

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

May 6, 2025

PREPARED BY:

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

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TERN BAY COMMUNITY DEVELOPMENT DISTRICT

April 29, 2025

Board of Supervisors

Tern Bay Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District will be held on **Tuesday, May 6, 2025, at 10:00 A.M.** at the **Heritage Landing Golf & Country Club, Clubhouse, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955.**

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

<https://districts.webex.com/districts/j.php?MTID=mb01350e6c474c78dc5029de30f57e538>

Access Code: **2345 469 2586**, Event password: **Jpward**

Or phone: **408-418-9388** access code **2345 469 2586**, password: **Jpward** to join the meeting.

The Public is provided 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 and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
2. Discussion of Candidate(s) for the vacancy in Seat Two (2) due to the resignation of Mr. David Truxton, [effective February 10, 2025] and whose term is set to expire November 2026.
 - I. Appointment of individual to fill Seat 2
 - II. Oath of Office
 - III. Guide to the Sunshine Law and Code of Ethics for Public Employees
 - IV. Sample of E-filed Form 1 – Statement of Financial Interests. (Changes to filing requirements)
3. Consideration of **Resolution 2025-7**, a Resolution Re-Designating the Officers of the Tern Bay Community Development District.
4. Consideration of Minutes:
 - I. April 1, 2025 - Regular Meeting.

5. Discussion on Proposed Fiscal Year 2026 Budget.
6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Wooden Bridge Maintenance – March 31, 2025 – May 14, 2025.
 1. Road Closures/Detours Map.
 - b) **Important Meeting Dates for Fiscal Year 2025:**
 1. Public Hearings: Proposed Budget Fiscal Year 2026 – **Friday, June 6, 2025.**
 - c) Financial Statements for the period ending March 31, 2025 (unaudited).
7. Supervisor's Requests:
 - I. Supervisor Tara Brady:
 - a. Trapping of Boars.
 - b. Fountains for Water Management System.
 - c. District Ownership Maps.

8. Public Comments: -

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

9. Adjournment.

Staff Review

The first order of business is to call the meeting to order and conduct the roll call.

The next item deals with the replacement of Mr. David Truxton. The District's Charter, Chapter 190 F.S., provides the mechanism for which to replace any members who have resigned. Essentially, the remaining members, by majority vote of the Board of Supervisors, have the sole responsibility for filling the unexpired terms of office of the resigning members. Once the Board appoints an individual to fill this seat, I will take the opportunity to swear that individual into office.

The newly appointed Board Member must file a Form 1 – Statement of Financial Interests, which must be filed with the Florida State Commission on Ethics within thirty (30) days of being seated on this Board. If these individuals are to be seated as of today's meeting, their Form 1 would need to be filed no later than June 5, 2025.

Additionally, if any of the newly appointed Board members currently sit as a member of any other Community Development District Board, they must amend their current Form 1 – Statement of Financial Interests to now include the Tern Bay Community Development District. The amended form must be filed with the Florida State Commission on Ethics within thirty (30) days of being seated on this Board of Supervisors.

The third order of business is consideration of **Resolution 2025-7**, a Resolution of the Board of Supervisors which re-designates the Officers of the District. Below is the existing slate of officers for the District.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	TARA BRADY
VICE-CHAIRPERSON	DENISE BLAKELY
ASSISTANT SECRETARY	ROBERT R. BRADY
ASSISTANT SECRETARY	VICKEY DELUCA
ASSISTANT SECRETARY	VACANT
SECRETARY & TREASURER	JAMES P. WARD

The fourth order of business is the consideration of the minutes from the Board of Supervisors Regular meeting held on April 1, 2025.

The fifth order of business is the review of the District's Budget for Fiscal Year 2026.

The Budget timeline is as follows:

Date of Action	Action Required	Description
April 1, 2025	Consideration of Proposed Budget by Resolution	Approved Proposed Budget Required
May 6, 2025	Continued Discussion/Amendments of Proposed Budget	No Action required
June 6, 2025	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2025	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

During this discussion, Members will be allowed to offer amendments to delete or reduce any line item in the Budget as well as propose any additional item(s) that a Board Member wants to add to the Budget.

With the Fiscal Year 2026 Budget, the District is now entering its first (1st) year of operations and maintenance of the infrastructure within the District, which includes the Stormwater Management System, i.e. Lakes, Littorals, Lake Banks and Stormwater pipes, Main Irrigation Station, the Front

Entrance landscaping, Bridge, Roadway, Conservation Areas, Street Lights Guardhouse/Guards/roving patrol, Kayak Launch Area.

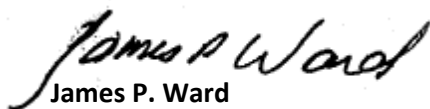
The Fiscal Year 2026 Budget plan for operations and capital continue on a steady plan to keep the Community's assets well maintained insuring that the District's operations plans include a forward plan for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life.

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

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

Yours Sincerely,

Tern Bay Community Development District


James P. Ward
District Manager

The Fiscal Year 2025 schedule is as follows:

April 1, 2025	May 6, 2025
June 6, 2025 – Public Hearings	July 1, 2025
August 5, 2025	September 2, 2025

David M Nelson

14600 Sycamore Court Unit 2011

Punta Gorda, FL 33955

Dmnelson73@yahoo.com

813 917 9163

2/3/2025

Jim Ward

District Manager

Tern Bay Community Development District

2301 Northeast 37th Street

Fort Lauderdale, FL

Dear Mr. Ward

I am writing to express my interest in the open position on the Tern Bay Community Development District (CDD) Board.

I have been a resident of Heritage Landing for 3 years, during which I have actively engaged in various community initiatives. My professional experience includes 20+ years in Primarily Vertical Home Building construction. I hold an active Florida General Contractors License. In the past I was a Qualifier for WCI Communities. I have held the title of Director of Construction and project manager, creating, and managing overhead budgets for the communities I was responsible for.

My core competencies include:

- Financial Oversight: Skilled in budget management.
- Project Management: Proficient in leading projects from conception to completion, ensuring timely and successful outcomes.

I am particularly drawn to the opportunity to serve on the CDD Board because of my passion for enhancing community living standards and my desire to contribute to the long-term development of our district.

Thank you for considering my application. I look forward to the possibility of discussing how I can contribute to the continued success of the Community Development District. Please feel free to contact me at 813 917 9163 or dmnelson73@yahoo.com to schedule a meeting at your earliest convenience.

Sincerely,

David Nelson

Cori Dissinger

From: James Ward
Sent: Saturday, April 26, 2025 10:47 AM
To: Cori Dissinger; Katherine Selchan
Subject: FW: Turnbay CDD open position
Attachments: Hamilton CDD Resume.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

For Tern Bay agenda

J



James P. Ward
Chief Operating Officer

Email: JimWard@JPWardAssociates.com
| Mobile: 954-658-4900

JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308

**Committed to
Excellence**

Electronic Mail addresses are Public Records. If you do not want your e-mail address released in response to any request, please do not use email and contact our offices directly at the address or phone above.

Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.

From: Gary Hamilton <gnh123@gmail.com>
Sent: Friday, April 25, 2025 2:44 PM
To: James Ward <jimward@jpwardassociates.com>
Cc: taralynne@icloud.com
Subject: Turnbay CDD open position

Good afternoon Mr. Ward,

I would like to submit my resume for consideration to the open position on the Turnbay CDD board.

I have attached a resume for your perusal. Please feel free to reach out to me should you have any questions or require additional information.

Sincerely,

Gary Hamilton
508-259-1249
25090 Longmeadow Drive

GARY HAMILTON

Turnbay CDD Board Member

PROFESSIONAL SUMMARY

Consultant with decades of expertise in the mechanical contracting industry, specializing in strategic client engagements and operational efficiency enhancements. Demonstrates proficiency in project management, data analysis, and process optimization, leading to improved client retention and streamlined operations. Committed to fostering collaborative relationships and delivering measurable results through strategic planning and critical thinking.

Having spent my career in the construction industry, I bring extensive knowledge of contracting, budgeting and implementation which will be beneficial to our community in the future.

EMPLOYMENT HISTORY

CONSULTANT

Dynamic Systems, Inc.

2013 - Apr 2025
Florida

- ♦ My career is in Mechanical contracting for extremely large Pharmaceuticals and Semiconductor facilities.
- ♦ Past Division Manager for the South East US.
- ♦ Currently Vice President/Consultant for large billion dollar mechanical contractor located in Texas.
- ♦ Started up multiple branch offices with annual revenues of 215 million.
- ♦ Branch office and large project turnaround specialist.
- ♦ Facilitated strategic client engagements, driving tailored solutions that enhanced operational efficiency and improved client retention.
- ♦ Conducted comprehensive needs assessments to identify client pain points, leading to measurable improvements in project delivery and profitability.
- ♦ Partnered with cross-functional teams to implement process improvements, resulting in streamlined operations and increased stakeholder satisfaction.
- ♦ Introduced data-driven methodologies for project evaluation, significantly enhancing decision-making processes and project outcomes.
- ♦ Cultivated strong client relationships through effective communication and support, fostering trust and collaboration in achieving shared goals.
- ♦ Hold Master Plumbing licenses in Florida and South Carolina.

SKILLS

Project Management, Data Analysis, Process Optimization, Strategic Planning, Critical Thinking.

HOA EXPERIENCE

HOA EXPERIENCE

I have served on HOA's in the past as a member, Asst. Treasurer, Treasurer, Vice President and President.

HOME

HERITAGE LANDING FULL TIME RESIDENT

My wife Pam and I live in Heritage Landing full time. We love to play golf, are members of the Freedom Boat Club and love to travel to our vacation home in Hilton Head.

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Tern Bay Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Tern Bay Community Development District**, Charlotte County, Florida.

Signature

Printed Name:_____

STATE OF FLORIDA

COUNTY OF CHARLOTTE

Sworn to (or affirmed) before me by means of () physical presence or () remote online notarization this _____ day of _____, 2025, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name:_____

My Commission Expires:_____

FLORIDA COMMISSION ON ETHICS



GUIDE to the SUNSHINE AMENDMENT and CODE of ETHICS for Public Officers and Employees

2025

State of Florida

COMMISSION ON ETHICS

Luis M. Fusté, *Chair*
Coral Gables

Tina Descovich, *Vice Chair*
Indianapolis

Paul D. Bain
Tampa

Dr. James Bush, III
Miami

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Ashley Lukis
Tallahassee

Linda Stewart
Orlando

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission

on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec. 112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of

the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. **PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS**

1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. *Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. *FORM 1 - Limited Financial Disclosure*

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.¹

¹ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices²; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

² During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics no later than the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more

than \$100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors³, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

³ During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$20,000⁴, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$20,000*, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$20,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

⁴ Conduct occurring prior to May 11, 2023, is subject to a recommended civil penalty of up to \$10,000. [Ch. 2023-49, Laws of Florida]

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

The Commission must undertake an investigation of a public officer or employee who accrues the \$1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal from office.

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website: www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

As of June 21, 2024, the Commission on Ethics may only investigate complaints that are "based upon personal knowledge or information other than hearsay."⁵ In compliance with the new law, ethics complaints that are not "based upon personal knowledge or information other than hearsay" cannot be investigated and will be dismissed.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

⁵ Ch. 24-253, § 6, Laws of Fla. (codified at § 112.324(1)(a), Fla. Stat. (2024)).

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that

there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a

complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a “Whistle-blower’s Act” to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida’s ethics laws. The “Sunshine Amendment” is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and elected local officers of independent special districts are required to receive a total of four hours training, per calendar year, in the areas of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

2024 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2024.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2024 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2024.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent;

- community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
 9. Members of governing boards of charter schools operated by a city or other public entity.
 10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
 11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
 12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
 13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
 14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
 15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
 16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
 17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment

Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2025

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C

RESOLUTION 2025-7

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Tern Bay Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Charlotte County, Florida, and:

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("Board") shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary.

WHEREAS, the Board of Supervisors of the Tern Bay Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following individuals are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	TARA BRADY
VICE-CHAIRPERSON	DENISE BLAKELY
ASSISTANT SECRETARY	ROBERT D BRADY
ASSISTANT SECRETARY	VICKEY DELUCA
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. 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.

RESOLUTION 2025-7

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 6th day of May 2025.

ATTEST:

**TERN BAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Tara Brady, Chairperson

II. Oath of Office**III. Guide to the Sunshine Law and Code of Ethics for Public Employees****IV. Sample of E-filed Form 1 – Statement of Financial Interests; (changes to filing requirements)**

Mr. Ward reported Mr. Truxton, the last Lennar Board Member, resigned from the Board. He stated a few resumes were submitted by individuals interested in filling this position. He explained the Board could fill the vacancy by a simple majority vote. He asked the Board to discuss the matter and appoint a candidate to fill the position.

Ms. Tara Brady indicated she needed some time to review the resumes submitted.

Mr. Ward indicated this matter could be deferred until the next meeting.

The Board agreed to defer the selection of a new Board Member until the next Board Meeting.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-4****Consideration of Resolution 2025-4, a Resolution Re-Designating the Officers of the Tern Bay Community Development District**

This Item was deferred until the next meeting as well.

FOURTH ORDER OF BUSINESS**Consideration of Minutes****February 11, 2025 – Regular Meeting Minutes**

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

On MOTION made by Tara Brady, seconded by Denise Blakely, and with all in favor, the February 11, 2025 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-5****Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing for Tuesday, June 6, 2025, at 10:00 A.M. at the Heritage Landing Golf & Country Club, Clubhouse, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955**

Mr. Ward stated this resolution started the budget process for Fiscal Year 2026, which began October 1, 2025 and ended September 30, 2026. He explained that this process began early due to deadlines for putting assessments on tax bills or on trim notices. He stated the budget had to be approved no later than July 2025. He stated today the Board would approve the budget; approving the budget would not

bind the Board to anything in the budget, it would only allow the Board to move forward with the budget process and post the notice 60 days in advance as required.

Ms. Brady noted the assessment rate could always be lowered; however, it could not be raised higher than the advertised amount, so it was important to include all possibilities in the budget at this point.

Mr. Ward: This budget is trying to move the operations for the parts of the facilities and assets that are owned by the CDD, but that are now being maintained by your Master Homeowner's Association, into the CDD's budget and this Board's ability to operate and maintain its facilities beginning October 1 of this coming year. We are, as a matter of course, doing a few minor things in the current year. I'm going to briefly go through this very high level budget. I will tell the Board, obviously, none of us have a good idea of what the actual costs are going to be for this District as we move into October 1 of this year. The budget is predicated on some of the contracts that I have seen with your Master Association and the vendors that are already providing the services. These numbers are piggybacked on them. I've raised them somewhat. The problem with those contracts is, I don't always see the specific level of services that are in those contracts, and that is always an issue when you make a transition from an HOA Board, or a developer board, to a CDD. Those service levels are usually substantively different than what you have now, and they are probably going to be substantively different as we go into 2026. The good news is, we do have some significant dollars in our reserve account currently, so I would encourage you to do two things today. One is heed Tara's warning that we need to make the assessment rate as high as we want it to be, because we cannot raise it once it's approved. And two, just recognize there will be a little bit of a backstep with some of the reserves that we have accumulated over the years for this particular CDD. The budget goes basically from \$570,000 to \$1.156 million dollars into fiscal year 2026. It does assume taking over the guardhouse operations including a roving patrol. The HOA budget for that is roughly \$257,000 dollars a year. That is what is budgeted in the fiscal year 2026 budget. It is also one of the line items for which I cannot see exactly what the scope of services is that's being provided by the HOA in the current year. Your stormwater management system is contracted out at \$55,000 dollars a year. I can tell from the existing budget that you have that it really is only covering the spraying of the lakes. It does not really cover much more than that. I can tell by the number, the dollar amount, and the number of acres of lakes you have here, that the number is low. It is extraordinarily low based upon my experience with lake systems of this size and quality in other parts of the state that I am currently managing. I also see in here that there is not much for preserve maintenance or path maintenance or things of that nature that are coming over from the HOA, so I can already tell you that \$55,000 dollars is a very low number that you should discuss as we get into that portion of the program. Your road and street maintenance is roughly \$150,000 dollars a year. There was no maintenance on the bridge specifically. It was \$5,000 dollars a year in your HOA budget. I moved the \$5,000 dollars over, but as you already know, I've contracted with a vendor to do a significant number of repairs on all of the four bridges that are going to start within the next week or so. That's been put out on the District's website, and I believe Tara has been helpful in getting that out to the community. I don't think \$5,000 dollars is a reasonable number for bridge repairs on an ongoing basis. What you also have for the regular maintenance of the road is also a particularly low number which is also included in this budget. Your landscaping services, you are currently spending roughly \$574,000 dollars a year on landscaping. The district owns the landscaping which is along all of the medians and road right-of-way, and I think you have a walkway on either side of it, so that strip of grass between the edge of the curb and the pathway is also the District's. Again, I think the number is low. I can't tell you how much on this one. It doesn't seem too unreasonable compared to what I've seen for the water management system and the roadway system. I did not include in this year's budget any addition to your capital. That is something we should discuss and indicate whether we should put some more into it. This coast has had significant storm

events this year. I've seen some of my CDDs in the southern part of the state get hit with \$300,000 dollars on one lake bank restoration program. I don't know what you spent on hurricane cleanup last year because we did not do it. Probably not much from what I can tell from the community. I'm just trying to explain this is something that I took out, but I think we should discuss putting something back in here for next year. That is my short version of the budget for 2026.

