

Tern Bay

Community Development District

*Meeting Agenda
November 4, 2025*

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

TERN BAY

Community Development District

LOCATION: Heritage Landing Amenity Center
14571 Heritage Landing Blvd.
Punta Gorda, Florida 33955

DATE: November 4, 2025

TIME: 10:00 AM

MEETING AGENDA

Board of Supervisors

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

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

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m46d6cd078a1638d40c8a87398c58a24a>
✓ Phone: (408) 444-9388 Code: 2347 563 1582 Event Password Jpward

NOVEMBER, 2025

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AGENDA

1. Call to Order & Roll Call
2. Consideration of Minutes:
 - I. October 7, 2025 - Regular Meeting.
3. Presentation by EntrancelQ to provide an outline of how residents will transition access to the Community with the new system, including anticipated timelines. **Pages 5-15**
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Annual Ethics Training Reminder - due before December 31, 2025.
 - b) Asset Managers Report - October 2025.
 - c) Financial Report for the period ending September 30, 2025 (unaudited).
 - d) **Important Meeting Dates for Fiscal Year 2026:**
 1. **Tuesday, December 2, 2025** - Public Hearing: Rules of Procedure revisions. **Pages 16-37**
5. Supervisor's Requests:
6. Public Comments
7. Adjournment

Meeting Schedule - FY 2026

Tuesday, October 7, 2025

Tuesday, November 4, 2025

Tuesday, December 2, 2025

Tuesday, January 6, 2026

Tuesday, February 3, 2026

Tuesday, March 3, 2026

Tuesday, April 7, 2026

Tuesday, May 5, 2026

Tuesday, June 2, 2026

Tuesday, July 7, 2026

Tuesday, August 4, 2026

Tuesday, September 1, 2026

AGENDA

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

Item 2: Minutes – October 7, 2025.

Item 3: Discussion of EntrancelQ outline addressing the transition of the Technology portion of the gate system into the community.

Item 4: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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

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

Present and constituting a quorum:

Tara Brady	Chairperson
Denise Blakely	Vice Chairperson
Robert Brady	Assistant Secretary
Vickey DeLuca	Assistant Secretary
Gary Hamilton	Assistant Secretary

Also present were:

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

Audience:

Linda & Mark Cucharale	Lindsey Heavener
Alden T Pierce III	Charlene Lawsen
Michelle Knight	Paul & Lynn Harwood
Jeffrey Gordon	Rod & Amy Bradtmeuller
John Katrich	P & J McEwen
Debra Fernandes	Rhonda VanArsdale
Kem Barton	Cokkireba
EP	Michael Sands
SE	Maureen Blouin
Jill Auger	Diane Stewart (ph)
Jean Giese	Janet _____ (ph)
Adriana Velez Poisson	Katherine E. Kirchaver (ph)
Dawne	Doug Knight (ph)
Michael Rose (ph)	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS**Consideration of Minutes****September 10, 2025 - Regular Meeting Minutes**

On MOTION made by Gary Hamilton, seconded by Robert Brady, and with all in favor, the September 10, 2025 Regular Meeting Minutes were approved.

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

No report.

II. District Engineer

No report.

III. District Manager**a. Map to show the future ownership of Heritage Landing****b. Important Board Meeting Dates for Fiscal Year 2026****1. Next Meeting: Tuesday, November 4, 2025**

No report.

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

Chairperson Brady reported holiday lighting installation had begun; all royal palms at the front entrance were lit and would remain on at all times; and the rest of the holiday lighting would be lit from November through February. She noted there would be some decorations at the south entrance, but until electricity was available it was difficult to install holiday decorations. She indicated the royal palms were trimmed. She reported cleanup and improvements of the guardhouse were being coordinated for the transfer to the new access control firm with new software, hardware, and staffing. She indicated a kickoff meeting with Entrance IQ and Allied, the selected software and staffing companies, was scheduled to review equipment needs, transitioning, timing, homeowner training, the new app, etc. She noted Saturday morning both gate arms were missing from the back entrance; the gate arms were replaced, and the gate was serviced. She reported proposals were being obtained for replacement of the gate equipment as it was old and in poor condition at both the front and back entrance; this was being coordinated with Entrance IQ, the technology provider. She reported the sidewalks would be pressure washed; the grass in between the sidewalk and the street would be properly thatched to promote proper drainage and French drains would be installed where necessary. She reported the letter "i" in Heritage was replaced (it had

been missing). She indicated engineering drawings and materials were ordered for the wooden bridges; construction would likely begin in January or February 2026. She stated aquatic maintenance was ongoing to keep the aquatic plants under control and a planting program was being put into place. She stated the kayak path was cleared; there was one hole with standing water, but the path was navigable, and a maintenance plan was in place to keep the path navigable. She noted a plan to improve the kayak path with parking, kayak storage, or other was being developed for consideration. She indicated stormwater drainage cleaning started last month and would likely be completed in three weeks. She reported a new agreement with the USDA was executed for feral hog trapping which would begin October 1, 2025. She reported tadpoles were being removed from the lakes on a regular basis to lessen the cane toad activity.

Chairperson Brady discussed the problems with the electricity and the lighting out front; the lights were out again this week. She explained the electricity was installed years ago and had been piecemealed many times since and as such was a mess. She indicated the CDD had officially taken the lighting out front over and would be performing an overhaul of the system, but this would take time. She asked for patience from the residents in this regard. She stated in the past she had indicated the CDD would be taking over its infrastructure and had budgeted for landscaping in case the HOA would not sign the Maintenance Agreement. She discussed the problems with the current landscaping including overgrown bushes and trees which were blocking signage; she felt the CDD should take over the landscaping; the CDD had an asset manager and was better set up to regularly inspect the grounds and ensure the landscaping was up to standard. She noted the CDD owned the infrastructure, the irrigation system, etc., so the CDD should take over the landscaping of the public areas (not private home landscaping).

Discussion ensued regarding what the CDD owned and was responsible for maintaining; what was maintained by the Master HOA and what was owned by the Master HOA; the map on hand being confusing; the CDD mowing around the lakes to ensure it was done properly; and what property was still owned by Lennar.

Chairperson Brady indicated she was meeting with the District Engineer and would obtain a better map.

