E STORMWATER MNGMT 6.95 AC. 3249/620 3251/1821 TXD3901/1674 CT3934/1396 4343/1454 ORD4491/2056	\$ -
422317255001	Coach home	12	LENNAR HOMES LLC	TERN BAY TRACT B FUTURE DEVELOPMENT 4.22 AC M/L LESS COACH HOME BLDGS 2 8 9 10 11 13 LESS CHH PHASES 1 2 3 4 5 6 7 8 9 10 11 12 13 14 LESS CH2 E3032/567 E3102/722 3249/620 3251/1821 TD3522/1952 CT3934/1396 4343/1454 E4488/1	\$ 6,508.00
422317276001	Manor Home (51' - 60')	1	WILSON CHARLES B & CATHERINE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 196 3249/620 3251/1821 TD3442/9 CT3934/1396 4343/1445 ORD4491/2056 4647/1943	\$ 542.33
422317276002	Manor Home (51' - 60')	1	ALBIZO DEBBRA KAY & KORY M BALLARD	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 195 3249/620 3251/1821 TD3442/13 CT3934/1396 4343/1445 ORD4491/2056 4676/990	\$ 542.33
422317276003	Manor Home (51' - 60')	1	GINN DAVID R & ANNE M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 194 3249/620 3251/1821 TD3442/17 CT3934/1396 4343/1445 ORD4491/2056 4517/2117 4662/2095	\$ 542.33
422317276004	Manor Home (51' - 60')	1	ALLEN SCOTT R	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 193 3249/620 3251/1821 TD3442/21 CT3934/1396 4343/1445 ORD4491/2056 4619/1932	\$ 542.33
422317276005	Manor Home (51' - 60')	1	DEFELICE MICHAEL A TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 192 3249/620 3251/1821 TD3442/25 CT3934/1396 4343/1445 ORD4491/2056 4516/1159	\$ 542.33
422317276006	Manor Home (51' - 60')	1	MASTERS RONALD R & TAMMARA L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 191 3249/620 3251/1821 TD3442/29 CT3934/1396 4343/1445 ORD4491/2056 4516/1166	\$ 542.33
422317276007	Manor Home (51' - 60')	1	PETROSINO FRANK V & AA PETROSINO TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 190 3249/620 3251/1821 TD3442/41 CT3934/1396 4343/1445 ORD4491/2056 4584/482	\$ 542.33
422317276008	Manor Home (51' - 60')	1	ROBINSON CRAIG A & SHARON L TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 189 3249/620 3251/1821 TD3442/45 CT3934/1396 4343/1445 ORD4491/2056 4615/948 4638/2017	\$ 542.33
422317276009	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 188 3249/620 3251/1821 TD3442/49 CT3934/1396 4343/1454	\$ 542.33
422317276010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 187 3249/620 3251/1821 TD3442/53 CT3934/1396 4343/1454	\$ 542.33

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422317276011	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 186 3249/620 3251/1821 TD3442/57 CT3934/1396 4343/1454	\$ 542.33
422317276012	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 185 3249/620 3251/1821 TD3442/61 TXD3833/1034 3929/1162 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317277001	Manor Home (51' - 60')	1	CHANEY SHAWN SUE TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 224 3249/620 3251/1821 TD3442/65 CT3934/1396 4343/1445 ORD4491/2056 4531/1758	\$ 542.33
422317277002	Manor Home (51' - 60')	1	HANSON TOMAS J & CRYSTAL M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 225 3249/620 3251/1821 TD3442/69 CT3934/1396 4343/1454 4478/1296 ORD4491/2056	\$ 542.33
422317277003	Manor Home (51' - 60')	1	NIEDERNHOEFER MANFRED & C J DOVE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 226 3249/620 3251/1821 TD3442/73 CT3934/1396 4343/1445 ORD4491/2056 4517/1747	\$ 542.33
422317277004	Manor Home (51' - 60')	1	SPAGNOLI CRAIG LEE & CINDY LEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 227 3249/620 3251/1821 TD3442/77 3747/1160 CT3934/1396 4343/1454 ORD4491/2056 4521/2017	\$ 542.33
422317277005	Manor Home (51' - 60')	1	LYNCH TIMOTHY P & TWYLA J TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 228 3249/620 3251/1821 TD3442/81 3747/1160 CT3934/1396 4343/1454 ORD4491/2056 4655/569	\$ 542.33
422317277006	Manor Home (51' - 60')	1	WOOD GARY R & STEPHANIE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 229 3249/620 3251/1821 TD3442/85 TXD3886/1638 CT3934/1396 4343/1454 ORD4491/2056 4681/2019	\$ 542.33
422317277007	Manor Home (51' - 60')	1	LEVISON VALERIE IRENE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 230 3249/620 3251/1821 TD3442/89 CT3934/1396 4343/1454 ORD4491/2056 4709/1879	\$ 542.33
422317277008	Manor Home (51' - 60')	1	WOODBURN CLYDE D & C R W TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 231 3249/620 3251/1821 TD3442/93 CT3934/1396 4343/1445 ORD4491/2056 4702/1199	\$ 542.33
422317278001	Manor Home (51' - 60')	1	WESTCOTT RAYMOND J JR & DEBRA L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 177 3249/620 3251/1821 TD3442/98 CT3934/1396 4343/1454 ORD4491/2056 4518/593	\$ 542.33
422317278002	Manor Home (51' - 60')	1	LEHMAN RONALD G & JEAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 178 3249/620 3251/1821 TD3442/102 CT3934/1396 4343/1454 ORD4491/2056 4574/621	\$ 542.33
422317278003	Manor Home (51' - 60')	1	HUNTLEY BRUCE A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 179 3249/620 3251/1821 TD3442/106 CT3934/1396 4343/1454 ORD4491/2056 4509/1258	\$ 542.33
422317278004	Manor Home (51' - 60')	1	REMPEL CORNELIUS & NICOLE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 180 3249/620 3251/1821 TD3442/110 CT3934/1396 4343/1454 ORD4491/2056 4545/845	\$ 542.33
422317278005	Manor Home (51' - 60')	1	MCCREA JOHN D TR & JANE E MCCREA 1 TR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 181 3249/620 3251/1821 TD3442/116 CT3934/1396 4343/1454 ORD4491/2056 4503/1470	\$ 542.33
422317278006	Manor Home (51' - 60')	1	BARON JOHN & KATHY HELEN SPIRES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 182 3249/620 3251/1821 TD3442/1545 CT3934/1396 4343/1454 ORD4491/2056 4597/903	\$ 542.33
422317278007	Manor Home (51' - 60')	1	WATTS JOYCE I TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 183 3249/620 3251/1821 TD3442/1448 CT3934/1396 4343/1454 ORD4491/2056 4527/1783	\$ 542.33
422317278008	Manor Home (51' - 60')	1	CLODFELTER MICHAEL DAVID & R M 1 MOORE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 184 3249/620 3251/1821 TD3442/1452 CT3934/1396 4343/1454 ORD4491/2056 4611/396	\$ 542.33
422317279001	Manor Home (51' - 60')	1	LEPPO CATHY A & LANNY L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 68 3249/620 3251/1821 TD3442/1456 CT3934/1396 4343/1445 ORD4491/2056 4720/1901	\$ 542.33
422317279002	Manor Home (51' - 60')	1	SHEEN TERENCE M & MARY JANE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 67 3249/620 3251/1821 TD3442/1460 CT3934/1396 4343/1454 ORD4491/2056 4709/1857	\$ 542.33
422317279003	Manor Home (51' - 60')	1	BASIL STEVEN R TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 66 3249/620 3251/1821 TD3442/1464 CT3934/1396 4343/1445 ORD4491/2056 4734/1980 CD4741/763	\$ 542.33
422317279004	Manor Home (51' - 60')	1	HUND GARY R & WENDY L	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 65 3249/620 3251/1821 TD3442/1472 CT3934/1396 4343/1445 ORD4491/2056 4551/1968	\$ 542.33
422317279005	Manor Home (51' - 60')	1	PANKRATZ LEE J & KATHLEEN A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 64 3249/620 3251/1821 TD3441/46 3506/34 3509/1508 CT3934/1396 4343/1454 ORD4491/2056 4545/1395	\$ 542.33