Ms. Brady: First what I did was I went onto the HOA website, and I pulled every contact that we currently have and I gave that to Jim so he could start working on this. What I think we need to talk about is, while I definitely want to take over the roads, the pipes, the ponds, that kind of stuff, the landscaping, we had that conversation at the last meeting. Do we just take everything, or do we try to slowly take everything? I would say in most instances, whatever we end up raising our rate, in reality the HOA should lower theirs because they are not spending that anymore. The way certain things are being maintained and paid without question, those kinds of things, are my concern with leaving stuff with the HOA. The pond maintenance, I just had a meeting with Tim the General Manager, as well as Brandon Moody, who is the Water Quality Manager for the County because he contacted me to say they do testing at the bridge. For some reason, for the last three years, between November and February, the ammonia level spiked more than three times higher, so they tested upstream closer to the road thinking maybe something was coming down, but it's not. We are trying to figure out – there is an old historic spring in here that we think is the number 17 lake or number 18 lake, and that might be producing it. It could be coming from some of the wells that we water with. So, they are going to come in and do more in-depth testing of the ponds. They are going to test some of the water coming out of the wells. In doing that, part of our conversation was how we maintain the lakes. I asked Mary last week to get something from the pond professionals showing exactly what they did the last time. They still haven't provided that. I have the invoices that we pay, but literally it just says, "pond maintenance." I want to get a good handle on this and work with the County. They are working on community pond outreach because a lot of people complain that they want the grass cut all the way down to the ponds. Well, having those cattails at the edge of the ponds in a lot of instances is good. We talked about different ways to aerate the ponds a little bit better, possibly putting in some bubblers and fountains in some areas, as well as different plants we could put in there, and how we maintain the ponds. The County will help us with that. They also can help do that program. So, we will work with them to come up with a program, but to Jim's point, that \$55,000 dollars is not adequate to maintain it for good water quality. Did you have a different number that you wanted to plug in there?

Mr. Ward: Let's talk about the overall number for a second. The rate generated by my first swipe at this is \$763 dollars a unit a year which is a \$300 dollar increase.

Ms. Brady: So, a \$300 dollar increase would take everything away from the HOA and in theory that should then go down \$300 dollars. I am also not stupid, and I know once they have been collecting it, they are not going to want to stop collecting it, but then I think whoever is on that Board would then have to justify it.

Ms. DeLuca: What I think is interesting as well is that we can put that assessment on the tax bill where the HOA cannot. Are CDD assessments tax deductible?

Mr. Ward: Operating taxes are deductible. Your capital assessment is not.

Ms. Brady: But the whole non ad valorem is not.

192 *Mr. Ward: The piece of the non-ad valorem that's the CDD's is two parts. One is operations, and one is*
193 *capital. Operations is deductible. The capital piece is a complicated answer. For purposes of what*
194 *you're doing today, the operating piece, whatever you want it to be, that is deductible.*

195
196 *Ms. Brady: I didn't think any of the non-ad valorem taxes were deductible.*

197
198 *Ms. DeLuca: If we did a special assessment would it come across as a separate line item on our taxes? I*
199 *still don't understand what's deductible.*

200
201 *Mr. Ward: The operating piece of your tax bill for the CDD is deductible. Your capital is comprised of two*
202 *parts, principal on the bond, and interest due. The interest component of the yearly piece that's on the*
203 *bond is tax deductible. The principal goes against the basis of your home for the purpose of a sale.*
204 *That's the real answer to the question. In reality, most everybody just deducts the whole thing.*

205
206 *Ms. DeLuca: I agree something needs to be done because they are killing the stock in the ponds and it's*
207 *killing the water and they are not pulling it, although it's in the contract, as well as cleaning around the*
208 *ponds once a month.*

209
210 *Ms. Brady: We are paying for it, and it's not being done.*

211
212 *Ms. DeLuca: Yes, so I'm glad we are addressing it.*

213
214 Discussion ensued regarding the importance of properly maintaining the ponds; the problem with the
215 ammonia levels and what might be causing the elevated ammonia levels; and the spring that was an old
216 well which burst.

217
218 *Ms. Brady: I'm okay with presenting a \$300 or \$400 dollar increase for the purpose of getting people*
219 *here and having these conversations. We can always lower it.*

220
221 *Mr. Ward: The rate is \$763.33 for this particular budget. We can always go down from that number.*
222 *Going up, as Tara says, is difficult to do. It will give us a conversation point.*

223
224 *Ms. Brady: Then at the next meeting we can go into more detail.*

225
226 *Mr. Ward: We can go into more detail at that point in time if you would like. Just remember we've got to*
227 *stay under that number.*

228
229 *Ms. Brady: Do you think it should go up a little more because you only put in \$55,000 dollars for the*
230 *ponds?*

231
232 *Mr. Ward: Yeah. We have a cap rate in place. A cap rate means the amount of the assessment we can*
233 *levy without having to do mailed notice to everybody. Mailed notice costs a fortune so we tend to try not*
234 *to do it. That number is \$953.92. If you want, what I would do is, put it at \$953.92 for this budget, and*
235 *then bring it down if you want to bring it down. That would be a number we could never go over without*
236 *doing mailed notice. That is the other alternative.*

Ms. Brady: What are your thoughts? Because if we want to talk about doing some additional things, maybe having that, and then that way if people come to the meetings, we will know how much it would cost to do that and get those estimates.

Mr. Brady: What are the other items and costs that we are considering taking?

Ms. Brady: Everything that Jim just went over took us to the \$765, but that only includes \$55,000 dollars for pond maintenance, which we think is low. We did add street sweeping in there, but street sweeping is minimal.

Mr. Ward: To give you an understanding of the total dollars, \$953 generates an additional \$145,000 dollars. So, in terms of this budget it's not a ton of cash to generate.

Ms. Brady: I would say we advertise for that and then get people here and get opinions on what they want to do and what they don't want to do because, again, we can always lower it.

A female member of the Audience asked a question that was indecipherable.

Ms. Brady: What I have found is, we can ask. I am so happy we have this many more people than we have had in the past. We can ask, but until they get the notice that we're doing the public hearing, people won't come until they get that. I will ask Mary to put it out there again. She did put the bridge thing out for me, so that was good. I will ask Mary to email it to everybody because it does affect everybody.

Mr. Ward: The proposed budget will be on our website. I will put a little writeup of when the public hearing is on the homepage of the website. Then you can get it out to the community as you deem appropriate.

Ms. Brady: We can always lower the budget. Let's do it for \$950.

Mr. Ward: Okay.

Ms. Brady: Any comments from the public?

Mr. Mike Becker: You say when the tax bill comes out it will show it on there, but this is for the HOA isn't it?

Ms. Brady: No, this is for the CDD that is on your tax bill. It's on the back. It's the non-ad valorem that's on your tax bill.

Mr. Becker: You're going to raise it \$400 dollars a month?

Ms. Brady: No. It's \$400 dollars a year. And in essence, the HOA fees should be lowered because they are not going to be doing it anymore. Again, I will say, I've never seen an HOA lower its fees, but that will be a lot of money for them to have to justify not lowering it.

Mr. Becker: So, the CDD takes care of the ponds and such?

Ms. Brady: The CDD takes care of the infrastructure, the roads and ponds, we own them, so we are in the process of taking it all over from Lennar and the HOA. So, all the street signs, the traffic lights, the roads, the drainage pipes, the ponds, the landscaping, and all of that.

Mr. Becker: The HOA here, how much do they have in reserves?

Ms. Brady: I have no idea; however, sitting behind you is Kathi who is the resident currently on the HOA Board. The rest of the HOA Board is Lennar. When the meeting is over if you want to get with Kathi, she can help you with all HOA questions.

Ms. Burke: How are the owners notified of the CDD meetings?

Ms. Brady: Mary sent it in the email blast to residents. It's posted on the CDD website, the list of when the CDD is meeting, and I post it on Facebook.

Ms. ____: Last night I posted a Facebook because I –

Ms. Brady: I posted it on the one that has the pink background, and I posted it on the golf one. I might have posted it in three.

Ms. ____: Is there any way for owners to be notified by email?

Ms. ____: It's in the Friday email that Mary sends out.

Ms. ____: Would it be too much trouble to send out one that says CDD meeting? Because when you get a big email you just kind of miss it sometimes.

Ms. Brady: I can ask the HOA if they can do that. We don't have people's emails, so we, as the CDD Board, cannot do it.

Discussion continued regarding sending email notice out to residents regarding CDD meetings.

Ms. Brady: Currently, Matt from Lennar, the President of the HOA, has to approve all emails that Mary sends out. After the last CDD meeting, it did a recap of everything we discussed and sent it to Mary and asked her to email it out to everybody. Well, Matt was on vacation, so she didn't email it out. I won't lie. I was kind of upset because that following Tuesday before Matt came back, the Golf Board sent an email out saying "Hey, the CDD's not allowing us to do this anymore." Well, I had already explained that, but Mary sent the Golf Board's email before she sent ours. I sent the bridge one to her though, and I'm pretty sure she sent that one out. So, I think we are on a good track now. Unless we have an issue, the meeting is the first Tuesday of the month.

Mr. Dave Blakely: This is the first time I've heard these numbers, but they seem really light, so I support the increase. We don't want to go cheap. We've got to keep everything maintained. I think all those numbers seem reasonable to make sure we have the right things done. I also have a concern about what Lennar has done with the lift. It's a really bad job that they did on the asphalt. And also, on all the sidewalk repairs. Right outside my house, the guys finished it with their hands, and it looks horrible. I don't think that's what we want here. And I run and walk around the neighborhood, and there are main sidewalk areas that have been done poorly. They don't mix the concrete correctly and it looks very bad.

334 *I notice the bridges are being repaired, the walkways. Who is responsible for supervising the work that*
335 *gets done? Because I think that's the main issue.*

336
337 *Ms. Brady: The bridges we are doing, and I will assure you that I will stop out there and make sure they*
338 *are doing it right. I had that issue; I called Lennar when they were doing the sidewalks on Long Meadow*
339 *because they were not doing it right. I will go out there and make sure they are doing it right. For the*
340 *Lennar stuff, they don't even tell us when they are doing something, so – The bridges are already ours.*
341 *The streets are technically ours too because it's from the original Tern Bay, but we are not doing the*
342 *maintenance on them until they put the final lifts on them. The engineer is going out with Lennar to look*
343 *at things right now and I grabbed him before he went out and said, the basin at hole 7 near the*
344 *bathrooms, I don't want them to just pour asphalt in there again. There has got to be a leak in the pipe.*
345 *So, I do have plans myself to note that stuff as I drive around. I've done that a couple of times. That's*
346 *how I got them to do the crossings. The hard part is, we won't be able to get them to fix everything. I'm*
347 *trying, but legally we have to accept the ownership no matter what because it's been in the plans that*
348 *it's going to be ours.*

349
350 *Mr. Dave Blakely: The quality of work is very poor and that's not fair.*

351
352 *Ms. Brady: Yes. I thought the same thing.*

353
354 *Mr. Steve Prost (ph): When work goes out, who writes the bids to go out and get the quotes for the CDD?*

355
356 *Ms. Brady: Mr. Ward.*

357
358 *Mr. Prost: How do you know what to put in the bid? Are you a contractor?*

359
360 *Ms. Brady: For the bridges we hired a consultant that does this to come in and tell us what we needed to*
361 *do for the bridges.*

362
363 *Mr. Prost: So, who follows up with that?*

364
365 *Ms. Brady: The other stuff was Lennar's doing. Not us. The bridges is the first one where it's ours and*
366 *we are doing it, and I promise that check will not get written if it's not done right. I can't control what*
367 *the HOA does. The pond stuff, that's all the HOA.*

368
369 *Mr. Prost: I'm confused about what you do, and what Lennar does, and what the HOA does.*

370
371 *Ms. Brady: Historically, until last November, when I got on this CDD Board, the entire CDD Board was*
372 *Lennar people. The entire HOA was Lennar people. In essence, the CDD should have been doing all of*
373 *this maintenance from the beginning because we own the infrastructure. However, because it was a*
374 *Lennar Board, and the HOA was a Lennar Board, and the HOA sometimes does not have the strict rules*
375 *that the CDD has because the CDD is a public board, Lennar would just tell the HOA to go do something.*
376 *So, the HOA would do things for Lennar, and again both boards were Lennar. So, if they didn't want to*
377 *do something, they didn't do it. So, now that we finally have a full resident board, we are pulling that*
378 *back so we can start to maintain things the correct way. The engineer is out today with them, looking at*
379 *all their stuff to see what else they have to fix. That will be good.*

380

Ms. ____ 40:27: I'm excited about the fountain. (Indecipherable). How do we get a crosswalk by (indecipherable). There is nothing on the road to mark for walking, and that is a busy intersection. Also, Black View could use one. And we could use a ramp. We have to walk through grass to get to the sidewalk. We don't want a sidewalk; we just want a crosswalk.

Ms. Brady: If there is no sidewalk it's hard to put a crosswalk because then it's considered a mid-block crossing and that's not a good thing. So, you would want a pad on your side of the road to cross the street?

Ms. ____: Yes, for if somebody had a stroller or wheelchair.

Ms. Brady: Because you don't have sidewalks on your street at all we wouldn't want to tell people to cross the street where there was no sidewalk. The crosswalks are normally only where there is a sidewalk, but I will get with the Engineer to see if there is anything we can do there. Sycamore has sidewalks.

Ms. ____ 42:18: Sycamore has sidewalks, but there is no crosswalk to the golf course or club house.

Ms. Denise Blakely: We know that there are sidewalk signs missing from the hurricane, which I see Jim has on the budget. We are walking and making sure we are noting where they are missing. If you see something that's missing, come and tell us or tell Jim. I've had a few people ask me if there would be a possibility of installing speed bumps where the golf carts cross to encourage drivers to stop.

Ms. Brady: I would tell you; you do not want speed bumps. I would fight against speed bumps. There are stop signs for the golf carts. I am a golfer. The golf carts should stop, and car drivers are supposed to treat the crossing like a crosswalk, like people were walking, cars should stop for the golf carts. A lot of people do not understand that. I have been hit a couple times almost because people don't stop. It is a crosswalk even though it's a cart path crosswalk, and the carts have the same rights as pedestrians. The cars should stop, but they don't. I wish they would slow down. I will at one point recommend that we lower the speed limit to 20 mph.

Discussion ensued regarding the speed limit, where there were speed limit signs posted, and putting up additional speed limit signs.

Mr. ____ 45:50 asked about the lake access path.

Ms. Brady: About 2 months ago we cleared the path. We took the golf cart out there this weekend. You can get all the way down there. I have had people ask if we could put a shell base down to make it a little sturdier because at the end of the path there is a wetland trough. We will never be able to fill that in, but possibly we could put a little boardwalk or something across it. I've had people ask me if we could build the fishing pier which was supposed to be out there from the original plans. That's something, as we are working towards a budget, I would like to get the engineer to see how much it would be to permit that. I want to see how much it would cost to develop the area a little more, put the shell down, put a pathway over the soft area, and possibly put in a floating dock and/or a pier. The original plans have a lookout tower, a park, the fishing pier, and everything. Those were in the plans that Lennar took to the County less than 6 months ago, but Lennar says they are not doing them. And it doesn't say they have to, it just says they may do them.

A male member of the audience: Are there any plans for the CDD to make any improvements.

Ms. Brady: We have never discussed that. The only thing we discussed was clearing up the path out which we did two months ago.

A male member of the audience : That's a phenomenal environment, and I think we have to manage it so it maintains it's beauty. We have the opportunity for an incredible experience.

Ms. Denise Blakely: We are trying to get a kayaking club going. We are going out next Saturday to a nearby lake to get people interested in kayaking and then we are hoping to move here.

Ms. Brady: We talked at the last meeting about the possibility of putting some kayak racks out there and just leaving them with a sign saying, leave your kayak at your own risk. We are not responsible for it. The path is located where the golf cart crossing is, between the first set of verandas and the first set of terraces, that path separates into two: the golf cart path itself for the green goes behind terrace one, and if you stay to the left, it dead ends at the opening to the pathway. We are working on getting the signage for the pathway.

A male member of the audience: I don't have a dog, but a lot of people would like to have a dog park.

Ms. Brady: We did not talk about this, but I have a dog, and while I would not take my dog to the dog park, I have had many people ask me about that, and we do have a lot of dogs in the neighborhood. I actually have that in my notes along with that pathway. Here's the thing though, everybody is going to say they want one, but they won't want it near them. I think it could go in next to the maintenance shed. We own that property, and it is not near any homes whatsoever. It would not be a huge park. It would only be a chain link fence with a few benches, and it would not cost much to maintain.

