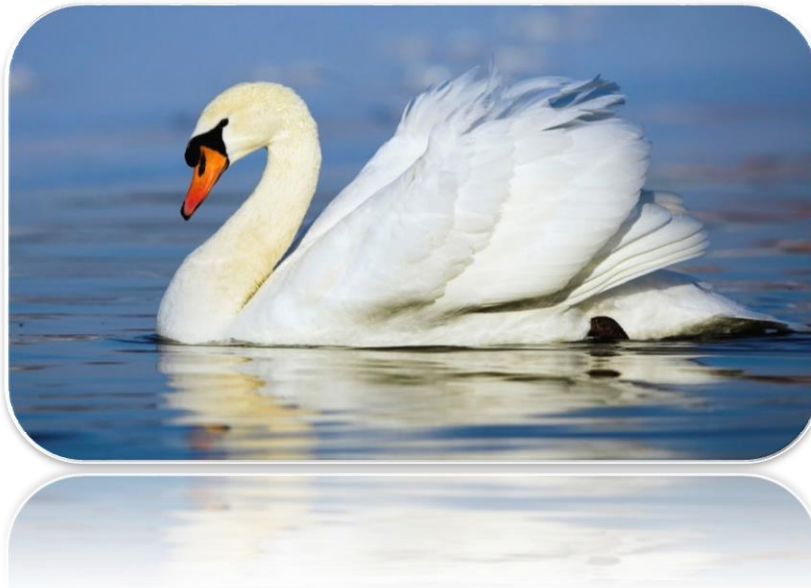


TERN BAY COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

June 6, 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

May 30, 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 **Friday, June 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=m7ce997ff8751ee56213fd7328da1b61d>

Access Code: **2343 156 9773**, Event password: **Jpward**

Or phone: **408-418-9388** access code **2343 156 9773**, 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. Notice of Advertisement of Public Hearings and Regular Meetings.
3. Discussion of Candidate(s) for the vacancy in Seat Two (2) due to the resignation of Mr. David Truxton, [effective February 10, 2025] 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)
4. Consideration of **Resolution 2025-7**, a Resolution Re-Designating the Officers of the Tern Bay Community Development District.

5. Consideration of Minutes:
 - I. May 6, 2025 - Regular Meeting.
6. **PUBLIC HEARINGS – FISCAL YEAR 2026 BUDGET AND SPECIAL ASSESSMENTS.**
 - a) **FISCAL YEAR 2026 BUDGET.**
 - I. Public Comment and Testimony.
 - II. Board Comment and Consideration.
 - III. Consideration of **Resolution 2025-8**, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026.
 - b) **FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL AND ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**
 - I. Public Comment and Testimony.
 - II. Board Comment and Consideration.
 - III. Consideration of **Resolution 2025-9**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll; providing a severability clause; providing for conflict and providing an effective date.
 - IV. Consideration of **Resolution 2025-10**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District establishing an Operation and Maintenance Assessment CAP for notice purposes only.
7. Consideration of **Resolution 2025-11**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2026.
8. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Wooden Bridge Maintenance.
 - b) Supervisor of Elections Qualified Elector Report as of April 15, 2025.
 - c) Special District Reporting: Goals and Objectives for Fiscal Year 2026.
 - d) **Important Meeting Dates for Fiscal Year 2025:**
 1. June/July – Look for Commission on ethics email (Form 1 Financial Disclosure).
 - e) Financial Statements for the period ending April 30, 2025 (unaudited).
9. Supervisor's Requests:
 - I. Supervisor Tara Brady:
 - a. Boar Removal Update.
 - b. Golf Board Ball Retrieval.
 - II. Supervisor DeLuca
 - a. Gatehouse Operations.
10. 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.

11. Adjournment.

Staff Review

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

The second order of business is the Notice of Advertisement of Public Hearings and Regular Meetings

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 July 6, 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 fifth order of business is consideration of the minutes from the Board of Supervisors Regular meeting held on May 6, 2025.

The sixth order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget, and General Fund Special Assessments. The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes both the General Fund operations and the Debt Service Fund for the previously issued Series 2005 Bonds. At the conclusion of the hearing, will be the consideration of **Resolution 2025-8**, which adopts the Fiscal Year 2025 Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-9** does essentially three (3) things: (i) first, it imposes the special assessments for the general fund and the debt service fund; (ii) second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Charlotte County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2025-9**.

The final resolution, **Resolution 2025-10**, is a Resolution of the Board which establishes a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

The seventh order of business is consideration of **Resolution 2025-11**; this Resolution sets the proposed meeting schedule for Fiscal Year 2026. To the extent that the district has a regular meeting schedule, the district is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is the for the first Tuesday of each month at **10:00 a.m.** at the **Heritage Landing Golf & Country Club, Clubhouse, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955**.

The Fiscal Year 2026 schedule is as follows:

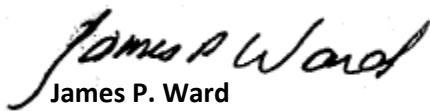
October 7, 2025	November 4, 2025
December 2, 2025	January 6, 2026
February 3, 2026	March 3, 2026
April 7, 2026	May 5, 2026
June 2, 2026	July 7, 2026
August 4, 2026	September 1, 2026

The eighth 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:

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

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors for the Tern Bay Community Development District will hold two public hearings and a regular meeting on **June 6, 2025, at 10:00 A.M.** at the **Heritage Landing Golf & Country Club, Clubhouse – Card Room, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.ternbaycdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Ph: (954) 658-4900, or on the District's website www.ternbaycdd.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Fiscal Year 2026 Proposed Schedule of Assessments	
FY 2026 Rate	\$950.00
CAP Rate	\$1,250.00

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for certain properties not pursuant to the uniform method.

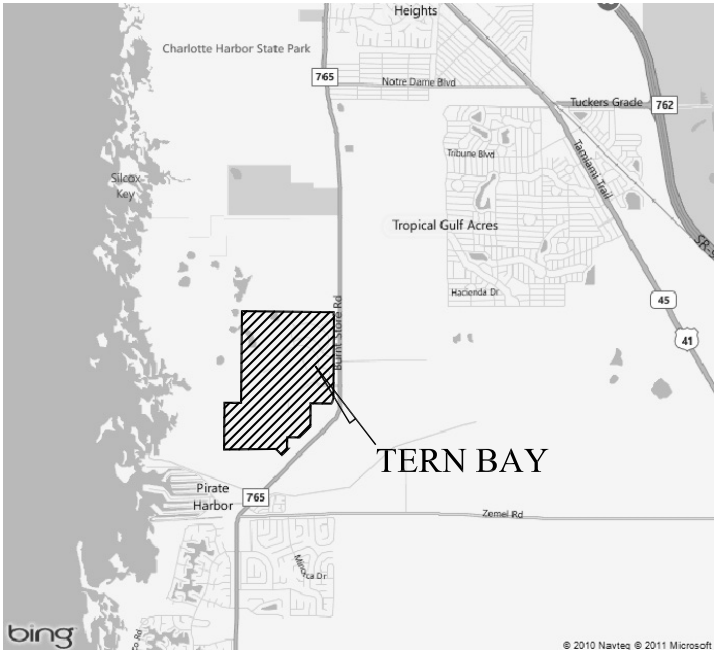
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tern Bay Community Development District
James P. Ward, District Manager



James Ward

From: Paul McPherson <pmcp77@gmail.com>
Sent: Wednesday, April 30, 2025 4:19 PM
To: James Ward
Subject: Open Board Position

Jim,

My name is Paul MPherson. I am a retired Air Force Lt Colonel Living at HeritageLanding. I am interested in applying for the above position. I like to be involved in local activities and affairs. Could you tell me what you are looking for in a candidate?

Regards,

Paul

25090 LONGMEADOW DRIVE, PUNTA GORDA, FL, 33955 •
GNH123@GMAIL.COM • 508 259 1249

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 brance 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.