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422317279006	Manor Home (51' - 60')	1	MASSNER DAN E TRUSTEE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 63 3249/620 3251/1821 TD3442/1476 3758/716 CT3934/1396 4343/1445 ORD4491/2056 4557/245	\$ 542.33
422317279007	Manor Home (51' - 60')	1	MUGHAL TANVIR A & ELLEN A MUGHAL TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 62 3249/620 3251/1821 TD3442/1480 3758/716 CT3934/1396 4343/1445 ORD4491/2056 4549/1276	\$ 542.33
422317279008	Manor Home (51' - 60')	1	CARLSON GARY A & SUSAN F TRUSTEES	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 61 3249/620 3251/1821 TD3442/1484 3758/717 CT3934/1396 4343/1454 ORD4491/2056 4551/1626	\$ 542.33
422317279009	Manor Home (51' - 60')	1	CORCORAN THOMAS A & THERESA M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 60 3249/620 3251/1821 TD3441/52 3462/471 3557/587 3557/589 3557/1939 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317279010	Manor Home (51' - 60')	1	NELSON STEVE & MARY THERESE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 59 3249/620 3251/1821 TD3441/56 3462/471 3557/587 3557/589 3557/1939 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317279011	Manor Home (51' - 60')	1	SELIGMAN DENNIS A & NSS TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 58 3249/620 3251/1821 TD3441/61 3455/1274 3469/1589 3469/1590 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317279012	Manor Home (51' - 60')	1	KURTZ JOHN E & ELEANOR V	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 57 3249/620 3251/1821 TD3441/65 3450/936 3828/651 CT3934/1396 4343/1454 ORD4491/2056 4700/1880	\$ 542.33
422317280001	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 56 3249/620 3251/1821 TD3442/1490 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317280002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 55 3249/620 3251/1821 TD3442/1494 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317280003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 54 3249/620 3251/1821 TD3441/69 3450/316 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317280004	Manor Home (51' - 60')	1	PASPULATI RAJ MOHAN & SUPRIYA	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 53 3249/620 3251/1821 TD3441/319 3461/999 3693/1804 3693/1805 3850/2172 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317280005	Manor Home (51' - 60')	1	BOOKER WILLIAM R & TERRI S	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 52 3249/620 3251/1821 TD3441/74 3460/1482 3650/1355 3650/1356 3650/1357 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317280006	Manor Home (51' - 60')	1	HESSSEL JEROME C & ELIZABETH A TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 51 3249/620 3251/1821 TD3441/78 3460/1482 3650/1355 CT3934/1396 3983/511 4005/2115 4343/1454 ORD4491/2056 4686/1449	\$ 542.33
422317280007	Manor Home (51' - 60')	1	RASH SHEILA L & ROBERT D	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 50 3053/1099 ORD4491/2056 4701/1067	\$ 542.33
422317280008	Manor Home (51' - 60')	1	BELLIVEAU PAUL & LYDIA CRUZ	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 49 3249/620 3251/1821 TD3442/1498 3747/1160 CT3934/1396 4343/1454 ORD4491/2056 4714/876	\$ 542.33
422317280009	Manor Home (51' - 60')	1	SADAKA HABIB	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 48 3249/620 3251/1821 TD3442/1502 3747/1160 CT3934/1396 4343/1454 ORD4491/2056 4718/309	\$ 542.33
422317280010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 47 3249/620 3251/1821 TD3442/1508 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317280011	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 46 3249/620 3251/1821 TD3441/325 3447/585 3682/1775 3682/1776 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317280012	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 45 3249/620 3251/1821 TD3442/1512 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317280013	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 44 3249/620 3251/1821 TD3442/1516 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317281001	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 28 3032/383 ORD4491/2056	\$ 542.33
422317281002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 29 3032/383 3137/1964 DC3256/1456-HCK 3256/1463 ORD4491/2056	\$ 542.33
422317281003	Manor Home (51' - 60')	1	BLONDELL MAUREEN & DAVID PAUL	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 30 3053/1099 ORD4491/2056 4649/692	\$ 542.33
422317281004	Manor Home (51' - 60')	1	SHEPPARD KIMBERLEE ANN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 31 3053/1099 ORD4491/2056 4740/237	\$ 542.33
422317281005	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 32 3053/1099 ORD4491/2056	\$ 542.33

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422317281006	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 33 3053/1099 ORD4491/2056	\$ 542.33
422317281007	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 34 3053/1099 ORD4491/2056	\$ 542.33
422317281008	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 35 3053/1099 ORD4491/2056	\$ 542.33
422317281009	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 36 3249/620 3251/1821 TD3441/82 3470/1047 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317281010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 37 3249/620 3251/1821 TD3441/87 3479/1117 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317281011	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 38 3249/620 3251/1821 TD3441/91 3477/958 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317281012	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 39 3249/620 3251/1821 TD3442/1520 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317281013	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 40 3249/620 3251/1821 TD3441/95 3506/34 3509/1507 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317281014	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 41 3249/620 3251/1821 TD3442/1524 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317281015	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 42 3249/620 3251/1821 TD3442/1528 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317281016	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 43 3249/620 3251/1821 TD3442/1532 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317300001	232 Executive homes 102 Estate homes 36 Coach homes 108 Multi-Family 320 Veranda 270 Terrace	1068	LENNAR HOMES LLC	TERN BAY TRACT C FUTURE DEVELOPMENT 209.15 AC M/L LESS BSR2-107 AS DESC OR 4409/1476 FURTHER LESS BSR2- 139 AS DESC IN OR 4409/1719 FURTHER LESS BSR2-139A AS DESC OR 4409/1719 LESS HERITAGE LANDING PER BP 23/21 LESS THE FOLLOWING DESCRIBE	\$ 579,212.06
422317300002	Commercial	17	TERN BAY COMMERCIAL GROUP LLC	TERN BAY TRACT C-1 & T3 22.26 AC M/L ALL OF TRACT 3 AND PART OF TRACT C TERN BAY GOLF & COUNTRY CLUB DESC AS: COMM AT SLY COR TRACT 3 TH NW 60 FT TO PROPOSED ROW BURNT STORE RD FOR POB TH CONT NW 431.15 FT N 921.60 FT NE ALG ARC TO RIGHT 79.79 FT	\$ 9,219.67
422317300003	Common	0	TERN BAY COMMUNITY DEVELOPMENT DIST	TERN BAY COMMUNITY DEVELOPMENT DISTRICT TRACT- 35.76 ACRES IN SOUTHEAST CORNER OF TERN BAY SUBDIVISION FKA THE NW 1/4 OF NE 1/4 SEC 20 TWN 42S RNG 23E AS PER 2637/2124 LESS PARCEL A: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20 THENCE N89-36	\$ -
422317300004	cv	0	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 BLK0000 TC- 1 0.10AC M/L AKA BSR1-107 OOT4409/1471	\$ -
422317300005	#N/A	0	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 5.14AC M/L BLK0000 TC-2 AKA BSR2-139 BGN NE CRNR TRACT R AND WLY R/W OF BURNT STORE RD THNC W ALG N LN OF TRACT R 60FT THNC NLY 3756.40FT TO N LN OF TRACT C THNC ELY ALG SAID N LN 44.98FT TO WLY R/W BURNT STORE	\$ -
422317300006	#N/A	0	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 1.80AC M/L BLK0000 TC-3 AKA BSR2-139A BGN SE CRNR TRACT R THNC S 995.93FT TO CURVE TO RT CHRDR BRNG SWLY ALG ARC 273.61FT THNC NWLY 15FT THNC ALG CRVE TO RT CHRDR BRNG SWLY 112.77FT THNC WLY ALG S LN SEC17 18.46FT	\$ -
422317300007	#N/A	0	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH 1 PART OF TRACT 3 BEING 1.02 AC M/L DESC AS BEG AT S COR TRACT 3 TH NW 93.39 FT TO ARCT TO RIGHT THE NELY ALNG ARC 541.49 FT TO W LINE OF NE 1/4 SEC 20 TH S ALNG W LINE 82.72 FT TO S LINE OF NE 1/4 TH E ALNG S LINE	\$ -
422317300008	#N/A	0	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 PART OF CDD TRACT 1.21 AC M/L MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20 THENCE N89-36-39W ALONG THE NORTH LINE OF SAID SECTION 20 FOR 2260.15 FEET TO THE POINT OF BEGINN	\$ -

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Parcel	Type of Unit	ERU's	Owner	Legal Description	O&M Total
422317300009	#N/A	0	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 PART OF CDD TRACT BEING 3.14 AC M/L MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE AFOREMENTIONED POINT ?A?; THENCE S00-48-55W ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION	\$ -
422317300010	#N/A	0	TERN BAY COMMUNITY DEVELOPMENT DIST	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 A PORTION OF TRACT C BEING 4.35 AC M/L MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S55-25-13W FOR 2268.82 FEET TO THE SOUTH LNE OF THE NORTHWEST QUARTER OF THE NORT	\$ -
422317301001	#N/A	0	HERITAGE LANDING MASTER ASSOC INC	HERITAGE LANDING TRACT A-1 5.48 AC M/L FUTURE DEVELOPMENT (238861 SF)	\$ -
422317301002	#N/A	0	LENNAR HOMES LLC	HERITAGE LANDING TRACTS AA 3.91 AC M/L PRIVATE ROADWAY (170366 SF)	\$ -
422317301003	#N/A	0	LENNAR HOMES LLC	HERITAGE LANDING TRACT CC 465.11 AC M/L FUTURE DEVELOPMENT & PRESERVATION AREA PL4594/119 E4636/487 (20260361 SF)	\$ -
422317301004	#N/A	0	LENNAR HOMES LLC	HERITAGE LANDING TRACT F 6.66 AC M/L FUTURE DEVELOPMENT LESS THL PH 1 BLDG 1 BEING 0.70 AC LESS THL PH 2 BLDG 2 BEING 0.73 AC 4759/1014 (290110 SF)	\$ -
422317301005	#N/A	0	LENNAR HOMES LLC	HERITAGE LANDING TRACT G 10.49 AC M/L FUTURE DEVELOPMENT (457084 SF)	\$ -
422317301006	#N/A	0	LENNAR HOMES LLC	HERITAGE LANDING TRACT H 14.20 AC M/L FUTURE DEVELOPMENT (618622 SF)	\$ -
422317301007	#N/A	0	LENNAR HOMES LLC	HERITAGE LANDING TRACT I 5.87 AC M/L FUTURE DEVELOPMENT E4643/1559 E4724/615 E4724/619 E4724/623 E4724/628 (255793 SF)	\$ -
422317426001	Common	0	LENNAR HOMES LLC	TERN BAY TRACT R 23.68 AC. ROAD LESS BSR2-140 DESC IN OR 4409/1471 CT3249/620 3251/1821 CT3934/1396 4343/1454 OOT4409/1471 RES4424/2137 ORD4491/2056 E4512/1713	\$ -
422317426002	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 27 3018/1503 3115/2095 3250/537 ORD4491/2056	\$ 542.33
422317426003	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 26 3018/1503 3115/2143 3250/516 ORD4491/2056	\$ 542.33
422317426004	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 25 3249/620 3251/1821 TD3441/99 3490/1929 CT39341396 4343/1454 ORD4491/2056	\$ 542.33
422317426005	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 24 3249/620 3251/1821 TD3441/103 3506/34 3506/1775 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317426006	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 23 3032/383 ORD4491/2056	\$ 542.33
422317426007	Manor Home (51' - 60')	1	MULLIGAN PATRICK K & NANCY M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 22 3032/383 ORD4491/2056 4650/883	\$ 542.33
422317426008	Manor Home (51' - 60')	1	LENNAR HOMES CORPORATION	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 21 3018/1503 ORD4491/2056	\$ 542.33
422317426009	Manor Home (51' - 60')	1	TISSOT ALLAN RICHARD & CAROL A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 20 3018/1503 3104/2028 3250/557 ORD4491/2056 4736/90	\$ 542.33
422317426010	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 19 3115/2036 3315/1983 ORD4491/2056	\$ 542.33
422317426011	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 18 3032/383 ORD4491/2056	\$ 542.33
422317426012	Manor Home (51' - 60')	1	TIEMAN CRAIG A & KIMBERLY J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 17 3032/383 ORD4491/2056 4723/1060	\$ 542.33
422317426013	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 16 3032/383 3128/381 3358/180 3756/1423 ORD4491/2056	\$ 542.33
422317426014	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 15 3032/383 ORD4491/2056	\$ 542.33
422317426015	Manor Home (51' - 60')	1	BRYNOLF JANIE	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 14 3032/383 3123/1115 3270/724 ORD4491/2056 4670/1223	\$ 542.33
422317426016	Manor Home (51' - 60')	1	MIKOLAJCZYK WALTER C ETAL TRS	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 13 3032/383 3144/1694 3368/1329 ORD4491/2056	\$ 542.33
422317426017	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 1 CT3249/620 3251/1821 TD3441/331 3445/108 3665/626 3665/628 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33
422317426018	Manor Home (51' - 60')	1	LENNAR HOMES LLC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 2 3249/620 3251/1821 TD3441/337 3445/50 3665/626 3665/627 CT3934/1396 4343/1454 ORD4491/2056	\$ 542.33