Discussion ensued regarding the golf cart path across the road; the golf carts having a stop sign while the cars did not have a stop sign; the possibility of putting up a sign indicating golf carts have right of way; a manhole cover which was significantly lower than the other manhole covers near the construction area; raising this low manhole cover; making the golf cart crossing a four-way stop; lowering the speed limit to 19.5 mph as opposed to 20 mph to get drivers' attention; asking the Sherrif Department to drive through the neighborhood a couple times at night; and the problem with drivers sneaking in the gate behind legitimate entries.

Ms. Brady: This is one of the reasons I wanted us to take over the guardhouse; however, I want to warn you, our roads are public roads and anybody can access them. A lot of people don't realize that. You can come up to that gate and say let me in, I want to drive around, and legally they have to let you in.

Mr. ____: I understand that, but I feel like if you are supposed to go through the front gate and check in, then you should. We are a gated community. I feel like those back gates should be closed 24 hours a day.

Ms. Brady: We talked about that during the last meeting. Are you okay if I send that out now? There is no reason those construction gates should be open during the week anymore. Contractors can come through the front.

Discussion continued regarding the roads in the community being public roads, the ramifications of having the Sheriff Department patrol the area (showing a presence to deter crime) and shutting the back construction gates.

Ms. Brady indicated she would send an email and have the construction gates closed. *I would not be for putting a four-way stop in at the golf cart crossing, but I am only one person. You would have to do a traffic study to get a four-way stop justified, and in my work history, I cannot see a four-way stop being justified there. I don't think that the traffic counts and speeds would justify a four-way stop, but that would be up to the Board, not just me. An actual traffic study would have to be done; however, we could not just install a four-way stop.*

Mr. Robert Brady: So, how do we get that study done?

Ms. Brady: We discuss it as a Board, and if we want to spend the money to do that study, then we will.

Mr. Robert Brady: Is there any coordination between the CDD and the County as far as the entrance and lighting because if you close off the back entrance you are going to put a lot more traffic on the main entrance and it's already hard to get out the main entrance and make a left hand turn.

Ms. Brady: When we say close it, we just mean it won't be wide open during the day, not that you can't use it. Residents can still use the gate. When I said closed, I meant secured, not turned off. The county has an app where you can send in your complaints. I started taking pictures of the drop-offs along Burnt Store Road (ph) at the exits, to try to get the County to fix them.

Ms. Mary ____: (Indecipherable). I do know they will be putting a light (indecipherable).

Ms. Brady: More people are going to start using the southern exit. For the people who are scared to go out, there will be a working traffic light at the southern entrance, so more people will start using the southern entrance.

Discussion ensued regarding the possibility of a security company patrolling the community as opposed to the police; the benefits of a patrolling security company; the cost of repairing the gate arms; the possibility of putting up a sign indicating there would be a fine for breaking the gate arms; and installing cameras at the gates to gather information regarding who was breaking the gate arms.

Mr. Brady asked about the CDD assessment.

Mr. Ward: The operating assessment is the same for everybody. That's going to be the \$950 dollars, but if you want specifics on your lot, you can go to the District's website, using your parcel ID number, there is a parcel search feature, and it will give you what it is for your particular lot.

Ms. Brady: The CDD is a Community Development District just for Tern Bay and that's all we can spend our money on. Okay, let's go on with the Agenda.

Mr. Ward: I will ask you to adopt Resolution 2025-5 which sets your public hearing date, time and location. It is going to be Friday June 6, at 10:00 o'clock, here. As I mentioned earlier, it will be posted on your website and the budget will go out, and I will amend the budget to include the assessment rate at \$950 dollars.

Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Tara Brady, seconded by Denise Blakely, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.

Mr. Ward indicated he requested this room three weeks ago for the public hearing and was told it would be fine.

Ms. Brady asked for this information to be confirmed.

Discussion ensued regarding the public hearing, the meeting room, and the meeting time and date.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-6

Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors of the Tern Bay Community Development District Re-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

Mr. Ward indicated Resolution 2025-6 moved the Board meeting dates for the balance of the current year to the first Tuesday of each month at 10:00 a.m. at the current location. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tara Brady, seconded by Denise Blakely, and with all in favor, Resolution 2025-6 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2025-2029

Mr. Ward stated State law was amended a number of years ago and now required special districts to go through a qualification and price-based process of analysis for audit services. He stated these RFQs were done on a five year basis, so the CDD would retain an auditor for five years, and at the end of five years the CDD would re-advertise and obtain new proposals. He stated the CDD received two proposals, one from Grau and Associates, and the other from Berger Toombs. He indicated over the past 7 to 8 years the prices for these audits decreased dramatically, but along with the price decrease, the number of companies doing these audits also decreased dramatically which was why only two companies submitted proposals. He indicated his team prepared the qualification sheet. He noted Grau submitted \$23,000 dollars for the five year period and Berger Toombs submitted \$32,900 dollars for the five year period. He stated based on qualifications and pricing, he recommended ranking Grau #1 and Berger Toombs #2 and authorizing an agreement between the CDD and Grau and Associates for auditing services from 2026 to 2030. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tara Brady, seconded by Vickey DeLuca, and with all in favor, Grau was rated #1, Berger Toombs was rated #2, and staff was authorized to move forward with an agreement between Grau and Associates and the CDD for auditing services.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Ms. Megan Megaldi: We are in the middle of a legislative session. Right now, there are some bills that could affect CDD matters. We are currently monitoring those as a firm, and we will be able to provide an update as the legislative session progresses.

Mr. Ward: In Florida, most governments, other than Districts, can advertise on their websites. We have to advertise in the newspaper, which don't really exist too much anymore. The legislature removed that from the legislation as part of the legislative agenda this year. It now has been taken out, so we will still have to do that, along with a few other ridiculous things that we are working through this session.

II. District Engineer

No report.

III. District Manager

a. Wooden Bridge Maintenance – March 31, 2025 – May 14, 2025

1. Road Closures/Detours Map

b. Important Board Meeting Dates for Balance of Fiscal Year 2025

1. Public Hearings: Proposed Budget Fiscal Year 2026 – June 6, 2025

c. Financial Statement for period ending February 28, 2025 (unaudited)

Ms. Brady: We sent out the Facebook post, so the first bridge which was over by the clubhouse, will be closed that first week and is estimated to be shut down April 8 through April 11, and the second bridge, by hole 7, is estimated to be shut down April 14 through April 17. The next one is by Cherry Blossom, and then the one by the Terraces. We will send out notices about the bridges. They are fixing the pedestrian bridge approaches. You will notice they bricked out the concrete for the walkways already. They are going to fix the lip, so we will be ADA compliant. They will be fixing the approaches. They will have different detour signs up. They will be closed 24/7 while they are working on them. The cost was about \$98,000 dollars for all four bridges. For wooden bridges that have not been maintained, we actually made out pretty good.

Ms. Denise Blakely: Is the company who is repairing the bridges going to give us a bid, once they are complete, to tell us if we should have annual maintenance for the bridges?

Mr. Ward: As we move into next year, we will have to identify what the actual maintenance program needs to look like.

Ms. Brady: They are removing the concrete at the pedestrian walks and repouring all of that. They are cutting back the asphalt at the bridge approaches. They are fixing the asphalt on the approach lifts. There are some wood panels that need to be repaired. They are going to power wash the entire bridge and put the waterproof coating on them.

Ms. Blakely: Does that include the boards and nails that are popping up?

Ms. Brady: Yes.

NINTH ORDER OF BUSINESS

Supervisor's Requests

I. Supervisor Tara Brady:

a. Trapping of Boars

b. Fountains for Water Management System

Ms. Brady: For the hogs, they have several traps out. They have moved them around a little bit. They have only gotten six total so far. The racoons like to eat the bait before the hogs can get there and there is video of the hogs hanging out, outside of the traps. They are working on doing some stuff with that. In the budget it says \$7,000 dollars a month for hog removal.

Ms. ____: And they've only gotten six hogs?

Mr. Ward: I think we are only paying \$4,000 dollars at the moment. I just budgeted \$7,000 dollars next year knowing that we are doing it. But yes, the hogs have been elusive at best. They know the traps are out there and they know what they are. There are tons of racoons that are eating the bait. The traps are monitored, so we know how many are out there. We can see them on the video.

Mr. ____ 1:18:24: I just want you all to know, we were paying zero, and we killed more than six hogs.

Ms. Brady: I understand, but we are not allowing somebody to go out with a gun on the property.

Mr. ____: This has been going on for a month. We've got six hogs, and we're paying \$7,000 dollars.

Ms. Brady: Yes, but we have a licensed insured person doing it the way we want it done.

Discussion ensued regarding the hog trapping services.

Ms. Brady: We are not going to let someone with a gun on CDD property to shoot something because, God forbid, the bullet ricochets and hits a person, that person is going to own the golf course, CDD and everything else.

Discussion continued regarding hog trapping services versus hunting on the property; the possibility of revisiting the hog trapping service; giving the hog traps more time to function properly; the gold standard for hog control being installation of a barbed wire fence around the property; consideration of fence installation; and cost of fence installation versus trapping costs.

Ms. Brady: The first exhibit I have is the boundary line of the property with how many units were on the property. It says 1,562, but 17 are the commercial lots, so it looks like the number of residential units is 1,548.

Mr. Ward: There are 1,516 residential units plus the commercial.

Ms. Brady: Does that include what they took last year to the County?

Mr. Ward: That's the exact number of units that have been, or will be, constructed in the CDD, excluding the commercial parcel. I did that number last year.

Ms. Brady: Last year, they took it to the Board and switched and put some houses in. Here are all of our drainage pipes that we think we have at the moment. This says it's irrigation, but I don't see anything on it. Here are our public right-of-way roads. I think we have 7 miles of road. This is all the mitigation area. He did physically survey the streetlights, and this is a complete list of streetlights that we have in here. She discussed where the streetlights were and were not located. She noted streetlights were installed in the Terrace parking lots, but not by the new Coach houses or the Verandas.

Mr. Ward: I got a PDF of the maps. We are going to separate the maps and put them on the website today or tomorrow.

Ms. Brady: Basically, all of that is what we need to maintain. I would like you to think about the possibility, if we want to, to see what it would cost to put in the dog park, if they want additional things done to the pathway, the speed limit, etc., before the next budget meeting.

Discussion ensued regarding where fountains or bubblers might be placed; installation of a fountain near the entrance, near the range, and near the clubhouse; the ponds having cattails and other plant growth around the edges of the ponds.

Ms. Brady: From a maintenance and a water quality standpoint, you want that littoral shelf, you want cattails around the edges of the pond. It keeps debris from flowing into the ponds. The problem I see here is that you pull the golf balls out. You rake the edge to get the golf balls out. So, you are never going to have a pretty clear edge. You would not be able to have cattails around that pond, so we would have to come up with something for that. As we work with the County's water quality specialist, to see what the maintenance should be around the ponds, we will keep that in mind. You're never going to make everybody happy. Do you have anything else you want us to consider putting in the budget before the next budget meeting? I will say this, personally, I think we need lights. That's going to be a special assessment. That would be a whole separate project, because if there is no electricity run, we are talking hundreds of thousands of dollars to get streetlights.

Mr. Ward: We don't own those streets.

Ms. Brady: I heard a rumor that Lennar is trying to put those streets in our name because they weren't going to give them to the Master HOA because the Master HOA did not want them because then they only have sporadic asphalt. The problem with putting them in the CDD's names is that they are public roads, and the Terraces have covered parking that go with the units, and they would not be able to do that if they put the roads in the CDD name. So, I would say they can't put the roads in the CDD's name. They would have to put them in the HOA's name.

Mr. Ward: And if they want to do streetlights, they can give an easement to the CDD, which is what we have in the other areas, so we can do the FPL system. But we would need an easement and it's going to be expensive.

Mr. Brady: Did the CDD authorize somebody to come in and get the golf balls out of the pond?

Ms. Brady: No. Jim, could you send an email. I don't think everything should come from me. Last year, somebody authorized a machine to come and collect golf balls out of the lakes. It's a little machine, and it rakes the bottom, and they get a ton of balls. The golf course gets money for the balls. There is a concern for me about this. And I get it people are playing golf and it's their balls, and eventually we all pay into that; however, I have concerns because it rakes the bottom, that it possibly a part of why there are not as many fish because it could kill all of the fish beds. It also could be digging up stuff and messing up the water quality. So, I want to ask them not to do that anymore because they don't have an easement in there and they should not.

Mr. Ward: We couldn't give them an easement, but if you want to let them do it, we could do an agreement with them.

Ms. Brady: I would say I don't want it being done by a machine because it could be messing up the water quality. But I'm only one person.

Discussion ensued regarding the machine scraping the bottom of the lakes and messing up the water quality; the machine being a roller which goes across the bottom, not a scraper; the golf course getting \$7,000 dollars for the balls; other golf courses using divers to collect golf balls; diving for golf balls being potentially dangerous; Jim sending an email to the golf course requesting the golf course ask the CDD before scraping the ponds for golf balls; gathering more information about water quality before permitting the golf course to collect balls with a machine; creating an agreement between the golf course and the CDD to allow golf course staff to collect golf balls manually.

Ms. Denise Blakely: Another concern is trash, like under the bridges. Who is responsible for picking that up? Also, the landscaping, the mowers, they just drive over garbage, and it shreds it up and spreads it around even more. Is there a way we can talk to them about it?

Ms. Brady: Well, the mowers are not under us now, but I will say, when we take over that contract, when we put a contract out to bid for mowing, it will be trash picking first and then mowing. At least, I would recommend that.

Ms. Denise Blakely: Did we have it sprayed or is it from the hurricane that all of the vegetation under the bridges died? Which is good because we don't really have to worry about that right now.

760
761 *Ms. Brady: The CDD has not done anything with that. And I highly doubt the HOA did anything with*
762 *that. Some of that you want to cut back, but you don't want to clear it all out because it is filtering*
763 *the water. But the trash pickup, until we do a contract, maybe we could have a community day to*
764 *pick the trash up from under the bridges.*

765
766 *Mr. Ward: No.*

767
768 *Ms. Brady: Okay, will you get someone to pick up the trash from under the bridges?*

769
770 *Mr. Ward: Yes, I will get somebody to do it.*

771
772 Discussion ensued regarding trash pickup and the landscaping company.

773
774 *Ms. Blakely: This is a minor thing, but we had holiday decorations on the main entrance, but they*
775 *never put them on the south entrance because it wasn't an entrance at the time.*

776
777 *Ms. Brady: Did I give you that contract?*

778
779 *Mr. Ward: Yes, but I only included what was in the existing contract.*

780
781 *Ms. Brady: Now that you brought that up, I also wanted to say, there is no lighting at the south*
782 *entrance and I don't care if we just put up solar lights, but the south entrance doesn't have any*
783 *lighting whatsoever.*

784
785 Discussion continued regarding the lighting at the south entrance; there being electricity at the
786 south entrance for potential lighting connection; and adding holiday lights and streetlights at the
787 south entrance to the budget for consideration.

788
789 *A Male Audience Member asked: We have had a lot of problems with midge flies and spiders this*
790 *year, worse than ever, near the driving range, and the test people said that the bubblers would help*
791 *in the ponds. So, in addition to the fountains, maybe we could put bubblers in some of these lakes?*

792
793 *Ms. Brady: Yes, the bubblers help aerate the water better than the fountains do. I will say I have a*
794 *ton more spiders this year than ever before. All of my landscaping is completely covered with*
795 *spiders. It's bad.*

796
797 *Ms. Blakely: We have algae in our pond. Will bubblers help with that?*

798
799 *Ms. Brady: It will help with the water quality so that the algae doesn't happen the way that it does.*

800
801 *Mr. Ward: In the Districts that I have with midge fly problems, you don't solve them with bubblers.*
802 *They are chemically treated.*

803
804 Discussion ensued regarding midge flies.