Mr. ____ 17:51 asked what the cost difference would be to maintain two different contracts, one with the Master HOA and one with the CDD. He indicated he understood the CDD had an asset manager who was paid hourly to manage the CDD's contracts, but this meant that the asset manager's fees would increase as the CDD's responsibilities increased.

Chairperson Brady stated the CDD had not heard back from the HOA yet; the HOA had the Maintenance Agreement, and she hoped it was on the HOA's agenda today as it was not discussed at the last couple of meetings.

Mr. Ward: I have a lot of CDDs that have HOAs which do a lot of landscaping inside their communities while the CDDs are doing the landscaping for their facilities. I can't tell you that there is a cost difference. HOAs will have different scopes of services than what we might do in terms of our facilities and more of a proponent of having a CDD maintain all of its assets versus having them contracted out with an HOA. Overall, I don't see, in these large master

plan communities, a huge difference in the price of landscaping whether the CDD does it or the HOA does it, whether its combined or separated.

Mr. ____20:42: I understand there were bushes which had not been properly maintained in the past; however, that was not really the residents who were looking at that. It wasn't the Master HOA, it wasn't the CDD, it was Lennar. They were running the operation. So, now that we have the HOA involved wouldn't it be just as easy to maintain one contract versus two? We went from a Lennar scenario, but now it's the homeowners, whether it's the CDD or the HOA.

Chairperson Brady: The reason I am suggesting it is, if we take that over, that will give the HOA time. We have more bandwidth to do it and manage a contract. That will give the HOA more time to go over all the things they are doing with the transition. It's one less thing they have to worry about and one more thing we can ensure is being done correctly.

Mr. Ward: I have a community in Sarasota which is similar to this community. It is not a Lennar community, but it has a CDD and an HOA, and we have two contracts. The HOA has one and the CDD has one for landscaping and I have not heard one word from the developer that there is a cost difference for having two separate contracts versus having one contract shared by the CDD and HOA. When you bid this kind of a contract for a CDD, it's over the \$195,000 dollar limit, so you are going to go through a request for qualification process where you pick the vendor based on qualifications as well as price. I think you have an opportunity to do that, whether you have one contract or two contracts; whether the HOA does it or if the CDD does it. Your pricing is not going to be different from a vendor's perspective.

Ms. Vickey DeLuca stated she thought the CDD and HOA owed it to the residents to provide clarity regarding who was taking care of what.

Mr. Ward agreed.

Discussion ensued regarding the importance of residents understanding who to contact when landscaping was not being done correctly; the CDD having easements which would allow the CDD to maintain certain portions of the property owned by the HOA; and what portion of the landscaping the golf course maintained.

Mr. ____ stated he would like to see one entity maintaining everything to keep things simple.

Mr. Ward indicated it was very common for a CDD and an HOA to work together to maintain the grounds of a community. He stated if someone called the wrong entity regarding a complaint, said individual would be directed to the correct entity. He said he saw this work, day-in and day-out for many years. He said the CDD should be maintaining its own assets, and there was an opportunity for this to be done on a going forward basis. He said a collaboration would happen and the details of who owned what would be finalized once the final plat was recorded in the next month or so. He agreed the CDD did not have all the answers today, but there was an opportunity to collaborate with the HOA while still maintaining the CDDs assets within the construct of the CDD. He noted the current map was not the finalized map; it was a draft and would not be finalized until the plat was recorded. He asked what the Board would like to do regarding collaboration with the HOA regarding landscaping.

193

194 Discussion ensued regarding the map, landscaping, HOA collaboration versus CDD
195 management, and further discussing the matter at the next meeting.

196

197 *Mr. Ward: This is a big contract. I don't know what it is, but I know it's over \$200,000 dollars.*
198 *The process is the same as what we did with Allied and Entrance IQ. We will send out a*
199 *request for proposals with specifications. You will get proposals back that are qualification*
200 *based. It takes a good 60 to 90 days to do that and then you will see the bids and award a bid*
201 *based on the qualifications. I don't want to do a bid based on price; it is too big of a*
202 *community, so we are going to do it based on a qualification basis. You can evaluate*
203 *experience, how big the company is, their financial status, etc., and then make a decision.*

204

205 *Chairperson Brady: I will get with Clay this week to discuss the map and adjust to the plat.*
206 *Then we'll have a separate map drawn specifically for what we are referring to that we would*
207 *do for the landscaping. That with the specs will go out with the request for proposals.*

208

209 *Ms. ____: So, it will be a lot more than \$300,000 dollars?*

210

211 *Chairperson Brady: We cut some of it because we did not want to raise the rate that much, but*
212 *I don't know that will be more than that.*

213

214 *Ms. ____: This would start January 1?*

215

216 *Mr. Ward: That's a little tight with the holidays. I'm guessing we will do the bids at the February*
217 *board meeting and there would be a March 1, 2026 start date. I can work out taking over the*
218 *existing contract from the HOA and whatever its term is and manage it until we get the new*
219 *contract in place if need be, but I'm guessing around March 1, 2026 would be our start date at*
220 *this point.*

221

222 *Chairperson Brady: I believe it's one contract with Sunny Grove, and that includes the single*
223 *family homes as well as the Amenities Center. I don't know if I want to take that.*

224

225 *Mr. Ward: It doesn't matter. Either way it works.*

226

227 *Ms. ____: So, currently the Master HOA is maintaining everything?*

228

229 *Mr. Ward: They clearly maintain all of the CDD's landscaping facilities at this point.*

230

231 *Chairperson Brady: You've got direction?*

232

233 *Mr. Ward: I've got it. We are moving forward unless you change your mind next month, and*
234 *please don't do that because we are going to prepare a pretty detailed bid specification, and*
235 *then we'll bid it. It will take a month to prepare the specs and get them right and get them out*
236 *and advertise them correctly. We will get them back in mid to late January for a February*
237 *award for a March 1 start date. I will coordinate directly with the HOA on how to terminate*
238 *their contract and work ours together. Behind the scenes we will work all of that out with them*
239 *directly.*

240

241 The Board voiced no opposition to Mr. Ward's direction.

242
243 Chairperson Brady asked District Engineer Clay Rebol to speak.

244
245 District Engineer Clay Rebol indicated the map was originally created to show what was on
246 the replat, but a map with the final product was needed. He said the condo tracts which were
247 purple were currently owned by Lennar but eventually would be deeded to the Master
248 Association. He stated he would sit down with Chairperson Brady and fix the map.

