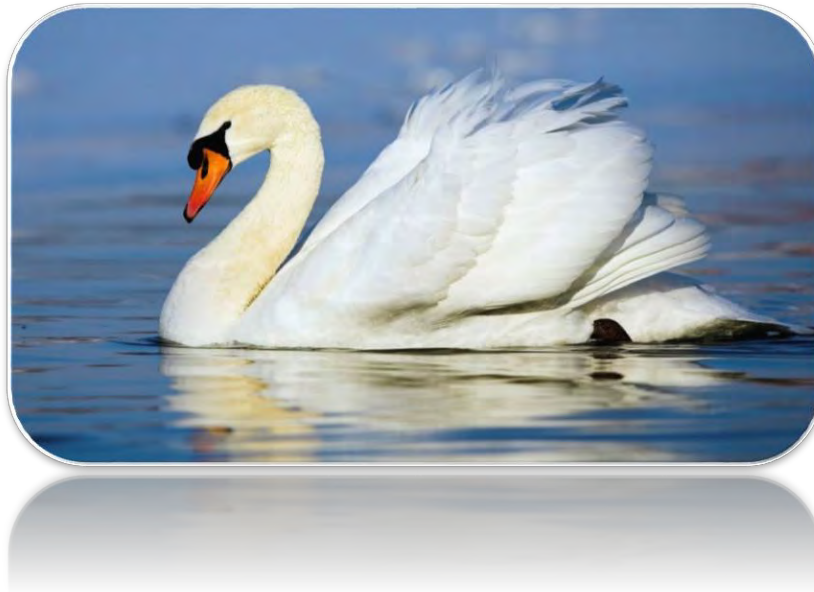


# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

**SEPTEMBER 10, 2024**

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**PREPARED BY:**

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

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



# TERN BAY COMMUNITY DEVELOPMENT DISTRICT

September 3, 2024

Board of Supervisors

Tern Bay Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District will be held on **Tuesday, September 10, 2024, at 10:00 A.M. at Country Inn and Suites 24244 Corporate Court, Port Charlotte, Florida 33954.**

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

<https://districts.webex.com/districts/j.php?MTID=m951c6a0b6d93ceb6af5a0d051166f53d>

Access Code: **2333 488 1623**, Event password: **Jpward**

phone: **408-418-9388** and enter the access code **2333 488 1623**, password: **Jpward (579274** from phones) 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***

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1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. June 11, 2024 – Public Hearings and Regular Meeting.
3. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a. Florida Law changes to Form 1 Filings.
    - b. Goals and objectives reporting requirements for CDD's.
    - c. **Important Board Meeting Dates for Balance of Fiscal Year 2024.**



1. General Election, November 5, 2024.
  2. December 10, 2024 – Seat 1 & 4 New Board Members
  - e. Financial Statement for period ending June 30, 2024 (unaudited).
  - f. Financial Statement for period ending July 31, 2024 (unaudited).
  - g. Financial Statement for period ending August 31, 2024 (unaudited).
4. Supervisor's Requests:
- I. Supervisor Brady - Repair's/Maintenance of District Facilities.
5. 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.
6. Adjournment.

### ***Staff Review***

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

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The second order of business is the consideration of the minutes from the June 11, 2024, Public Hearings and Regular Meeting.

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The third order of business are staff reports by the District Attorney, the District Engineer, and the District Manager will present unaudited financial statements for the periods ending June 30, 2024, July 31, 2024, and August 31, 2024.

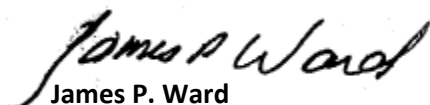
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The fourth order of business is a request made by Supervisor Brady addressing Repair's/Maintenance of District Facilities.

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

**Tern Bay Community Development District**



**James P. Ward**  
**District Manager**



**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, June 11, 2024, at 10:00 A.M. at Charlotte County Center, 18501 Murdock Circle, Suite 203, Port Charlotte, Florida 33948.

**Present and constituting a quorum:**

David Truxton	Chairperson
Christopher Hasty	Vice Chairperson
Ashley Kingston	Assistant Secretary
Tara Brady	Assistant Secretary

**Also present were:**

James P. Ward District Manager  
Greg Urbancic District Counsel

**Audience:**

Angie Rolesh (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 10:09 a.m. He conducted roll call, and Board Members Hasty, Truxton and Kingston were present, constituting a quorum.

## SECOND ORDER OF BUSINESS

## Notice of Advertisement

## Notice of Advertisement of Public Hearings

### THIRD ORDER OF BUSINESS

### Acceptance of Resignations

**Acceptance of Resignations from Supervisor Anthony Burdett (Seat 3) effective June 4, 2024, and Supervisor Barry Ernst (Seat 5) effective June 3, 2024, with both Seats having terms that expire in November 2026**

Mr. Ward asked for a motion to accept the resignations of Supervisor Ernst and Supervisor Burdett.



On MOTION made by Christopher Hasty, seconded by Ashley Kingston, and with all in favor, the resignations of Anthony Burdett and Barry Ernst were accepted.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2024-3**

**Consideration of Resolution 2024-3, a Resolution of the Board of Supervisors appointing qualified electors to fill the vacancies in Seat three (3) and Seat five (5) on the Board of Supervisors pursuant to Section 190.006(3)(b) Florida Statutes; if the Board appoints individuals to fill the seats, the following items will also be considered for the newly appointed members**

- I. Administration of the Oath of Office**
- II. Guide to the Sunshine Amendment and Code of Ethics for Public Employees**
- III. Sample of E-filed Form 1 – Statement of Financial Interests; (2024 Changes to the Law and filing requirements)**

Mr. Ward noted two individuals expressed interest in serving on the Board, Tara Brady who was present, and Kathy Burke who was not available today due to an illness in her family. He explained the remaining Board Members could fill the two empty seats by appointment; these were qualified elector seats. He stated if the Board was in agreement to appoint Ms. Tara Brady and Ms. Kathy Burke to fill the vacancies, a motion to adopt Resolution 2024-3 was in order.

On MOTION made by David Truxton, seconded by Ashley Kingston, and with all in favor, Resolution 2024-3 was adopted, and the Chair was authorized to sign.

Mr. Ward, as a notary public, administered the Oath of Office to Ms. Tara Brady. He stated he understood Ms. Brady was a county employee and was well aware of the Sunshine Law and Code of Ethics, so he would not review these, but if Ms. Brady had any questions, he or Mr. Greg Urbancic would be happy to answer them. He noted Ms. Brady was required to file a Form 1 within 30 days of today. He indicated he would sign Ms. Brady up with the State Ethics Commission, and she would need to log onto the website and file a Form 1. He noted ethics training was a requirement for next year's Form 1, not this year's Form 1. He indicated he would also send Ms. Brady the links for the ethics training.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2024-4**

**Consideration of Resolution 2024-4, a Resolution Re-Designating the Officers of the Tern Bay Community Development District.**

Mr. Ward stated Mr. Truxton served as Chair, Mr. Hasty served as Vice Chair, while Ms. Kingston served as an Assistant Secretary, and he (Mr. Ward) served as Secretary and Treasurer. He asked if the Board wished to add Ms. Brady and Ms. Burke as Assistant Secretaries.

The Board agreed to add Ms. Brady and Ms. Burke as Assistant Secretaries.



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On MOTION made by David Truxton, seconded by Ashley Kingston, and with all in favor, Resolution 2024-4 was adopted, and the Chair was authorized to sign.