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Parcel	Type of Unit	ERU's	Owner	Legal Description	O&M Total
422317426019	Manor Home (51' - 60')	1	LAVERY JUDITH M & DAVID J	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 3 3032/383 ORD4491/2056 4604/1522	\$ 542.33
422317426020	Manor Home (51' - 60')	1	FILLENWORTH THOMAS D & LIF	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 4 3032/383 3135/1315 3368/1321 ORD4491/2056	\$ 542.33
422317426021	Manor Home (51' - 60')	1	LENNAR HOMES INC	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 5 3032/383 ORD4491/2056	\$ 542.33
422317426022	Manor Home (51' - 60')	1	KLENDWORTH ERROL & SUSAN	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 6 3032/383 ORD4491/2056 4674/1831	\$ 542.33
422317426023	Manor Home (51' - 60')	1	ROSS JAMES A & D-ANN W	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 7 3032/383 3078/718 3368/1323 3400/2144 ORD4491/2056 PR20-231- JWBJR DC4563/2030-JWBJR LOA4554/743 4579/976 4688/128	\$ 542.33
422317426024	Manor Home (51' - 60')	1	CRAWLEY MICHAEL H & KATHLEEN M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 8 3032/383 ORD4491/2056 4719/1863	\$ 542.33
422317426025	Manor Home (51' - 60')	1	FERRARI PAUL M & MELISSA A	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 9 3032/383 3120/1748 3368/1325 ORD4491/2056	\$ 542.33
422317426026	Manor Home (51' - 60')	1	KARLEN WILLIAM P & KATHLEEN M	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 10 3032/383 3125/140 3368/1327 ORD4491/2056	\$ 542.33
422317426027	Manor Home (51' - 60')	1	JOHNEDIS DANIEL J JR	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 11 3032/383 3115/2114 CD3317/2118 ORD4491/2056 4619/2000	\$ 542.33
422317426028	Manor Home (51' - 60')	1	GIRTON JAMES F & NANCY S	TERN BAY GOLF AND COUNTRY CLUB RESORT LT 12 3032/383 3117/1246 3237/2137 ORD4491/2056 4613/548	\$ 542.33
422317426029	#N/A	0	CHARLOTTE COUNTY	TERN BAY GOLF AND COUNTRY CLUB RESORT PH1 BLK0000 LT TR-1 0.17AC M/L BGN SE CRNR TRACT R AND WLY R/W OF BURNT STORE RD THNC WLY 60FT THNC NLY 120FT THNC ELY 60FT THNC SLY 120FT TO POB. OOT 4409/1471	\$ -
422317451001	Coach home	60	LENNAR HOMES LLC	TERN BAY TRACT A FUTURE DEVELOPMENT 9.07 AC. 3249/620 3251/1821 TD3442/1536 CT3934/1396 4343/1454 ORD4491/2056 E4512/1713 GOV4515/1403 E4639/82085 E4755/1712	\$ 32,540.00
422317561000	#N/A	0	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING COMMON ELEMENT 2.27 AC M/L CND 4722/1276	\$ -
422317561001	Coach home	1	CURRID SANDRA E TRUSTEE & WG & JG	COACH HOMES II AT HERITAGE LANDING PHASE 1 BUILDING 2 UNIT 211 4757/1132	\$ 542.33
422317561002	Coach home	1	EVANS GLENN ANTHONY WILLIAM & CJE	COACH HOMES II AT HERITAGE LANDING PHASE 1 BUILDING 2 UNIT 221 4736/2163	\$ 542.33
422317561003	Coach home	1	CARNES KELLY	COACH HOMES II AT HERITAGE LANDING PHASE 1 BUILDING 2 UNIT 212 4722/1618	\$ 542.33
422317561004	Coach home	1	LAMPKIN DEBORAH KAY	COACH HOMES II AT HERITAGE LANDING PHASE 1 BUILDING 2 UNIT 222 4733/2108	\$ 542.33
422317561005	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 3 BUILDING 8 UNIT 812	\$ 542.33
422317561006	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 3 BUILDING 8 UNIT 822	\$ 542.33
422317561007	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 3 BUILDING 8 UNIT 811	\$ 542.33
422317561008	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 3 BUILDING 8 UNIT 821	\$ 542.33
422317561009	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 4 BUILDING 9 UNIT 912	\$ 542.33
422317561010	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 4 BUILDING 9 UNIT 922	\$ 542.33
422317561011	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 4 BUILDING 9 UNIT 911	\$ 542.33
422317561012	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 4 BUILDING 9 UNIT 921	\$ 542.33
422317561013	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 5 BUILDING 10 UNIT 1012	\$ 542.33
422317561014	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 5 BUILDING 10 UNIT 1022	\$ 542.33
422317561015	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 5 BUILDING 10 UNIT 1011	\$ 542.33
422317561016	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 5 BUILDING 10 UNIT 1021	\$ 542.33
422317561017	Coach home	1	NUSSER RICHARD CHARLES JR & LINDA E	COACH HOMES II AT HERITAGE LANDING PHASE 2 BUILDING 11 UNIT 1112 4727/947	\$ 542.33
422317561018	Coach home	1	DENNIE JUSTIN GARETH	COACH HOMES II AT HERITAGE LANDING PHASE 2 BUILDING 11 UNIT 1122 4764/118	\$ 542.33
422317561019	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 2 BUILDING 11 UNIT 1111	\$ 542.33