249
250 Chairperson Brady asked if a decision was made regarding the parking easements; were the
251 easements going to the individual condo associations or to the Master HOA.

252
253 Mr. Rebol responded the parking easements were going to the Master HOA.

254
255 Chairperson Brady explained where the parking easements were located. She noted
256 discussion was held regarding whether these should be given to the CDD, but the decision
257 was made that the CDD was not the appropriate entity to manage the parking easements, so
258 the easements would go to the Master HOA. She noted as such the Master HOA would be
259 responsible for filling the potholes located within those easements.

260
261 Discussion ensued regarding the CDD and the Master HOA partnering when it came time to
262 resurface the roads throughout the community.

263
264 Chairperson Brady reported she was waiting to hear from the County regarding when the
265 ordinance dedicating the community as a golfcart community would go before the County
266 Commissioners for consideration. She believed it would be the last meeting in November or
267 the first meeting in December. She noted the speed limit was currently 25. She asked if the
268 Board wished to lower the speed limit to 20 mph.

269
270 The Board indicated it wished to keep the speed limit at 25 mph.

271
272 Ms. ____ 42:40 asked if parking in the streets was permitted in the community.

273
274 Chairperson Brady responded the Master HOA rules indicated no street parking was
275 allowed; therefore, the Master HOA was responsible for enforcing the no street parking rule.
276 She noted she would be approaching the Master HOA regarding improving parking by
277 changing the parallel parking area to pull in parking.

278
279 Discussion ensued regarding parking issues within the community; how easy it would be to
280 change the parallel parking to pull forward parking, which would double the amount of
281 available parking; and the old sales building.

282
283 Chairperson Brady noted Lennar had not yet decided what it would do with the sales
284 building or property.

285
286 Mr. Ward stated the sales building (which was a trailer) would be removed; Lennar would not
287 leave it on the property.

Ms. Vickey DeLuca noted the CDD inherited property which had not been properly maintained in the past which was why it was in poor condition, but the CDD would make the necessary improvements.

Chairperson Brady agreed the CDD inherited a lot of things which needed to be fixed.

Discussion ensued regarding what needed maintenance throughout the community and sending Mr. Ward emails whenever something which needed maintenance was identified in the community, so the CDD could add it to the list; and sending a notification to the community regarding the CDD's plans for improvement.

Mr. Ward: We did a communication at the last meeting. I got a half dozen emails over the weekend which I responded to. One resident was nice enough to say he could post my response on the Facebook page, and I said absolutely. Residents are always welcome to reach out to me.

Discussion continued regarding Mary sending out emails to the residents with CDD information.

Mr. ____ 49:55 asked (indecipherable). He stated the back gate was in very bad condition.

Mr. ____ 50:33: We are still waiting on the plat for wells and pumps. Do we have any idea when the plat -- ?

Mr. Ward: It is scheduled for the end of October. The County's review is to be finished by the end of October. It still has to go before the County Commission, and I don't know what that date will be. I don't know when the Commission meets, but we should have a good answer by the end of the month whether or not there are any Staff comments, and if there are, Clay is very able to quickly address the comments and then once it gets finalized it will go before the County Commission. So, probably before the end of the calendar year it will be recorded which is when you see it in the public records, but we hope by the end of the month we will get the final approval from County Staff.

Mr. Rebol: You are correct. At the end of the month, we will get Staff comments and then there are new processes in place with new statutes. We should be able to not have to go before the Commission Board on this plat. Staff approval is allowed now, but it is a little bit grey regarding whether a replat has to go before the Board, but our understanding is at this point we won't have to go before the Board for the final approval.

Mr. Ward: Oh, good. I did not know that. Great news.

FIFTH ORDER OF BUSINESS

Public Comments

Chairperson Brady asked if there were any resident comments. She discussed the standard 3 minute protocol for resident comments.

Mr. ____ 53:06 stated (indecipherable). *I'm glad I attended the meeting today because (indecipherable). Where I'm located my house backs up to a small strip of nature preserve. (Indecipherable). When I first moved in, it was rough. There was new construction.* He discussed the poor condition of the property behind his home, the construction litter he cleaned up, storm damage, and the overgrowth of cottonwood. He indicated he removed 14 truckloads of cottonwood which he cut down with a chainsaw. He noted he had photographs of the area before and after. He stated now there was a drainage issue. He discussed the drainage issue; the swale in the area; and his worry about future damage. He discussed the continued problems in his backyard; Sunny Grove blowing landscaping refuse into his backyard; the need to replace 90 percent of his backyard at his own expense; and not being able to keep the weeds out of his yard. He said it sounded like the CDD was responsible for helping with the preserve area behind his home. He stated he did not want to replace his yard again, so someone had to help. He asked the CDD to help. He pointed out his location on the map. He noted everything on the golf course side was well maintained, but on his side it was not.

Chairperson Brady noted she would hear all residents' comments before responding.

Ms. Diane Stewart stated she noticed many cracks in the sidewalk which were not marked for repair. She indicated she was willing to assist in marking the cracks throughout the community.

Chairperson Brady asked where these cracks were located.

Ms. Stewart responded, but it was (indecipherable).

Mr. ____ 1:00:39: *In the Master Declaration there was nothing about the Master HOA owning COA parking lots. I saw on the latest map some say COA tract through the parking lot, and some say Lennar. Are you saying that Lennar is still dictating ownership of property within the community? My second question is, the current Master HOA Board, what we need to make a decision on the landscaping is an SLA from you guys. (Indecipherable).*

Ms. Janet ____: *We have been talking about parking and talking about condos. What is the difference between what we call overflow parking and guest parking? Why is it not signed, and who knows where it is? I think, especially in the areas where they have parallel parking, the owners are using that as parking because they have golf carts in their garage, and they don't want to block their driveway and whatever.*

Ms. Katherine E. Kirchaver indicated there was a lot of confusion about who owned what throughout the community, but as soon as the CDD mapped this out the information could be forwarded to the COAs and the Master HOA. She noted there were complaints from homes which backed up to the preserves regarding trees, weeds, overgrowth, etc. She discussed drainage issues. She recommended signage be posted regarding golf cart right-of-way be posted to prevent misunderstandings. She suggested using the COA Boards to communicate CDD messaging to the residents or at least encourage residents to visit the CDD website.