## SIXTH ORDER OF BUSINESS

### Consideration of Minutes

#### March 12, 2024 - Regular Meeting Minutes

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

On MOTION made by David Truxton, seconded by Ashley Kingston, and with all in favor, the March 12, 2024 Regular Meeting Minutes were approved.

## SEVENTH ORDER OF BUSINESS

### Public Hearing

#### PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself. He stated the General Fund Budget assessment rate for Fiscal Year 2025 was \$377.44 per unit, down from Fiscal Year 2024's assessment of \$490.76 per unit.

##### a) FISCAL YEAR 2025 BUDGET

###### I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ashley Kingston, seconded by David Truxton, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public in person or present via audio or video with any comments or questions with respect to the Fiscal Year 2025 Budget; there were none. He called for a motion to close the Public Hearing.

On MOTION made by Ashley Kingston, seconded by David Truxton, and with all in favor, the Public Hearing was closed.

###### II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board. He stated the operations of the District were currently all within the Master HOA; the District was not doing any



142 maintenance activities. He stated the only maintenance type activity the CDD was doing was  
143 paying the FPL bills for the streetlights in the District.

144  
145 Ms. Brady noted the other portion of the budget was debt service.

146  
147 Mr. Ward concurred.

148  
149 Ms. Brady stated technically the CDD was responsible for the infrastructure, not the HOA, even  
150 though the HOA was maintaining the infrastructure, and while the costs did “all come out of the  
151 same pocket” she would like to see the agreement between the Master HOA and the CDD.

152  
153 Mr. Ward indicated the CDD did not have a formal agreement with HOA at this time. He stated an  
154 agreement was sent to the HOA, but the HOA and CDD were still in discussions with respect to the  
155 agreement. He indicated he would send her the draft of the agreement which basically required  
156 the HOA to do the maintenance required, not to any specific standard. He stated under the  
157 agreement, the Board had the ability to terminate the agreement at any time with notice.

158  
159 Mr. Hasty asked about the supervisor fees of \$1,600 dollars. He noted the math for this was two  
160 residents, four meetings a year. He stated as the Board transitioned over to homeowners this fee  
161 would likely increase to the full allotment. He noted now was not the right time to do this, but  
162 perhaps in the next budget cycle this could be considered.

163  
164 **III. Consideration of Resolution 2024-5, a resolution of the Board of Supervisors adopting the**  
165 **Annual Appropriation and Budget for Fiscal Year 2025**

166  
167 Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on  
168 September 30, 2025.

169  
170 **On MOTION made by David Truxton, seconded by Ashley Kingston,**  
171 **and with all in favor, Resolution 2024-5 was adopted, and the Chair**  
172 **was authorized to sign.**

173  
174  
175 **b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND**  
176 **APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY**

177  
178 Mr. Ward indicated this public hearing was related to the imposition of the special assessments for  
179 the general fund, it adopted the assessment roll and approved the general fund special assessment  
180 methodology related to the Fiscal Year 2025 budget.

181  
182 **I. Public Comment and Testimony**

183  
184 Mr. Ward called for a motion to open the Public Hearing.

185  
186 **On MOTION made by Ashley Kingston, seconded by Tara Brady, and**  
187 **with all in favor, the Public Hearing was opened.**  
188



Mr. Ward noted this Resolution adopted the General Fund only at the rate of \$377.44 per year per unit. He stated this was what would be on the November 2024 tax bills along with the capital assessment for the debt service fund identified in the FY 2025 budget. He asked if there were any members of the public present in person, audio or video with any comments or questions; there were none. He called for a motion to close the Public Hearing.

**On MOTION made by Tara Brady, seconded by Ashley Kingston, and with all in favor, the Public Hearing was closed.**

## **II. Board Comment and Consideration**

Mr. Ward asked if there were any questions or comments from the Board.

Ms. Brady asked if there was a projected end date for the bonds.

Mr. Ward stated the original bond issue was through May 2027, and the next bond issue went to June 2052.

*Ms. Brady: So, the residents can expect to pay that \$1,570 and \$1,812 and \$995 dollars based on what type of home until 2052.*

*Mr. Ward: Until it is completed, correct. There are two provisions, when you hit certain thresholds there are refinancing opportunities generally 10 years from the date of issuance. The 2005 bonds have reached that limit, but the rates are not substantially different than they were then. The other bond issue was recently done so we still have many years to go on that.*

*Mr. Hasty: The debt can always be paid off early by a homeowner on that site if they wish to break the debt check. Otherwise, it's financed at 4 and a 5 maybe, 5.5% maybe? They can pay it off early to get rid of the debt assessment.*

*Mr. Ward: That is correct.*

## **III. Consideration of Resolution 2024-6, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology**

Mr. Ward called for a motion.

**On MOTION made by Christopher Hasty, seconded by Ashley Kingston, and with all in favor, Resolution 2024-6 was adopted, and the Chair was authorized to sign.**



**Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors of the District**

Mr. Ward explained Resolution 2024-7 set the dates, time, and location of the Board's meetings for Fiscal Year 2025 for the second Tuesday of each month at 10:00 a.m. at the Country Inn and Suites near I-75. He stated the Board was not bound by these dates, the time, or the location; these could be changed as the Board deemed appropriate. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Ashley Kingston, seconded by David Truxton, and with all in favor, Resolution 2024-7 was adopted, and the Chair was authorized to sign.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-8**

**Consideration of Resolution 2024-8, a Resolution of the Board of Supervisors Approving the assignment of the Engineering Services Agreement from Banks Engineering to Atwell, LLC; Authorizing the Chairperson to execute the Assignment; Providing general authorization; and addressing conflicts, severability, and an effective date**

Mr. Ward stated there were three professionals who worked on CDDs, a District Manager, District Attorney and District Engineer. He stated the Engineer for this District was Banks Engineering whose firm was recently sold to Atwell, LLC. He stated this Resolution transferred the existing agreement with the same terms and conditions from Banks Engineering to Atwell, LLC. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Tara Brady, seconded by Ashley Kingston, and with all in favor, Resolution 2024-8 was adopted, and the Chair was authorized to sign.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

*Mr. Greg Urbancic: A Bill was passed and became law in Florida which requires all special districts to establish goals, objectives, and performance measures for the functions that they do. So, that is something we will have to come up with for the next fiscal year and then at the end of every fiscal year going forward we will have to do an annual report as to how we did on those goals, objectives, and performance measures.*

*Mr. Truxton: When does this go into effect?*

*Mr. Ward: They don't have to be done until October of next year. We will set them probably in the early part of the fiscal year, and then they go into effect October 1 next fiscal year. It's reported in FY 2026 for FY 2025.*



**II. District Engineer**

No report.

**III. District Manager**

- a. Supervisor of Elections Qualified Electors Report as of April 15, 2024
- b. Florida Law changes to Form 1 Filings
- c. New performance reporting requirements for CDD's
- d. Important Board Meeting Dates for Balance of Fiscal Year 2024
  - 1. Candidate Qualifying period: June 10 through June 14, 2024 (Seats 1&4)
  - 2. General Election, November 5, 2024
- e. Financial Statement for period ending December 31, 2023 (unaudited)
- f. Financial Statement for period ending January 31, 2024 (unaudited)
- g. Financial Statement for period ending February 29, 2024 (audited)

Mr. Ward noted statute required the Supervisor of Elections to report the number of qualified electors within the District as of April 15 annually. He reported Tern Bay had 670 qualified electors and the CDD already started the transition to a qualified elector board. He noted there were two seats up for this November election, Seat 1 and Seat 4. He stated the qualification period was this week, from noon yesterday through noon this Friday, so anyone who was a registered voter living within the boundaries of the District can qualify for those two seats at the Supervisor of Elections Office.