806 *Ms. Brady: When we do the pond maintenance maybe we can look at treating for midge flies too.*
807 *The HOA is going to install sporadic park benches in the right-of-way along the sidewalks, so can we*
808 *make sure that when they do that they put a trash can next to them?*

809
810 *Mr. Ward: Our HOA cannot do that unless they get approval from us to do that.*

811
812 *Ms. Brady: Maybe it's Lennar who is doing it. I'll go ask Mary when this is over. Also, they put*
813 *doggie stations in our right-of-way. What are we going to do about that?*

814
815 *Mr. Ward: They put doggie stations in our right-of-way?*

816
817 *Ms. Brady: Yes, they are all over. They just added another one recently.*

818
819 *Mr. Ward: We need to have a conversation with the HOA. They can't do this without asking us first.*

820
821 *Ms. Brady: I am 100% sure the HOA did that, not Lennar. I'm all for doing it, but we need to make*
822 *sure we are doing it the right way. We are taking everything over from the HOA, so now we need to*
823 *decide whether we are taking over the doggie stations or leaving them with the HOA to deal with.*
824 *It's not that we don't want doggie stations, but we need that agreement. It's the same thing with*
825 *the golf balls; we know the balls are being collected, but we still need to make sure it's being done*
826 *the right way. We aren't going to say you can't do it, but we have to make sure we are budgeting*
827 *for it correctly and we are accounting for it because it's in our right-of-way. We have to find that*
828 *balance. That's why I'm so glad that you [the HOA representative] are here now because the HOA*
829 *prior wouldn't talk to us. Feel free to reach out to me to talk. The residents, not the other Board*
830 *Members can reach out to me. She explained residents, however, could not call her and tell her*
831 *what other Board Members have said as this would be a violation of the Sunshine Law; the Sunshine*
832 *Law prohibited Board Members from communicating with each other directly or through others*
833 *regarding potential CDD Board topics. She explained Board Members could talk with Jim outside of*
834 *Board meetings because he was not a Member of the Board; however, Board Members could not*
835 *talk to each other about Board matters outside of Board meetings. She explained the Board*
836 *Members could speak with residents about Board matters, just not other Board Members. She*
837 *noted the CDD Board did not have closed meetings; all meetings were open to the public unless*
838 *there was a lawsuit. She stated the CDD was very accountable to the State and had many more*
839 *rules it was required to follow than an HOA.*

840
841 *Mr. Tim Greco: (Indecipherable).*

842
843 *Ms. Brady: It is nice to have one point of communication through you for the whole community.*

844
845 Discussion ensued regarding email communication with the HOA and community.

846
847 *Mr. Ward: You have to be careful. If we are thought to be using the HOA as a conduit, then they*
848 *become subject to the Sunshine Law also, so all of those emails also become ours. We can ask the*
849 *HOA to do things and if they would like to do that, that's fine, but we have to keep an arms distance*
850 *from the conduit issue with emails. If someone comes in and says I want to see all those emails, they*
851 *will have to produce them, so you have to be careful with that particular issue.*

853 *Ms. Brady: I don't know that it would be that bad because the HOA is under the Sunshine Law*
854 *anyway.*

855
856 *Mr. Ward: No, it's not. But, the HOAs would never produce it, and then you are going to get sued*
857 *because they won't produce it, so we do have to be careful with that.*

858
859 *Ms. Brady: So, even if they sent it to us, and we produced it?*

860
861 *Mr. Ward: That would mean all of the email addresses for the entire community would become a*
862 *public record. You do not want that.*

863
864 *Mr. Greco: (Indecipherable).*

865
866 *Ms. Brady: Once you confirm that, do you want a person from the CDD to be there to answer any*
867 *CDD questions if people have them?*

868
869 *Mr. Greco: I'm not going to recommend that. I'm just letting you know (indecipherable).*

870
871 *Mr. Ward: I would not recommend that either.*

872
873
874 **TENTH ORDER OF BUSINESS**

Public Comments

875
876 **Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are**
877 **limited to three (3) minutes per person and assignment of speaking time is not permitted; however,**
878 **the Presiding Officer may extend or reduce the time for the public comment period consistent with**
879 **Section 286.0114, Florida Statutes**

880
881 Mr. Ward asked if there were any additional public comments; there were none.

882
883
884 **ELEVENTH ORDER OF BUSINESS**

Adjournment

885
886 Mr. Ward adjourned the meeting at approximately 12:10 p.m.

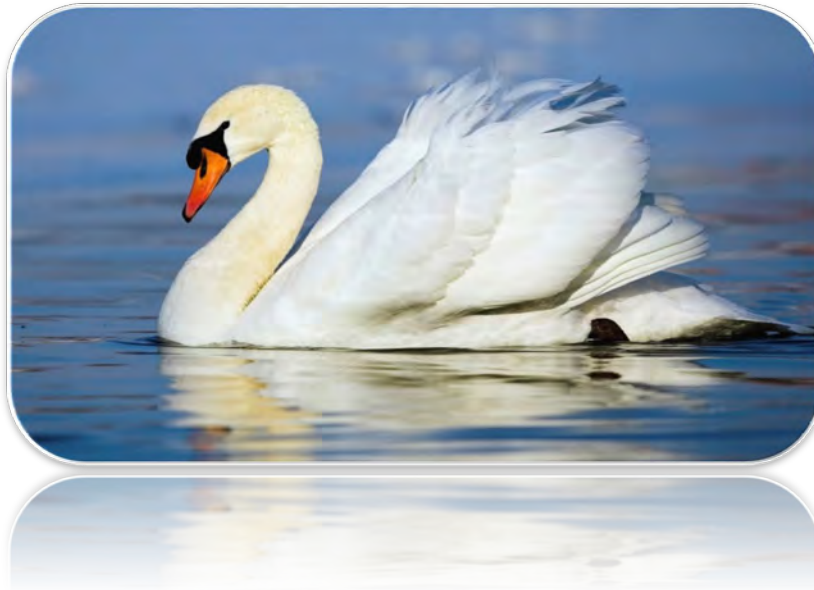
887
888 **On MOTION made by Tara Brady, seconded by Vickey DeLuca, and**
889 **with all in favor, the meeting was adjourned.**

890
891 Tern Bay Community Development District

892
893
894 _____
895 James P. Ward, Secretary

Tara Brady, Chairperson

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

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**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 2/4/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Revenues and Other Sources					
Carryforward					
Operating Funds Required (1st 3 Mths)	\$ -	\$ -	\$ -	\$ -	- Additional Cash Req'd to Fund 1st 3 Months Operations
Cash Required for Hurricane Ian & Op Exp.	\$ -	\$ -	\$ -	\$ -	- Hurricane Ian - And Additional Elec. New Street Lights
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	- Interest on Cash Balances - General Fund Account
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 572,192	\$ 497,467	\$ 572,192	\$ 1,483,906	Assessments from Property Owners
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	- Assessments billed directly to Property Owners
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 572,192	\$ 497,467	\$ 572,192	\$ 1,483,906	Total Revenue
Appropriations and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 1,600	\$ 600	\$ 2,400	\$ 2,400	Statutory Required Fees (Waived by Lennar Members)
Executive					
Professional - Management	\$ 47,250	\$ 19,688	\$ 47,250	\$ 50,000	District Manager
Financial and Administrative					
Audit Services	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,600	Statutory Required Yearly Audit
Accounting Services	\$ 27,000	\$ 11,250	\$ 27,000	\$ 27,300	Accounting (All Funds)
Assessment Roll Services	\$ 27,000	\$ 11,250	\$ 27,000	\$ 27,300	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Financial & Administrative-Other	\$ -	\$ -	\$ -	\$ -	
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board meetings
Legal Advertising	\$ 2,500	\$ 225	\$ 1,000	\$ 1,500	Statutory Required Legal Advertising
Trustee Services	\$ 8,340	\$ -	\$ 8,009	\$ 8,009	Trustee Fees for Bonds
Dissemination Agent Services	\$ 7,000	\$ 1,000	\$ 6,000	\$ 6,000	Required SEC Reporting for Bond Issues
Property Appraiser/Tax Collector Fees	\$ 50	\$ 54	\$ 37	\$ 50	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	- Not Applicable
Postage, Freight & Messenger	\$ 150	\$ -	\$ 150	\$ 150	Agenda Mailings and other Misc. Mailings
Insurance	\$ 34,799	\$ 35,542	\$ 35,542	\$ 36,242	General Liability and D&O Liability Insurance
Meeting Room Rental	\$ 475	\$ -	\$ 250	\$ 250	Board Meeting Room Rental
Printing and Binding	\$ 50	\$ -	\$ 300	\$ 300	Agenda Books and Copies
Web Site Maintenance	\$ 2,000	\$ 300	\$ 2,000	\$ 2,400	Statutory Required Maintenance of District Web Sites
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity
Legal Services					
General Counsel	\$ 5,000	\$ 2,475	\$ 5,000	\$ 6,500	District Attorney
Bond Counsel	\$ -	\$ -	\$ -	\$ -	- Specific Authorized Tasks
Other General Government Services					
Engineering Services - General	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	District Engineer
Sub-Total:	\$ 181,139	\$ 89,558	\$ 179,863	\$ 186,426	
Guardhouse Operations					
Professional Services					
Guard Services					
Roving Patrol	\$ -	\$ -	\$ -	\$ 240,000	
Gate Attendant	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Utilities					
Electric	\$ -	\$ -	\$ -	\$ 2,400	
Water and Wastewater	\$ -	\$ -	\$ -	\$ 2,400	
Repairs and Maintenance					
Communications	\$ -	\$ -	\$ -	\$ -	
Janitorial	\$ -	\$ -	\$ -	\$ 6,000	
Gates	\$ -	\$ -	\$ -	\$ 6,500	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ -	\$ -	\$ -	\$ 257,300	

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 2/4/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Stormwater Management Services					
Preserve Area Maintenance					
Professional Services					
Operations Management	\$ -	\$ -	\$ -	\$ 10,000	Asset Operations Management
Contingencies	\$ -	\$ -	\$ -	\$ -	
Repairs and Maintenance					
Clearing downed Trees/Cleanup	\$ -	\$ -	\$ -	\$ 10,000	Removal of Downed Trees
Preserve Path Maintenance	\$ -	\$ -	\$ -	\$ 5,000	Path to Canoe Launch
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	\$ 15,000	
Removal of Wild Hogs	\$ -	\$ -	\$ -	\$ 15,000	On-going program for removal of wild hogs.
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay					
	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ -	\$ -	\$ -	\$ 55,000	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Operations Management	\$ -	\$ -	\$ -	\$ 10,000	Asset Operations Management
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance					
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ 50,000	Periodic Maintenance of Water Management System
Littoral Shelf - Invasive Plant Control/Monitoring	\$ -	\$ -	\$ -	\$ -	
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Littoral Shelf Maintenance	\$ -	\$ -	\$ -	\$ -	
Aerations System	\$ -	\$ -	\$ -	\$ -	
Control Structures, Catch basins & Outfalls	\$ -	\$ -	\$ -	\$ 50,000	Rotating Program to clean Silt from Drainage Structures
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay					
Improvement to Water Quality	\$ -	\$ -	\$ -	\$ -	
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	
Water Control Structures	\$ -	\$ -	\$ -	\$ -	
Contingencies & CEI	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ -	\$ -	\$ -	\$ 110,000	
Road and Street Services					
Professional Management					
Asset Management	\$ -	\$ -	\$ -	\$ 15,000	Asset Operations Management
Utility Services					
Electric - Street Lights	\$ -	\$ -	\$ -	\$ -	
Electric Service - Lease Charges	\$ 6,000	\$ 1,443	\$ 5,772	\$ 6,000	FP&L - Electric Service for Rental of Street Lights
Electric Service - Use Charges	\$ 95,000	\$ 28,312	\$ 84,935	\$ 95,000	FP&L - Electric Service for Rental of Street Lights
Str Lts Entrance/Fountains	\$ -	\$ -	\$ -	\$ -	
Pump Station	\$ -	\$ -	\$ -	\$ -	
Water Services	\$ -	\$ -	\$ -	\$ -	
Repairs and Maintenance					
Sidewalk Repairs	\$ -	\$ -	\$ -	\$ -	
Bridge	\$ -	\$ -	\$ -	\$ 5,000	
Striping & Pavement Marking	\$ -	\$ -	\$ -	\$ -	
Street Lights/Directional Signs	\$ -	\$ -	\$ -	\$ 7,500	
Street Sweeping	\$ -	\$ -	\$ -	\$ 5,000	
Annual Holiday Decorations	\$ -	\$ -	\$ -	\$ 12,000	
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 5,000	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 101,000	\$ 29,755	\$ 90,707	\$ 150,500	
Landscaping Services					
Professional Management					
Asset Management	\$ -	\$ -	\$ -	\$ 25,000	
Utility Services					
Electric - Landscape Lighting	\$ -	\$ -	\$ -	\$ -	

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 2/4/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
Electric - Pumps & Wells					
Electric - Line Distribution System	\$ -				
Repairs & Maintenance					
Landscaping Maintenance - Common Area	\$ -	\$ 5,900	\$ 5,900	\$ 465,000	
Tree Trimming	\$ -	\$ -	\$ -	\$ -	
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	
Mulch Installation	\$ -	\$ -	\$ -	\$ -	
Annuals	\$ -	\$ -	\$ -	\$ -	
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	
Wildlife Control - Hog Trapping	\$ -	\$ -	\$ 40,000	\$ 84,000	Monthly Hog Trapping = 12 @ \$7,000 Per month
Irrigation System					
Pump & Wells	\$ -	\$ -	\$ -	\$ -	
Routine Maintenance	\$ -	\$ -	\$ -	\$ -	
Well Testing/Meter Reading	\$ -	\$ -	\$ -	\$ -	
Line Distribution System	\$ -	\$ -	\$ -	\$ -	
Routine Maintenance	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Contingencies & CEI	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ -	\$ 5,900	\$ 45,900	\$ 574,000	
Reserves					
Extraordinary Capital/Operations	\$ 250,000	\$ -	\$ 250,000	\$ 407,980	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Contingencies	\$ -	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discounts and Tax Collector Fees	\$ 40,053	\$ -	\$ 40,053		Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 572,192	\$ 125,213	\$ 606,523	\$ 1,483,906	Total Expenditures
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 372,254	\$ (34,331)	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 1,083,580		\$ 1,083,580	\$ 1,299,249	
Current Year Reserve Allocation	\$ 250,000		\$ 250,000	\$ 407,980	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 1,333,580		\$ 1,299,249	\$ 1,707,229	
Fund Balance - Allocations					
Extraordinary Capital/Operations Reserve	\$ 1,190,532		\$ 1,188,053	\$ 1,435,180	Long Term Capital Planning Reserve - Balance of Funds
1st - 2.2 Months Operations	\$ 143,048		\$ 111,196	\$ 272,049	Required to meet Cash Needs until Assessments Rec'd
Total Fund Balance	\$ 1,333,580		\$ 1,299,249	\$ 1,707,229	
Cap Rate Analysis					
Description	Units	Rate FY 2025	Rate FY 2026		
Executive Homes (40' - 50')	210	\$ 377.44	\$ 950.00		
Manor Homes (51' - 60')	199	\$ 377.44	\$ 950.00		
Estate homes (61' - 70')	160	\$ 377.44	\$ 950.00		
Coach Homes	268	\$ 377.44	\$ 950.00		
Veranda (12 Unit Plex)	288	\$ 377.44	\$ 950.00		
Terrace (30 Unit plex)	420	\$ 377.44	\$ 950.00		
Commercial/Office	17	\$ 377.44	\$ 950.00		
Total Units:	1562				
Cap Rate - Adopted FY 2021		\$ 596.58			
PROPOSED Cap Rate - FY 2026			\$ 1,250.00		

Tern Bay Community Development District
Series 2005A Bonds - Debt Service Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 2/4/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ 3,600	\$ 1,904	\$ 5,712	\$ 5,426
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 109,006	\$ 97,303	\$ 109,006	\$ 109,006
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue		\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 112,606	\$ 99,207	\$ 114,718	\$ 114,433
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 50,000	\$ -	\$ 50,000	\$ 55,000
Principal Debt Service - Early Redemptions				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2005 A Bonds	\$ 49,181	\$ 24,591	\$ 49,181	\$ 46,494
Other Fees and Charges				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 7,131
Total Appropriations	\$ 106,312	\$ 24,591	\$ 106,312	\$ 108,625
 Net Increase/(Decrease) in Fund Balance	 \$ 6,294		 \$ 8,406	 \$ 5,808
Fund Balance - Beginning	\$ 130,077		\$ 130,077	\$ 138,483
Fund Balance - Ending (Projected)	\$ 136,371		\$ 138,483	\$ 144,291
 Fund Balance Analysis				
Reserve Requirement			\$ 50,000.00	
Reserved for November 1, 2026 Interest			\$ 21,768.75	
Total Required Funds:			\$ 71,768.75	

Land Use	Number of Units	ERU Factor	Total ERU's	FY 2025	Rate	FY 2026 Rate
SF - 60'	32	1	32	\$	1,626.96	\$ 1,579.80
Coach	20	0.9	20	\$	1,464.26	\$ 1,579.80
Comm.	85	0.2	17	\$	27,658.30	\$ 26,856.61
Totals:	137		69			