Mr. Doug Knight stated during the turnover he was involved with the grounds committee and the contract with Sunny Grove was broken into three parts: the common ground, the amenities and the single family homes. He noted the common ground contract was \$451,000 dollars in 2003, so the \$300,000 dollars collected by the CDD would not be enough to cover the cost of landscaping. He said he believed the contract with Sunny Grove would end December 31, 2025. He stated Sunny Grove would be interested in continuing services and would likely be willing to bridge services until the bidding process was completed. He noted the amenity center cost approximately \$50,000 dollars a year for landscaping. He said he felt the lakes looked fantastic and he thanked the CDD for its efforts in this regard.

Ms. ____ 1:09:11 stated she felt the lighting at the entrance should be a Lennar issue, not the community. She asked if splitting duties with the Master HOA would lower Master HOA fees.

Mr. ____ 1:11:01 stated regarding holding multiple contracts for landscaping, he dealt with Sunny Grove in the past, and Sunny Grove did not care who paid, as long as they were paid; therefore, it did not matter who had the contract with Sunny Grove, it would not affect the price.

Mr. Michael Rose' asked why the CDD was paying for the bridges, the lights, etc., if the CDD just took these things over. He suggested getting an attorney and going after Lennar for the funds.

Ms. Debra Fernandes asked how it was determined whether items were paid for by the Master HOA or the CDD. She noted in Birchwood Court there were no parking spaces available for residents aside from the driveway; therefore, there were no other options aside from parking in the street at times.

Ms. Michelle Knight said there was a lot of talk about communication between the Master HOA Board and the CDD. She asked how this would be accomplished. She asked how the residents would get the collaborated information. She stated the signage she looked forward to seeing was "wildlife crossing" between the ponds. She stated sadly, she had seen many dead turtles and baby ducks on the road.

Chairperson Brady responded to the questions and comments. She stated she would get the map settled and would make sure to meet with Tim regarding who was truly maintaining which areas; the golf course owned the overgrown property behind Mr. ____'s home with the cottonwood trees. She noted she would contact the homeowners after speaking with Clay and Tim regarding the map. She discussed how Sunny Grove could better maintain the area and noted this was an example of how a proper contract with the proper language was important to ensure proper maintenance.

Chairperson Brady stated regarding the sidewalks, there was a difference between a small crack and damage which Lennar would replace. She stated there was much Lennar would not replace; the red marks on the sidewalks were the areas Lennar was willing to replace, after which the CDD would fix the rest of the cracks. She explained the roads technically belonged to the CDD, but during construction Lennar was responsible for the roads until the final lift was placed. She said there were 110 spots on the sidewalks which needed to be fixed after Lennar completed its work.

Chairperson Brady stated Lennar was finishing the plat assigning property to the proper entities for ownership and maintenance. She noted Lennar held talks with the Master HOA and was dedicating the parking easements to the Master HOA with the Master HOA's agreement. She stated in regard to overflow parking and guest parking, according to the plat there is no dedication to guest parking or overflow parking; it was simply marked as parking easements.

Mr. Clay Rebol agreed; there was no distinction between guest and overflow parking.

Chairperson Brady stated regarding signage, she asked Mr. Ward to procure signage saying, "lake access stay to the left" and signage along the lake access saying, "be careful of wildlife." She said regarding lighting at the entrance, Tern Bay owned the lighting since 2020, and Lennar would not pay to fix it. She noted she was able to get Lennar to fund some of the pipe cleaning which was a win. She said in terms of the Master HOA fees being lowered, yes, in a perfect world, if the CDD took over landscaping from the Master HOA, technically the Master HOA fees could go down \$400,000 dollars, but this was not a perfect world. She explained there were things which Lennar was covering for the Master HOA, and now that the Master HOA would be responsible for those things the fees would likely go up, but hopefully, now that the Master HOA was not responsible for landscaping, the fees could stay the same.

Ms. _____ 1:21:44 noted until last November, the CDD Board was run by Lennar representatives; the existing CDD Board Members just came on the Board.

Chairperson Brady continued, it was the same with the bridges and the lights; the CDD had owned them for years. She stated even if Lennar had better maintained the bridges and lights and such, it would have been through the CDD, and it was not going to cost that much more today to do the maintenance than it would have four or five years ago; therefore, it would do no good to sue Lennar.

Chairperson Brady stated in terms of who determined who paid what, the CDD has determined it would pay for everything the CDD owned. She explained it was not like "hey, we both own this, who's going to take charge?", the CDD owned the assets, owned the property, and would maintain said assets and property. She stated in terms of parking in the street, right now there was no overnight parking permitted in the street, but during daytime hours it was allowed. She stated the exact hours were likely listed in the Master HOA Declaration. She said she could not answer the question regarding where guests could park overnight when there was no guest parking provided. She recommended raising the issue at the Master HOA meeting. She stated regarding communication between the HOA and the CDD, Mr. Jim Ward, the District Manager, dealt with the General Manager, the Golf Board and the Master HOA Board and if joint meetings were needed this would be arranged. She stated Mary was good about sending out communications for the CDD. She stated regarding wildlife crossing signs, she would look into adding wildlife crossing signs to the signage list which included speed limit signs and golf cart community signs.

Chairperson Brady stated the Terraces and Verandahs were not considered roads; they were considered parking easements. She asked if Poppy Field Loop, Black Beauty, and Sycamore were considered parking easements.

Mr. Rebol did not respond.

Chairperson Brady stated she would look into it and verify.

Ms. Lynn Harwood asked if parking around the cul-de-sac to play bocce ball was permitted if it was during daytime hours. She noted she had been told it was not allowed.

Chairperson Brady responded she would recommend speaking with whoever indicated it was not allowed; parking was not a CDD rule. She said Ms. Harwood could also speak with the Master HOA about it.

Mr. _____ 1:28:59 asked about the sidewalk on Heritage Landing which was marked with a faded red "x." He asked if these portions of the sidewalk would be replaced and if so, perhaps the "x" should be repainted to ensure the sections were not missed.

Chairperson Brady stated Lennar marked the sidewalks, and Lennar also had a map indicating where all these markings were located. She said she did not know when the final lift would be completed and when the sidewalks would be fixed by Lennar, but she would ask Lennar.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Brady adjourned the meeting at approximately 11:35 a.m.