Mr. Truxton asked if only one qualified elector registered for a Seat, then the Board could appoint someone to sit on the Board.

Mr. Ward explained how an individual might be elected or appointed to a Seat on the Board.

*Mr. Urbancic: If they are unopposed then they just get seated two weeks after the general election. There is no election, but they get seated at that time automatically.*

Mr. Ward reminded the Board to file the Form 1 before July 1, 2024. He noted the ethics training requirement would be for next year's Form 1. He discussed the late fee for not filing the Form 1 in a timely manner.

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

Mr. Ward asked if there were any Supervisor's requests.

Mr. Hasty asked about the seat Ms. Tara Brady was appointed to.

Mr. Ward explained the seat Ms. Brady was appointed to would be up for election in 2026.

*Mr. Hasty: So, 1 and 4 are up for election and then we've got 2 and 3 –*



Mr. Ward: Dave's seat does not turn out until 2026. Seat 3, Tara's seat, will turn out in 2026, and Ashley's seat turns out this year, and then seat 5, Kathy was just appointed to that seat, and her term will turn out in 2026.

Ms. Kingston: And that's if someone is elected or submits paperwork to become part of this Board, if not I would just stay on?

Mr. Ward: You have two choices, you can resign and whoever is in that seat, the balance of the Board at that point can appoint that individual (there is no requirement for that to happen) they appoint someone else to fill out that unexpired term. It would be kind of weird to do something like that.

Mr. Hasty: That's only from the qualified electors. We cannot put a developer in at that point. It's all resident seats at this point.

Mr. Ward: The seats up for election, seat 1 and seat 4, are landowner seats at this point, so this election in November is the first election of these two seats as a qualified elector election. You can put a qualified elector in that seat before November by resigning and doing that, but it's not required.

Mr. Ward asked if there were any audience members present in person, or via audio or video with any questions or comments.

Ms. Tara Brady: In one of the last meetings and in the budget, it shows that we have about \$45 million dollars in assets accounted for. Do we have a list of those assets? I know in one of the prior minutes the Engineering Firm was going through a list and doing that cost. I would like to see what that is that we have that we own and the list of those assets. I also, I made myself a little map, because I have concerns on what Lennar still owns, what the CDD owns, the HOA is doing stuff, and I made a map of what we actually own and what Lennar still owns. And I'm a little confused as to why some of this stuff was turned over to us last year and some not, especially with what was a large portion – almost all of the roads are turned over to us, half of the ponds but they are in the portion that's just being developed now, and the ponds that have been done for a while are still in Lennar's name, so I'm confused as to why a lot more of that stuff wasn't turned over to the CDD and Lennar still has that and why the roads are still being done and top coated by Lennar were already turned over to us. And then when we do accept the final stuff on the roads, as they put that out and have someone come in and do that work, is anyone actually inspecting it? I had to stop at the one door of the truck and say, "It's raining, you're pouring asphalt, you're not doing MOT, you have the road shut and it's one way, and you're sitting in the truck that people are actually jumping the curb and driving the wrong way." She further described her conversation with the truck driver. A lot of that topcoat they just put on you can see where a car turns and it's now sketching out because I don't think anybody inspected it while they were doing it to make sure the temperature was right and all of that. Those are some of my concerns with what we own and what now is in our name. And I don't even know if that's an CDD issue.

Mr. Ward: What I'll do is I'll have Atwell prepare the documents you want, and we'll try to get them on an Agenda. I doubt they are going to be able to get that done before the next regularly scheduled meeting, so it will probably be in a few months, and we will go from there. We will get them to also sketch out what the timeframe is to transition the balance of the system you are seeing is still in Lennar's name and when that will happen and the process to do that.



377 *Ms. Brady: Then my last question is, I have all of the documents every time it has gone back to the Board*  
378 *of County Commissioners for changing of the development itself. For when we took out some verandahs*  
379 *and put in more terraces, deleted some homes, we still have the 1810 and all of that. In all of those,*  
380 *there is supposed to be a pathway. In all of the plans. And I know it says "We may construct—" So,*  
381 *there is the pathway out behind the 11<sup>th</sup> tee box, and then there is a dirt path, and there is an old*  
382 *concrete canoe launch out there, and the plans had shown that was going to be developed as a pier*  
383 *possibly, a lookout tower, and the kayak launch. So, we've asked at the HOA meetings, and I was told*  
384 *"we are never doing that, it was part of the original Tern Bay, it's never been in Lennar's plans." But it is*  
385 *still in the plans which just were approved last November. I'm a little concerned now that people have*  
386 *been asking about it, all of a sudden in the last two weeks, a huge pile of dirt has been dumped on the*  
387 *conservation land to block the path, so that people can't walk out there. And I don't know if it's because*  
388 *people had been walking out there and now more and more residents are excited about the fact that we*  
389 *might have this and be able to use this amenity and questioning why it's not being developed, but I'm*  
390 *concerned. It's concerning to me that a big pile of dirt is on conservation land that's supposed to be*  
391 *turned over to the state. I don't even know how to go about that.*

392  
393 *Mr. Ward: Just as a high level, those questions are outside of the CDD's authority, but you are a Board*  
394 *Member, and even I ask those questions, so you said that and I will relay that information, well, these*  
395 *guys will have it, but I will relay the information on to Lennar, to see what their response is going to be*  
396 *for all of those issues.*

397  
398 *Mr. Hasty: So, none of us here are actually in the development chain for Tern Bay. I'm acquisitions,*  
399 *purchasing on the land side, and Dave is a consultant for us really in the northern territories, so we will*  
400 *take your questions back to the development team and see if we can't stitch something together*  
401 *between the development folks and the association folks.*

402  
403 *Ms. Brady: Knowing I asked those because part of what the CDD does is the assets and eventually it says*  
404 *in there we are responsible for the infrastructure and parks and recreation if people want it. So, I'm just*  
405 *trying to think long term, if we can't get what a majority of people thought they were buying into, if*  
406 *there is no way to hold that to get done, that may be something the HOA may come and ask the CDD to*  
407 *do, because it is in the duties that we technically could do.*

408  
409 *Mr. Ward: You can also decide unilaterally of what the HOA wants to do with all of those things. We*  
410 *can budget for them and provide that kind of infrastructure.*

411  
412 *Mr. Hasty: I think the Districts ultimately have the ability to issue additional funds, do additional capital*  
413 *improvements, you can even purchase adjacent lands.*

414  
415 *Mr. Ward: Let's not talk about any additional bond issues. It's a little difficult. We will get Atwell*  
416 *working on the stuff.*

417  
418 Discussion ensued regarding Tern Bay and wanting the development to be the best it could be, the  
419 maintenance agreement with the HOA, how the deed dedications worked between Lennar and the CDD,  
420 and when the budgets were developed annually for the next fiscal year.

421  
422 Mr. Ward discussed when he put together the budgets for the Districts noting for a District which was in  
423 transition, such as Tern Bay, he put the budget together early, usually in January or February.