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

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

Freddie Figgers
Fort Lauderdale

Laird A. Lile
Naples

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 June 2025.

ATTEST:

**TERN BAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Tara Brady, Chairperson

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

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

Present and constituting a quorum:

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

Also present were:

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

Audience:

Gary Hamilton
Chris Benton
Mike Davila
Darlene Graham
Jeanne Parziale
John Briere
Linda Kender
Dick Wade
Paul and Lynn Harwood
Douglas and Michele Knight
Anthony and Iliana Kiernan
Deb Savage
Lynne _____
Rory Kohl
Roger and Kathy Smith
John Luciano
Steve Prost (ph)

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 10:00 a.m. He conducted roll call, and all Members of the Board were present, constituting a quorum. He reviewed when members of the public would be given opportunities to speak during the meeting.

SECOND ORDER OF BUSINESS

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)

Mr. Ward reported two applications were submitted by individuals interested in filling the open position on the Board and he also received an email from Mr. Paul McPherson who expressed an interest in the position. He noted Mr. McPherson was unable to attend today's meeting. 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 asked if the individuals who submitted resumes were present. Mr. Gary Hamilton was present; Mr. Nelson was not present. She asked if the Board wished to defer this Item until the next meeting.

Discussion ensued regarding asking the applicants to attend the meeting for questions. The Board agreed that the applicants should be required to be present for consideration.

Mr. Ward indicated he would inform the applicants they were required to attend the meeting in June if they wanted to be considered for the position.

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

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-7

Consideration of Resolution 2025-7, 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

April 1, 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 Robert Brady, seconded by Vickey DeLuca, and with all in favor, the April 1, 2025 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Discussion on Proposed Budget

Discussion on Proposed Fiscal Year 2026 Budget

Mr. Ward stated the primary purpose of today's meeting was to continue the discussion of the proposed fiscal year 2026 budget. He indicated changes were made from the initial meeting with respect to the budget. He stated the assessment rate was proposed at \$950 dollars.

Ms. Tara Brady explained the proposed budget was the highest maximum budget to allow the Board room to move forward with projects suggested by residents, as well as necessary maintenance items. She explained the budget could always be lowered, but not raised, so the budget was estimated at a high number. She said the assessment rate was proposed at \$950 dollars with a maximum cap rate at \$1200. She explained after discussion of the budget today the number might be lower for the June meeting. *What is in here as the fiscal year 2026 budget, the \$1.483 million dollars, was collecting the entire \$950. If we collect \$950 dollars it will be \$1,483,906 million dollars in revenue. The Board Supervisor fees we have budgeted in here \$2,400 dollars, but if we do, I would like to budget for if we have 12 meetings, once we get going, I hope we don't have to meet every month, but if we have 12 and we have a full 5 member board, it will be \$12,000 dollars, correct? Let's fix that. Let's adjust that to say \$12,000 dollars. The management is in there for \$50,000 dollars. Audit services, we discussed that at the last meeting, \$6,600 dollars, and then accounting and the assessment roll is \$27,300 dollars. Rebate fees is \$1,000 dollars, and that has to do with the bonds we have for the work that was done. Legal advertising, \$1,500 dollars. Trustee services for the bonds is \$8,000 dollars. Dissemination agent services which is for our SEC reporting for bonds is \$6,000 dollars. Tax collector fees says \$50 dollars. Isn't it supposed to be 3% of what we collect?*

Mr. Ward: *They send us a bill for \$50 dollars for postage. The balance of it is 3% and they take that out before they send us the money and we account for that with another line item.*

Ms. Brady: *So, the \$50 dollars is for them putting the assessment on the tax bill, and then they also take 3% of what they collect, and you will see them take that out on the back side. We have bank fees, we have postage for if we have to do more mailings (\$150 dollars), \$36,000 dollars for insurance, \$250 dollars for meeting room, agendas books and copies is \$300, website maintenance is \$2,400 dollars, \$175 dollars for the department of economic opportunity. \$6,500 dollars for the attorney, \$10,000 dollars for the engineer. Subtotal of \$186,000 dollars for standard normal operating expenditures. All of that looks good to me. Now we will go into taking over projects from the HOA. Guardhouse operations. What we put in here was the number from the contract that they have right now, so they have \$240,000 dollars. I think we need to verify this number. Can we ask Mary to get that, so I have the right number in here? Then the electricity and water for the guardhouse was \$2,400 dollars, \$6,000 dollars for janitorial, and \$6,500 for the maintenance of the units. By how often the gates get broken I think that number*

143 *should be increased, and we will get the actual number for the guardhouse so we can throw that in*
144 *there.*

145
146 *Mr. ____ 13:09: Does that Ramco include the security driving around the complex or is that separate?*
147

148 *Ms. Brady: We are going to go through everything and then we will open it up for public comment. The*
149 *next line item is stormwater management services. This is one that I 100% want to take back from the*
150 *HOA. We have had issues with the water. We have issues with the contract. They are not picking up*
151 *trash and all of that kind of stuff. I definitely want to take over. We own those ponds. We are*
152 *responsible for the permits and everything, so I want to make sure we keep those maintained correctly.*
153

154 *Ms. ____ 14:12: Does the lift station fall under stormwater management services?*
155

156 *Mr. Ward: It is with Charlotte County.*
157

158 *Ms. Brady: This is just all of the stormwater ponds which includes all ponds on the golf courses, all ponds*
159 *behind the condos, every basic retention pond that we have in here. There is \$55,000 dollars in there*
160 *now. That is what they have been paying approximately. I am working with the County on a stormwater*
161 *pond maintenance program. I'm hoping to get them to kick in some money for water quality, but I can*
162 *tell you that \$55,000 dollars is not a good number. That number should be more like \$75,000 dollars to*
163 *\$100,000 dollars easily to maintain them the correct way. I'm sorry, I skipped one. Stormwater*
164 *management \$55,000 dollars is for the preserve area. So, that is removal if we have downed trees,*
165 *keeping the path to the kayak launch clear, installing the no trespassing and watch out for wildlife signs,*
166 *etc. I noticed there is a separate hog removal line here in the preserve area, and then there is another*
167 *line for common area hogs. So, there is \$15,000 dollars on this one and then there is \$40,000 dollars on*
168 *the bottom.*
169

170 *Mr. Ward: I probably just forgot we had two line items.*
171

172 *Ms. Brady: So, I would say remove it from here, because when we say common area, that's everywhere.*
173 *So, we will remove the \$15,000 dollars out of this. Let's talk about preserve area maintenance. We had*
174 *some people at the last meeting ask about putting shell down where it gets really wet on the path. We*
175 *had a note that the original plans call for a little picnic area. The kayak racks we had talked about doing,*
176 *as well as the pier which was in the original plans. Would we want to put something away to maybe do*
177 *a cost estimate on what we could get a permit for, could we get a permit to put shell down, would it*
178 *need to be a boardwalk, would we want to put anything else in there for maintenance of the preserve*
179 *area? I'm asking about budgeting money for either permitting or to see what it would cost to do this and*
180 *what would be required.*
181

182 *Ms. ____ 17:58: You're asking to fund a study to see what it would cost. I think, again, (indecipherable).*
183 *I'm not sure how many people use it, but right now we're all just trying to get through (indecipherable)*
184 *but having that information would be good to help us decide what to put on the budget next year.*
185

186 *Ms. Brady: Clay, do you have an estimate for what it would cost to do the path out to the lake and what*
187 *would be required by the County? I can't imagine them being okay with us just putting crushed shell*
188 *down because water runs across it, I think it would have to be a little boardwalk under which the water*
189 *could flow. What would be a good estimate of what could be permitted out there?*
190

191 *Mr. Clay Rebol: It would cost a couple of thousand dollars to figure out what could be done out there.*

192
193 *Ms. Brady: We are going to remove that \$15,000 dollars. I would say put \$2,500 dollars in there for –*