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Outstanding (After Restructure)	\$ 1,170,000	5.375%			
11/1/2018			\$ 31,443.75		
5/1/2019	\$ 35,000	5.375%	\$ 31,443.75	\$ 97,888	\$ 1,135,000
11/1/2019			\$ 30,503.13		
5/1/2020	\$ 40,000	5.375%	\$ 30,503.13	\$ 101,006	\$ 1,095,000
11/1/2020			\$ 29,428.13		
5/1/2021	\$ 40,000	5.375%	\$ 29,428.13	\$ 98,856	\$ 1,055,000
11/1/2021			\$ 28,353.13		
5/1/2022	\$ 45,000	5.375%	\$ 28,353.13	\$ 101,706	\$ 1,010,000
11/1/2022			\$ 27,143.75		
5/1/2023	\$ 45,000	5.375%	\$ 27,143.75	\$ 99,288	\$ 965,000
11/1/2023			\$ 25,934.38		
5/1/2024	\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869	\$ 915,000
11/1/2024			\$ 24,590.63		
5/1/2025	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181	\$ 865,000
11/1/2025			\$ 23,246.88		
5/1/2026	\$ 55,000	5.375%	\$ 23,246.88	\$ 101,494	\$ 810,000
11/1/2026			\$ 21,768.75		
5/1/2027	\$ 55,000	5.375%	\$ 21,768.75	\$ 98,538	\$ 755,000
11/1/2027			\$ 20,290.63		
5/1/2028	\$ 60,000	5.375%	\$ 20,290.63	\$ 100,581	\$ 695,000
11/1/2028			\$ 18,678.13		
5/1/2029	\$ 60,000	5.375%	\$ 18,678.13	\$ 97,356	\$ 635,000
11/1/2029			\$ 17,065.63		
5/1/2030	\$ 65,000	5.375%	\$ 17,065.63	\$ 99,131	\$ 570,000
11/1/2030			\$ 15,318.75		
5/1/2031	\$ 70,000	5.375%	\$ 15,318.75	\$ 100,638	\$ 500,000
11/1/2031			\$ 13,437.50		
5/1/2032	\$ 75,000	5.375%	\$ 13,437.50	\$ 101,875	\$ 425,000
11/1/2032			\$ 11,421.88		
5/1/2033	\$ 75,000	5.375%	\$ 11,421.88	\$ 97,844	\$ 350,000
11/1/2033			\$ 9,406.25		
5/1/2034	\$ 80,000	5.375%	\$ 9,406.25	\$ 98,813	\$ 270,000
11/1/2034			\$ 7,256.25		
5/1/2035	\$ 85,000	5.375%	\$ 7,256.25	\$ 99,513	\$ 185,000
11/1/2035			\$ 4,971.88		
5/1/2036	\$ 90,000	5.375%	\$ 4,971.88	\$ 99,944	\$ 95,000
11/1/2036			\$ 2,553.13		
5/1/2037	\$ 95,000	5.375%	\$ 2,553.13	\$ 100,106	\$ -
Total:	\$ 1,170,000		\$ 725,625	\$ 1,895,625	

Outstanding Balance at September 30, 2026 \$ 810,000

Prepared by:
JPWARD and Associates, LLC

**Tern Bay Community Development District
Series 2021 Bonds - Debt Service Fund - Budget
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 2/4/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ 45,000	\$ 23,283	\$ 69,850	\$ 66,357
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,896,067	\$ 1,657,098	\$ 1,896,067	\$ 1,930,204
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Other Financing Sources				
Bond Proceeds				
Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Deposit to Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,941,067	\$ 1,680,382	\$ 1,965,917	\$ 1,996,562

Appropriations

Debt Service

Principal Debt Service - Mandatory

Series 2022 Bonds \$ 620,000 \$ - \$ 620,000 \$ 640,000

Principal Debt Service - Early Redemptions

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

Interest Expense

Series 2022 Bonds \$ 1,158,670 \$ 579,335 \$ 1,158,670 \$ 1,139,295

Other Fees and Charges

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

Inter-Fund Transfers \$ - \$ 13,832 \$ 13,832 \$ -

Total Appropriations **\$ 1,902,712** **\$ 593,167** **\$ 1,916,544** **\$ 1,903,337**

Net Increase/(Decrease) in Fund Balance **\$ 38,355** **\$ 49,373** **\$ 93,225**

Fund Balance - Beginning **\$ 1,500,933** **\$ 1,500,933** **\$ 1,550,306**

Fund Balance - Ending (Projected) **\$ 1,539,288** **\$ 1,550,306** **\$ 1,643,531**

Fund Balance Analysis

Reserve Requirement \$ 886,013

Reserved for December 15, 2026 Interest \$ 559,648

Total Required Funds: **\$ 1,445,660**

Land Use	Number of Units	FY 2025	Rate	FY 2026 Rate
Executive Homes (40' - 50')	210	\$ 1,564.65		\$ 1,564.65
Manor Homes (51' - 60')	199	\$ 1,706.89		\$ 1,706.89
Estate (61' - 70')	128	\$ 1,849.13		\$ 1,849.13
Coach Homes	248	\$ 1,209.04		\$ 1,209.04
Multi-Family - (Six Plex)	N/A	N/A		N/A
Veranda (12 Unit Plex)	288	\$ 1,066.80		\$ 1,066.80
Terrace (30 Unit Plex)	420	\$ 995.68		\$ 995.68
Commercial	N/A	N/A		N/A

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Issued	\$ 31,120,000				
6/15/2022			\$ 355,388.98	\$ 355,389	\$ 31,120,000
12/15/2022			\$ 597,850.63		
6/15/2023	\$ 585,000	3.125%	\$ 597,850.63	\$ 1,780,701	\$ 30,535,000
12/15/2023			\$ 588,710.00		
6/15/2024	\$ 600,000	3.125%	\$ 588,710.00	\$ 1,777,420	\$ 29,935,000
12/15/2024			\$ 579,335.00		
6/15/2025	\$ 620,000	3.125%	\$ 579,335.00	\$ 1,778,670	\$ 29,315,000
12/15/2025			\$ 569,647.50		
6/15/2026	\$ 640,000	3.125%	\$ 569,647.50	\$ 1,779,295	\$ 28,675,000
12/15/2026			\$ 559,647.50		
6/15/2027	\$ 660,000	3.125%	\$ 559,647.50	\$ 1,779,295	\$ 28,015,000
12/15/2027			\$ 549,335.00		
6/15/2028	\$ 685,000	3.400%	\$ 549,335.00	\$ 1,783,670	\$ 27,330,000
12/15/2028			\$ 537,690.00		
6/15/2029	\$ 705,000	3.400%	\$ 537,690.00	\$ 1,780,380	\$ 26,625,000
12/15/2029			\$ 525,705.00		
6/15/2030	\$ 730,000	3.400%	\$ 525,705.00	\$ 1,781,410	\$ 25,895,000
12/15/2030			\$ 513,295.00		
6/15/2031	\$ 755,000	3.400%	\$ 513,295.00	\$ 1,781,590	\$ 25,140,000
12/15/2031			\$ 500,460.00		
6/15/2032	\$ 780,000	3.400%	\$ 500,460.00	\$ 1,780,920	\$ 24,360,000
12/15/2032			\$ 487,200.00		
6/15/2033	\$ 810,000	4.000%	\$ 487,200.00	\$ 1,784,400	\$ 23,550,000
12/15/2033			\$ 471,000.00		
6/15/2034	\$ 845,000	4.000%	\$ 471,000.00	\$ 1,787,000	\$ 22,705,000
12/15/2034			\$ 454,100.00		
6/15/2035	\$ 880,000	4.000%	\$ 454,100.00	\$ 1,788,200	\$ 21,825,000
12/15/2035			\$ 436,500.00		
6/15/2036	\$ 915,000	4.000%	\$ 436,500.00	\$ 1,788,000	\$ 20,910,000
12/15/2036			\$ 418,200.00		
6/15/2037	\$ 950,000	4.000%	\$ 418,200.00	\$ 1,786,400	\$ 19,960,000
12/15/2037			\$ 399,200.00		
6/15/2038	\$ 990,000	4.000%	\$ 399,200.00	\$ 1,788,400	\$ 18,970,000
12/15/2038			\$ 379,400.00		
6/15/2039	\$ 1,030,000	4.000%	\$ 379,400.00	\$ 1,788,800	\$ 17,940,000
12/15/2039			\$ 358,800.00		
6/15/2040	\$ 1,075,000	4.000%	\$ 358,800.00	\$ 1,792,600	\$ 16,865,000
12/15/2040			\$ 337,300.00		
6/15/2041	\$ 1,115,000	4.000%	\$ 337,300.00	\$ 1,789,600	\$ 15,750,000
12/15/2041			\$ 315,000.00		
6/15/2042	\$ 1,165,000	4.000%	\$ 315,000.00	\$ 1,795,000	\$ 14,585,000
12/15/2042			\$ 291,700.00		
6/15/2043	\$ 1,210,000	4.000%	\$ 291,700.00	\$ 1,793,400	\$ 13,375,000
12/15/2043			\$ 267,500.00		
6/15/2044	\$ 1,260,000	4.000%	\$ 267,500.00	\$ 1,795,000	\$ 12,115,000
12/15/2044			\$ 242,300.00		
6/15/2045	\$ 1,310,000	4.000%	\$ 242,300.00	\$ 1,794,600	\$ 10,805,000
12/15/2045			\$ 216,100.00		

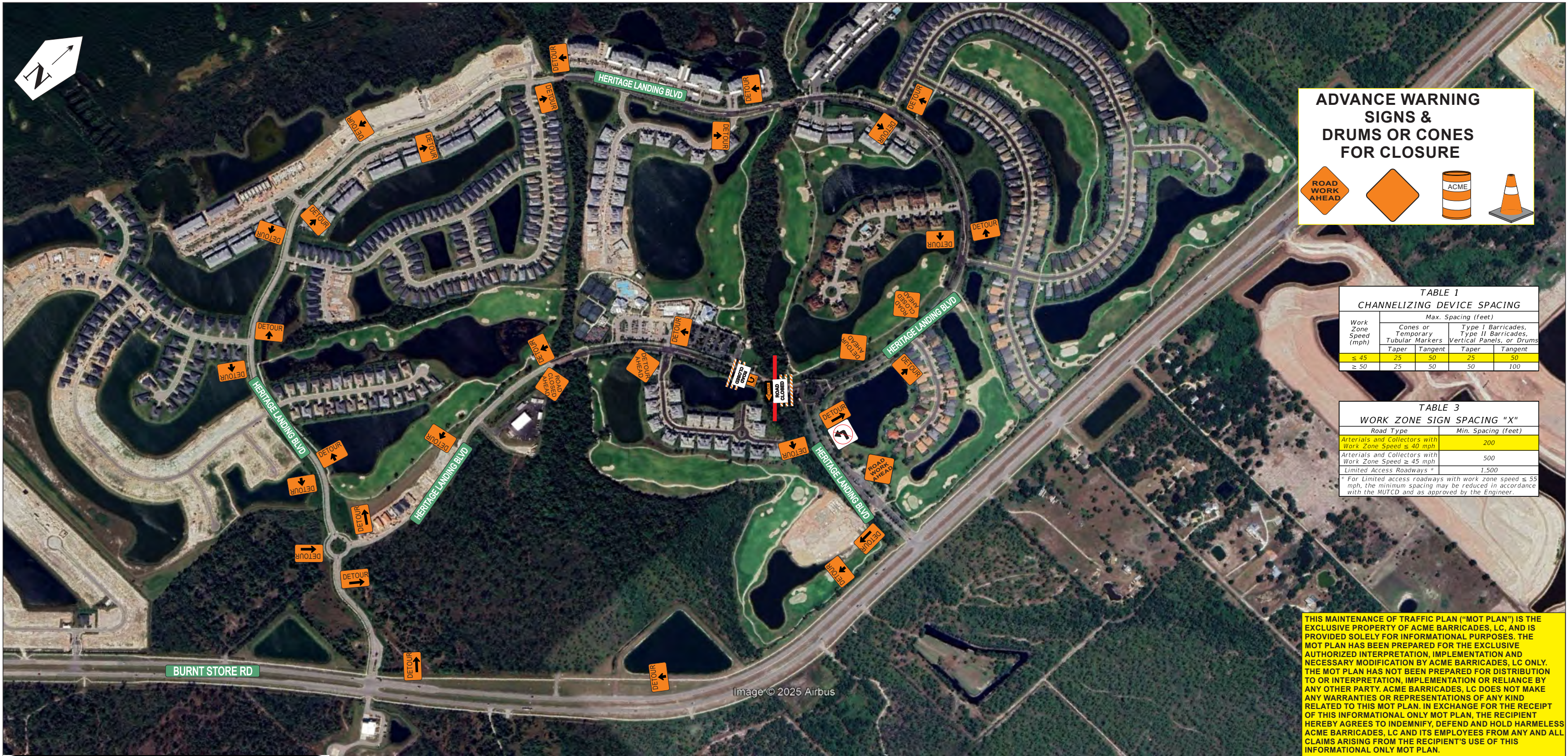
**Tern Bay Community Development District
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2046	\$ 1,365,000	4.000%	\$ 216,100.00	\$ 1,797,200	\$ 9,440,000
12/15/2046			\$ 188,800.00		
6/15/2047	\$ 1,420,000	4.000%	\$ 188,800.00	\$ 1,797,600	\$ 8,020,000
12/15/2047			\$ 160,400.00		
6/15/2048	\$ 1,480,000	4.000%	\$ 160,400.00	\$ 1,800,800	\$ 6,540,000
12/15/2048			\$ 130,800.00		
6/15/2049	\$ 1,540,000	4.000%	\$ 130,800.00	\$ 1,801,600	\$ 5,000,000
12/15/2049			\$ 100,000.00		
6/15/2050	\$ 1,600,000	4.000%	\$ 100,000.00	\$ 1,800,000	\$ 3,400,000
12/15/2050			\$ 68,000.00		
6/15/2051	\$ 1,665,000	4.000%	\$ 68,000.00	\$ 1,801,000	\$ 1,735,000
12/15/2051			\$ 34,700.00		
6/15/2052	\$ 1,735,000	4.000%	\$ 34,700.00	\$ 1,804,400	\$ -

PO Box 222, Osprey, FL 34229-0222 · (941) 966-7087

Schedule - Gantt - Heritage Landing 4 Bridges Repair (TBAY)_50700

[illegible]



**ADVANCE WARNING
SIGNS &
DRUMS OR CONES
FOR CLOSURE**



**TABLE 1
CHANNELIZING DEVICE SPACING**

Work Zone Speed (mph)	Max. Spacing (feet)			
	Cones or Temporary Tubular Markers		Type I Barricades, Type II Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

**TABLE 3
WORK ZONE SIGN SPACING "X"**

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

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This Certifies that
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Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Advanced (Refresher) Course.


Date Expires: 01/14/2026 Certificate # 80573
Instructor: Paul Arenth FDOT Provider # 134

A&SW Consultants, Inc.
Phone: 386-788-9899
5545 Benchmark Lane
Sanford, FL 32773
www.FloridaMOT.com
nicolle@aswconsultants.com



MOT SHALL COMPLY WITH THE FDOT DESIGN STANDARDS AND THE MUTCD

BRIDGE 1




OVERVIEW

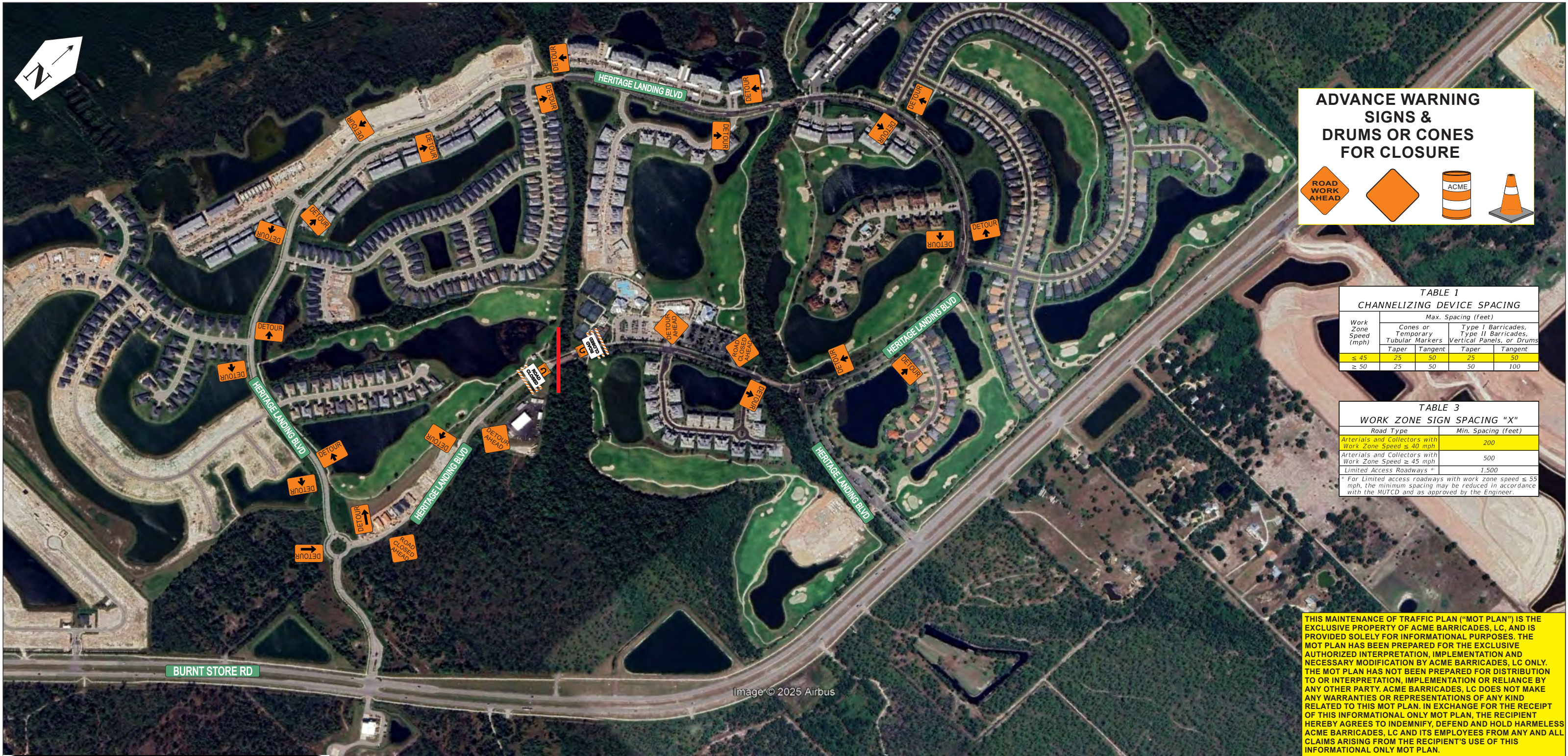
STANDARD ROAD CLOSURE
ON HERITAGE LANDING BLVD
FOR WORK IN THE RIGHT OF WAY SET-UP