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

Tern Bay Community Development District

James P. Ward, Secretary

Tara Brady, Chairperson

To: Board of Supervisors
From: James P. Ward
Date: October 15, 2025
Re: Commission on Ethics required Annual Ethics Training

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a community development district organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) - to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

1. General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/ethics)

2. Free Training Programs:

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours” in the category of ethics law are required annually. Pursuant to CEO 13-15, “hours” may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

- a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
[Video Tutorial](#)
- b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
[23-page presentation – no audio](#)
- c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
[Audio presentation – no video](#)
- d. Ethics law, Sunshine law, and Public Records law – The Florida League of Cities offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
[FLC Mandated Ethics Workshop](#)

3. Other Training Programs

- a. **Florida State University’s Florida Institute of Government** offers a “4-Hour Ethics Course” which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.
 - [4-Hour Ethics Course](#)
- b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class satisfies the state’s annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida’s ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is \$75.00.
 - www.floridaethics.org/courses/florida-ethics-law-4-hour-course

TERN BAY
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
October 2025

Prepared For:
James Ward
District Manager
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

Project Number: 25-8498

November 1, 2025

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

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

II. CURRENT ASSET UPDATES

1. Entrance Maintenance
2. Landscaping Maintenance
3. Aquatic Maintenance
4. Feral Hog Trapping Update
5. Cane Toads Update

1. Entrance Maintenance

- Security Gates: The community gates continue to experience mechanical issues, including arms falling off and frequent malfunctions causing the gates to remain open. The equipment has been identified as old and worn out. A purchase order has been issued to a vendor to replace all lift gate arms and swing gate motors. These replacements should help resolve the ongoing issues and reduce emergency maintenance calls.
- Security Company Transition: The District is currently transitioning to a new security company. Necessary data and information have been obtained, and preparations are underway to add cameras and IT equipment required for the new vendor. The District anticipates a smooth transition in the coming weeks.
- Street Light Repairs: CDD staff recently inspected all community streetlights and identified 15 that are currently nonfunctional. Repairs are scheduled to begin the first week of November. The vendor will determine whether each outage is due to a bulb or ballast issue and complete repairs as necessary.
- Sign Installation: A new pedestrian crossing sign has been installed at River Perch and Heritage Landing to replace the missing sign.



Front Entrance Holiday Lighting

2. Landscaping Maintenance

- Landscape Contract and Bidding: The District has defined the landscape maintenance limits and is working with the current vendor on a month-to-month basis while the new landscape contract is out for bid. The advertisement was published on October 26, with a pre-bid meeting scheduled for November 12 and bids due by December 1. The new contract is expected to begin on January 1.



Current Lake Conditions on lake 13



Current Lake Conditions on Lake 28



Drainage Cleaning

3. **Aquatic Maintenance**

- Canoe Launch Area: Progress continues at the canoe launch area. The overgrowth investigation area has been trimmed back, and the trail system has been added to a preventative maintenance schedule. District staff are developing proposals for trail materials, signage, a canoe rack, and other enhancements to improve the surrounding area.
- Following last month's efforts to address torpedograss regrowth and string trimming of dead grasses on October 2, there was less need for herbicide application this month. To achieve better long-term control, grasses are being allowed to regrow slightly before retreatment. During the October 24 inspections, spraying was postponed due to high winds, though many lakes were inspected, and submerged vegetation was treated as needed.
- Algae was treated selectively, and lake dye was applied to all lakes on October 6. While not yet prominent, it should become more visible following the second application in early November. Littoral plantings were completed over the last several days.
- Lake 37 showed some stress on October 24 due to fluctuating water levels. The lake has been treated multiple times for chara growth—a higher form of algae that can be beneficial by consuming nutrients that would otherwise promote nuisance vegetation. Since it is not topping out, it currently poses no concern. Lake 37 serves as an irrigation source and is over two feet below normal levels due to recharge wells being offline.

- On October 24, crews began spraying cattails and grasses along several water bodies bordering the western preserve. These areas were not part of the original contract, as they were not identified as CDD-owned at the time of the proposal. Wind conditions limited treatment in a few sections, which will be revisited this coming week. Once the cattails have died back, they will be promptly removed.
- Littoral Planting Compliance: Littoral plantings were strategically replaced in areas where vegetation was missing, as required by the Southwest Florida Water Management District (SWFWMD) to maintain compliance. These littorals typically grow between 24 and 36 inches in height and are installed along the designed shelves that support littoral vegetation.
- Additional plantings were completed in several key areas, including near Hole 8 and along Lake 21, where various Littorals were added across the lake per the original design and permit specifications in phase I.
- These littoral zones play a critical role in filtering stormwater before it flows into the Charlotte Harbor estuary, improving overall water quality and ecosystem health. The District is implementing an ongoing maintenance program to ensure these plantings thrive as intended.
- These species are beneficial natives, not exotics, and will help both beautify the community and maintain environmental compliance.
- Storm Drain Cleaning: The storm drain cleaning vendor has been on site for approximately two weeks, cleaning all interconnects, inlets, and outfalls throughout the community. The project also includes the cleaning of 167 inlets. Work is expected to continue for another two weeks to complete the full scope of services.
- The aquatic vendor performed littoral plantings consisting of 15% Canna, 30% Pickerelweed, 30% Spike Rush, and 25% Arrowhead, planted on 2' centers.
- A detailed table is provided in the attached exhibit.
- Plant totals by lake are as follows:

Lake	Quantity of Plants
Lake 20	750
Lake 27	4,450
Lake 28	1,300
Lake 29	1,725
Lake 31	7,225
Lake 35	2,813

Lake 36	1,850
Lake 38	4,000
Lake 39	4,750
Lake 34	2,750
Lake 22	13,125
Grand Total	44,738



Pickerelweed



Golden Canna



Current Littoral Conditions



Litoral shelf near hole 8



Torpedo grass that was recently exposed to low water levels

4. Feral Hog Trapping Update

- Wildlife and Trapping Update: USDA was on site to check the cameras weekly they observed around 10 pigs frequenting the bait site. A trap was set up and although no hogs have been captured yet, they expect to begin trapping within the next week.