194
195 *Mr. Ward: This would fall under your general engineering line item. We have \$10,000 dollars budgeted*
196 *for that line item. We can up it to \$12,500 dollars or leave it at \$10,000 dollars. I think either one is fine.*

197
198 *Ms. Brady: I personally would like to see it broken up, so we know what that engineering is for.*

199
200 *Mr. Ward: We do break it up.*

201
202 *Ms. Brady: Okay, so, we will say \$12,500 dollars for engineering. That's going to take the preserve area*
203 *maintenance down to \$40,000 dollars. Then if we go to the lake bank and the littoral shelf, we have*
204 *\$110,000 dollars in there. \$50,000 dollars rotating to clean all of the silt from the drainage structures. I*
205 *think that's a very good number. And \$50,000 dollars for periodic maintenance of the ponds which I*
206 *think is too low, so, I think that \$110,000 dollars for the lakes probably should be taken up to \$160,000*
207 *dollars. I think \$50,000 dollars for aquatic weed control, littoral shelf plant monitoring, lake bank*
208 *maintenance, water quality testing, is not enough; I think \$100,000 dollars should be the budget for that.*
209 *And hopefully I can get the County to chip in for water quality. They just did all the testing of the lakes*
210 *for us for nothing. Hopefully with the outcome of that they will help chip in because they have some*
211 *grants.*

212
213 *Ms. ____ 22:07: The lakes are in really bad shape, and we all know that. Does that \$100,000 dollars*
214 *include the cleanup of all of the dead stuff?*

215
216 *Ms. Brady: So, the ponds always look beautiful. What we are going to struggle with is we have people*
217 *that want them to be completely clear of everything, but you really don't want your ponds to be*
218 *completely clear. You want the flowers and the cattails, and the littoral shelf keeps stuff from going in*
219 *the pond and helps filter the water. We are never going to make everybody happy. They are not as bad*
220 *as people think they are. I definitely think \$100,000 dollars would clean some up.*

221
222 Discussion ensued regarding the pond and lake maintenance; removal of the dead materials from the
223 ponds and lakes; \$100,000 dollars being enough to cover cleaning of dead materials from the lakes;
224 concern regarding the fish beds in the lakes; and this being the drought season which was why the water
225 levels were low.

226
227 *Ms. Brady: Next is the road and streets. This covers the electric we have for all of the lights, \$110,000*
228 *dollars. We have added \$5,000 dollars for bridge maintenance, \$7,500 dollars for streetlights and signs,*
229 *\$5,000 dollars for street sweeping. It was requested that we add the holiday lights and decorations at*
230 *the front entrance; we have that in here for \$12,000 dollars and \$5,000 dollars for miscellaneous repairs.*
231 *I'd rather be safe than sorry. I would put miscellaneous repairs at \$10,000 dollars because I know how*
232 *many potholes are out there. The final lift should go on that next set of roads in the next six months, I*
233 *would say by the time they are done building, so it shouldn't be that bad, but I also know we need to*
234 *clean the storm pipes and drains, and I'd rather have a little extra in there. I know there is one drain on*
235 *Long Meadow which floods, and I asked the developer to clean it before the hurricane; they assured me*
236 *they did, but I heard they did not actually check them. She continued to discuss the potholes which she*
237 *felt needed repair. She said she would like the Engineer to check the roads before the CDD took them*
238 *over to ensure they were in good condition before the bonds were released.*

Mr. Ward indicated the roads already had been transferred.

Ms. Brady: I don't want them to put the final lift before we figure out if there really is (indecipherable). I think we should up the miscellaneous repairs from \$5,000 dollars to \$10,000 dollars. That includes incorporating street sweeping once a month, and that will help with the drainage issues and help keep the pipes clean too.

Ms. ____ 28:26: The only thing I'd like to say is about the streetlights, as well as the south entrance. I've spent the last month inspecting all 215 streetlights; 17 of them were not working. These have been reported to FPL. Tara, you were talking about the lack of lighting at the south entrance. The streetlights aren't the issue; the main entrance has uplighting that illuminates the signs. We know we have electricity out there because the gate has electricity too. I know it wouldn't be much, but there are a lot of residents, especially during the winter months when we are at full capacity, to get some of that additional lighting in there. Maybe we could cover it with the streetlight budget. I'm just asking a question.

Ms. Brady: I agree with you that the south entrance needs to be lit a little more, especially knowing that it will start to be used a lot more once the traffic light is out there; however, once the traffic light is out there, there will probably be more lights on the road there but coming in and around the circle could use better lighting.

Discussion ensued regarding the need for lighting around the circle; other areas where extra lighting would be useful; and adding \$15,000 dollars for lighting to ensure the south entrance was properly lit.

Mr. Ward indicated he could add \$15,000 dollars to the property line item for lighting improvements.

Ms. Brady: The landscaping contract has \$465,000 dollars; this is the number we pulled from Sunny Grove as the best estimate for the common area that we would take over, not including the amenities center and the homes. I will say, I personally don't think we should take over the landscaping contract because the HOA still has to do the amenity center and all of the single family homes, and I think we probably would get a better deal doing it all together. I would say that we would direct the HOA, if we can come up with a maintenance agreement with them, to keep the landscaping but I would like to see the common area and at least the perimeters of our properties treated for the grubs, because if we treat it for the grubs, there is no food for the hogs, and that will assist in keeping them at bay. That would be one contingent I have. What are your thoughts?

Discussion ensued regarding the benefits of grub treatment; the HOA keeping the landscaping being more cost effective; hog trapping; the map of the district and what the HOA owned versus what the CDD owned; concern regarding what the landscaper was using for fertilizer and pesticide; clearly outlining what the landscaper should and should not use for fertilizer and where the fertilizer should be placed.

The Board agreed the HOA should have the landscaping contract.

Ms. ____ 37:54: How would we get an agreement with the HOA before our meeting next month?

Ms. Brady: We won't. I have tried for a little over a year now to get the HOA Board to sign a maintenance agreement, but with Lennar being in charge, they will not sign. So, I can tell you this. They

287 *have the contract already. If we don't put it in our budget, I can't see the HOA stopping doing it because*
288 *they have been doing it, but we could leave it in the budget so it's there and if we don't do it, we could*
289 *take that money and move it to a different line item if we needed it for something.*

290
291 *Mr. Ward: My opinion is, since we've had such an impossible time getting an agreement with the HOA,*
292 *that you leave it in the budget. These agreements are difficult to do, not because of the HOA, but*
293 *because of all the requirements they have to meet on our side of the coin, so I think you should leave it*
294 *where it is. If the HOA wants to come and say they'll do the landscape maintenance we will negotiate an*
295 *agreement with them, but it's not going to happen in the next month or two. It's probably going to be*
296 *months of work in order to get that done.*

297
298 *Ms. Brady: To be safe, since they are running over, and we know we want more done, we want the grub*
299 *treatment, I would say up that number to \$500,000 dollars.*

300
301 *Ms. _____ 39:55: How would it happen if the HOA takes that? Then next year the budget would be lower*
302 *by that amount, so the residents would get the benefit.*

303
304 *Mr. Ward: Correct. Going into next year. You are going to have to wait until you get the turnover done.*
305 *I don't know when that's happening but whenever you finish the turnover then we will have to negotiate*
306 *that agreement with your new HOA Board.*

307
308 *Ms. Brady: Okay, then we have the boars. The tax collector fees come off. So, the only other thing that I*
309 *wanted to add that I didn't say, one thing I would like to put in the lake item is some money to put some*
310 *bubblers and maybe a couple of fountains to start because that will help greatly with the water quality.*
311 *Clay, do you have an estimate on what a fountain would cost?*

312
313 *Mr. Ward: They are like \$6,000 dollars a piece with all the electric that goes in them. Most of my*
314 *communities are spending \$6,000 dollars to \$8,000 dollars per fountain.*

315
316 *Ms. Brady: I personally know I've had a lot of people asking for fountains. I would say maybe to start*
317 *with a couple and some bubblers. So, maybe we can put \$75,000 dollars in for this and that will give us a*
318 *good start. The golf course has asked for one in the driving range, and people have asked for a fountain*
319 *near the front entrance.*

320
321 *Discussion ensued regarding where to install fountains in the community; and developing a water*
322 *maintenance plan with the County Water Quality Manager to best determine where bubblers and*
323 *fountains should be placed.*

324
325 *Mr. Ward: I think you are just budgeting for it at this point.*

326
327 *Ms. Brady: Yes, and the budget won't even begin until October of this year.*

328
329 *Mr. Ward: It is really just a roadmap at this point and changes can always be made.*

330
331 *Ms. Brady: I want to put \$75,000 dollars in the budget for fountains and bubblers for water quality in the*
332 *lake line item under aeration systems. Is there anything we talked about or that you have that I did not*
333 *mention? There was nothing. She opened the meeting up for public comments.*

334

Mr. John Luciano indicated he was on the grounds committee. He asked about the pump stations, reclaim water, and irrigation. He noted there was very expensive lawn mower blade sharpening equipment being stored in the pump house.