HERITAGE LANDING BLVD
PORT CHARLOTTE, FLA

REFERENCE INDEX TA-20







**ADVANCE WARNING
SIGNS &
DRUMS OR CONES
FOR CLOSURE**



**TABLE 1
CHANNELIZING DEVICE SPACING**

Work Zone Speed (mph)	Max. Spacing (feet)			
	Cones or Temporary Tubular Markers		Type I Barricades, Type II Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

**TABLE 3
WORK ZONE SIGN SPACING "X"**

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

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BRIDGE 2

OVERVIEW

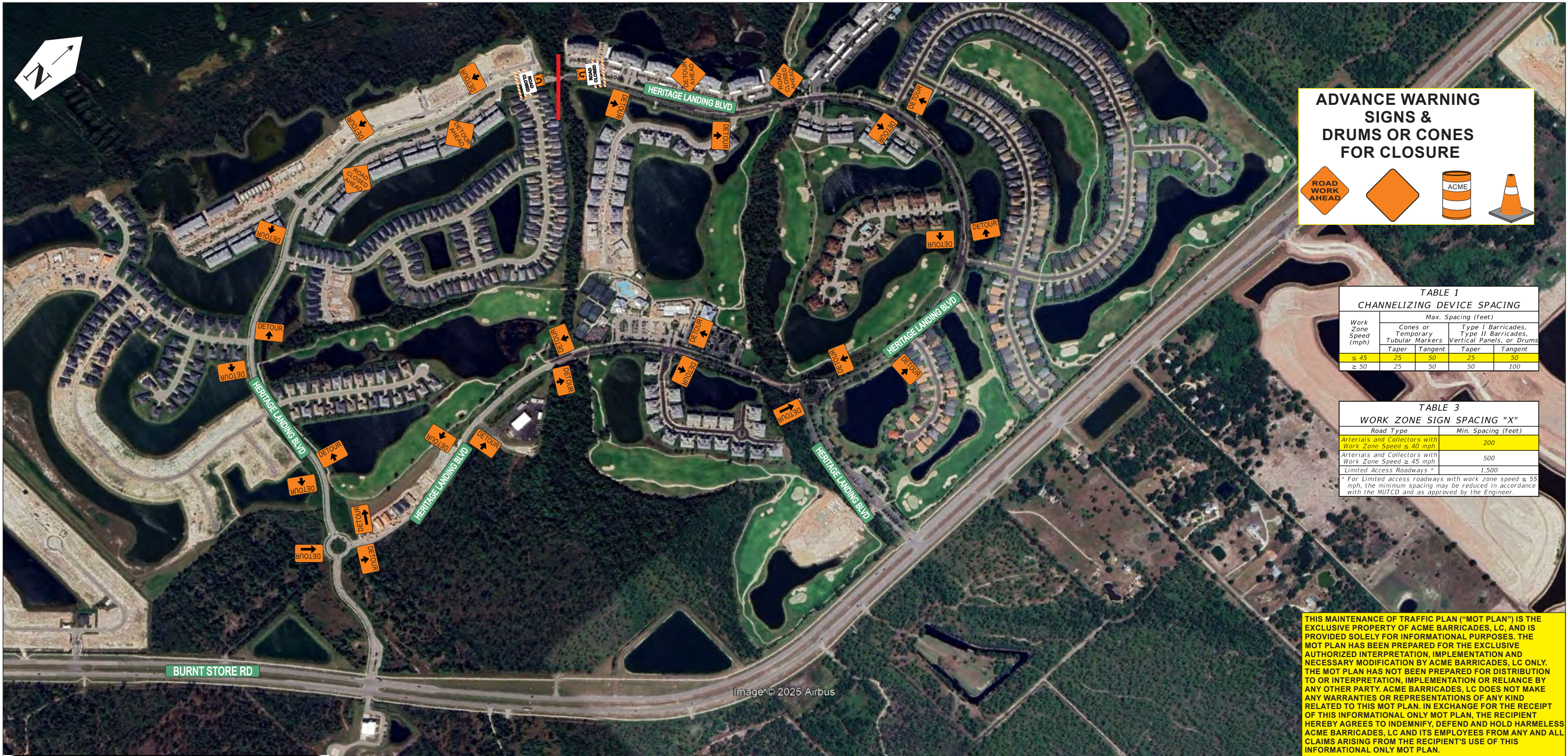
REFERENCE INDEX TA-20

**STANDARD ROAD CLOSURE
ON HERITAGE LANDING BLVD
FOR WORK IN THE RIGHT OF WAY SET-UP**

**HERITAGE LANDING BLVD
PORT CHARLOTTE, FLA**







**ADVANCE WARNING
SIGNS &
DRUMS OR CONES
FOR CLOSURE**



**TABLE 1
CHANNELIZING DEVICE SPACING**

Work Zone Speed (mph)	Max. Spacing (feet)			
	Cones or Temporary Tubular Markers		Type I Barricades, Type II Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

**TABLE 3
WORK ZONE SIGN SPACING "X"**

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

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MOT SHALL COMPLY WITH THE FDOT DESIGN STANDARDS AND THE MUTCD

BRIDGE 3

OVERVIEW

**STANDARD ROAD CLOSURE
ON HERITAGE LANDING BLVD
FOR WORK IN THE RIGHT OF WAY SET-UP**

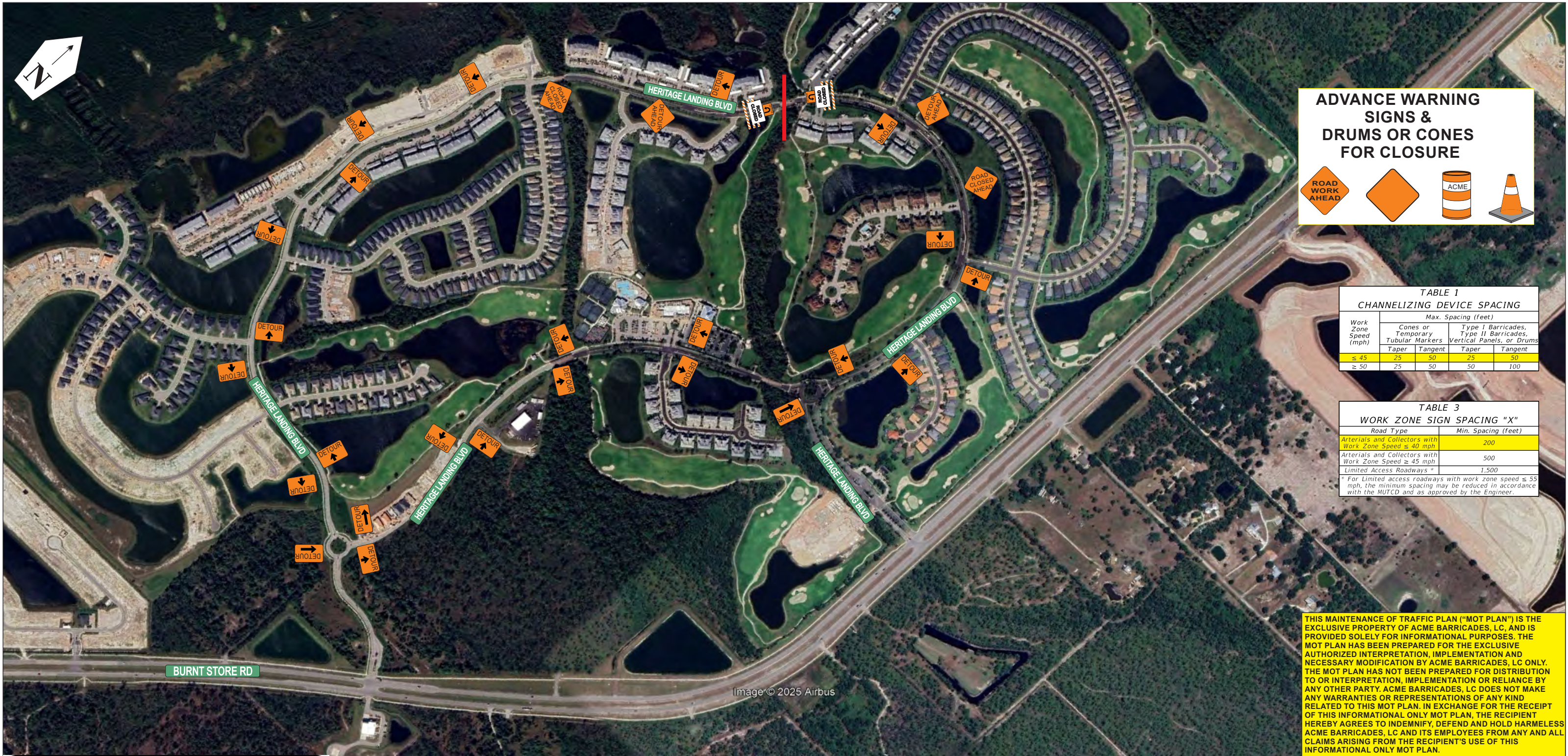
**HERITAGE LANDING BLVD
PORT CHARLOTTE, FLA**



REFERENCE INDEX TA-20

SPEED
LIMIT
25





**ADVANCE WARNING
SIGNS &
DRUMS OR CONES
FOR CLOSURE**

ROAD WORK AHEAD

ACME

TABLE 1 CHANNELIZING DEVICE SPACING				
Work Zone Speed (mph)	Max. Spacing (feet)			
	Cones or Temporary Tubular Markers		Type I Barricades, Type II Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

TABLE 3 WORK ZONE SIGN SPACING "X"	
Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

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Sanford, FL 32773
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MOT SHALL COMPLY WITH THE FDOT DESIGN STANDARDS AND THE MUTCD

BRIDGE 4

OVERVIEW

**STANDARD ROAD CLOSURE
ON HERITAGE LANDING BLVD
FOR WORK IN THE RIGHT OF WAY SET-UP**

**HERITAGE LANDING BLVD
PORT CHARLOTTE, FLA**





REFERENCE INDEX TA-20

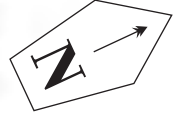
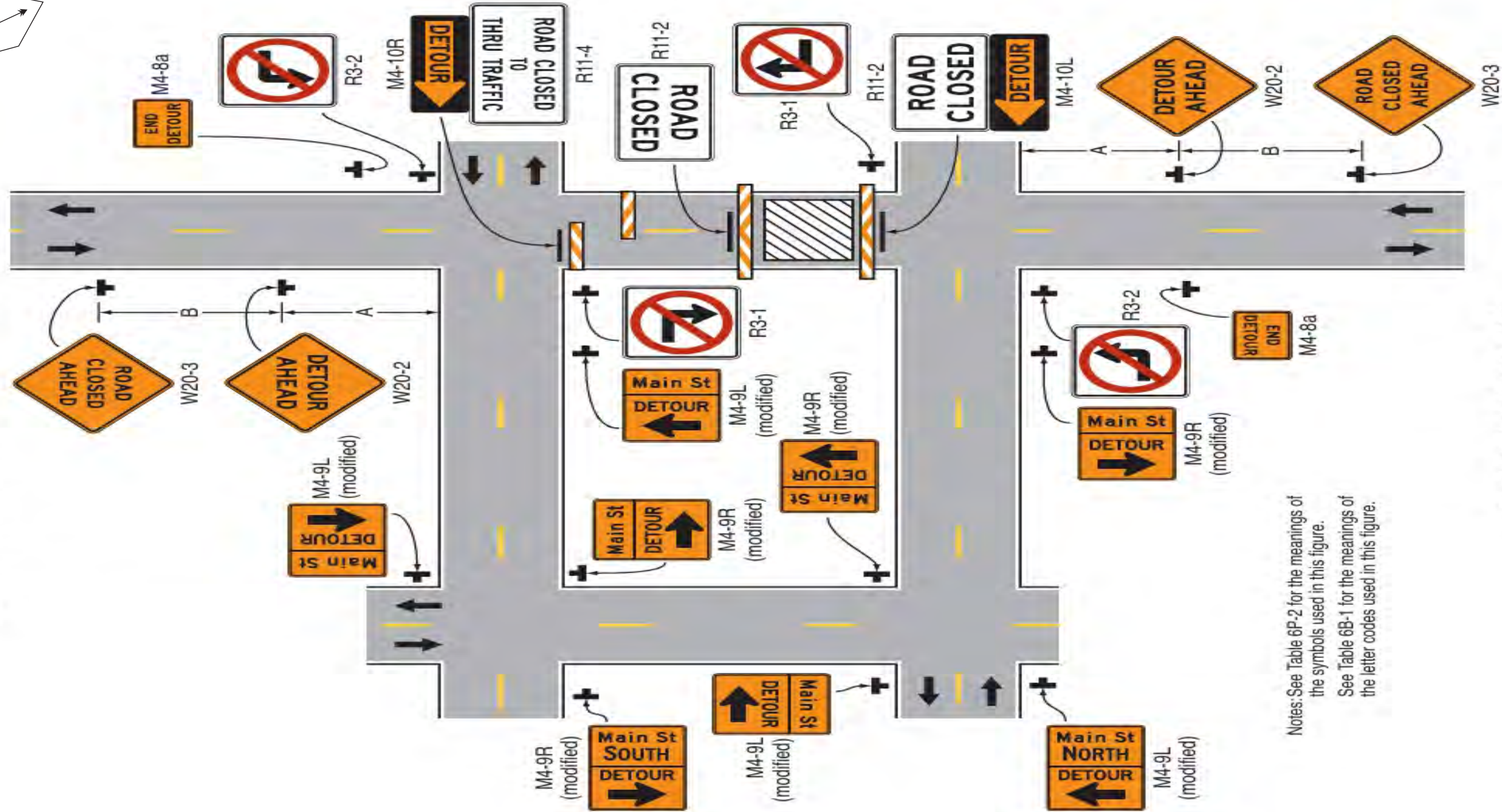


Figure 6P-20. Detour for a Closed Street (TA-20)



Notes: See Table 6P-2 for the meanings of the symbols used in this figure.
See Table 6B-1 for the meanings of the letter codes used in this figure.

Typical Application 20



This Certifies that
ROOSEVELT BYNES

Has Completed a Florida Department of Transportation Approved
Temporary Traffic Control (TTC) Advanced (Refresher) Course.