Mr. Hasty: *The HOA has more flexibility in how they contract their work and execute things and the members of the HOA Board can talk outside of a public meeting. It's just easier to function that way, and because they transition on different cycles. The HOA transitions when you get to a 90 percent completion, but the District transitions based on the calendar, 2 to 4 years after you collect 250 qualified electors. So, they transition at different times, and one is difficult, and one is flexible. Up until now, Lennar has had control over both because of the seats we maintained, so we are running it the way I think you would want to run it, we just haven't gotten all the paperwork done because we haven't needed to, so this is the perfect time to start running through that process. I'm glad you're on early enough to help us move forward in a way residents want as opposed to the way you've seen it done in the past.*

Ms. Imani Torrence read a question from the chat window from Jeff Campbell: "I'm closing to purchase a home in Heritage Landing. Trying to find out if the preserve west of the community will ever be developed. How do I go about finding out?"

Mr. Hasty recommended speaking with the salesperson.

Ms. Brady stated west was the harbor which would probably never be developed unless referring to that pathway and park land that she was talking about. *That's the only development I have seen in any plans and then there's the preserve north of us but on the back side of hole 12.*

Mr. Ward: *I'm comfortable answering the question because I know the answer. Jeff, if you are listening, the answer to your question is no, that preserve is not going to be developed at any point. It has been there since time began and it is in the ownership of the Tern Bay CDD and it's not a development parcel, other than what was to be a path through it for access to Charlotte Harbor at some point, and I don't even know what kind of a path it was supposed to be, but it's a small path. There will never be any homes back there.*

## **TWELFTH ORDER OF BUSINESS**

## **Adjournment**

Mr. Ward adjourned the meeting at approximately 10:50 a.m.

**On MOTION made by Christopher Hasty, seconded by Ashley Kingston,  
and with all in favor, the meeting was adjourned.**

Tern Bay Community Development District

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

\_\_\_\_\_  
David Truxton, Chairperson



# MEMO

**To:** Board of Supervisors

**From:** James P. Ward

**Date:** September 3, 2024

**Re:** Commission on Ethics newly established Electronic Financial Disclosure Management System (“EFDMS”) website registration, Financial Disclosure Forms, Required Ethics Training, and Legislative Updates from 2024 Session

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## **Form 1 Reporting Requirements:**

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Beginning January 1, 2024, the Florida Commission on Ethics has enacted new procedures for electronic filing of Financial Disclosure forms for Public Officials, as a means of submitting Forms and updating your Filer contact information.

To access the newly established Electronic Financial Disclosure Management System (“EFDMS”), visit the login page (<https://disclosure.floridaethics.gov/Account/Login>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click “I am a Filer” and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission directly.

## **Ethics Training Requirements:**

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Beginning January 1, 2024, all elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31st of the year for which you are filing, are now required to complete four (4) hours of Ethics Training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

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

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. Supervisors will report their 2024 training when they fill out their Form 1 (Statement of Financial Interests) for the 2025 year by checking a box confirming that they have completed the annual Ethics Training. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2024 FOR THE FORM 1 THAT IS FILED IN 2025.

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

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

**State Ethics Laws for Constitutional Officers & Elected Municipal Officers (Video Tutorial):**  
<https://youtu.be/U8JktIMKzyl>

**Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation):**  
<https://www.myfloridalegal.com/sites/default/files/2023-05/opengovernmentoverview.pdf>

**Office of the Attorney General 2-hour Audio Presentation regarding Public Meetings and Public Records Law:**  
<https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

## **Florida Law Changes from the 2024 Legislative Session:**

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### **Chapter 2024-136 – Performance Measures and Standards**

The legislation mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024 and to report annually on their achievements and performance. Further, by December 1<sup>st</sup> of each year, the District must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives there were not met. The annual report must be posted on the District’s web site.

The District Manager will prepare and these goals and objectives for the Board to review and approve in September, 2024.

### **Chapter 2024-184 – Non Coercion Certificate**

This legislation, among other things, amends Section 787.06, F.S. to require non governmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the non-governmental entity under penalty of perjury, attesting that the non-governmental entity does not use coercion for labor or services.



# TERN BAY COMMUNITY DEVELOPMENT DISTRICT

September 5, 2024

## Memorandum

**To:** Board of Supervisors

**From:** District Manager

**RE:** HB7013 -Special Districts Performance Measures and Standards Reporting

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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 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- 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, 2024 – September 30, 2025**

**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 ☐ 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 ☐ 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 ☐ No ☐

**2.      INFRASTRUCTURE AND FACILITIES MAINTENANCE**

**Goal 2.1      District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

**3.      FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

**Goal 3.1      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 ☐ No ☐

### **Goal 3.2 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 ☐ No ☐

### **Goal 3.3 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 ☐ No ☐

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James P. Ward, District Manager

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David Truxton, Chairperson

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Date

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Date



# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS – JUNE 2024**

**FISCAL YEAR 2024**

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### **PREPARED BY:**

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

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



*Tern Bay Community Development District*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2-4</i>
<i>Debt Service Fund</i>	
<i>Series 2005</i>	<i>5</i>
<i>Series 2022</i>	<i>6</i>
<i>Capital Projects Fund</i>	
<i>Series 2022</i>	<i>7</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308



**Tern Bay Community Development District**  
**Balance Sheet**  
**for the Period Ending June 30, 2024**

Description	Governmental Funds						Account Groups			Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund						
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets				
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 1,142,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,142,024
Capital Project Fund										
Construction Account	-	-	-	9,202,219	-	-	-	-	-	9,202,219
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account A	-	50,209	886,013	-	-	-	-	-	-	936,222
Reserve Account B	-	-	-	-	-	-	-	-	-	-
Revenue	-	77,627	593,148	-	-	-	-	-	-	670,775
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-	-	-	-
Accounts Receivable - Due from Lennar Homes	-	-	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,606,997	-	-	-	-	1,606,997
Amount to be Provided by Debt Service Funds	-	-	-	-	29,243,003	-	-	-	-	29,243,003
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	25,884,430	-	-	-	25,884,430
Total Assets	\$ 1,142,024	\$ 127,837	\$ 1,479,160	\$ 9,202,219	\$ 30,850,000	\$ 25,884,430	-	-	-	68,685,670
Liabilities										
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Notes and Loans Payable - Current Portion										
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-	-	-	-
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-	-	-
Bonds Payable										
Current Portion (Due within 12 months)										
Series 2005A	-	-	-	-	50,000	-	-	-	-	50,000
Series 2022	-	-	-	-	620,000	-	-	-	-	620,000
Long Term										
Series 2005A	-	-	-	-	865,000	-	-	-	-	865,000
Series 2022	-	-	-	-	29,315,000	-	-	-	-	29,315,000
Unamortized Prem/Disc on Bonds Pyble	-	-	-	-	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 30,850,000	\$ -	-	-	-	30,850,000
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	25,884,430	-	-	-	25,884,430
Fund Balance										
Restricted										
Beginning: October 1, 2023 (Unaudited)	-	127,518	1,536,858	8,811,445	-	-	-	-	-	10,475,821
Results from Current Operations	-	319	(57,698)	390,774	-	-	-	-	-	333,394
Unassigned										
Beginning: October 1, 2023 (Unaudited)	515,937	-	-	-	-	-	-	-	-	515,937
Results from Current Operations	626,088	-	-	-	-	-	-	-	-	626,088
Total Fund Equity and Other Credits	\$ 1,142,024	\$ 127,837	\$ 1,479,160	\$ 9,202,219	\$ -	\$ 25,884,430	-	-	-	37,835,670
Total Liabilities, Fund Equity and Other Credits	\$ 1,142,024	\$ 127,837	\$ 1,479,160	\$ 9,202,219	\$ 30,850,000	\$ 25,884,430	-	-	-	68,685,670