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422317561020	Coach home	1	LENNAR HOMES LLC	COACH HOMES II AT HERITAGE LANDING PHASE 2 BUILDING 11 UNIT 1121	\$ 542.33
422317655000	#N/A	0	COACH HOMES I HERITAGE LANDING ASSC	COACH HOMES AT HERITAGE LANDING 0.4 AC M/L 4478/672 (PH1) ORD4491/2056 CND4600/1290 CND4609/187 CND4627/1757 CND4666/113 CND4692/1353 CDN4706/1783 CND4753/1408	\$ -
422317655001	Coach Home	1	WURZ THEODORE & MARYANN DOUGLAS	COACH HOMES AT HERITAGE LANDING PH 1 BLDG 19 UN 1911 4478/672 4490/348 ORD4491/2056	\$ 542.33
422317655002	Coach Home	1	LENNAR HOMES LLC	COACH HOMES AT HERITAGE LANDING PH 1 BLDG 19 UN 1912 4478/672 ORD4491/2056	\$ 542.33
422317655003	Coach Home	1	KOBER JOSEPH S & CLARICE A	COACH HOMES AT HERITAGE LANDING PH 1 BLDG 19 UN 1921 44778/672 ORD4491/2056 4500/2017	\$ 542.33
422317655004	Coach Home	1	LENNAR HOMES LLC	COACH HOMES AT HERITAGE LANDING PH 1 BLDG 19 UN 1922 4478/672 ORD4491/2056	\$ 542.33
422317655005	Coach Home	1	SPENCER DOUGLAS CHARLES & BONNIE R	COACH HOMES I AT HERITAGE LANDING PH 3 BLDG 18 UNIT 1811 CND4495/2160 4509/186	\$ 542.33
422317655006	Coach Home	1	SCHLEIFFARTH DELI A & DSS TRS	COACH HOMES I AT HERITAGE LANDING PH 3 BLDG 18 UNIT 1812 CND4495/2160 4498/1718	\$ 542.33
422317655007	Coach Home	1	RICCI ALFRED J & CHRISTINE A	COACH HOMES I AT HERITAGE LANDING PH 3 BLDG 18 UNIT 1821 CND4495/2160 4502/1721	\$ 542.33
422317655008	Coach Home	1	MYERS KEVIN L & DONNA M TRUSTEES	COACH HOMES I AT HERITAGE LANDING PH 3 BLDG 18 UNIT 1822 CND4495/2160 4500/2182	\$ 542.33
422317655009	Coach Home	1	MARTIN JOHN W & DEBORAH L MARTIN TRS	COACH HOMES I AT HERITAGE LANDING PH 4 BLDG 4 UNIT 411 CND4495/2176 4548/1790	\$ 542.33
422317655010	Coach Home	1	SAWATZKY MICHAEL RAY & TERRI LYNN	COACH HOMES I AT HERITAGE LANDING PH 4 BLDG 4 UNIT 412 CND4495/2176 4573/63	\$ 542.33
422317655011	Coach Home	1	JURGENSON MICHAEL & BRENDA	COACH HOMES I AT HERITAGE LANDING PH 4 BLDG 4 UNIT 421 CND4495/2176 4540/449	\$ 542.33
422317655012	Coach Home	1	COOGAN JILL B & TIMOTHY P	COACH HOMES I AT HERITAGE LANDING PH 4 BLDG 4 UNIT 422 CND4495/2176 4553/1694	\$ 542.33
422317655013	Coach Home	1	WHITE WILLIAM H & MARY C	COACH HOMES I AT HERITAGE LANDING PH 2 BLDG 3 UNIT 311 4496/1068 4558/556	\$ 542.33
422317655014	Coach Home	1	ALEXOVICH THEODORE & DONNA	COACH HOMES I AT HERITAGE LANDING PH 2 BLDG 3 UNIT 312 4496/1068 4560/411 4753/1143	\$ 542.33
422317655015	Coach Home	1	TURGEON JEAN & DENISE	COACH HOMES I AT HERITAGE LANDING PH 2 BLDG 3 UNIT 321 4496/1068 4498/952	\$ 542.33
422317655016	Coach Home	1	ODONNELL RICHARD WILLIAM & KKO	COACH HOMES I AT HERITAGE LANDING PH 2 BLDG 3 UNIT 322 4496/1068 4512/1564	\$ 542.33
422317655017	Coach Home	1	LEE DAVID J & RITA M	COACH HOMES I AT HERITAGE LANDING PH 5 BLDG 17 UNIT 1711 CND4502/1134 4518/368	\$ 542.33
422317655018	Coach Home	1	SCHWARTZ CHERYL GAIL & HARRIS	COACH HOMES I AT HERITAGE LANDING PH 5 BLDG 17 UNIT 1712 CND4502/1134 4525/731	\$ 542.33
422317655019	Coach Home	1	SAVIDGE DAVID F & JOAN	COACH HOMES I AT HERITAGE LANDING PH 5 BLDG 17 UNIT 1721 CND4502/1134 4505/1923	\$ 542.33
422317655020	Coach Home	1	STEWART CARY L & TCSSR	COACH HOMES I AT HERITAGE LANDING PH 5 BLDG 17 UNIT 1722 CND4502/1134 4508/1441	\$ 542.33
422317655021	Coach home	1	REESE FREDERICK LEE & VICKIE N	COACH HOMES I AT HERITAGE LANDING PH 6 BLDG 5 UNIT 511 4531/1843 4735/728	\$ 542.33
422317655022	Coach home	1	ZAK ALAN & ELIZABETH	COACH HOMES I AT HERITAGE LANDING PH 6 BLDG 5 UNIT 512 4583/47	\$ 542.33
422317655023	Coach home	1	MATTAS TODD RICHARD & DIANE RUTH	COACH HOMES I AT HERITAGE LANDING PH 6 BLDG 5 UNIT 521 4532/325	\$ 542.33
422317655024	Coach home	1	BEDI HARJINDER S	COACH HOMES I AT HERITAGE LANDING PH 6 BLDG 5 UNIT 522 4538/458	\$ 542.33
422317655025	Coach home	1	WADE RICHARD T & MARY S	COACH HOMES AT HERITAGE LANDING PH7 BLDG 16 UN 1611 4559/1470	\$ 542.33
422317655026	Coach home	1	SCHLEICHER GREGORY B & CYNTHIA D	COACH HOMES AT HERITAGE LANDING PH7 BLDG 16 UN 1621 4559/1213	\$ 542.33
422317655027	Coach home	1	MIDDLETON JOHN M & HOLLY S	COACH HOMES AT HERITAGE LANDING PH7 BLDG 16 UN 1622 4570/815 4594/150	\$ 542.33
422317655028	Coach home	1	KOETH THEODORE J & KATHLEEN M	COACH HOMES AT HERITAGE LANDING PH7 BLDG 16 UN 1612 4557/119 4730/1859	\$ 542.33
422317655029	Coach home	1	BERGMANN MICHAEL & K BERGMANN TRS	COACH HOMES AT HERITAGE LANDING PHASE 8 BUILDING 6 UNIT 611 4578/409	\$ 542.33
422317655030	Coach home	1	JAMIESON SCOTT & DONNA	COACH HOMES AT HERITAGE LANDING PHASE 8 BUILDING 6 UNIT 621 4586/1836	\$ 542.33
422317655031	Coach home	1	ALLENDER BRADLEY S & DEBORAHANN J	COACH HOMES AT HERITAGE LANDING PHASE 8 BUILDING 6 UNIT 612 4578/405	\$ 542.33

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422317655032	Coach home	1	FONTAINE CARL ANTHONY & BARBARA LEE	COACH HOMES AT HERITAGE LANDING PHASE 8 BUILDING 6 UNIT 622 4584/48	\$ 542.33
422317655033	Coach home	1	ELDRIDGE ALLAN R JR & REGINA	COACH HOMES I AT HERITAGE LANDING PHASE 9 BLDG 15 UNIT 1521 4615/519	\$ 542.33
422317655034	Coach home	1	DEHLINGER RICHARD & ANNE	COACH HOMES I AT HERITAGE LANDING PHASE 9 BLDG 15 UNIT 1511 4605/1405	\$ 542.33
422317655035	Coach home	1	VESEY DONALD A & LAURIE S L/E	COACH HOMES I AT HERITAGE LANDING PHASE 9 BLDG 15 UNIT 1522 4605/1998	\$ 542.33
422317655036	Coach home	1	GIESE MICHAEL J & JEAN M	COACH HOMES I AT HERITAGE LANDING PHASE 9 BLDG 15 UNIT 1512 4616/1152	\$ 542.33
422317655037	Coach home	1	CIESLAK LISA M & MSC TRS & ETAL TRS	COACH HOMES AT HERITAGE LANDING PHASE 10 BUIDLING 7 UNIT 711 4616/1763	\$ 542.33
422317655038	Coach home	1	DAY KARA ANN & STEVEN JAMES	COACH HOMES AT HERITAGE LANDING PHASE 10 BUIDLING 7 UNIT 712 4616/582	\$ 542.33
422317655039	Coach home	1	BLACKBEAUTY PROPERTY LLC	COACH HOMES AT HERITAGE LANDING PHASE 10 BUIDLING 7 UNIT 721 4618/1346 4728/725	\$ 542.33
422317655040	Coach home	1	POTTS GEORGE BRADFORD& J GILARDI TRS	COACH HOMES AT HERITAGE LANDING PHASE 10 BUIDLING 7 UNIT 722 4618/1547	\$ 542.33
422317655041	Coach home	1	BELT GEORGE WALTER & PATRICIA HELEN	COACH HOMES AT HERITAGE LANDING PHASE 11 BUIDLING 14 UNIT 1411 4641/223	\$ 542.33
422317655042	Coach home	1	EOVALDI STEVEN R & SONIA M	COACH HOMES AT HERITAGE LANDING PHASE 11 BUIDLING 14 UNIT 1421 4641/228	\$ 542.33
422317655043	Coach home	1	BASILE MARCO	COACH HOMES AT HERITAGE LANDING PHASE 11 BUIDLING 14 UNIT 1412 4629/1532	\$ 542.33
422317655044	Coach home	1	PITRE PATRICK & WENDY	COACH HOMES AT HERITAGE LANDING PHASE 11 BUIDLING 14 UNIT 1422 4641/232	\$ 542.33
422317655045	Coach home	1	ISLES DONALD GILBERT & C E ISLES TRS	COACH HOMES AT HERITAGE LANDING PH12 BLDG0013 UN1311 4678/1457	\$ 542.33
422317655046	Coach home	1	YOUNG ALAN W	COACH HOMES AT HERITAGE LANDING PH12 BLDG0013 UN1321 4667/1196	\$ 542.33
422317655047	Coach home	1	BOUWKAMP JOHN MARC & NANCY CAROL	COACH HOMES AT HERITAGE LANDING PH12 BLDG0013 UN1312 4678/1461	\$ 542.33
422317655048	Coach home	1	BRAZEAU ROBERT DONAT & LOUISE	COACH HOMES AT HERITAGE LANDING PH12 BLDG0013 UN1322 4679/1241	\$ 542.33
422317811000	#N/A	0	TERRACE I HERITAGE LANDING CNDO ASSC	CND4568/873 CND4574/1410 CND4579/1704 CND 4592/1574 CND4607/1920	\$ -
422317811001	Terrace	1	LENNAR HOMES LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 111	\$ 542.33
422317811002	Terrace	1	TISSOT THOMAS E & PATRICIA A	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 121 4699/1348	\$ 542.33
422317811003	Terrace	1	JIM INVESTMENTS FL LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 131 4586/963 4698/268	\$ 542.33
422317811004	Terrace	1	LENNAR HOMES LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 112	\$ 542.33
422317811005	Terrace	1	WOOD KATHRYN MARIE & SCOTT PATRICK	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 122 4701/1155	\$ 542.33
422317811006	Terrace	1	FORBES DAVID A & JEAN M	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 132 4686/1526	\$ 542.33
422317811007	Terrace	1	DAVIS KEEVIN RENE & DENISE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 141 4625/2047	\$ 542.33
422317811008	Terrace	1	ALLEN SCOTT R	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 113 4686/1583	\$ 542.33
422317811009	Terrace	1	LENNAR HOMES LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 123	\$ 542.33
422317811010	Terrace	1	RUTH KAREN R & JOHN P	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 133 4686/1726	\$ 542.33
422317811011	Terrace	1	COPE MICHAEL E & A L KREGER	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 142 4586/1569	\$ 542.33
422317811012	Terrace	1	LENNAR HOMES LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 114	\$ 542.33
422317811013	Terrace	1	GREEN WILLIAM G TRUSTEE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 124 4713/1373 4766/418	\$ 542.33
422317811014	Terrace	1	SCULLY MALVERN DAVID JR & KARS	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 134 4585/602	\$ 542.33
422317811015	Terrace	1	SMITH ROGER T & MARY K	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 143 4585/263	\$ 542.33
422317811016	Terrace	1	THOMAS & CO INVESTEMENTS LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 115 4719/2081	\$ 542.33