Ms. Brady stated the pumps which irrigated the golf course were the responsibility of the golf course.

Mr. Ward indicated the reuse system was in the process of being turned over to the CDD; but had not been turned over to the CDD yet. He stated Mr. Luciano had a good point, however, and it should be determined who owned which pump stations. He said he felt the golf course pump should belong to the golf course certainly, but the reuse system needed to be reviewed. He indicated this would be something the CDD would deal with in the future.

Ms. Darlene Graham asked if the guard gate expenses could be mitigated with a virtual guard situation.

Ms. Brady noted this had never been discussed.

Ms. Graham indicated it was simply a suggestion. She thanked Ms. Brady for budgeting to improve the lighting situation. She noted along the sidewalks it was pretty dark in some places, and the lighting should be improved. She asked if bridge maintenance would include an engineer evaluating the integrity of the bridges.

Ms. Brady stated the \$5,000 dollars budgeted for maintenance was for ongoing maintenance; the bridges were very recently evaluated structurally. She noted the bridges were currently being fixed to the structural engineer's standards.

Ms. _____ asked if the CDD would get bids for security services.

Mr. Ward: Here's what the law says, if a contract is over \$195,000 dollars in any 12 month period, then we have to go out to a competitive bid process. So, to the extent that we have contracts of that nature, we will do a more formal competitive bid process. Other than that, under those numbers we do get quotes or proposals from different vendors in order to do that based on a scope that we have to write.

Discussion ensued regarding different security companies and different services offered by said companies.

Mr. _____ stated \$6,000 dollars seemed excessive for guard house janitorial services.

Mr. Ward reminded everyone that the budget numbers were just numbers based on contracts provided to the CDD by the HOA for services the HOA had in the past. He noted these numbers would be adjusted as the services were scoped and priced correctly.

Mr. _____ asked about closing the iron gates at the main entrance.

Ms. Brady: What we talked about was closing the gates at the construction entrance and I'm going back and forth with Lennar. They are still concerned that there is enough construction traffic to keep them open, and the final lift has already been put on this road and some of the others. My plan was to wait until the end of this month when the bridge construction was done and then go look again and see how many more houses they were building and how far along in construction they were before deciding how

383 *hard I want to fight. But right now, I can't get them to close the gate. I personally would not want to*
384 *close the metal gates at the front, and I don't remember that being discussed.*

385
386 Discussion ensued regarding the metal gates at the front gate and whether it would be beneficial to
387 close the metal gates after every car or leave the metal gates open and use only the gate arm; concerns
388 about security; the camera in place to capture the license plates of people who break the gates; and
389 charging those who break the gates a fee.

390
391 Mr. Ward explained the large metal gates were much more expensive to replace as opposed to the gate
392 arm; this was why the large metal gates were left open, to prevent damage to the metal gates. He
393 noted most communities used arm gates for this reason.

394
395 Ms. Jackie Smith asked about installing signage saying one vehicle at a time and minimum \$500 dollar
396 damage fee.

397
398 Mr. Ward stated fees were difficult for CDDs to enforce and collect, but the signs were easy to install.

399
400 Discussion ensued regarding drivers trying to tailgate through the arm gate to avoid having to stop; and
401 putting up a sign indicating only one vehicle at a time was permitted to drive through the gate.

402
403 Mr. _____ asked a question which was (indecipherable).

404
405 Ms. Brady responded the \$425,000 dollars included the 24 hour guardhouse and the –

406
407 Mr. _____ indicated the guards at the guardhouse should not be called security, they were simply
408 individuals who sat for 8 hours a day and got paid. He noted anything which opened and closed often
409 would break, such as the arm gate. He said in terms of the virtual guard he felt it was better to have
410 someone present in person to address any physical concerns with the gate.

411
412 Mr. John Luciano asked who paid for the bridge repairs.

413
414 Ms. Brady responded the CDD paid for the bridge repairs.

415
416 Mr. Luciano asked why Lennar was not contributing to the bridge repair costs. He stated Lennar had
417 more construction traffic going over the bridges than the community had golf carts going over the
418 bridges.

419
420 Ms. Brady explained the CDD owned the bridges before Lennar came onto the property.

421
422 Mr. Luciano stated Lennar used the bridges and he felt there should be a shared responsibility.

423
424 Ms. Brady explained the roads and bridges were public roads and bridges, and there were no signs
425 indicating trucks of a certain weight could not use the bridges. She said she agreed with Mr. Luciano,
426 but there was nothing the CDD could do to get Lennar to contribute.

427
428 Ms. Lynne _____ stated she had an issue behind her property where the bank was eroding into the
429 pond. She noted she lost several feet behind her home, and she believed it was a safety hazard for
430 mowers which could fall over into the pond. She said she was unsure who to bring this issue to.

Ms. Brady noted the property Lynne was referring to was owned by Lennar currently; however, the CDD would eventually own the lake.

Ms. Lynne discussed the difficulty she faced trying to find who could fix the problem.

Ms. Brady indicated she would go out and take some pictures.

Ms. Brady and Lynne continued to discuss the lake and erosion issues. Ms. Brady indicated she would have the lake looked at.

Mr. John Briere stated the wood on the bridge was splintered and actually punctured his sister-in-law's radiator and her vehicle had to be towed. He stated the splintering would continue if not fixed. He asked if the splintering would be addressed by the current repairs and maintenance.

Ms. Brady stated most of the splintered wood was being replaced in this round of repairs, and then it would be maintained moving forward.

Mr. Ward indicated the splintered boards were being removed and new boards were being put down. He noted the wood would all be power washed and stained with a clear coat to maintain a natural look.

Ms. Linda Kender discussed the problems with lighting around the condo buildings. She asked if the CDD was responsible for addressing these issues.

Ms. Brady: I know your whole section is like that, and then as you go down, the next section is like that, and the whole new section with the Terraces and the Verandas by the pool are like that. The CDD is paying for the lights that are already installed; however, that property is not CDD property. That road is a drive access that is currently owned by the Master HOA, or Lennar is trying to give it to the Master HOA, they want Lennar to give it to the CDD. I personally would not want to take that because you have covered parking, so if it became public property, you would lose your covered parking because all of that asphalt would become public and anybody could park there. My thought process was those areas should stay with the Master HOA, or they should be turned over to the individual HOAs for them to maintain and do with as they pleased. I would not have a problem paying for the electric, but to install new lights in all of those areas, that's something Lennar should have done when they built it, and they didn't. I think that's going to have to fall with the individual HOAs because it's not CDD owned property.

Discussion continued regarding the problem with poor lighting around the condos, and light installation being expensive.

Mr. Steve Prost (ph) recommended approaching other communities to see how other communities solved similar problems. He noted the CDD was saying once it took over it would do a better job maintaining the facilities, but he wondered what made the CDD better able to maintain facilities than the HOA.