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2024**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (185,997)	0%
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	6,247	32,854	307,195	427,680	19,605	8,129	12,887	2,470	2,549	819,617	929,983	88%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,247</b>	<b>\$ 32,854</b>	<b>\$ 307,195</b>	<b>\$ 427,680</b>	<b>\$ 19,605</b>	<b>\$ 8,129</b>	<b>\$ 12,887</b>	<b>\$ 2,470</b>	<b>\$ 2,549</b>	<b>\$ 819,617</b>	<b>\$ 743,986</b>	<b>110%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	-	-	1,600	0%
<b>Executive</b>												
Professional Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	33,750	45,000	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	6,400	-	-	-	-	-	6,400	4,800	133%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	19,125	25,500	75%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	19,125	25,500	75%
Arbitrage Rebate Services	-	-	500	-	-	-	500	-	-	1,000	1,000	100%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	-	-	103	103	2,500	4%
Property Appraiser & Tax Collector Fees	-	-	38	-	-	-	-	-	-	38	75	50%
Trustee Services	-	-	-	-	-	4,246	-	-	-	4,246	12,638	34%
Dissemination Agent Services	542	1,542	542	542	542	542	542	542	542	5,875	6,500	90%
Bank Services	-	36	14	-	104	-	-	-	-	154	250	62%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>												
Telephone	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	100	0%
<b>Insurance</b>	34,099	-	-	-	-	-	-	-	-	34,099	11,000	310%
<b>Meeting Room Rental</b>	-	-	-	-	-	-	-	-	-	-	200	0%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	270	-	270	50	540%
<b>Web Site Development</b>	-	-	-	-	-	300	-	-	-	300	2,000	15%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	-	-	-	-	450	306	-	320	200	1,276	5,000	26%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Comprehensive Planning Services</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services - General Fund	-	-	-	-	-	-	-	-	900	900	10,000	9%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A

Prepared by:

**JPWARD and Associates, LLC**

Unaudited



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2024**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Other Public Safety</b>												
<b>Professional Services</b>												
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Guardhouse Operations</b>												
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	-	N/A
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Utilities</b>												
Electric	-	-	-	-	-	-	-	-	-	-	-	N/A
Water & Wastewater	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>												
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	-	N/A
Gate	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Wastewater Services</b>												
<b>Utility Services</b>												
Electric Service	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management System</b>												
<b>Repairs &amp; Maintenance</b>												
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Aquatic Weed Control</b>												
Lake Spraying	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Physical Environment</b>												
<b>Professional Services</b>												
Field Manager Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Insurance	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Assessments-Charlotte County</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road &amp; Street Facilities</b>												
<b>Field Management Services</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Street Lights</b>												
<b>Electric Service</b>												
Electric Service	7,315	7,315	7,315	7,307	7,341	7,325	7,308	8,041	7,425	66,693	125,000	53%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Economic Environment</b>												
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>												
<b>Electric Service</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>												
<b>Common Area Maintenance</b>												
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	N/A
Sod Replacement	-	-	-	-	-	-	-	-	-	-	-	N/A
Material Replacement	-	-	-	-	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	-	-	-	-	-	-	-	-	N/A
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Irrigation System</b>												
<b>Pumps &amp; Wells &amp; Line Distribution System</b>												
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Line Distribution System</b>												
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2024**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>												
Extraordinary Capital/Operations	-	-	-							-	400,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>												
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	65,098	0%
	<u>\$ 49,956</u>	<u>\$ 17,068</u>	<u>\$ 16,408</u>	<u>\$ 22,249</u>	<u>\$ 16,437</u>	<u>\$ 20,719</u>	<u>\$ 16,350</u>	<u>\$ 17,172</u>	<u>\$ 17,170</u>	<u>\$ 193,529</u>	<u>\$ 743,986</u>	<u>26%</u>
Net Increase/ (Decrease) in Fund Balance	(43,709)	15,786	290,787	405,431	3,168	(12,590)	(3,463)	(14,702)	(14,621)	626,088	-	
Fund Balance - Beginning	515,937	472,228	488,013	778,800	1,184,231	1,187,399	1,174,810	1,171,347	1,156,645	515,937	515,937	
<b>Fund Balance - Ending</b>	<u><b>\$ 472,228</b></u>	<u><b>\$ 488,013</b></u>	<u><b>\$ 778,800</b></u>	<u><b>\$ 1,184,231</b></u>	<u><b>\$ 1,187,399</b></u>	<u><b>\$ 1,174,810</b></u>	<u><b>\$ 1,171,347</b></u>	<u><b>\$ 1,156,645</b></u>	<u><b>\$ 1,142,024</b></u>	<u><b>\$ 1,142,024</b></u>	<u><b>\$ 515,937</b></u>	



**Tern Bay Community Development District**  
**Debt Service Fund - Series 2005 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2024**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-
<b>Interest Income</b>												
Reserve Account	218	227	221	227	212	198	210	204	209	1,926	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	167	174	142	302	501	576	626	615	322	3,424	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	738	3,882	36,295	50,530	2,316	960	1,523	292	301	96,838	109,006	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,123</b>	<b>\$ 4,283</b>	<b>\$ 36,657</b>	<b>\$ 51,060</b>	<b>\$ 3,029</b>	<b>\$ 1,734</b>	<b>\$ 2,359</b>	<b>\$ 1,110</b>	<b>\$ 832</b>	<b>\$ 102,187</b>	<b>\$ 109,006</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	-	50,000	50,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2005A Bonds	-	25,934	-	-	-	-	-	25,934	-	51,869	51,869	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Trustee Services</b>												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>												
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	7,131	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 25,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,934</b>	<b>\$ -</b>	<b>\$ 101,869</b>	<b>\$ 109,000</b>	<b>93%</b>
Net Increase/ (Decrease) in Fund Balance	1,123	(21,652)	36,657	51,060	3,029	1,734	2,359	(74,824)	832	319	6	
Fund Balance - Beginning	127,518	128,641	106,989	143,647	194,707	197,735	199,470	201,829	127,005	127,518	127,518	
<b>Fund Balance - Ending</b>	<b>\$ 128,641</b>	<b>\$ 106,989</b>	<b>\$ 143,647</b>	<b>\$ 194,707</b>	<b>\$ 197,735</b>	<b>\$ 199,470</b>	<b>\$ 201,829</b>	<b>\$ 127,005</b>	<b>\$ 127,837</b>	<b>\$ 127,837</b>	<b>\$ 127,524</b>	