**Tern Bay Community Development District  
Assessment Roll - Fiscal Year 2022**

**Table 1**

Parcel	Type of Unit	ERU's	Owner	Legal Description	O&M Total
422317811017	Terrace	1	WURZ THEODORE & MARYANN DOUGLAS	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 125 4686/1591	\$ 542.33
422317811018	Terrace	1	GRACE ANNETTE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 135 4613/572	\$ 542.33
422317811019	Terrace	1	DOLA 5 LLC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 144 4586/1560	\$ 542.33
422317811020	Terrace	1	LONG VAN K & MAYLENE B	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 116 4645/439	\$ 542.33
422317811021	Terrace	1	UGOREK WAYNE P & SUSAN R	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 126 4675/489	\$ 542.33
422317811022	Terrace	1	KREIDER KEVIN M & MARILYN L	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 136 4643/913	\$ 542.33
422317811023	Terrace	1	CONROY YOLONDE L & JOHN D	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 145 4585/273	\$ 542.33
422317811024	Terrace	1	CURRID SANDRA E TRUSTEE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 117 4702/1524	\$ 542.33
422317811025	Terrace	1	DIAD SERVICES INC	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 127 4698/375	\$ 542.33
422317811026	Terrace	1	KEHS RANDY & LISA ANN	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 137 4597/840	\$ 542.33
422317811027	Terrace	1	MARTIN JOHN DAVID & CYNTHIA RUTH	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 146 4584/1787	\$ 542.33
422317811028	Terrace	1	HENDREN BRIAN ROBERT & SANDRA MARIE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 118 4675/123	\$ 542.33
422317811029	Terrace	1	CRACCHIOLO DIANA & GIANNI	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 128 4723/8	\$ 542.33
422317811030	Terrace	1	SONIER ANDREW J & ALLISON MARIE	TERRACE I AT HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 138 4585/316	\$ 542.33
422317811031	Terrace	1	RUTKOWSKI JOHN PETER & MAUREEN MOORE	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 211 4697/653	\$ 542.33
422317811032	Terrace	1	BENNETT SUSAN PATRICIA & KENNETH JR	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 221 4660/1268 CD4710/2010	\$ 542.33
422317811033	Terrace	1	ALVAREZ DAVID & WILLIAM PLANER	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 231 4677/315 CD4690/815	\$ 542.33
422317811034	Terrace	1	THORNE DAVID A & JEANNE BONNEY	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 212 4686/1184	\$ 542.33
422317811035	Terrace	1	JOVANELLI SCOTT A & HEATHER I	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 222 4686/1683	\$ 542.33
422317811036	Terrace	1	POTTS GEORGE BRADFORD & JEG TRS	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 232 4678/1430 CD4698/1403	\$ 542.33
422317811037	Terrace	1	MUIA ANTHONY & LISA ANN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 241 4615/1697	\$ 542.33
422317811038	Terrace	1	GRAPES JIMMY LEE & LYNN MARIE	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 213 4686/1667	\$ 542.33
422317811039	Terrace	1	HAAS MICHAEL HOWARD & KIMBERLY A	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 223 4688/1751	\$ 542.33
422317811040	Terrace	1	HERITAGE LANDING PROPERTY LLC	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 233 4678/1426 4728/727	\$ 542.33
422317811041	Terrace	1	HERITAGE LANDING VACATION RNTALS LLC	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 242 4627/1898	\$ 542.33
422317811042	Terrace	1	MCCALLUM ROBERT B & WENDY L	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 214 4698/379	\$ 542.33
422317811043	Terrace	1	MILLER CHARLES J & ROBIN L TRUSTEES	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 224 4709/1906 4766/1094	\$ 542.33
422317811044	Terrace	1	SNIDER VINCENT LEE & REBECCA LYNN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 234 4701/18	\$ 542.33
422317811045	Terrace	1	HOPPER PETER KEITH & SS ROBINSON	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 243 4604/1636	\$ 542.33
422317811046	Terrace	1	HOSKINSON DOUGLAS & CINDY M	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 215 4687/170	\$ 542.33
422317811047	Terrace	1	CROSS STEPHEN TRUSTEE	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 225 4680/854 CD4710/1984	\$ 542.33
422317811048	Terrace	1	ROGERS TIMOTHY M & LORI A	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 235 4643/1812	\$ 542.33
422317811049	Terrace	1	HORRICK ANDREW C JR & TERRY J	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 244 4603/1348	\$ 542.33
422317811050	Terrace	1	BRENNAN MARK JAMES & MARY KATHYRN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 216 4679/1324	\$ 542.33

**Tern Bay Community Development District  
Assessment Roll - Fiscal Year 2022**

**Table 1**

Parcel	Type of Unit	ERU's	Owner	Legal Description	O&M Total
422317811051	Terrace	1	BRADY BRIAN C & KATHARINE	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 226 4660/957	\$ 542.33
422317811052	Terrace	1	ROTHACKER KARL J	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 236 4606/422	\$ 542.33
422317811053	Terrace	1	TURNBULL ROBERT W & JANICE M	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 245 4614/2009	\$ 542.33
422317811054	Terrace	1	HILL KENNETH & LYNN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 217 4686/1544	\$ 542.33
422317811055	Terrace	1	SORENSEN BRUCE A & SANDRA A	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 227 4686/1192	\$ 542.33
422317811056	Terrace	1	BOSTWICK DOUGLAS JAMES	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 237 4603/1212	\$ 542.33
422317811057	Terrace	1	BURKHALTER STEPHEN ROGER & JOANN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 246 4643/890	\$ 542.33
422317811058	Terrace	1	DEL GALLO RYAN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 218 4669/749	\$ 542.33
422317811059	Terrace	1	KARLS JOSEPH F & VALERIE S	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 228 4623/502 CD4647/1861	\$ 542.33
422317811060	Terrace	1	POLLOCK DAVID EUGENE & KAREN ANN	TERRACE I AT HERITAGE LANDING PHASE 2 BLDG 2 UNIT 238 4655/457	\$ 542.33
<b>TOTAL</b>		<b>1,516</b>			<b>\$ 822,177.42</b>



**RESOLUTION 2021-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tern Bay Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

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

**SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS**

- a. **Date:** The second Tuesday of each month for Fiscal Year 2022, which covers the period October 1, 2021, through September 30, 2022.

**The Fiscal Year 2022 schedule is as follows:**

<b>October 12, 2021</b>	<b>November 9, 2021</b>
<b>December 14, 2021</b>	<b>January 11, 2022</b>
<b>February 8, 2022</b>	<b>March 8, 2022</b>
<b>April 12, 2022</b>	<b>May 10, 2022</b>
<b>June 14, 2022</b>	<b>July 12, 2022</b>
<b>August 8, 2022</b>	<b>September 13, 2022</b>

- b. **Time:** 10:00 A.M. (Eastern Standard Time)
- c. **Location:** Country Inn and Suites  
24244 Corporate Court  
Port Charlotte, Florida 33954

**SECTION 2. Sunshine Law and Meeting Cancellations and Continuations.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager

**RESOLUTION 2021-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

**SECTION 3. Conflict.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tern Bay Community Development District.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of July 2021.

ATTEST:

**TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Russell Smith, Chairperson

**TERN BAY  
COMMUNITY DEVELOPMENT DISTRICT  
CHARLOTTE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2020**

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

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# Grau & Associates

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund, of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated May 28, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



— May 28, 2021

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tern Bay Community Development District, Charlotte County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$15,054,490.
- The change in the District's total net position in comparison with the prior fiscal year was (\$29,369,066), a decrease. Net position in the current fiscal year decreased due to conveyance and impairment of the infrastructure. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$186,598, an increase of \$22,122 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2020	2019
Current and other assets	\$ 190,223	\$ 164,476
Capital assets, net of depreciation	15,987,415	45,419,499
Total assets	16,177,638	45,583,975
Current liabilities	28,148	65,419
Long-term liabilities	1,095,000	1,095,000
Total liabilities	1,123,148	1,160,419
Net Position		
Net investment in capital assets	14,892,415	44,334,499
Restricted	94,116	24,292
Unrestricted	67,959	64,765
Total net position	\$ 15,054,490	\$ 44,423,556

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



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents conveyance and impairment of infrastructure.

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

	2020	2019
Revenues:		
Program revenues		
Charges for services	\$ 253,965	\$ 252,922
Operating grants and contributions	901	-
General revenues		
Unrestricted investment earnings	-	2,109
Miscellaneous	-	900
Total revenues	<u>254,866</u>	<u>255,931</u>
Expenses:		
General government	93,571	93,751
Physical environment	38,167	34,700
Interest	60,110	62,104
Conveyances and impairment of infrastructure	<u>29,432,084</u>	<u>-</u>
Total expenses	<u>29,623,932</u>	<u>190,555</u>
Change in net position	<u>(29,369,066)</u>	<u>65,376</u>
Net position - beginning	<u>44,423,556</u>	<u>44,358,180</u>
Net position - ending	<u>\$ 15,054,490</u>	<u>\$ 44,423,556</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$29,623,932. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased slightly during the fiscal year. In total, expenses increased from the prior fiscal year, the majority of the increase was due to the conveyance and impairment of infrastructure.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceed appropriations for the fiscal year ended September 30, 2020. The over expenditures were funded by available fund balance.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2020, the District had \$15,987,415 invested in capital assets for its governmental activities. No depreciation has been taken on capital assets, since construction is in progress. As of October 1, 2020, the assets will go into service. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2020, the District had \$1,095,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase as the District is being built out.