Ms. Brady: I don't know that there's anything that can make one do it better than the other if they all did it correctly. In a perfect world, I would say the HOA could do everything. Pros and cons for it, if the CDD does it, it's on your tax bill, it's tax deductible. I can tell you that I'm working with the County Water Quality Department to make sure we are doing proper pond maintenance. I can just tell you what I've

seen done is not acceptable and since the CDD owns the lakes, it's our responsibility to make sure it is done correctly and that's what we are going to do. She discussed the difficulties she faced trying to get the HOA to correct problems in the community. She discussed the difficulties she faced trying to get a maintenance agreement signed between the HOA and the CDD. She stated as such, the CDD was going to take responsibility for these areas and ensure that maintenance was being done correctly.

Mr. _____ 1:13:50 noted the HOA was being run by Lennar and Lennar was not going to do anything correctly if it was going to cost Lennar money. He said hopefully once the HOA was resident run it would improve.

Mr. Prost stated he did not feel saying "once we get it, it will be better" was a valid argument.

Ms. _____ 1:14:42: Just on budget last year, Lennar spent \$117,000 dollars on hurricane cleanup for which Lennar was not able to apply for any FEMA relief where if the CDD was doing that cleanup there were things which could be done as a CDD which Lennar could not. From that perspective, the CDD goes out and gets bids. From everything I've reviewed, and looking at this budget, there has been no bidding done whatsoever in the last four years on these contracts by the HOA. We are going to be conscious of sending out RFQs or RFPs to be sure to be able to cost effectively answer the residents. So, how is the CDD going to do anything different? Like Jim said, anything over \$195,000 dollars will have RFPs to evaluate and score. He did a wonderful job scoring the RFPs last month for us to be able to understand how the vendors scored against each other in order to make an informed decision regarding which auditing firm to select. There is due diligence there, so when we say better, we are hopefully making more informed decisions.

Ms. _____ 1:16:27: For the grub maintenance around the perimeter for the boars, are you also going to do the strip of land behind Cherry Blossom? Because we did have the pigs in our backyard. Right behind us, they say it's CDD land, it's like a small, wooded area.

Ms. Brady: I don't know the amount of land in that area, and I don't know if that ever gets treated with anything because between the two properties, it is literally just the ditch. I don't know if we will go and treat inside the ditch.

Mr. _____ 1:17:48: How does the CDD determine how much they are going to take over after we turn this development over?

Ms. Brady: Technically it's all CDD responsibility. If we want to make an agreement with the HOA and say we would like them to take on certain responsibilities, the HOA has the right to refuse. We are budgeting right now to take over everything. I personally don't want to take over the landscaping, but again, I'm just one person, but everything else I think should be in control of the CDD, but that will be a discussion after we get through the budget, and we will see if any maintenance agreement can be reached.

Mr. Anthony Kiernan: When you do the proposed budget, I'd like to see what is new maintenance, and what is a transfer of maintenance from the HOA, because it's not all going to transfer from the HOA. Is bridge maintenance in the HOA right now?

Ms. Brady: No.

Mr. Kiernan: So, there are a lot of new costs which you're going to have in the budget. Can you identify these so when we look at the proposed budget, we can see what was being pulled out of the Master HOA and what was new.

Ms. Brady: Well, here is the thing with that, I can say \$300 dollars a year are costs from what your HOA is currently doing, but I can guarantee your HOA fees are not going to go down by \$300 dollars. In essence it should, but it's not going to. We can ballpark it, but we are also estimating correct costs, not exactly what was in their budget. We are also increasing the costs for some things in order to improve the services, so I cannot divide it up line item by line item. I can tell you, when we take the contracts over, we will notify the HOA that they no longer need to do them, and they will stop paying the vendors for the services.

Discussion ensued regarding how to determine what were HOA costs versus preexisting CDD costs versus new CDD costs in the budget; and the assessments being included on tax bills.

Mr. Ward: You will see one line item on your tax bill that has the operating assessment, which is proposed at \$950 dollars, and then you will see a capital assessment which is different based on your lot size. If you want the detail, in November I will put detailed information on the District's website. There is a partial search feature for us. You can go on there, you will be able to see your capital balance, your capital assessment for the year, your operating assessment, so you will have the detail, but not every line on the budget.

Mr. _____ asked a question which was (indecipherable).

Ms. Brady: No, if we do a maintenance agreement, it would be an agreement that the HOA was going to do this work, that the HOA was going to pay to have the work done to certain specifications.

Mr. _____ asked what kind of due diligence the CDD would use to ensure the maintenance was being done properly.

Ms. Brady stated she personally checked if work was being done properly. She discussed the negative feedback she received when she posted CDD updates on social media. She explained she would not be posting information on social media any longer but would ask Mary to send out notices via email regarding certain activities, for example, when the street cleaner would be driving through the neighborhood, so residents could make sure nothing was in the road. She indicated meeting minutes were posted on the CDD website.

Mr. _____ asked a question which was (indecipherable).

Mr. Ward: The District will have to add to its operating team in order to do the bids to ensure work is being properly completed --

Mr. _____: We are rich with resources here in this room and I'm sure that there are people who are willing to volunteer and provide assistance with those types of tasks.

Ms. Brady: This Board is just starting basically, so we are just forming now, and we have one more position to fill and then we will be moving forward. But until just recently, this was run by Lennar. We will do a combination of all of it, because some of the stuff is not a you or me going out to check. Some

of it is an engineer has to go out and check. It will be a combination of Jim's staff, a combination of volunteers, a combination of us doing our stuff. We will lean on everybody who has the qualifications.

Mr. ____: Because you are just forming, there are those who are willing to volunteer, and I think that's something you should consider.

Ms. Brady: Agreed.

Ms. ____ 1:28:20: asked if there was any responsibility for Lennar to improve the lighting situation. She asked if the lighting was up to code.

Ms. Brady: There is no code for lighting in a private development. Okay, with that, we will move forward with these changes, see what the actual rate will be, and then we will have a better understanding come June.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic: We are continuing to monitor the legislation and interestingly enough, as often happens, a lot of the bills we are watching seemed to just collapse at the last minute, which is probably a good thing. I will have a little more information as we comb through, but some of the bills we were watching did collapse, so that is some good news.

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 – Friday, June 6, 2025

c. Financial Statement for period ending March 31, 2025 (unaudited)

Mr. Ward: The bridges are starting to be worked on today. They will run through the middle of June for repairs. You all will see those bridges closed periodically over the next month or so. Watch out for the detour and closed signs as you see them. Your public hearing is June 6, that is the day you will be required to adopt the budget and adopt the assessment rate for fiscal year 2026. And also, remember, those are really cap numbers at this point that we will set. We will make a lot of changes to that as the year goes on, so just expect that to occur.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

I. Supervisor Tara Brady:

- a. Trapping of Boars
- b. Fountains for Water Management System
- c. District Ownership Maps

Ms. Brady: Since I put out that notice, we got another 9 hogs, which I believe was that one family which was spotted. It was three females, and some little ones, and I haven't seen that family around since, and hopefully they were the ones causing the most damage. That brings us to 19. We have already talked about fountains, and I don't need the maps included on the Agenda because we have those maps. I wanted to get the Board's opinion regarding taking the roads and the parking lots in the Terraces. The HOA was asking, and I told them what I told you, in my opinion I would not accept those driving easements and parking lots as CDD property. Lennar wants the CDD to take the assets as opposed to the HOA. I think they should either go to the individual HOAs and then when things need to be done, they can get together and contract for resurfacing, or the Master HOA can take it.

The Board discussed the matter and agreed the Master HOA should take the roads and parking lots.

Discussion ensued regarding pulling the golf balls out of the lake; the CDD making an agreement with the golf course regarding pulling golf balls out of the lake with divers and not using a machine because it damaged the lake floor; and the possibility of sharing the income made from selling the balls collected from the lake with the golf course. The Board agreed to move forward with an agreement with the golf course allowing golf ball removal with divers, not machines.