**Tern Bay Community Development District**  
**Debt Service Fund - Series 2022 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2024**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	87	-	-	-	-	-	87	-	N/A
Reserve Account	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	35,087	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	457	475	566	3,120	5,338	6,950	7,627	7,515	7,854	39,901	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	12,802	67,331	629,570	876,494	40,179	16,660	26,411	5,063	5,224	1,679,734	1,896,067	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 17,155</b>	<b>\$ 71,832</b>	<b>\$ 634,004</b>	<b>\$ 883,675</b>	<b>\$ 49,457</b>	<b>\$ 27,296</b>	<b>\$ 37,979</b>	<b>\$ 16,391</b>	<b>\$ 17,019</b>	<b>\$ 1,754,809</b>	<b>\$ 1,896,067</b>	93%
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2022 Bonds	-	-	-	-	-	-	-	-	600,000	600,000	600,000	N/A
<b>Principal Debt Service - Early Redemptions</b>												
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2022 Bonds	-	-	588,710	-	-	-	-	-	588,710	1,177,420	1,177,420	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	35,087	-	N/A
<b>Other Fees and Charges</b>												
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	124,042	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 3,896</b>	<b>\$ 4,026</b>	<b>\$ 592,578</b>	<b>\$ 3,975</b>	<b>\$ 3,940</b>	<b>\$ 3,686</b>	<b>\$ 3,941</b>	<b>\$ 3,813</b>	<b>\$ 1,192,650</b>	<b>\$1,812,507</b>	<b>\$ 1,901,462</b>	95%
Net Increase/ (Decrease) in Fund Balance	13,259	67,806	41,426	879,700	45,517	23,610	34,038	12,578	(1,175,632)	(57,698)	(5,395)	
Fund Balance - Beginning	1,536,858	1,550,118	1,617,924	1,659,349	2,539,049	2,584,566	2,608,176	2,642,214	2,654,792	1,536,858	1,536,858	
<b>Fund Balance - Ending</b>	<b>\$ 1,550,118</b>	<b>\$ 1,617,924</b>	<b>\$ 1,659,349</b>	<b>\$ 2,539,049</b>	<b>\$ 2,584,566</b>	<b>\$ 2,608,176</b>	<b>\$ 2,642,214</b>	<b>\$ 2,654,792</b>	<b>\$ 1,479,160</b>	<b>\$ 1,479,160</b>	<b>\$ 1,531,463</b>	



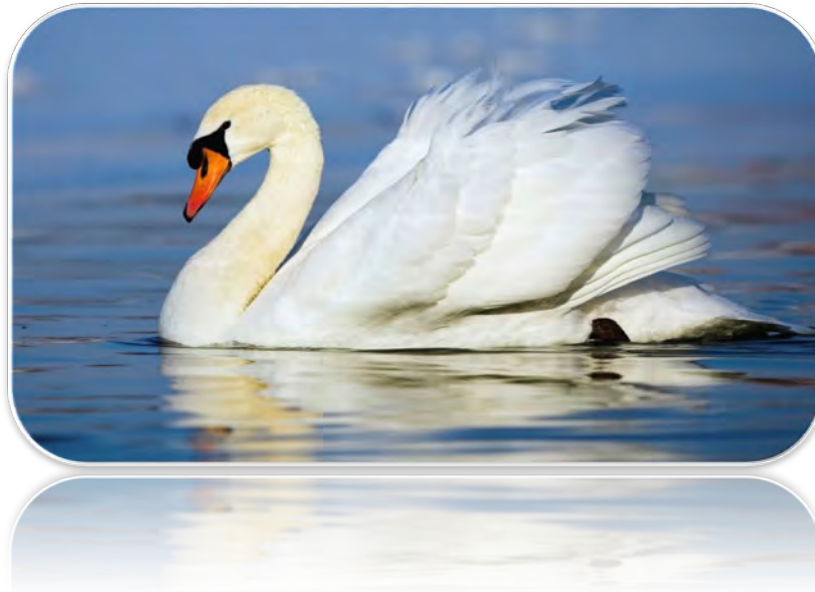
Tern Bay Community Development District  
Capital Projects Fund - Series 2022  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2024

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
<b>Interest Income</b>												
Construction Account	38,748	40,225	38,841	40,098	39,942	37,559	40,331	39,222	40,721	355,686	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	35,087	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ 42,644	\$ 44,251	\$ 42,709	\$ 44,074	\$ 43,882	\$ 41,245	\$ 44,273	\$ 43,035	\$ 44,661	\$ 390,774	\$ -	N/A
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>												
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>												
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Net Increase/ (Decrease) in Fund Balance</b>	42,644	44,251	42,709	44,074	43,882	41,245	44,273	43,035	44,661	390,774	-	
<b>Fund Balance - Beginning</b>	8,811,445	8,854,089	8,898,340	8,941,049	8,985,123	9,029,004	9,070,249	9,114,522	9,157,557	8,811,445	-	
<b>Fund Balance - Ending</b>	\$ 8,854,089	\$ 8,898,340	\$ 8,941,049	\$ 8,985,123	\$ 9,029,004	\$ 9,070,249	\$ 9,114,522	\$ 9,157,557	\$ 9,202,219	\$ 9,202,219	\$ -	



# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS – JULY 2024**

**FISCAL YEAR 2024**

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**PREPARED BY:**

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

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



*Tern Bay Community Development District*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2-4</i>
<i>Debt Service Fund</i>	
<i>Series 2005</i>	<i>5</i>
<i>Series 2022</i>	<i>6</i>
<i>Capital Projects Fund</i>	
<i>Series 2022</i>	<i>7</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308



**Tern Bay Community Development District**  
**Balance Sheet**  
**for the Period Ending July 31, 2024**

Description	Governmental Funds						Account Groups			Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund						
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets				
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 1,130,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,130,863
Capital Project Fund										
Construction Account	-	-	-	9,245,618	-	-	-	-	-	9,245,618
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-
Debt Service Fund										
Interest Account	-	-	1	-	-	-	-	-	-	1
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account A	-	50,412	886,013	-	-	-	-	-	-	936,425
Reserve Account B	-	-	-	-	-	-	-	-	-	-
Revenue	-	78,582	609,529	-	-	-	-	-	-	688,111
Prepayment Account	-	-	-	-	-	-	-	-	-	-
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-	-	-	-	-	-
Accounts Receivable - Due from Lennar Homes	-	-	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,624,536	-	-	-	-	1,624,536
Amount to be Provided by Debt Service Funds	-	-	-	-	29,225,464	-	-	-	-	29,225,464
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	25,884,430	-	-	-	25,884,430
Total Assets	\$ 1,130,863	\$ 128,994	\$ 1,495,542	\$ 9,245,618	\$ 30,850,000	\$ 25,884,430	-	-	-	68,735,447
Liabilities										
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Notes and Loans Payable - Current Portion										
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-	-	-	-
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	-	-	-	-	-	-	-	-	-	-
Due to Other Governments	-	-	-	-	-	-	-	-	-	-
Bonds Payable										
Current Portion (Due within 12 months)										
Series 2005A	-	-	-	-	50,000	-	-	-	-	50,000
Series 2022	-	-	-	-	620,000	-	-	-	-	620,000
Long Term										
Series 2005A	-	-	-	-	865,000	-	-	-	-	865,000
Series 2022	-	-	-	-	29,315,000	-	-	-	-	29,315,000
Unamortized Prem/Disc on Bonds Pyble	-	-	-	-	-	-	-	-	-	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 30,850,000	\$ -	-	-	-	30,850,000
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	25,884,430	-	-	-	25,884,430
Fund Balance										
Restricted										
Beginning: October 1, 2023 (Unaudited)	-	127,518	1,536,858	8,811,445	-	-	-	-	-	10,475,821
Results from Current Operations	-	1,476	(41,316)	434,173	-	-	-	-	-	394,333
Unassigned										
Beginning: October 1, 2023 (Unaudited)	515,937	-	-	-	-	-	-	-	-	515,937
Results from Current Operations	614,926	-	-	-	-	-	-	-	-	614,926
Total Fund Equity and Other Credits	\$ 1,130,863	\$ 128,994	\$ 1,495,542	\$ 9,245,618	\$ -	\$ 25,884,430	-	-	-	37,885,447
Total Liabilities, Fund Equity and Other Credits	\$ 1,130,863	\$ 128,994	\$ 1,495,542	\$ 9,245,618	\$ 30,850,000	\$ 25,884,430	-	-	-	68,735,447