Subsequent to fiscal year end, the Board is considered issuing Special Assessment Bonds; however, the terms of the financing have not yet been established.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT  
 CHARLOTTE COUNTY, FLORIDA  
 STATEMENT OF NET POSITION  
 SEPTEMBER 30, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 72,168
Restricted assets:	
Investments	118,055
Capital assets:	
Nondepreciable	15,987,415
Total assets	16,177,638
 <b>LIABILITIES</b>	
Accounts payable	3,625
Accrued interest payable	24,523
Non-current liabilities:	
Due within one year	40,000
Due in more than one year	1,055,000
Total liabilities	1,123,148
 <b>NET POSITION</b>	
Net investment in capital assets	14,892,415
Restricted for debt service	94,116
Unrestricted	67,959
Total net position	\$ 15,054,490

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT  
CHARLOTTE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 93,571	\$ 134,932	\$ -	\$ 41,361
Maintenance and operations	38,167	-	-	(38,167)
Interest on long-term debt	60,110	119,033	901	59,824
Conveyance and impairment of infrastructure	29,432,084	-	-	(29,432,084)
Total governmental activities	<u>29,623,932</u>	<u>253,965</u>	<u>901</u>	<u>(29,369,066)</u>
			Change in net position	<u>(29,369,066)</u>
			Net position - beginning	<u>44,423,556</u>
			Net position - ending	<u>\$ 15,054,490</u>

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT  
 CHARLOTTE COUNTY, FLORIDA  
 BALANCE SHEET  
 GOVERNMENTAL FUNDS  
 SEPTEMBER 30, 2020**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 72,168	\$ -	\$ 72,168
Investments	-	118,055	118,055
Due from other funds	-	584	584
Total assets	\$ 72,168	\$ 118,639	\$ 190,807
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 3,625	\$ -	\$ 3,625
Due to other fund	584	-	584
Total liabilities	4,209	-	4,209
Fund balances:			
Restricted for:			
Debt service	-	118,639	118,639
Unassigned	67,959	-	67,959
Total fund balances	67,959	118,639	186,598
Total liabilities and fund balances	\$ 72,168	\$ 118,639	\$ 190,807

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT  
CHARLOTTE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

Fund balance - governmental funds \$ 186,598

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

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

Cost of capital assets	15,987,415	
Accumulated depreciation	<u>-</u>	15,987,415

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

Accrued interest payable	(24,523)	
Bonds payable	<u>(1,095,000)</u>	<u>(1,119,523)</u>
Net position of governmental activities		<u>\$ 15,054,490</u>

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT  
 CHARLOTTE COUNTY, FLORIDA  
 STATEMENT OF REVENUES, EXPENDITURES,  
 AND CHANGES IN FUND BALANCES  
 GOVERNMENTAL FUNDS  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Special assessments	\$ 134,932	\$ 119,033	\$ 253,965
Interest earnings	-	901	901
Total revenues	134,932	119,934	254,866
<b>EXPENDITURES</b>			
Current:			
General government	93,571	-	93,571
Maintenance and operations	38,167	-	38,167
Debt service:			
Principal	-	40,000	40,000
Interest	-	61,006	61,006
Total expenditures	131,738	101,006	232,744
Excess (deficiency) of revenues over (under) expenditures	3,194	18,928	22,122
Fund balances - beginning	64,765	99,711	164,476
Fund balances - ending	\$ 67,959	\$ 118,639	\$ 186,598

See notes to the financial statements

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT  
 CHARLOTTE COUNTY, FLORIDA  
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
 FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$	22,122
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		40,000
Conveyances of infrastructure improvements to other governments and impairment loss on previously capitalized capital assets is recorded as an expense in the statement of activities.		(29,432,084)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Change in accrued interest		896
Change in net position of governmental activities	\$	(29,369,066)

See notes to the financial statements



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

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, all of the Board members are affiliated with Lennar Homes ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

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

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

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

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

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

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

### **Assessments**

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

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

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

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

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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

#### Assessments (Continued)

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

The District reports the following major governmental funds:

#### General Fund

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

#### Debt Service Fund

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

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

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

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

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

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

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

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

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position

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

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

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

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

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

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

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 - BUDGETARY INFORMATION**

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

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

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

## NOTE 4 - DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

The District's investments were held as follows at September 30, 2020:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Money Market	\$ 118,055	S&P A-1+	N/A
	<u>\$ 118,055</u>		

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

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

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

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

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

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

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

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

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

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

## NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 7,428,992	\$ -	\$ -	\$ 7,428,992
Infrastructure under construction	37,990,507	-	29,432,084	8,558,423
Total capital assets, not being depreciated	45,419,499	-	29,432,084	15,987,415
Total capital assets, being depreciated, net	-	-	-	-
Governmental activities capital assets, net	\$ 45,419,499	\$ -	\$ 29,432,084	\$ 15,987,415

In the current fiscal year, \$29,432,084 was removed from the District's capital assets due infrastructure being conveyed to the Charlotte County Utilities (utilities valued at \$10,303,162), \$8,000,102 of offsite roadways was conveyed to the Charlotte County, while \$11,128,820 of the infrastructure was written down due to the aging. The District estimating that an additional \$28 million needed to complete the project. The project will be completed by the Developer or with proceeds of a new bond issue. The District will convey certain infrastructure improvements to other governmental entities upon completion of the project.

## NOTE 6 - LONG TERM LIABILITIES

On September 8, 2005, the District issued \$33,280,000 Capital Improvement Revenue Bonds, Series 2005A, with a fixed interest rate of 5.375% due May 1, 2037. The Bonds were issued to refund the outstanding principal balance of the District's Bond Anticipation Note, Series 2005 and to finance the cost of acquiring, constructing and equipping the 2005 Project. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2005. Principal on the Series 2005A Bonds is paid serially commencing on May 1, 2008 through May 1, 2037. The Bonds were restructured in a prior year resulting in a new balance of \$1,170,000.

The Series 2005A Bonds are subject to redemption at the option of the District prior to their maturity as set forth in the Bond Indenture. The Series 2005A Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2005A	\$ 1,135,000	\$ -	\$ 40,000	\$ 1,095,000	\$ 40,000
Total	\$ 1,135,000	\$ -	\$ 40,000	\$ 1,095,000	\$ 40,000

**NOTE 6 - LONG TERM LIABILITIES (Continued)**

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 40,000	\$ 58,856	\$ 98,856
2022	45,000	56,706	101,706
2023	45,000	54,288	99,288
2024	50,000	51,869	101,869
2025	50,000	49,181	99,181
2026-2030	295,000	202,100	497,100
2031-2035	385,000	113,681	498,681
2036-2037	185,000	15,050	200,050
	<u>\$ 1,095,000</u>	<u>\$ 601,731</u>	<u>\$ 1,696,731</u>

**NOTE 7 – CONCENTRATION**

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

**NOTE 8 – MANAGEMENT COMPANY**

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

**NOTE 9 - RISK MANAGEMENT**

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



**TERN BAY COMMUNITY DEVELOPMENT DISTRICT  
 CHARLOTTE COUNTY, FLORIDA  
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
 FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 124,188	\$ 134,932	\$ 10,744
Total revenues	124,188	134,932	10,744
<b>EXPENDITURES</b>			
Current:			
General government	99,568	93,571	5,997
Maintenance and operations	24,620	38,167	(13,547)
Total expenditures	124,188	131,738	(7,550)
Excess (deficiency) of revenues over (under) expenditures	\$ -	3,194	\$ 3,194
Fund balance - beginning		64,765	
Fund balance - ending		\$ 67,959	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceed appropriations for the fiscal year ended September 30, 2020. The over expenditures were funded by available fund balance.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 28, 2021.

**Internal Control Over Financial Reporting**

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

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

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

**Compliance and Other Matters**

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

**Purpose of this Report**

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

*B. ... & Associates*

May 28, 2021



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Tern Bay Community Development District, Charlotte County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

*Grau & Associates*

May 28, 2021



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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Tern Bay Community Development District, Charlotte County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated May 28, 2021.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 28, 2021, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

*Grau & Associates*

May 28, 2021

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

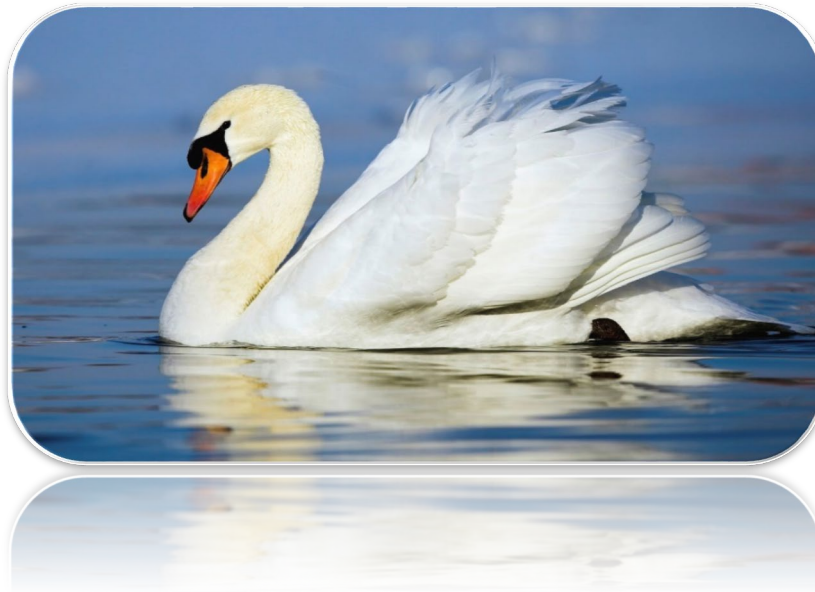
3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - MAY 2021**

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)



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*Tern Bay Community Development District*

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*JPWard & Associates LLC*

*2301 Northeast 37th Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

**Tern Bay Community Development District  
Balance Sheet  
for the Period Ending May 31, 2021**

Description	Governmental Funds				Totals	(Memorandum Only)	
	General Fund	Series 2005 Bonds		Account Groups			
		Debt Service Fund	General Long Term Debt	General Fixed Assets			
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 275,302	\$ -	\$ -	\$ -	\$	275,302	
Capital Project Fund - Series 2007							
Construction Account	-	-	-	-	-	-	
Working Capital Account	-	-	-	-	-	-	
Debt Service Fund							
Interest Account	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	
Reserve Account A	-	51,465	-	-	-	51,465	
Reserve Account B	-	-	-	-	-	-	
Revenue	-	63,930	-	-	-	63,930	
Prepayment Account	-	-	-	-	-	-	
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	
Debt Service Fund	-	-	-	-	-	-	
Capital Project Fund	-	-	-	-	-	-	
<b>Accounts Receivable-Bond Holder Funding</b>	-	-	-	-	-	-	
<b>Accrued Interest Receivable</b>	-	-	-	-	-	-	
<b>Assessments Receivable</b>	-	-	-	-	-	-	
<b>Prepaid Expenses</b>	-	-	-	-	-	-	
<b>Amount Available in Debt Service Funds</b>	-	-	115,395	-	-	115,395	
<b>Amount to be Provided by Debt Service Funds</b>	-	-	939,605	-	-	939,605	
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	45,419,499	-	45,419,499	
<b>Total Assets</b>	<b>\$ 275,302</b>	<b>\$ 115,395</b>	<b>\$ 1,055,000</b>	<b>\$ 45,419,499</b>	<b>\$</b>	<b>46,865,196</b>	