Mr. Urbancic: I would need to make a quick update to remove any sort of mechanical remover and just do it by divers if that's okay. I can send you a revised draft.

Mr. Ward: Please do. Thank you, Greg.

Ms. ____: It would be great to proactively lock the gates shut during the upcoming summer weekends. Memorial day is coming up and if we could make sure that the back gates are secured (Indecipherable).

Ms. Brady: I will send an email to Matt telling him that we want the gate closed on Memorial Day weekend, Saturday, Sunday and Monday. Then, the 4th of July, and by then we should be able to have them closed all the time. Matt was really good with me last year on having a security guard at the pool during the holiday weekend. I will see if he can do that for us again.

Ms. ____ discussed the idea of a dog park in the community. She indicated she contacted a woman who organized a community funded dog park through raffles, donations, and other fund raisers. She noted not all residents would want to use the dog park, but for those who did, a fee could be charged by the HOA annually, like \$100 dollars, keycard access to the dog park could be given, and annual verification regarding shot records could be obtained as well. She suggested forming a dog park committee to work on the dog park.

Ms. Brady asked how much the dog park would cost.

Ms. ____ responded she understood it would cost approximately \$24,000 dollars which included fencing, key fobs, Wi-Fi, security cameras, lawn maintenance, irrigation, running water for the dogs inside the park, benches, etc.

Ms. ____ 1:44:53 asked about dog bite liability.

Ms. ____ noted there could be insurance involved. She was unsure.

Discussion continued regarding the dog park and forming a committee in this regard; benches for the community along walking paths; installation of benches by the HOA requiring an agreement with the CDD because the property was owned by the CDD; and the CDD being able to install its own benches.

Ms. Brady recommended telling Mr. Ward where the benches were suggested to be placed and it could be discussed at the next meeting; adding money to the budget for benches would be simple. She stated it was important to consider what type of bench should be installed, where garbage cans should be placed in relation to the benches, who would empty the garbage cans, and what type of shade could be placed near the benches.

Ms. ____ suggested an adopt a bench program.

Discussion continued regarding bench placement; securing the benches to the ground; where the dog park could be placed; what land the CDD owned which could be used for a dog park; and the possibility of using land near the maintenance shed.

EIGHTH ORDER OF BUSINESS

Public Comments

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

Ms. Brady asked if there were any additional public comments.

Ms. Lynn Harwood asked if the work being done on the bridges would include the transition between the wood and the asphalt.

Ms. Brady responded in the negative; she explained it was not considered part of the bridge, but part of the road and it would be fixed when the final lift was put on the road. She said she would see if a little lift could be put there for now until the final lift was placed.

Mr. Dick Wade indicated he was on the golf committee and was looking for approval from the CDD Board to finish the wall on 8.

Ms. Brady stated she spoke with Mike, told Mike what he had to do, and it would be brought to the CDD. She said the golf board wanted to make hole 8 a signature hole and wanted to build a wall around

the green. She asked why the golf board chose hole 8 and not hole 6 because hole 6 was across from the amenities center and everyone saw it driving by.

Mr. Wade said hole 6 could be dressed up next year.

Ms. Brady said to build the wall, the golf board needed CDD approval because a portion of the wall ran along the lake and the lake was owned by the CDD. She noted she saw the hand drawn plans which looked good, but after speaking with the County, a site plan modification, permits, and engineering drawings indicating the wall would not affect the capacity of the ponds were required, but as long as this was all done, she did not see any reason the CDD would deny the request. She noted when the golf board obtained the permits, Mr. Ward would need to sign the permits as the CDD owned the property.

Mr. Wade asked about a road. (Indecipherable).

Ms. Brady indicated the road did not belong to the CDD.

Mr. _____ asked when the traffic light would be installed at the south entrance.

Ms. Brady indicated she did not know but believed it would be within the next two years.

Mr. _____ asked if a traffic light would be installed at the main entrance.

Ms. Brady responded in the negative.

Mr. _____ asked if the residents wanted to fundraise to install a fountain in their lake, would the CDD support their efforts and allow fountain installation.

Mr. Ward responded in the affirmative.

Ms. Linda Kender asked when the turnover took place, would Lennar be responsible for completing the task list her HOA had prepared.

Ms. Brady noted her HOA had a punch list with Lennar also and even after the transition from Lennar to residents took place the punch list was not completed. She said she felt like her HOA would end up finishing the list. She recommended Ms. Kender speak with her HOA's attorney, but she did not believe the Master HOA switching from Lennar to residents would have anything to do with the individual HOA's punch lists.

Mr. _____ asked about (indecipherable).

Ms. Brady explained the budget included obtaining a cost estimate to see what would be needed for permitting. She noted the plans also included a lookout tower.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Brady adjourned the meeting at approximately 12:04 p.m. There was no motion.

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Tern Bay Community Development District

James P. Ward, Secretary

Tara Brady, Chairperson

DRAFT

RESOLUTION 2025-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tern Bay Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set June 6, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference;

RESOLUTION 2025-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and identified as “The Budget for the Tern Bay Community Development District for the Fiscal Year Ending September 30, 2026,” as adopted by the Board of Supervisors on June 6, 2024.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Tern Bay Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$3,560,756.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$1,483,899.00
DEBT SERVICE FUND - SERIES 2005(A)	\$ 114,433.00
DEBT SERVICE FUND - SERIES 2022	<u>\$1,962,424.00</u>
TOTAL ALL FUNDS	\$3,560,756.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

RESOLUTION 2025-8

THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

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

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

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

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

ATTEST:

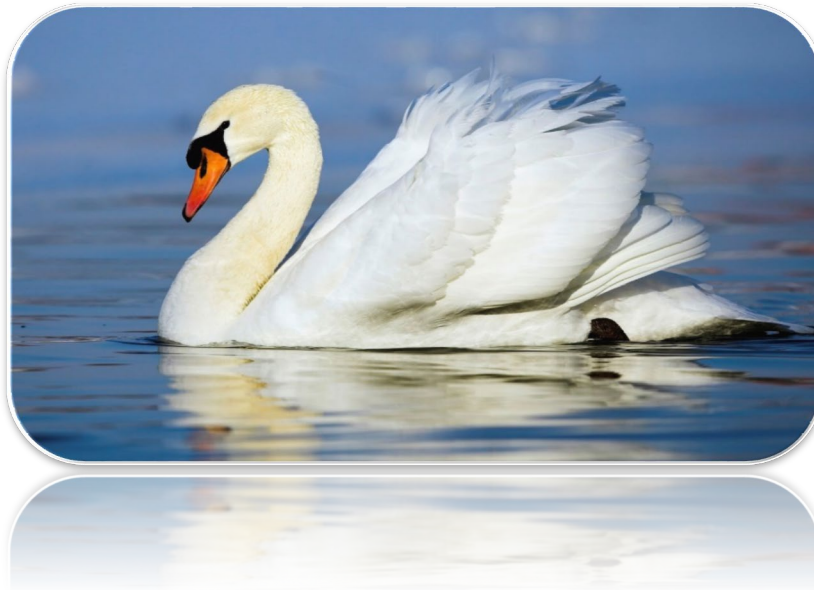
**TERN BAY COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Tara Brady, Chairperson

Exhibit A – Fiscal Year 2026 Proposed Budget

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

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

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 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 - Adopted FY 2021					
PROPOSED Cap Rate - FY 2026	\$ 596.58			\$ 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 2022 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
	1493			

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

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

RESOLUTION 2025-9

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

RECITALS

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

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

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

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

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

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

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

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

RESOLUTION 2025-9

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

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

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the district manager is authorized to prepare, certify and/or amend the assessment roll of the district to the county tax collector pursuant to the uniform method as authorized by Florida law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Charlotte County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Charlotte County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2025-9

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

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tern Bay Community Development District.