Hogs Spotted on Camera

5. Cane Toad Update

- Toad and tadpole activity continued through October, with heavier strand development noted during mid to late month. The most consistent concentrations were observed in Lakes 6, 13, and 25, with smaller but steady clusters in Lakes 3 and 21.
- Evening captures were most frequent near Lakes 15, 18, and 20, where calling and pairing were observed throughout the latter half of the month. Multiple egg-laying areas were documented in shallow vegetated zones. Tadpole removals have helped reduce density, though conditions remain favorable for continued breeding if mild temperatures persist into November.

III. LOCATION MAP

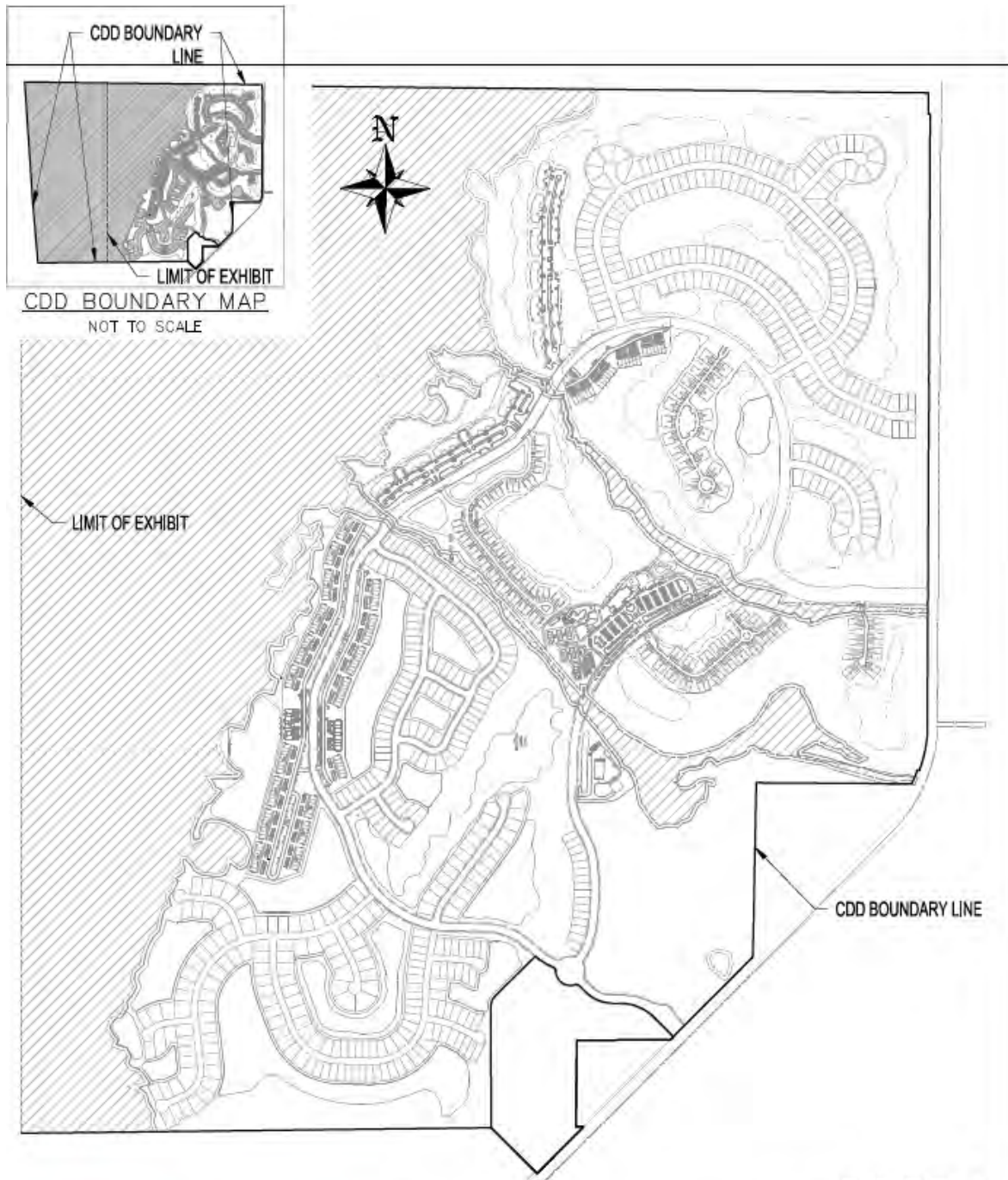


EXHIBIT 4



IRRIGATION FACILITIES
TERN BAY CDD
CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE	PROJECT	DRAWN BY	DESIGNED BY	REVIEWED BY	SHEET
3-31-25	2292030	TBY		TBY	4



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

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Certificate of Authorization #514

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

PREPARED BY:

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

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

Tern Bay Community Development District

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

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

Description	Governmental Funds				Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022				
Assets								
Cash and Investments								
Truist - Checking Account	\$ 242,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242,045
FMIT - Investment Account	755,062	-	-	-	-	-	-	755,062
Capital Project Fund								
Construction Account	-	-	-	4,422,150	-	-	-	4,422,150
Cost of Issuance Account	-	-	-	-	-	-	-	-
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account A	-	50,000	886,013	-	-	-	-	936,013
Reserve Account B	-	-	-	-	-	-	-	-
Revenue	-	74,692	707,537	-	-	-	-	782,229
Prepayment Account	-	1,919	-	-	-	-	-	1,919
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-	-
Accounts Receivable - Due from Lennar Homes	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,720,160	-	-	1,720,160
Amount to be Provided by Debt Service Funds	-	-	-	-	28,449,840	-	-	28,449,840
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	24,932,597	-	24,932,597
Total Assets	\$ 997,107	\$ 126,610	\$ 1,593,549	\$ 4,422,150	\$ 30,170,000	\$ 24,932,597	\$ -	\$ 62,242,014