**Tern Bay Community Development District  
Balance Sheet  
for the Period Ending May 31, 2021**

Description	Governmental Funds				Totals	(Memorandum Only)	
	General Fund	Series 2005 Bonds		Account Groups			
		Debt Service Fund	General Long Term Debt	General Fixed Assets			
<b>Liabilities</b>							
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Notes and Loans Payable - Current Portion</b>							
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	
<b>Due to Other Funds</b>							
General Fund	-	-	-	-	-	-	
Debt Service Fund	-	-	-	-	-	-	
Capital Projects Fund	-	-	-	-	-	-	
<b>Deferred Revenue</b>	-	-	-	-	-	-	
<b>Due to Other Governments</b>	-	-	-	-	-	-	
<b>Bonds Payable</b>							
Current Portion	-	-	-	-	-	-	
Long Term	-	-	1,055,000	-	-	1,055,000	
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,055,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,055,000</u>	
<b>Fund Equity and Other Credits</b>							
<b>Investment in General Fixed Assets</b>	-	-	-	45,419,499	-	45,419,499	
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2020 (Audited)		118,639	-	-		118,639	
Results from Current Operations		(3,244)	-	-		(3,244)	
<b>Unassigned</b>							
Beginning: October 1, 2020 (Audited)	67,959	-	-	-		67,959	
Results from Current Operations	207,343	-	-	-		207,343	
<b>Total Fund Equity and Other Credits</b>	<u>\$ 275,302</u>	<u>\$ 115,395</u>	<u>\$ -</u>	<u>\$ 45,419,499</u>	<u>\$ -</u>	<u>\$ 45,810,196</u>	
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 275,302</u>	<u>\$ 115,395</u>	<u>\$ 1,055,000</u>	<u>\$ 45,419,499</u>	<u>\$ -</u>	<u>\$ 46,865,196</u>	

Prepared by:

**JPWARD and Associates, LLC**

**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2021**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>											
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	2,390	5,597	172,807	1,054	24,497	718	1,414	-	208,476	764,640	27%
Special Assessments - Off-Roll	-	-	-	-	-	-	284,468	-	284,468	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,390</b>	<b>\$ 5,597</b>	<b>\$ 172,807</b>	<b>\$ 1,054</b>	<b>\$ 24,497</b>	<b>\$ 718</b>	<b>\$ 285,882</b>	<b>\$ -</b>	<b>\$ 492,944</b>	<b>\$ 764,640</b>	<b>64%</b>
<b>Expenditures and Other Uses</b>											
<b>Legislative</b>											
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Executive</b>											
Professional Management	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	23,000	34,500	67%
<b>Financial and Administrative</b>											
Audit Services	-	-	-	-	-	-	-	-	-	6,000	0%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Assessment Roll Services	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	8,667	13,000	67%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	237	100	1,270	-	-	-	-	-	1,608	2,500	64%
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	10,500	0%
Dissemination Agent Services	1,000	-	-	-	-	-	-	-	1,000	6,000	17%
Bank Services	5	37	41	47	10	13	16	3	172	500	34%
<b>Travel and Per Diem</b>											
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>											
Telephone	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	36	44	9	-	10	39	9	10	156	400	39%
<b>Insurance</b>											
Insurance	9,453	-	-	-	-	-	-	-	9,453	9,500	100%

**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2021**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Meeting Room Rental</b>	-	-	168	-	150	-	-	150	468	400	117%
<b>Printing &amp; Binding</b>	129	72	-	-	312	-	-	-	513	500	103%
<b>Web Site Development</b>	50	50	50	50	50	50	50	50	400	2,000	20%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>											
Legal - General Counsel	-	-	455	832	-	140	1,963	-	3,390	5,000	68%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond Counsel	-	-	1,235	-	-	1,077	228	-	2,539	-	N/A
Legal - Ryan Golf Counsel	-	-	-	-	-	-	-	-	-	-	N/A
DRI NOPC	-	-	-	-	-	-	-	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	-	N/A
<b>Comprehensive Planning Services</b>	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>											
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	5,000	0%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Public Safety</b>											
<b>Professional Services</b>											
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	N/A
<b>Guardhouse Operations</b>											
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	57,300	0%
Professional - Gate Attendant	5,550	-	10,989	-	13,515	-	18,988	1,726	50,768	190,000	27%
Hosting Resident Access	375	-	875	-	1,000	-	1,375	125	3,750	-	N/A
<b>Utilities</b>											
Electric	-	36	-	-	-	412	837	242	1,528	2,400	64%
Water & Wastewater	-	-	-	-	-	-	-	-	-	2,400	0%
<b>Repairs &amp; Maintenance</b>											
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	4,200	0%
Gate	-	-	-	-	-	-	-	-	-	6,500	0%
<b>Wastewater Services</b>											
<b>Utility Services</b>											

**Tern Bay Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through May 31, 2021**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Electric Service	-	84	87	402	551	-	397	372	1,893	2,000	95%
<b>Stormwater Management System</b>											
<b>Repairs &amp; Maintenance</b>											
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	5,000	0%
<b>Aquatic Weed Control</b>											
Lake Spraying	10,720	-	-	6,939	3,470	-	28,378	-	49,506	5,000	990%
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	30,000	0%
<b>Other Physical Environment</b>											
<b>Professional Services</b>											
Field Manager Services	-	-	-	-	-	-	-	-	-	2,500	0%
Insurance	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Assessments -Charlotte County	-	37	-	-	-	-	-	-	37	-	N/A
<b>Road &amp; Street Facilities</b>											
<b>Professional Services</b>	-	-	1,900	-	-	-	3,600	-	5,500	-	N/A
<b>Street Lights</b>											
<b>Electric Service</b>											
Electric Service	-	694	1,205	1,724	804	1,867	1,426	1,369	9,088	12,000	76%
<b>Repairs &amp; Maintenance</b>	-	-	-	-	-	-	-	-	-	-	N/A
<b>Economic Environment</b>											
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>											
<b>Electric Service</b>	-	1,447	1,878	1,826	2,065	2,524	2,474	2,458	14,673	48,000	31%
<b>Repairs &amp; Maintenance</b>											
<b>Common Area Maintenance</b>											
Routine Maintenance	-	-	-	11,660	34,981	-	34,981	-	81,623	119,200	68%
Tree Trimming	-	-	-	-	-	-	-	-	-	15,000	0%
Sod Replacement	-	-	-	-	-	-	-	-	-	3,000	0%
Material Replacement	-	-	-	-	-	-	-	-	-	12,000	0%
Mulch Installation	-	-	-	-	-	-	-	-	-	40,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	-	-	-	-	3,087	3,087	21,000	15%
Holiday Decorations	-	-	-	-	-	-	-	-	-	16,000	0%

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**Tern Bay Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through May 31, 2021**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Irrigation System</b>											
<b>Pumps &amp; Wells</b>											
Routine Maintenance	-	-	-	-	1,940	-	-	-	1,940	16,000	12%
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	N/A
<b>Line Distribution System</b>											
Routine Maintenance	-	-	-	-	-	-	-	-	-	42,665	0%
<b>Contingencies</b>	<b>\$ 33,021</b>	<b>\$ 7,894</b>	<b>\$ 25,454</b>	<b>\$ 28,772</b>	<b>\$ 64,149</b>	<b>\$ 11,413</b>	<b>\$ 100,014</b>	<b>\$ 14,884</b>	<b>285,601</b>	<b>\$ 764,640</b>	<b>37%</b>
Net Increase/ (Decrease) in Fund Balance	(30,631)	(2,297)	147,353	(27,718)	(39,652)	(10,695)	185,868	(14,884)	207,343	-	
Fund Balance - Beginning	67,959	37,327	35,031	182,383	154,665	115,014	104,318	290,186	67,959	67,959	
<b>Fund Balance - Ending</b>	<b>\$ 37,327</b>	<b>\$ 35,031</b>	<b>\$ 182,383</b>	<b>\$ 154,665</b>	<b>\$ 115,014</b>	<b>\$ 104,318</b>	<b>\$ 290,186</b>	<b>\$ 275,302</b>	<b>275,302</b>	<b>\$ 67,959</b>	

**Tern Bay Community Development District**  
**Debt Service Fund - Series 2005 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2021**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	
<b>Interest Income</b>											
Reserve Account	0	0	0	0	0	0	0	0	3	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	1	6	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	1,096	2,567	79,245	483	11,234	329	648	-	95,602	101,875	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
<b>Extraordinary Items (Gain)</b>											
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,097</b>	<b>\$ 2,568</b>	<b>\$ 79,246</b>	<b>\$ 484</b>	<b>\$ 11,235</b>	<b>\$ 331</b>	<b>\$ 650</b>	<b>\$ 2</b>	<b>\$ 95,612</b>	<b>\$ 101,875</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2005 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2005A Bonds	-	29,428	-	-	-	-	-	29,428	58,856	58,856	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Trustee Services</b>											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$29,428</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$69,428</b>	<b>\$98,856</b>	<b>\$ 98,856</b>	<b>100%</b>
Net Increase/ (Decrease) in Fund Balance	1,097	(26,860)	79,246	484	11,235	331	650	(69,427)	(3,244)	3,019	
Fund Balance - Beginning	118,639	119,736	92,876	172,122	172,606	183,841	184,172	184,821	118,639	118,639	
<b>Fund Balance - Ending</b>	<b>\$ 119,736</b>	<b>\$ 92,876</b>	<b>\$ 172,122</b>	<b>\$ 172,606</b>	<b>\$ 183,841</b>	<b>\$ 184,172</b>	<b>\$ 184,821</b>	<b>\$ 115,395</b>	<b>\$ 115,395</b>	<b>\$ 121,658</b>	



# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JUNE 2021**

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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*Tern Bay Community Development District*