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (185,997)	0%
<b>Interest</b>													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	6,247	32,854	307,195	427,680	19,605	8,129	12,887	2,470	2,549	5,421	825,038	929,983	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,247</b>	<b>\$ 32,854</b>	<b>\$ 307,195</b>	<b>\$ 427,680</b>	<b>\$ 19,605</b>	<b>\$ 8,129</b>	<b>\$ 12,887</b>	<b>\$ 2,470</b>	<b>\$ 2,549</b>	<b>\$ 5,421</b>	<b>\$ 825,038</b>	<b>\$ 743,986</b>	<b>111%</b>
<b>Expenditures and Other Uses</b>													
<b>Legislative</b>													
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	-	-	-	1,600	0%
<b>Executive</b>													
Professional Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	37,500	45,000	83%
<b>Financial and Administrative</b>													
Audit Services	-	-	-	6,400	-	-	-	-	-	-	6,400	4,800	133%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	21,250	25,500	83%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	21,250	25,500	83%
Arbitrage Rebate Services	-	-	500	-	-	-	500	-	-	-	1,000	1,000	100%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	-	-	103	-	103	2,500	4%
Property Appraiser & Tax Collector Fees	-	-	38	-	-	-	-	-	-	-	38	75	50%
Trustee Services	-	-	-	-	-	4,246	-	-	-	-	4,246	12,638	34%
Dissemination Agent Services	542	1,542	542	542	542	542	542	542	542	542	6,417	6,500	99%
Bank Services	-	36	14	-	104	-	-	-	-	-	154	250	62%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>													
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	100	0%
<b>Insurance</b>	34,099	-	-	-	-	-	-	-	-	-	34,099	11,000	310%
<b>Meeting Room Rental</b>	-	-	-	-	-	-	-	-	-	-	-	200	0%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	270	-	-	270	50	540%
<b>Web Site Development</b>	-	-	-	-	-	300	-	-	-	-	300	2,000	15%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>													
Legal - General Counsel	-	-	-	-	450	306	-	320	200	616	1,892	5,000	38%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Comprehensive Planning Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>													
Engineering Services - General Fund	-	-	-	-	-	-	-	-	900	-	900	10,000	9%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Other Public Safety</b>													
<b>Professional Services</b>													
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Guardhouse Operations</b>													
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Utilities</b>													
Electric	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Water & Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>													
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Gate	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Wastewater Services</b>													
<b>Utility Services</b>													
Electric Service	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management System</b>													
<b>Repairs &amp; Maintenance</b>													
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Aquatic Weed Control</b>													
Lake Spraying	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Physical Environment</b>													
<b>Professional Services</b>													
Field Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Assessments-Charlotte County</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road &amp; Street Facilities</b>													
<b>Field Management Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Street Lights</b>													
<b>Electric Service</b>													
Electric Service	7,315	7,315	7,315	7,307	7,341	7,325	7,308	8,041	7,425	7,425	74,119	125,000	59%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Economic Environment</b>													
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>													
<b>Electric Service</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>													
<b>Common Area Maintenance</b>													
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sod Replacement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Material Replacement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Irrigation System</b>													
<b>Pumps &amp; Wells &amp; Line Distribution System</b>													
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Line Distribution System</b>													
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>													
Extraordinary Capital/Operations	-	-	-								-	400,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>													
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	65,098	0%
	<b>\$ 49,956</b>	<b>\$ 17,068</b>	<b>\$ 16,408</b>	<b>\$ 22,249</b>	<b>\$ 16,437</b>	<b>\$ 20,719</b>	<b>\$ 16,350</b>	<b>\$ 17,172</b>	<b>\$ 17,170</b>	<b>\$ 16,583</b>	<b>\$ 210,112</b>	<b>\$ 743,986</b>	<b>28%</b>
Net Increase/ (Decrease) in Fund Balance	(43,709)	15,786	290,787	405,431	3,168	(12,590)	(3,463)	(14,702)	(14,621)	(11,162)	614,926	-	
Fund Balance - Beginning	515,937	472,228	488,013	778,800	1,184,231	1,187,399	1,174,810	1,171,347	1,156,645	1,142,024	515,937	515,937	
<b>Fund Balance - Ending</b>	<b>\$ 472,228</b>	<b>\$ 488,013</b>	<b>\$ 778,800</b>	<b>\$ 1,184,231</b>	<b>\$ 1,187,399</b>	<b>\$ 1,174,810</b>	<b>\$ 1,171,347</b>	<b>\$ 1,156,645</b>	<b>\$ 1,142,024</b>	<b>\$ 1,130,863</b>	<b>\$ 1,130,863</b>	<b>\$ 515,937</b>	



Tern Bay Community Development District  
Debt Service Fund - Series 2005 Bonds  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Interest Income</b>													
Reserve Account	218	227	221	227	212	198	210	204	209	203	2,129	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	167	174	142	302	501	576	626	615	322	314	3,738	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	738	3,882	36,295	50,530	2,316	960	1,523	292	301	641	97,478	109,006	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,123</b>	<b>\$ 4,283</b>	<b>\$ 36,657</b>	<b>\$ 51,060</b>	<b>\$ 3,029</b>	<b>\$ 1,734</b>	<b>\$ 2,359</b>	<b>\$ 1,110</b>	<b>\$ 832</b>	<b>\$ 1,158</b>	<b>\$ 103,345</b>	<b>\$ 109,006</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	-	-	50,000	50,000	100%
<b>Principal Debt Service - Early Redemptions</b>													
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2005A Bonds	-	25,934	-	-	-	-	-	25,934	-	-	51,869	51,869	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Trustee Services</b>													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>													
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	7,131	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 25,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 101,869</b>	<b>\$ 109,000</b>	<b>93%</b>
Net Increase/ (Decrease) in Fund Balance	1,123	(21,652)	36,657	51,060	3,029	1,734	2,359	(74,824)	832	1,158	1,476	6	
Fund Balance - Beginning	127,518	128,641	106,989	143,647	194,707	197,735	199,470	201,829	127,005	127,837	127,518	127,518	
<b>Fund Balance - Ending</b>	<b>\$ 128,641</b>	<b>\$ 106,989</b>	<b>\$ 143,647</b>	<b>\$ 194,707</b>	<b>\$ 197,735</b>	<b>\$ 199,470</b>	<b>\$ 201,829</b>	<b>\$ 127,005</b>	<b>\$ 127,837</b>	<b>\$ 128,994</b>	<b>\$ 128,994</b>	<b>\$ 127,524</b>	