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

Description	Governmental Funds				Capital Project Fund			Account Groups		Totals (Memorandum Only)
	Debt Service Funds						General Long	General Fixed		
	General Fund	Series 2005	Series 2022	Series 2022	Term Debt	Assets				
Assets										
Cash and Investments										
Truist - Checking Account	\$ 242,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242,045	
FMIT - Investment Account	755,062	-	-	-	-	-	-	-	755,062	
Capital Project Fund										
Construction Account	-	-	-	4,422,150	-	-	-	-	4,422,150	
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	
Reserve Account A	-	50,000	886,013	-	-	-	-	-	936,013	
Reserve Account B	-	-	-	-	-	-	-	-	-	
Revenue	-	74,692	707,537	-	-	-	-	-	782,229	
Prepayment Account	-	1,919	-	-	-	-	-	-	1,919	
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	
Debt Service Fund	-	-	-	-	-	-	-	-	-	
Capital Project Fund	-	-	-	-	-	-	-	-	-	
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-	-	-	
Accounts Receivable - Due from Lennar Homes	-	-	-	-	-	-	-	-	-	
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	-	-	
Prepaid Expenses	-	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	1,720,160	-	-	-	1,720,160	
Amount to be Provided by Debt Service Funds	-	-	-	-	28,449,840	-	-	-	28,449,840	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	24,932,597	-	24,932,597	
Total Assets	\$ 997,107	\$ 126,610	\$ 1,593,549	\$ 4,422,150	\$ 30,170,000	\$ 24,932,597	\$ -	\$ -	\$ 62,242,014	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest - FMIT	-	-	-	-	-	-	-	-	-	-	2,252	2,809	5,062	-	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	8,306	31,052	273,004	185,105	15,152	8,171	16,722	3,028	1,480	5,585	-	-	547,604	572,192	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(40,053)	0%
Total Revenue and Other Sources:	\$ 8,306	\$ 31,052	\$ 273,004	\$ 185,105	\$ 15,152	\$ 8,171	\$ 16,722	\$ 3,028	\$ 1,480	\$ 5,585	\$ 2,252	\$ 2,809	\$ 552,666	\$ 532,139	104%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's - Fees	-	-	400	200	600	-	600	-	1,800	1,000	2,000	1,000	7,600	1,600	475%
Executive															
Professional Management	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	47,250	47,250	100%
Financial and Administrative															
Audit Services	-	-	-	6,500	-	-	-	-	-	-	-	-	6,500	6,500	100%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000	27,000	100%
Assessment Roll Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000	27,000	100%
Arbitrage Rebate Services	-	-	500	-	-	-	500	-	-	-	-	-	1,000	1,000	100%
Other Contractual Services															
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	225	-	127	-	236	-	103	369	1,805	103	2,967	2,500	119%
Property Appraiser & Tax Collector Fees	-	-	54	-	-	-	-	-	-	-	-	-	54	50	107%
Trustee Services	-	-	-	-	-	4,246	-	-	-	-	-	-	4,246	8,340	51%
Dissemination Agent Services	-	1,000	-	-	-	-	-	3,500	-	-	-	-	4,500	7,000	64%
Bond Amortization Schedules	-	-	-	-	-	-	100	-	-	-	-	-	100	-	0%
Bank Services	-	-	-	-	-	-	-	-	-	-	50	-	50	250	20%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services															
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	911	12	-	-	-	-	923	150	616%
Insurance	35,542	-	-	-	-	-	-	-	-	-	-	-	35,542	34,799	102%
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	475	0%
Printing & Binding	-	-	-	-	-	-	1,493	1,297	-	-	763	1,236	4,789	50	9577%
Web Site Development	-	-	-	300	-	-	-	-	-	-	-	1,000	1,300	2,000	65%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Legal Services															
Legal - General Counsel	-	-	1,757	718	-	104	1,902	454	2,184	1,349	2,640	13,216	24,324	5,000	486%
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	138	1,293	213	1,643	-	0%
Other General Government Services															
Engineering Services - General Fund	-	-	-	-	4,422	5,230	3,340	3,925	6,956	1,980	6,050	-	31,903	10,000	319%
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Public Safety															
Guardhouse Operations															
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	5,152	253	5,406	-	0%
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	13,375	22,649	36,024	-	0%
Resident Access Control System	-	-	-	-	-	-	-	-	-	-	506	9,975	10,481	-	0%
Repairs & Maintenance															
Gate	-	-	-	-	-	-	-	-	-	-	883	1,561	2,444	-	0%
Stormwater Management System															
Repairs & Maintenance															
Control Structure, Catch Basin, Outfall	-	-	-	-	-	-	-	-	-	-	6,500	-	6,500	-	0%
Aquatic Weed Control	-	-	-	-	-	-	-	-	-	-	16,000	6,000	22,000	-	0%
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	17,500	-	17,500	-	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	-	0%
Preserve Services															
Wetland Maintenance	-	-	-	-	-	-	-	-	-	-	4,800	2,400	7,200	-	0%
Preserve Path Maintenance	-	-	-	5,900	-	-	-	-	-	-	-	2,100	8,000	-	0%
Cane Toad Removal	-	-	-	-	-	-	-	-	-	-	-	5,630	5,630	-	0%
Hog Trapping	-	-	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	49,000	-	0%
Road & Street Facilities															
Field Management Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Street Lights															
Electric Service															
Electric Service	7,533	7,052	7,533	7,636	15,410	8,050	8,541	8,521	8,531	8,531	8,531	8,531	104,403	101,000	103%
Repairs & Maintenance															
Street Sweeping	-	-	-	-	-	-	-	-	-	-	8,550	-	8,550	-	0%
Misc Repairs	-	-	-	-	-	-	-	-	-	-	-	225	225	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	13,250	1,209	14,459	-	0%
Capital Outlay - Roadway Improvements															
Bridge Refurbishment	-	-	-	-	-	-	-	-	-	-	-	99,750	99,750	-	0%
Landscaping Services															
Repairs & Maintenance															
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	3,004	-	3,004	-	0%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	4,699	4,699	-	0%
Reserves															