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*JPWard & Associates LLC*

*2301 Northeast 37th Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

**Tern Bay Community Development District  
Balance Sheet  
for the Period Ending June 30, 2021**

Description	Governmental Funds				Totals	(Memorandum Only)
	Series 2005 Bonds		Account Groups			
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets		
<b>Assets</b>						
<b>Cash and Investments</b>						
General Fund - Invested Cash	\$ 349,545	\$ -	\$ -	\$ -	\$	349,545
Capital Project Fund - Series 2007						
Construction Account	-	-	-	-		-
Working Capital Account	-	-	-	-		-
Debt Service Fund						
Interest Account	-	-	-	-		-
Sinking Account	-	-	-	-		-
Reserve Account A	-	51,465	-	-		51,465
Reserve Account B	-	-	-	-		-
Revenue	-	63,931	-	-		63,931
Prepayment Account	-	-	-	-		-
<b>Due from Other Funds</b>						
General Fund	-	-	-	-		-
Debt Service Fund	-	-	-	-		-
Capital Project Fund	-	-	-	-		-
<b>Accounts Receivable-Bond Holder Funding</b>	-	-	-	-		-
<b>Accrued Interest Receivable</b>	-	-	-	-		-
<b>Assessments Receivable</b>	-	-	-	-		-
<b>Prepaid Expenses</b>	-	-	-	-		-
<b>Amount Available in Debt Service Funds</b>	-	-	115,396	-		115,396
<b>Amount to be Provided by Debt Service Funds</b>	-	-	939,604	-		939,604
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	45,419,499		45,419,499
<b>Total Assets</b>	<b>\$ 349,545</b>	<b>\$ 115,396</b>	<b>\$ 1,055,000</b>	<b>\$ 45,419,499</b>	<b>\$</b>	<b>46,939,440</b>

**Tern Bay Community Development District  
Balance Sheet  
for the Period Ending June 30, 2021**

Description	Governmental Funds				Totals	(Memorandum Only)
	Series 2005 Bonds		Account Groups			
	General Fund	Debt Service Fund	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Notes and Loans Payable - Current Portion</b>						
Note Payable-Oppenheimer Funds	-	-	-	-	-	-
<b>Due to Other Funds</b>						
General Fund	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-
<b>Deferred Revenue</b>	-	-	-	-	-	-
<b>Due to Other Governments</b>	-	-	-	-	-	-
<b>Bonds Payable</b>						
Current Portion	-	-	-	-	-	-
Long Term	-	-	1,055,000	-	-	1,055,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,055,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,055,000</u>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-	-	-	45,419,499	-	45,419,499
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2020 (Audited)		118,639	-	-		118,639
Results from Current Operations		(3,243)	-	-		(3,243)
<b>Unassigned</b>						
Beginning: October 1, 2020 (Audited)	67,959	-	-	-		67,959
Results from Current Operations	281,586	-	-	-		281,586
<b>Total Fund Equity and Other Credits</b>	<u>\$ 349,545</u>	<u>\$ 115,396</u>	<u>\$ -</u>	<u>\$ 45,419,499</u>	<u>\$ -</u>	<u>\$ 45,884,440</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 349,545</u>	<u>\$ 115,396</u>	<u>\$ 1,055,000</u>	<u>\$ 45,419,499</u>	<u>\$ -</u>	<u>\$ 46,939,440</u>

**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>												
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	2,390	5,597	172,807	1,054	24,497	718	1,414	-	-	208,476	764,640	27%
Special Assessments - Off-Roll	-	-	-	-	-	-	284,468	-	142,234	426,702	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,390</b>	<b>\$ 5,597</b>	<b>\$ 172,807</b>	<b>\$ 1,054</b>	<b>\$ 24,497</b>	<b>\$ 718</b>	<b>\$ 285,882</b>	<b>\$ -</b>	<b>\$ 142,234</b>	<b>\$ 635,178</b>	<b>\$ 764,640</b>	<b>83%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Executive</b>												
Professional Management	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	25,875	34,500	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	-	-	-	-	-	1,000	1,000	6,000	17%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Assessment Roll Services	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	9,750	13,000	75%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	500	0%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	237	100	1,270	-	-	-	-	-	-	1,608	2,500	64%
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	10,500	0%
Dissemination Agent Services	1,000	-	-	-	-	-	-	-	-	1,000	6,000	17%
Bank Services	5	37	41	47	10	13	16	3	-	172	500	34%
<b>Travel and Per Diem</b>												
<b>Communications &amp; Freight Services</b>												
Telephone	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	36	44	9	-	10	39	9	10	17	173	400	43%
<b>Insurance</b>												
Meeting Room Rental	-	-	168	-	150	-	-	150	-	468	400	117%
Printing & Binding	129	72	-	-	312	-	-	-	-	513	500	103%
Web Site Development	50	50	50	50	50	50	50	50	50	450	2,000	23%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%

**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Legal Services</b>												
Legal - General Counsel	-	-	455	832	-	140	1,963	-	1,146	4,535	5,000	91%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Bond Counsel	-	-	1,235	-	-	1,077	228	-	-	2,539	-	N/A
Legal - Ryan Golf Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
DRI NOPC	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Comprehensive Planning Services</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	5,000	0%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Public Safety</b>												
<b>Professional Services</b>												
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Guardhouse Operations</b>												
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	57,300	0%
Professional - Gate Attendant	5,550	-	10,989	-	13,515	-	18,988	1,726	6,905	57,673	190,000	30%
Hosting Resident Access	375	-	875	-	1,000	-	1,375	125	500	4,250	-	N/A
<b>Utilities</b>												
Electric	-	36	-	-	-	412	837	242	147	1,675	2,400	70%
Water & Wastewater	-	-	-	-	-	-	-	-	125	125	2,400	5%
<b>Repairs &amp; Maintenance</b>												
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	4,200	0%
Gate	-	-	-	-	-	-	-	-	-	-	6,500	0%
<b>Wastewater Services</b>												
<b>Utility Services</b>												
Electric Service	-	84	87	402	551	-	397	372	169	2,062	2,000	103%
<b>Stormwater Management System</b>												
<b>Repairs &amp; Maintenance</b>												
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	5,000	0%
<b>Aquatic Weed Control</b>												
Lake Spraying	10,720	-	-	6,939	3,470	-	28,378	-	3,470	52,976	5,000	1060%
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	30,000	0%

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Other Physical Environment</b>												
<b>Professional Services</b>												
Field Manager Services	-	-	-	-	-	-	-	-	-	-	2,500	0%
Insurance	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessments -Charlotte County	-	37	-	-	-	-	-	-	-	37	-	N/A
<b>Road &amp; Street Facilities</b>												
<b>Professional Services</b>	-	-	1,900	-	-	-	3,600	-	-	5,500	-	N/A
<b>Street Lights</b>												
<b>Electric Service</b>												
Electric Service	-	694	1,205	1,724	804	1,867	1,426	1,369	902	9,991	12,000	83%
<b>Repairs &amp; Maintenance</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Economic Environment</b>												
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>												
<b>Electric Service</b>	-	1,447	1,878	1,826	2,065	2,524	2,474	2,458	2,418	17,091	48,000	36%
<b>Repairs &amp; Maintenance</b>												
<b>Common Area Maintenance</b>												
Routine Maintenance	-	-	-	11,660	34,981	-	34,981	-	11,660	93,283	119,200	78%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	15,000	0%
Sod Replacement	-	-	-	-	-	-	-	-	-	-	3,000	0%
Material Replacement	-	-	-	-	-	-	-	-	-	-	12,000	0%
Mulch Installation	-	-	-	-	-	-	-	-	-	-	40,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	-	-	-	-	3,087	34,191	37,278	21,000	178%
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	16,000	0%
<b>Irrigation System</b>												
<b>Pumps &amp; Wells</b>												
Routine Maintenance	-	-	-	-	1,940	-	-	-	-	1,940	16,000	12%
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Line Distribution System</b>												
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	42,665	0%
<b>Contingencies</b>	\$ 33,021	\$ 7,894	\$ 25,454	\$ 28,772	\$ 64,149	\$ 11,413	\$ 100,014	\$ 14,884	\$ 67,991	\$ 353,592	\$ 764,640	46%
Net Increase/ (Decrease) in Fund Balance	(30,631)	(2,297)	147,353	(27,718)	(39,652)	(10,695)	185,868	(14,884)	74,243	281,586	-	
Fund Balance - Beginning	67,959	37,327	35,031	182,383	154,665	115,014	104,318	290,186	275,302	67,959	67,959	
<b>Fund Balance - Ending</b>	<b>\$ 37,327</b>	<b>\$ 35,031</b>	<b>\$ 182,383</b>	<b>\$ 154,665</b>	<b>\$ 115,014</b>	<b>\$ 104,318</b>	<b>\$ 290,186</b>	<b>\$ 275,302</b>	<b>\$ 349,545</b>	<b>\$ 349,545</b>	<b>\$ 67,959</b>	

**Tern Bay Community Development District**  
**Debt Service Fund - Series 2005 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2021**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	
<b>Interest Income</b>												
Reserve Account	0	0	0	0	0	0	0	0	0	4	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	1	1	1	1	1	1	7	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	1,096	2,567	79,245	483	11,234	329	648	-	-	95,602	101,875	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Extraordinary Items (Gain)</b>												
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,097</b>	<b>\$ 2,568</b>	<b>\$ 79,246</b>	<b>\$ 484</b>	<b>\$ 11,235</b>	<b>\$ 331</b>	<b>\$ 650</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 95,613</b>	<b>\$ 101,875</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2005 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2005A Bonds	-	29,428	-	-	-	-	-	29,428	-	58,856	58,856	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Trustee Services</b>												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$29,428</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$69,428</b>	<b>\$0</b>	<b>\$98,856</b>	<b>\$ 98,856</b>	<b>100%</b>
Net Increase/ (Decrease) in Fund Balance	1,097	(26,860)	79,246	484	11,235	331	650	(69,427)	1	(3,243)	3,019	
Fund Balance - Beginning	118,639	119,736	92,876	172,122	172,606	183,841	184,172	184,821	115,395	118,639	118,639	
<b>Fund Balance - Ending</b>	<b>\$ 119,736</b>	<b>\$ 92,876</b>	<b>\$ 172,122</b>	<b>\$ 172,606</b>	<b>\$ 183,841</b>	<b>\$ 184,172</b>	<b>\$ 184,821</b>	<b>\$ 115,395</b>	<b>\$ 115,396</b>	<b>\$ 115,396</b>	<b>\$ 121,658</b>	