Date Expires: 01/14/2026
Instructor: Paul Arenth

Certificate # 80573
FDOT Provider # 134

A&SW Consultants, Inc.
Phone: 386-788-9899
5545 Benchmark Lane
Sanford, FL 32773
www.FloridaMOT.com
nicolle@aswconsultants.com



MOT SHALL COMPLY WITH THE FDOT DESIGN STANDARDS AND THE MUTCD

OVERVIEW

REFERENCE INDEX TA-20

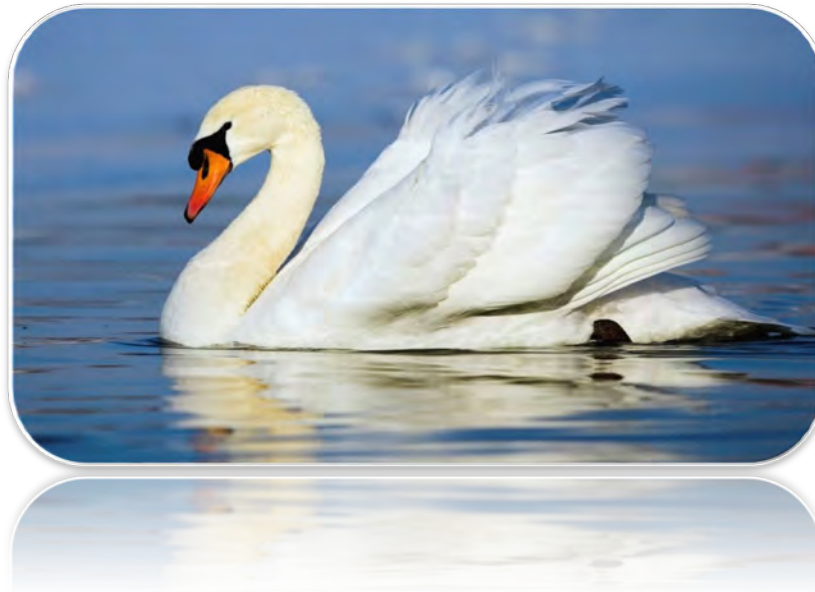
STANDARD ROAD CLOSURE
ON HERITAGE LANDING BLVD
FOR WORK IN THE RIGHT OF WAY SET-UP

HERITAGE LANDING BLVD
PORT CHARLOTTE, FLA

SPEED
LIMIT
25



TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – MARCH 2025

FISCAL YEAR 2025

PREPARED BY:

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

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

Tern Bay Community Development District

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JPWard & Associates, LLC

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

Tern Bay Community Development District
Balance Sheet
for the Period Ending March 31, 2025

Description	Governmental Funds						Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	General Long Term Debt	General Fixed Assets			
	General Fund	Series 2005	Series 2022	Series 2022					
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 1,425,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425,531
Capital Project Fund									
Construction Account	-	-	-	4,309,966	-	-	-	-	4,309,966
Cost of Issuance Account	-	-	-	-	-	-	-	-	-
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account A	-	50,000	886,013	-	-	-	-	-	936,013
Reserve Account B	-	-	-	-	-	-	-	-	-
Revenue	-	158,468	1,788,611	-	-	-	-	-	1,947,080
Prepayment Account	-	11,919	-	-	-	-	-	-	11,919
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	-	-	-	-	2,895,011	-	-	-	2,895,011
Amount to be Provided by Debt Service Funds	-	-	-	-	27,954,989	-	-	-	27,954,989
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	24,932,597	-	24,932,597
Total Assets	\$ 1,425,531	\$ 220,387	\$ 2,674,624	\$ 4,309,966	\$ 30,850,000	\$ 24,932,597	\$ -	\$ -	\$ 64,413,105

Tern Bay Community Development District
Balance Sheet
for the Period Ending March 31, 2025

Description	Governmental Funds							
	Debt Service Funds			Capital Project Fund	Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets		
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Notes and Loans Payable - Current Portion								
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-	-
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2005A	-	-	-	-	50,000	-	50,000	
Series 2022	-	-	-	-	620,000	-	620,000	
Long Term								
Series 2005A	-	-	-	-	865,000	-	865,000	
Series 2022	-	-	-	-	29,315,000	-	29,315,000	
Unamortized Prem/Disc on Bonds Pyble	-	-	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 30,850,000	\$ -	\$ 30,850,000	
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	24,932,597	24,932,597	
Fund Balance								
Restricted								
Beginning: October 1, 2024 (Unaudited)	-	130,077	1,500,933	9,335,862	-	-	10,966,872	
Results from Current Operations	-	90,310	1,173,691	(5,025,896)	-	-	(3,761,895)	
Unassigned								
Beginning: October 1, 2024 (Unaudited)	1,083,580	-	-	-	-	-	1,083,580	
Results from Current Operations	341,951	-	-	-	-	-	341,951	
Total Fund Equity and Other Credits	\$ 1,425,531	\$ 220,387	\$ 2,674,624	\$ 4,309,966	\$ -	\$ 24,932,597	\$ 33,563,105	
Total Liabilities, Fund Equity and Other Credits	\$ 1,425,531	\$ 220,387	\$ 2,674,624	\$ 4,309,966	\$ 30,850,000	\$ 24,932,597	\$ 64,413,105	

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue									
Special Assessments - On-Roll	8,306	31,052	273,004	185,105	15,152	8,171	520,790	572,192	91%
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	\$ 520,790	\$ 532,139	98%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's - Fees	-	-	400	200	600	-	1,200	1,600	75%
Executive									
Professional Management	3,938	3,938	3,938	3,938	3,938	3,938	23,625	47,250	50%
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	13,500	27,000	50%
Assessment Roll Services	2,250	2,250	2,250	2,250	2,250	2,250	13,500	27,000	50%
Arbitrage Rebate Services	-	-	500	-	-	-	500	1,000	50%
Other Contractual Services									
Recording and Transcription	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	225	-	127	-	352	2,500	14%
Property Appraiser & Tax Collector Fees	-	-	54	-	-	-	54	50	107%
Trustee Services	-	-	-	-	-	4,246	4,246	8,340	51%
Dissemination Agent Services	-	1,000	-	-	-	-	1,000	7,000	14%
Bank Services	-	-	-	-	-	-	-	250	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	0%
Communications & Freight Services									
Telephone	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	-	150	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Insurance	35,542	-	-	-	-	-	35,542	34,799	102%
Meeting Room Rental	-	-	-	-	-	-	-	475	0%
Printing & Binding	-	-	-	-	-	-	-	50	0%
Web Site Development	-	-	-	300	-	-	300	2,000	15%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	1,757	718	-	104	2,579	5,000	52%
Comprehensive Planning Services	-	-	-	-	-	-	-	-	0%
Other General Government Services									
Engineering Services - General Fund	-	-	-	-	4,422	5,230	9,652	10,000	97%
Other Public Safety									
Professional Services									
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	0%
Guardhouse Operations									
Professional - Roving Patrol	-	-	-	-	-	-	-	-	0%
Professional - Gate Attendant	-	-	-	-	-	-	-	-	0%
Professional-Gate Hosting	-	-	-	-	-	-	-	-	0%
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	0%
Utilities									
Electric	-	-	-	-	-	-	-	-	0%
Water & Wastewater	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance									
Guardhouse Janitorial	-	-	-	-	-	-	-	-	0%
Gate	-	-	-	-	-	-	-	-	0%
Wastewater Services									
Utility Services									
Electric Service	-	-	-	-	-	-	-	-	0%

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Stormwater Management System									
Repairs & Maintenance									
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	0%
Aquatic Weed Control									
Lake Spraying	-	-	-	-	-	-	-	-	0%
Lake Vegetation Removal	-	-	-	-	-	-	-	-	0%
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	0%
Other Physical Environment									
Professional Services									
Field Manager Services	-	-	-	-	-	-	-	-	0%
Insurance	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Assessments-Charlotte County	-	-	-	-	-	-	-	-	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	53,215	101,000	53%
Repairs & Maintenance	-	-	-	-	-	-	-	-	0%
Economic Environment									
Professional Services - Appraisal	-	-	-	-	-	-	-	-	0%
Landscaping Services									
Electric Service	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance									
Common Area Maintenance									
Routine Maintenance	-	-	-	5,900	-	-	5,900	-	0%
Wildlife Control - Hog Trapping	-	-	-	-	-	7,000	7,000	-	0%

**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Irrigation System									
Pumps & Wells & Line Distribution System									
Routine Maintenance	-	-	-	-	-	-	-	-	0%
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	0%
Line Distribution System									
Routine Maintenance	-	-	-	-	-	-	-	-	0%
Reserves									
Extraordinary Capital/Operations	-	-	-				-	250,000	0%
Contingencies	-	-	-	-	-	-	-	-	0%
	\$ 51,513	\$ 16,665	\$ 18,906	\$ 29,691	\$ 28,996	\$ 33,068	\$ 178,840	\$ 532,139	34%
Net Increase/ (Decrease) in Fund Balance	(43,207)	14,387	254,098	155,413	(13,845)	(24,897)	341,951	-	
Fund Balance - Beginning	1,083,580	1,040,373	1,054,761	1,308,859	1,464,272	1,450,428	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	\$ 1,425,531	\$ 1,083,580	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	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	1,111	-	0%
Prepayment Account	-	-	-	-	-	20	20	-	0%
Revenue Account	325	331	214	256	374	480	1,980	3,600	55%
Sinking Account	-	-	-	-	-	-	-	-	
Special Assessment Revenue									
Special Assessments - On-Roll	1,593	5,955	52,354	35,497	2,906	1,567	99,871	109,006	92%
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	\$ 114,901	\$ 105,475	109%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	0%
Principal Debt Service - Early Redemptions									
Series 2005 Bonds	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2005A Bonds	-	24,591	-	-	-	-	24,591	49,182	50%
Series 2005B Bonds	-	-	-	-	-	-	-	-	0%
Trustee Services	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 24,591	\$ -	\$ -	\$ -	\$ -	\$ 24,591	\$ 99,182	25%
Net Increase/ (Decrease) in Fund Balance	2,121	(18,099)	52,753	35,936	15,377	2,221	90,310	6,293	
Fund Balance - Beginning	130,077	132,199	114,099	166,853	202,789	218,166	130,077	130,077	
Fund Balance - Ending	\$ 132,199	\$ 114,099	\$ 166,853	\$ 202,789	\$ 218,166	\$ 220,387	\$ 220,387	\$ 136,370	

Tern Bay Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	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	19,914	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	2,543	2,482	2,399	2,028	3,125	5,659	18,236	45,000	41%
Sinking Account	-	-	-	-	-	-	-	-	
Special Assessment Revenue									
Special Assessments - On-Roll	27,667	103,437	909,397	616,597	50,472	27,220	1,734,790	1,896,067	91%
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	1,772,940	\$ 1,817,025	98%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022 Bonds	-	-	-	-	-	-	-	620,000	0%
Principal Debt Service - Early Redemptions									
Series 2022 Bonds	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2022 Bonds	-	-	579,335	-	-	-	579,335	1,158,670	50%
Trustee Services	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	19,914	-	0%
Total Expenditures and Other Uses:	\$ 3,665	\$ 3,562	\$ 582,644	\$ 3,296	\$ 3,196	\$ 2,886	\$599,249	\$ 1,778,670	34%
Net Increase/ (Decrease) in Fund Balance	30,210	105,919	332,461	618,625	53,597	32,879	1,173,691	38,355	
Fund Balance - Beginning	1,500,933	1,531,143	1,637,062	1,969,523	2,588,147	2,641,745	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	\$ 2,674,624	\$ 1,539,288	

Tern Bay Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	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	141,346	-	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	19,914	-	0%
Total Revenue and Other Sources:	\$ 42,265	\$ 41,260	\$ 23,143	\$ 19,120	\$ 18,608	\$ 16,865	\$ 161,260	\$ -	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	 (5,025,896)	 -	
Fund Balance - Beginning	9,335,862	9,378,128	4,232,232	4,255,374	4,274,494	4,293,101	9,335,862	-	
Fund Balance - Ending	\$ 9,378,128	\$ 4,232,232	\$ 4,255,374	\$ 4,274,494	\$ 4,293,101	\$ 4,309,966	\$ 4,309,966	\$ -	



TERN BAY
CDD PARCEL

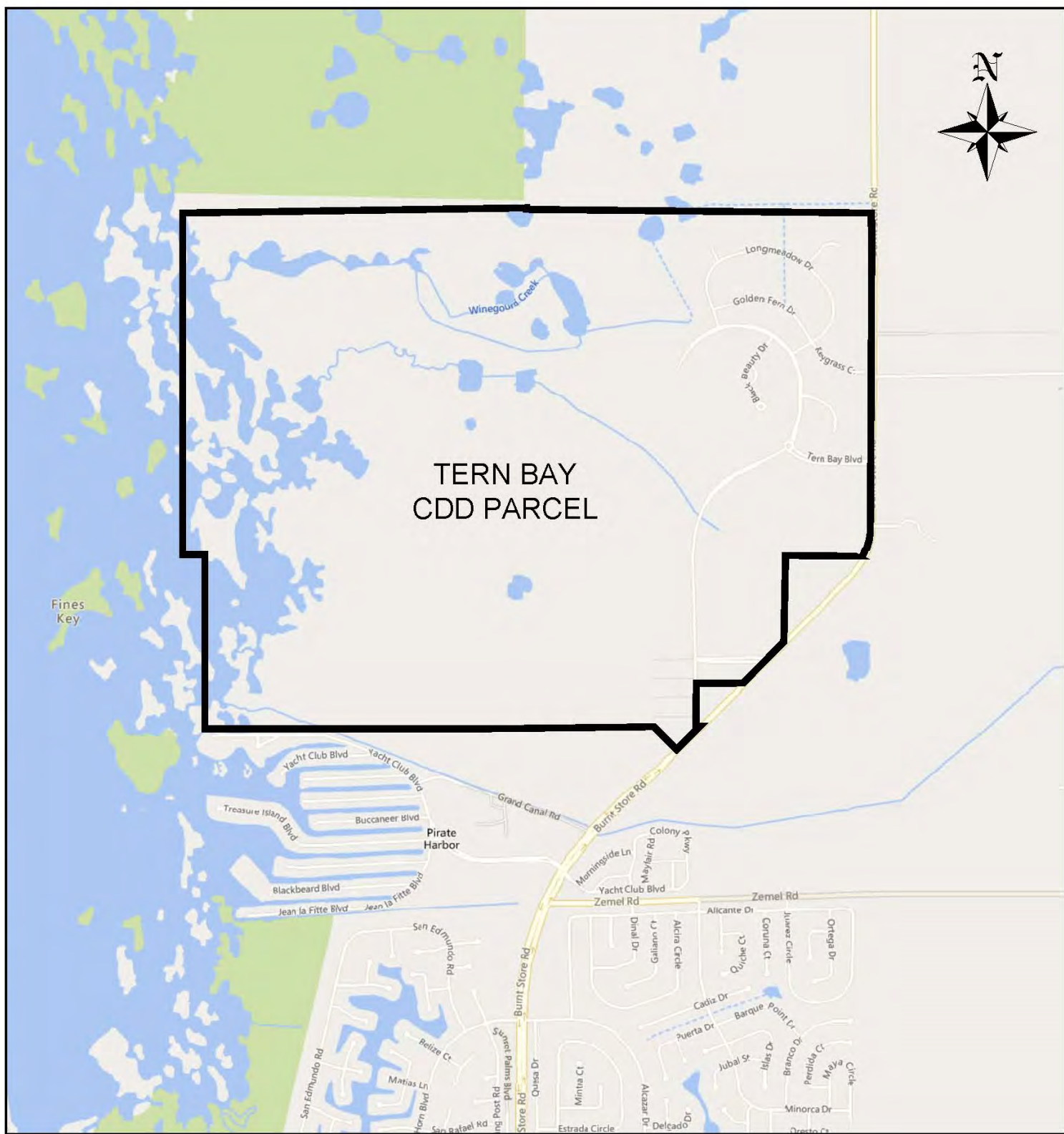


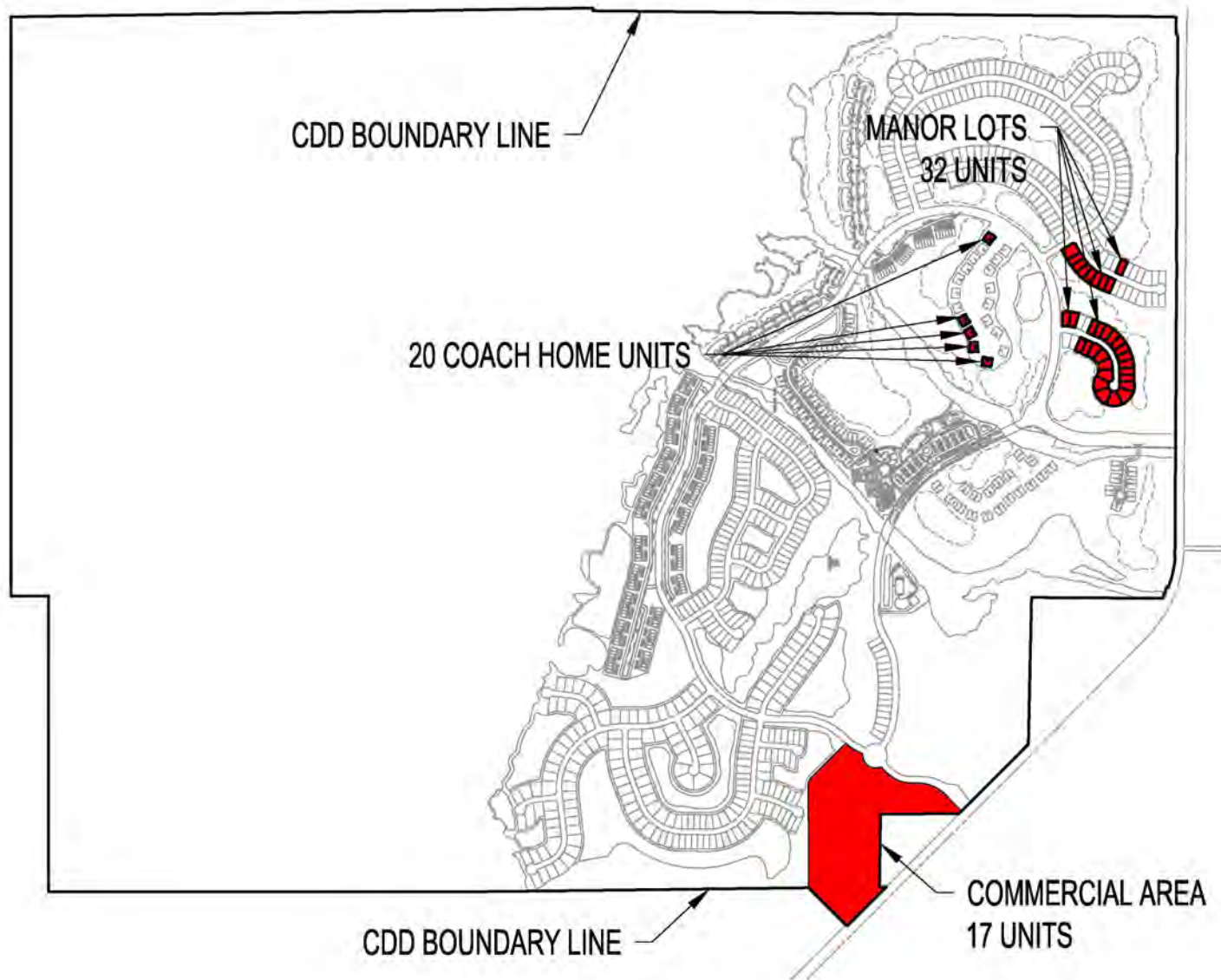
EXHIBIT 1



ATWELL
888.850.4200 www.atwell.com
4161 TAMAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