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

SECTION 6. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

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

RESOLUTION 2025-9

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

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

ATTEST:

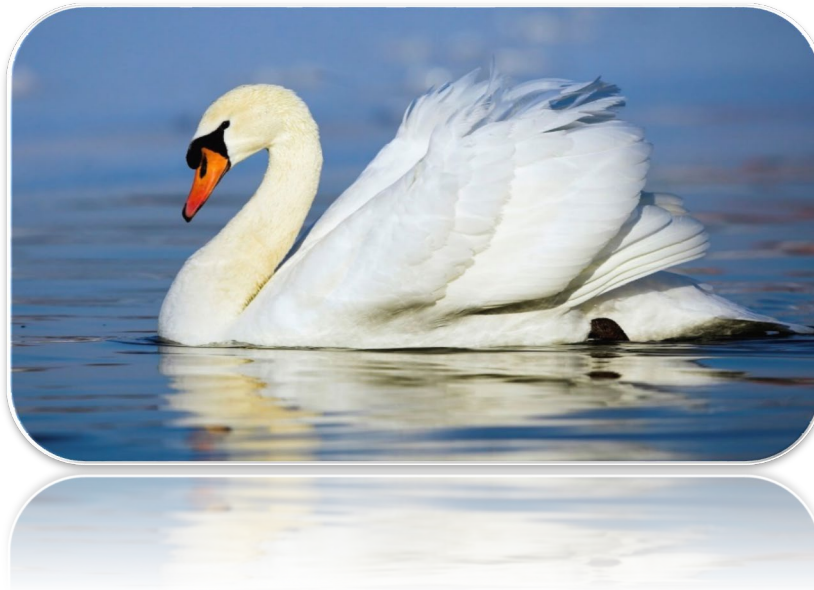
**TERN BAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Tara Brady, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

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

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 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 - Adopted FY 2021					
PROPOSED Cap Rate - FY 2026	\$ 596.58			\$ 1,250.00	

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		

**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 2022 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
	1493			

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

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

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

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

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

WHEREAS, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

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

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

WHEREAS, notices of the District’s Fiscal Year 2026 annual budget hearing and related assessment hearing were provided in accordance with law (“Notices”); and

WHEREAS, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance was \$950.00 per unit; and

WHEREAS, on June 6, 2025, the Board of Supervisors conducted the public hearings referenced in the Notices; and

WHEREAS, on June 6, 2025, the Board of Supervisors determined that the Fiscal Year 2026 operations and maintenance assessment would be levied in the amount of \$950.00 per unit for residential property and directed the District Manager to certify that assessment, as well as the existing debt assessment, to the tax collector for collection; and

WHEREAS, on June 6, 2025, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment intended to be levied above \$950.00 per unit but less than \$1,249.99 per unit for residential property would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

WHEREAS, on June 6, 2025, the District’s Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap of \$1,249.99 per unit for residential property for notice purposes only; and

WHEREAS, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years’ annual operation and maintenance assessments which are levied in an amount less than \$1,249.99 per unit; and

WHEREAS, if the future, anticipated, annual operations and maintenance assessments are projected to exceed \$1,249.99 per unit for residential property, the District Manager shall provide all notices required by law in the absence of this resolution; and

RESOLUTION 2025-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND
MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

WHEREAS, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap of \$1,249.99 per unit for residential property for notices purposes only.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

- a. The District hereby adopts an operations and maintenance assessment cap in the amount of \$1,249.99 per unit for residential property for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed \$1,249.99 per unit for residential property, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds \$1,249.99 per unit for residential property, nor shall it be construed as a waiver of the District's right to do so.
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tern Bay Community Development District.

PASSED AND ADOPTED this 6th day of June, 2025

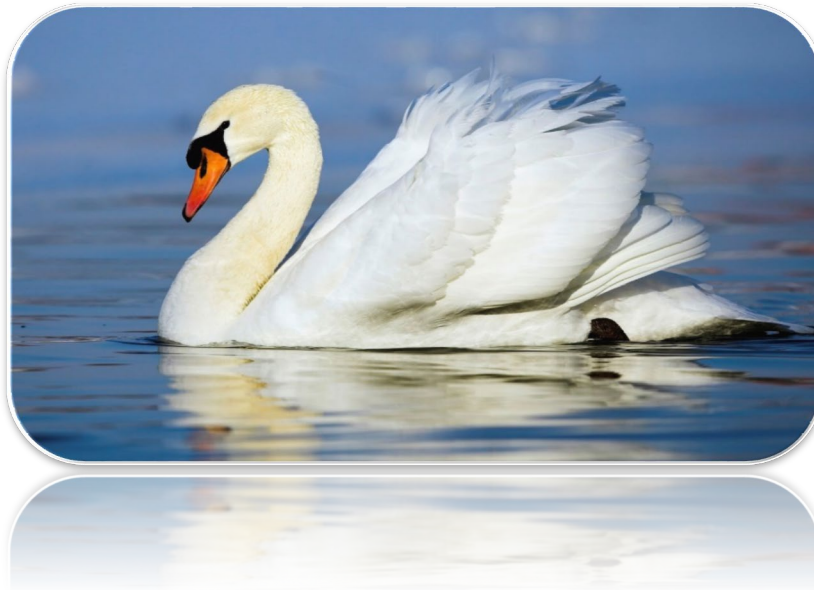
ATTEST:

**TERN BAY
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**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 - Adopted FY 2021					
PROPOSED Cap Rate - FY 2026	\$ 596.58			\$ 1,250.00	

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		

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 2022 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
	1493			

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

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

RESOLUTION 2025-11

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

RECITALS

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

WHEREAS, in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

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

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

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

Date: The first Tuesday of each month for Fiscal Year 2026, which covers the period October 1, 2025, through September 30, 2026.

The Fiscal Year 2025 schedule is as follows:

October 7, 2025	November 4, 2025
December 2, 2025	January 6, 2026
February 3, 2026	March 3, 2026
April 7, 2026	May 5, 2026
June 2, 2026	July 7, 2026
August 4, 2026	September 1, 2026

Time: 10:00 A.M. (Eastern Standard Time)

Location: Heritage Landing Amenity Center
14571 Heritage Landing Boulevard
Punta Gorda, Florida 33955

RESOLUTION 2025-11

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

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tern Bay Community Development District.

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

ATTEST:

**TERN BAY COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Tara Brady, Chairperson



May 13, 2025

Dear Katey Selchan,

Per your request, the number of registered voters as of 04-15-2025, within the Tern Bay and Island Lake Estates Community Development Districts is as follows.

Tern Bay – 761
Island Lake Estates – 93

Should you have any questions or require further assistance, please do not hesitate to reach out to us at 941-833-5400 or via email at records@SOECharlotteCountyFL.gov.