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
\$ 51,513 \$ 16,665 \$ 18,906 \$ 29,691 \$ 28,996 \$ 33,068 \$ 33,060 \$ 33,147 \$ 35,012 \$ 28,805 \$ 128,088 \$ 202,188 \$ 639,140 \$ 532,139 120%															
Net Increase/ (Decrease) in Fund Balance	(43,207)	14,387	254,098	155,413	(13,845)	(24,897)	(16,338)	(30,120)	(33,532)	(23,220)	(125,835)	(199,378.51)	(86,473)	-	
Fund Balance - Beginning	1,083,580	1,040,373	1,054,761	1,308,859	1,464,272	1,450,428	1,425,531	1,409,193	1,379,073	1,345,540	1,322,321	1,196,485	1,083,580	1,083,580	
Fund Balance - Ending	\$ 1,040,373	\$ 1,054,761	\$ 1,308,859	\$ 1,464,272	\$ 1,450,428	\$ 1,425,531	\$ 1,409,193	\$ 1,379,073	\$ 1,345,540	\$ 1,322,321	\$ 1,196,485	\$ 997,107	\$ 997,107	\$ 1,083,580	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest Income															
Reserve Account	204	205	185	184	179	155	170	163	169	162	167	168	2,110	-	0%
Prepayment Account	-	-	-	-	-	20	41	39	6	6	6	6	125	-	0%
Revenue Account	325	331	214	256	374	480	536	524	300	291	303	114	4,048	3,600	112%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue															
Special Assessments - On-Roll	1,593	5,955	52,354	35,497	2,906	1,567	3,207	581	284	1,071	-	-	105,013	109,006	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	11,919	-	-	-	-	-	-	-	11,919	-	0%
Other Fees and Charges															
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(7,131)	0%
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,121	\$ 6,491	\$ 52,753	\$ 35,936	\$ 15,377	\$ 2,221	\$ 3,954	\$ 1,306	\$ 758	\$ 1,530	\$ 477	\$ 289	\$ 123,214	\$ 105,475	117%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	-	-	-	-	50,000	50,000	100%
Principal Debt Service - Early Redemptions															
Series 2005 Bonds	-	-	-	-	-	-	-	10,000	-	-	-	-	10,000	-	0%
Interest Expense															
Series 2005A Bonds	-	24,591	-	-	-	-	-	24,591	-	-	-	-	49,181	49,182	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	-	-	17,500	-	17,500	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 24,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,591	\$ -	\$ -	\$ 17,500	\$ -	\$126,681	\$ 99,182	128%
Net Increase/ (Decrease) in Fund Balance	2,121	(18,099)	52,753	35,936	15,377	2,221	3,954	(83,284)	758	1,530	(17,023)	289	(3,467)	6,293	
Fund Balance - Beginning	130,077	132,199	114,099	166,853	202,789	218,166	220,387	224,341	141,057	141,815	143,345	126,322	130,077	130,077	
Fund Balance - Ending	\$ 132,199	\$ 114,099	\$ 166,853	\$ 202,789	\$ 218,166	\$ 220,387	\$ 224,341	\$ 141,057	\$ 141,815	\$ 143,345	\$ 126,322	\$ 126,610	\$ 126,610	\$ 136,370	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	3,092	3,195	3,193	38,877	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,543	2,482	2,399	2,028	3,125	5,659	6,389	6,343	6,717	4,454	2,499	2,539	47,177	45,000	105%
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue															
Special Assessments - On-Roll	27,667	103,437	909,397	616,597	50,472	27,220	55,702	10,085	4,929	18,603	-	-	1,824,110	1,896,067	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(124,042)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 33,875	\$ 109,481	\$ 915,105	\$ 621,920	\$ 56,793	\$ 35,765	\$ 65,286	\$ 19,521	\$ 14,842	\$ 26,149	\$ 5,694	\$ 5,732	1,910,164	\$ 1,817,025	105%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2022 Bonds	-	-	-	-	-	-	-	-	620,000	-	-	-	620,000	620,000	100%
Principal Debt Service - Early Redemptions															
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2022 Bonds	-	-	579,335	-	-	-	-	-	579,335	-	-	-	1,158,670	1,158,670	100%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	3,092	3,195	3,193	38,877	-	0%
Total Expenditures and Other Uses:	\$ 3,665	\$ 3,562	\$ 582,644	\$ 3,296	\$ 3,196	\$ 2,886	\$ 3,195	\$ 3,092	\$ 1,202,530	\$ 3,092	\$ 3,195	\$ 3,193	\$1,817,547	\$ 1,778,670	102%
Net Increase/ (Decrease) in Fund Balance	30,210	105,919	332,461	618,625	53,597	32,879	62,091	16,428	(1,187,689)	23,057	2,499	2,539	92,617	38,355	
Fund Balance - Beginning	1,500,933	1,531,143	1,637,062	1,969,523	2,588,147	2,641,745	2,674,624	2,736,715	2,753,143	1,565,455	1,588,511	1,591,010	1,500,933	1,500,933	
Fund Balance - Ending	\$ 1,531,143	\$ 1,637,062	\$ 1,969,523	\$ 2,588,147	\$ 2,641,745	\$ 2,674,624	\$ 2,736,715	\$ 2,753,143	\$ 1,565,455	\$ 1,588,511	\$ 1,591,010	\$ 1,593,549	\$ 1,593,549	\$ 1,539,288	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	0%
Interest Income															
Construction Account	38,600	37,698	19,834	15,824	15,412	13,979	15,538	15,106	15,674	15,233	15,810	15,859	234,567	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	3,092	3,195	3,092	3,195	3,193	38,877	-	0%
Total Revenue and Other Sources:	\$ 42,265	\$ 41,260	\$ 23,143	\$ 19,120	\$ 18,608	\$ 16,865	\$ 18,734	\$ 18,199	\$ 18,869	\$ 18,326	\$ 19,005	\$ 19,052	\$ 273,444	\$ -	0%
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Water-Sewer Combination	-	2,535,399	-	-	-	-	-	-	-	-	-	-	2,535,399	-	0%
Stormwater Management	-	646,325	-	-	-	-	-	-	-	-	-	-	646,325	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	1,246,233	-	-	-	-	-	-	-	-	-	-	1,246,233	-	0%
Cost of Issuance															
Legal - Series 2022 Bonds	-	759,200	-	-	-	-	-	-	-	-	-	-	759,200	-	0%
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 5,187,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,187,156	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	 42,265	 (5,145,896)	 23,143	 19,120	 18,608	 16,865	 18,734	 18,199	 18,869	 18,326	 19,005	 19,052	 (4,913,712)	 -	
Fund Balance - Beginning	9,335,862	9,378,128	4,232,232	4,255,374	4,274,494	4,293,101	4,309,966	4,328,700	4,346,899	4,365,768	4,384,093	4,403,098	9,335,862	-	
Fund Balance - Ending	\$ 9,378,128	\$ 4,232,232	\$ 4,255,374	\$ 4,274,494	\$ 4,293,101	\$ 4,309,966	\$ 4,328,700	\$ 4,346,899	\$ 4,365,768	\$ 4,384,093	\$ 4,403,098	\$ 4,422,150	\$ 4,422,150	\$ -	