LOCATION MAP
TERN BAY CDD
CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
3-31-25	2292CDD	TBV	TRR		1



PROJECT UNIT SUMMARY:

	PERFORMING UNITS	ASSESSED UNITS	TOTAL UNITS
EXECUTIVE (50' LOTS)	.	210	210
MANOR (60' LOTS)	32	199	231
ESTATE (75' LOTS)	.	128	128
COACH HOMES	20	248	268
VERANDA (12 & 16 UNITS)	.	288	288
TERRACE (30 UNITS)	.	420	420
COMMERCIAL	17	.	17
TOTAL	69	1493	1562

EXHIBIT 2

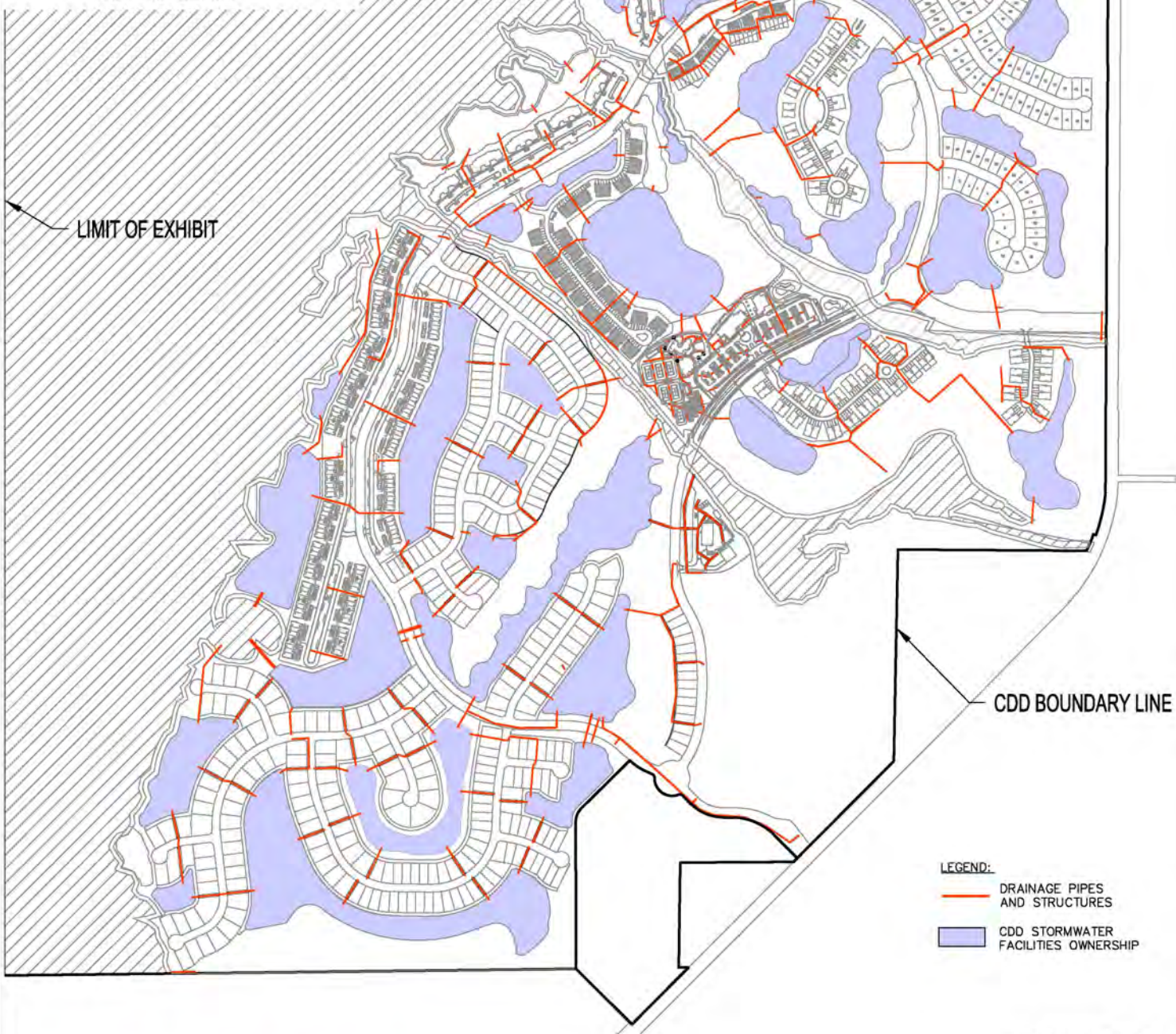
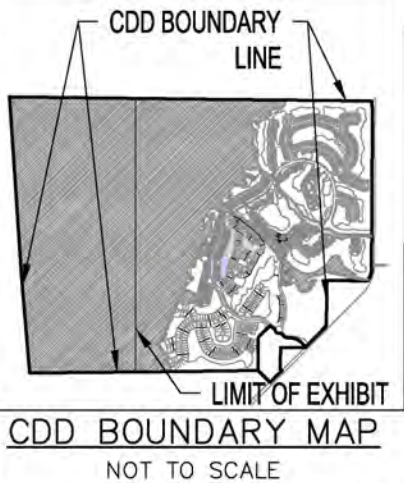
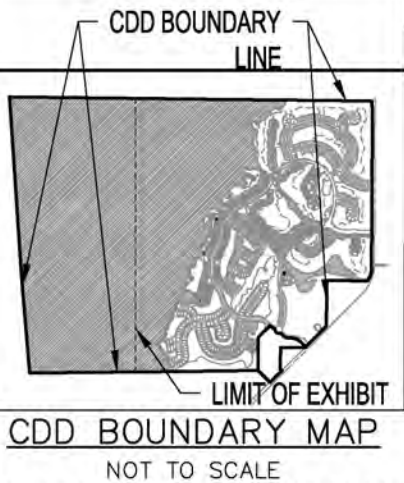


EXHIBIT 3



STORMWATER FACILITIES
TERN BAY CDD
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
3-31-25	2292CDD	TBV	TBR	TBR	3



LIMIT OF EXHIBIT

IRRIGATION PUMP HOUSE

CDD BOUNDARY LINE

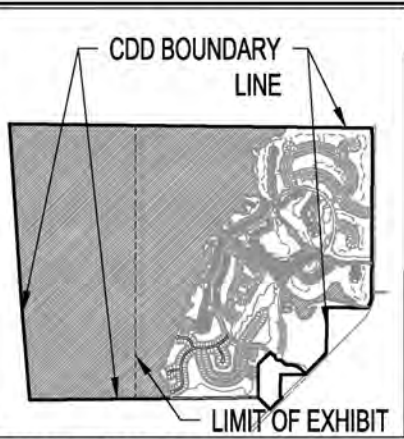
NOTE: IRRIGATION LINES SHOWN ARE
A GRAPHICAL REPRESENTATION
OF LOCATION PER CONTRACTORS
NOTES.

EXHIBIT 4



IRRIGATION FACILITIES
TERN BAY CDD
CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
3-31-25	2292CDD	TBY	TRR		4



CDD BOUNDARY MAP

NOT TO SCALE



LIMIT OF EXHIBIT

CDD BOUNDARY LINE

LEGEND:

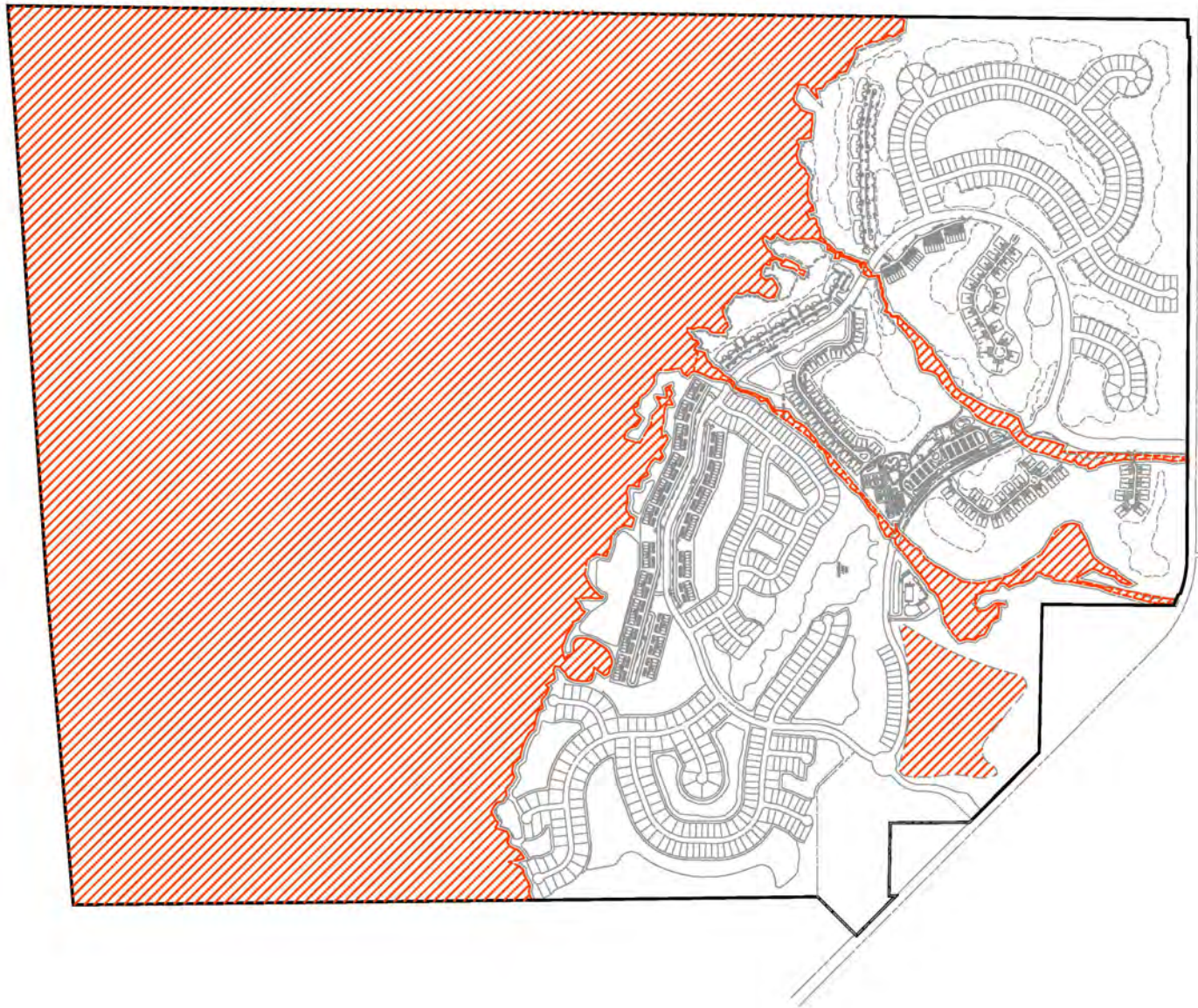
— PUBLIC RIGHT-OF-WAY

EXHIBIT 5



CDD PUBLIC RIGHT-OF-WAYS
 TERN BAY CDD
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
3-31-25	2292CDD	TBV	TRR		5



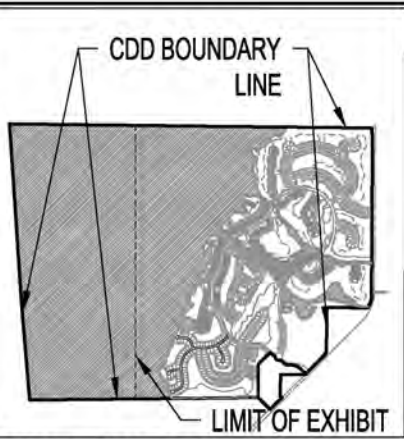
MITIGATION AREA

EXHIBIT 6



MITIGATION AREAS TERN BAY CDD CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
3-31-25	2292CDD	TBV		TRR	6

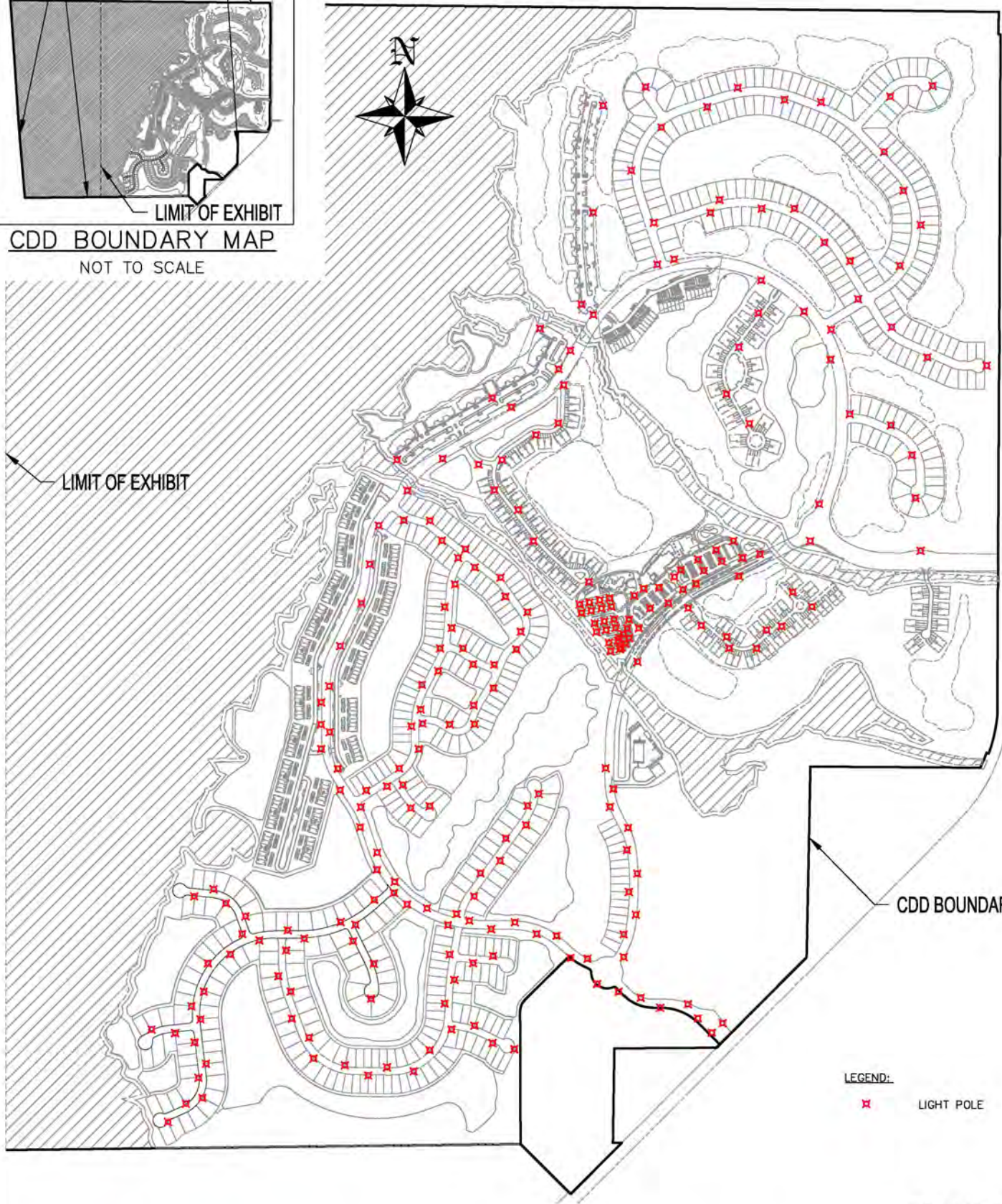


CDD BOUNDARY MAP

NOT TO SCALE



LIMIT OF EXHIBIT



CDD BOUNDARY LINE

LEGEND:

X LIGHT POLE

EXHIBIT 7



STREET LIGHTS
 TERN BAY CDD
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
3-31-25	2292CDD	TBV	TRR	TRR	7