Sincerely,

Leah Valenti
Supervisor of Elections
Charlotte County, Florida

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

June 6, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

TERN BAYCOMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes X No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes X No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes X No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes X No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes X No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes X No ☐

James P. Ward, District Manager

Tara Brady, Chairperson

Date

Date

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 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 April 30, 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		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 1,408,385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,408,385
Capital Project Fund								
Construction Account	-	-	-	4,328,700	-	-	-	4,328,700
Cost of Issuance Account	-	-	-	-	-	-	-	-
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account A	-	50,000	886,013	-	-	-	-	936,013
Reserve Account B	-	-	-	-	-	-	-	-
Revenue	-	162,466	1,851,466	-	-	-	-	2,013,932
Prepayment Account	-	11,919	-	-	-	-	-	11,919
Due from Other Funds		.	.	.				
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund	807	-	-	-	-	-	-	807
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	-	-	-	-	2,961,863	-	-	2,961,863
Amount to be Provided by Debt Service Funds	-	-	-	-	27,888,137	-	-	27,888,137
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	24,932,597	-	24,932,597
Total Assets	\$ 1,409,193	\$ 224,385	\$ 2,737,478	\$ 4,328,700	\$ 30,850,000	\$ 24,932,597	\$ -	\$ 64,482,353

Tern Bay Community Development District
Balance Sheet
for the Period Ending April 30, 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	-	44	763	-	-	-	-	807
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	\$ -	\$ 44	\$ 763	\$ -	\$ 30,850,000	\$ -	\$ -	\$ 30,850,807
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	-	94,264	1,235,782	(5,007,162)	-	-	-	(3,677,116)
Unassigned								
Beginning: October 1, 2024 (Unaudited)	1,083,580	-	-	-	-	-	-	1,083,580
Results from Current Operations	325,612	-	-	-	-	-	-	325,612
Total Fund Equity and Other Credits	\$ 1,409,193	\$ 224,341	\$ 2,736,715	\$ 4,328,700	\$ -	\$ 24,932,597	\$ -	\$ 33,631,546
Total Liabilities, Fund Equity and Other Credits	\$ 1,409,193	\$ 224,385	\$ 2,737,478	\$ 4,328,700	\$ 30,850,000	\$ 24,932,597	\$ -	\$ 64,482,353

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

Description	October	November	December	January	February	March	April	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	16,722	537,512	572,192	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	(40,053)	0%
Total Revenue and Other Sources:	\$ 8,306	\$ 31,052	\$ 273,004	\$ 185,105	\$ 15,152	\$ 8,171	\$ 16,722	\$ 537,512	\$ 532,139	101%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's - Fees	-	-	400	200	600	-	600	1,800	1,600	113%
Executive										
Professional Management	3,938	3,938	3,938	3,938	3,938	3,938	3,938	27,563	47,250	58%
Financial and Administrative										
Audit Services	-	-	-	6,500	-	-	-	6,500	6,500	100%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	15,750	27,000	58%
Assessment Roll Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	15,750	27,000	58%
Arbitrage Rebate Services	-	-	500	-	-	-	500	1,000	1,000	100%
Other Contractual Services										
Recording and Transcription	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	225	-	127	-	236	588	2,500	24%
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%
Bond Amortization Schedules	-	-	-	-	-	-	100	100	-	0%
Bank Services	-	-	-	-	-	-	-	-	250	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services										
Telephone	-	-	-	-	-	-	-	-	-	0%
Postage, Freight & Messenger	-	-	-	-	-	-	911	911	150	608%

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Insurance	35,542	-	-	-	-	-	-	35,542	34,799	102%
Meeting Room Rental	-	-	-	-	-	-	-	-	475	0%
Printing & Binding	-	-	-	-	-	-	1,493	1,493	50	2986%
Web Site Development	-	-	-	300	-	-	-	300	2,000	15%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	1,757	718	-	104	1,902	4,481	5,000	90%
Comprehensive Planning Services	-	-	-	-	-	-	-	-	-	0%
Other General Government Services										
Engineering Services - General Fund	-	-	-	-	4,422	5,230	3,340	12,992	10,000	130%
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 April 30, 2025

Description	October	November	December	January	February	March	April	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	8,541	61,756	101,000	61%
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	14,000	-	0%

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

Description	October	November	December	January	February	March	April	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	\$ 33,060	\$ 211,900	\$ 532,139	40%
Net Increase/ (Decrease) in Fund Balance	(43,207)	14,387	254,098	155,413	(13,845)	(24,897)	(16,338)	325,612	-	
Fund Balance - Beginning	1,083,580	1,040,373	1,054,761	1,308,859	1,464,272	1,450,428	1,425,531	1,083,580	1,083,580	
Fund Balance - Ending	\$ 1,040,373	\$ 1,054,761	\$ 1,308,859	\$ 1,464,272	\$ 1,450,428	\$ 1,425,531	\$ 1,409,193	\$ 1,409,193	\$ 1,083,580	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	
Interest Income										
Reserve Account	204	205	185	184	179	155	170	1,282	-	0%
Prepayment Account	-	-	-	-	-	20	41	60	-	0%
Revenue Account	325	331	214	256	374	480	536	2,516	3,600	70%
Sinking Account	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue										
Special Assessments - On-Roll	1,593	5,955	52,354	35,497	2,906	1,567	3,207	103,078	109,006	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	11,919	-	-	11,919	-	0%
Other Fees and Charges										
Discounts and Other Fees	-	-	-	-	-	-	-	-	(7,131)	0%
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,121	\$ 6,491	\$ 52,753	\$ 35,936	\$ 15,377	\$ 2,221	\$ 3,954	\$ 118,855	\$ 105,475	113%
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	3,954	94,264	6,293	
Fund Balance - Beginning	130,077	132,199	114,099	166,853	202,789	218,166	220,387	130,077	130,077	
Fund Balance - Ending	\$ 132,199	\$ 114,099	\$ 166,853	\$ 202,789	\$ 218,166	\$ 220,387	\$ 224,341	\$ 224,341	\$ 136,370	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	0%
Reserve Account	3,665	3,562	3,309	3,296	3,196	2,886	3,195	23,109	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,543	2,482	2,399	2,028	3,125	5,659	6,389	24,625	45,000	55%
Sinking Account	-	-	-	-	-	-	-	-	-	
Special Assessment Revenue										
Special Assessments - On-Roll	27,667	103,437	909,397	616,597	50,472	27,220	55,702	1,790,493	1,896,067	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges								-	-	
Discounts and Other Fees	-	-	-	-	-	-	-	-	(124,042)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 33,875	\$ 109,481	\$ 915,105	\$ 621,920	\$ 56,793	\$ 35,765	\$ 65,286	1,838,226	\$ 1,817,025	101%
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	3,195	23,109	-	0%
Total Expenditures and Other Uses:	\$ 3,665	\$ 3,562	\$ 582,644	\$ 3,296	\$ 3,196	\$ 2,886	\$ 3,195	\$602,444	\$ 1,778,670	34%
Net Increase/ (Decrease) in Fund Balance	30,210	105,919	332,461	618,625	53,597	32,879	62,091	1,235,782	38,355	
Fund Balance - Beginning	1,500,933	1,531,143	1,637,062	1,969,523	2,588,147	2,641,745	2,674,624	1,500,933	1,500,933	
Fund Balance - Ending	\$ 1,531,143	\$ 1,637,062	\$ 1,969,523	\$ 2,588,147	\$ 2,641,745	\$ 2,674,624	\$ 2,736,715	\$ 2,736,715	\$ 1,539,288	

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	-	-	-	-	-	-	-	\$ -	\$ -	0%
Interest Income										
Construction Account	38,600	37,698	19,834	15,824	15,412	13,979	15,538	156,885	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	3,665	3,562	3,309	3,296	3,196	2,886	3,195	23,109	-	0%
Total Revenue and Other Sources:	\$ 42,265	\$ 41,260	\$ 23,143	\$ 19,120	\$ 18,608	\$ 16,865	\$ 18,734	\$ 179,994	\$ -	0%
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	0%
Capital Outlay										
Water-Sewer Combination	-	2,535,399	-	-	-	-	-	2,535,399	-	0%
Stormwater Management	-	646,325	-	-	-	-	-	646,325	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	1,246,233	-	-	-	-	-	1,246,233	-	0%
Cost of Issuance										
Legal - Series 2022 Bonds	-	759,200	-	-	-	-	-	759,200	-	0%
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 5,187,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,187,156	\$ -	0%
 Net Increase/ (Decrease) in Fund Balance	42,265	(5,145,896)	23,143	19,120	18,608	16,865	18,734	(5,007,162)	-	
Fund Balance - Beginning	9,335,862	9,378,128	4,232,232	4,255,374	4,274,494	4,293,101	4,309,966	9,335,862	-	
Fund Balance - Ending	\$ 9,378,128	\$ 4,232,232	\$ 4,255,374	\$ 4,274,494	\$ 4,293,101	\$ 4,309,966	\$ 4,328,700	\$ 4,328,700	\$ -	