Tern Bay Community Development District  
Debt Service Fund - Series 2022 Bonds  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Income</b>													
Interest Account	-	-	-	87	-	-	-	-	-	-	87	-	N/A
Reserve Account	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	38,901	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	457	475	566	3,120	5,338	6,950	7,627	7,515	7,854	5,271	45,172	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	12,802	67,331	629,570	876,494	40,179	16,660	26,411	5,063	5,224	11,111	1,690,845	1,896,067	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 17,155</b>	<b>\$ 71,832</b>	<b>\$ 634,004</b>	<b>\$ 883,675</b>	<b>\$ 49,457</b>	<b>\$ 27,296</b>	<b>\$ 37,979</b>	<b>\$ 16,391</b>	<b>\$ 17,019</b>	<b>\$ 20,195</b>	<b>\$ 1,775,004</b>	<b>\$ 1,896,067</b>	94%
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2022 Bonds	-	-	-	-	-	-	-	-	600,000	-	600,000	600,000	N/A
<b>Principal Debt Service - Early Redemptions</b>													
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2022 Bonds	-	-	588,710	-	-	-	-	-	588,710	-	1,177,420	1,177,420	N/A
<b>Trustee Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Operating Transfers Out (To Other Funds)</b>	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	38,901	-	N/A
<b>Other Fees and Charges</b>													
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	124,042	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 3,896</b>	<b>\$ 4,026</b>	<b>\$ 592,578</b>	<b>\$ 3,975</b>	<b>\$ 3,940</b>	<b>\$ 3,686</b>	<b>\$ 3,941</b>	<b>\$ 3,813</b>	<b>\$ 1,192,650</b>	<b>\$ 3,813</b>	<b>\$1,816,321</b>	<b>\$ 1,901,462</b>	96%
Net Increase/ (Decrease) in Fund Balance	13,259	67,806	41,426	879,700	45,517	23,610	34,038	12,578	(1,175,632)	16,381	(41,316)	(5,395)	
Fund Balance - Beginning	1,536,858	1,550,118	1,617,924	1,659,349	2,539,049	2,584,566	2,608,176	2,642,214	2,654,792	1,479,160	1,536,858	1,536,858	
<b>Fund Balance - Ending</b>	<b>\$ 1,550,118</b>	<b>\$ 1,617,924</b>	<b>\$ 1,659,349</b>	<b>\$ 2,539,049</b>	<b>\$ 2,584,566</b>	<b>\$ 2,608,176</b>	<b>\$ 2,642,214</b>	<b>\$ 2,654,792</b>	<b>\$ 1,479,160</b>	<b>\$ 1,495,542</b>	<b>\$ 1,495,542</b>	<b>\$ 1,531,463</b>	



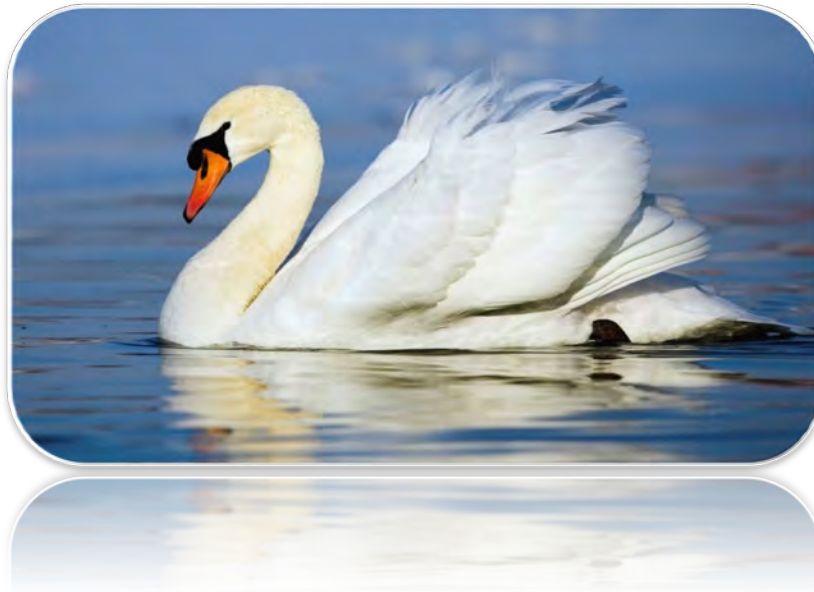
Tern Bay Community Development District  
Capital Projects Fund - Series 2022  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
<b>Interest Income</b>													
Construction Account	38,748	40,225	38,841	40,098	39,942	37,559	40,331	39,222	40,721	39,586	395,273	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	38,901	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ 42,644	\$ 44,251	\$ 42,709	\$ 44,074	\$ 43,882	\$ 41,245	\$ 44,273	\$ 43,035	\$ 44,661	\$ 43,400	\$ 434,173	\$ -	N/A
<b>Expenditures and Other Uses</b>													
<b>Executive</b>													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>													
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>													
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Net Increase/ (Decrease) in Fund Balance</b>	42,644	44,251	42,709	44,074	43,882	41,245	44,273	43,035	44,661	43,400	434,173	-	
<b>Fund Balance - Beginning</b>	8,811,445	8,854,089	8,898,340	8,941,049	8,985,123	9,029,004	9,070,249	9,114,522	9,157,557	9,202,219	8,811,445	-	
<b>Fund Balance - Ending</b>	\$ 8,854,089	\$ 8,898,340	\$ 8,941,049	\$ 8,985,123	\$ 9,029,004	\$ 9,070,249	\$ 9,114,522	\$ 9,157,557	\$ 9,202,219	\$ 9,245,618	\$ 9,245,618	\$ -	



# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS – AUGUST 2024**

**FISCAL YEAR 2024**

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**PREPARED BY:**

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

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



*Tern Bay Community Development District*

*Table of Contents*

<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2-4</i>
<i>Debt Service Fund</i>	
<i>Series 2005</i>	<i>5</i>
<i>Series 2022</i>	<i>6</i>
<i>Capital Projects Fund</i>	
<i>Series 2022</i>	<i>7</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308



**Tern Bay Community Development District**  
**Balance Sheet**  
**for the Period Ending August 31, 2024**

Description	Governmental Funds						Account Groups			Totals (Memorandum Only)				
	Debt Service Funds			Capital Project Fund										
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets								
Assets														
Cash and Investments														
General Fund - Invested Cash	\$	1,114,125	\$	-	\$	-	\$	-	\$	-	\$	1,114,125		
Capital Project Fund														
Construction Account	-		-		-		9,290,644	-	-		9,290,644			
Cost of Issuance Account	-		-		-		-	-	-		-			
Debt Service Fund														
Interest Account	-		-		1		-	-	-		1			
Sinking Account	-		-		-		-	-	-		-			
Reserve Account A	-		50,624		886,013		-	-	-		936,636			
Reserve Account B	-		-		-		-	-	-		-			
Revenue	-		78,909		612,200		-	-	-		691,109			
Prepayment Account	-		-		-		-	-	-		-			
Due from Other Funds														
General Fund	-		-		-		-	-	-		-			
Debt Service Fund	-		-		-		-	-	-		-			
Capital Project Fund	-		-		-		-	-	-		-			
Accounts Receivable-Bond Holder Funding	-		-		-		-	-	-		-			
Accounts Receivable - Due from Lennar Homes	-		-		-		-	-	-		-			
Accrued Interest Receivable	-		-		-		-	-	-		-			
Assessments Receivable	-		-		-		-	-	-		-			
Prepaid Expenses	-		-		-		-	-	-		-			
Amount Available in Debt Service Funds	-		-		-		1,627,746	-			1,627,746			
Amount to be Provided by Debt Service Funds	-		-		-		29,222,254	-			29,222,254			
Investment in General Fixed Assets (net of depreciation)	-		-		-		-	25,884,430			25,884,430			
Total Assets	\$	1,114,125	\$	129,533	\$	1,498,213	\$	9,290,644	\$	30,850,000	\$	25,884,430	\$	68,766,945
Liabilities														
Accounts Payable & Payroll Liabilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Notes and Loans Payable - Current Portion														
Note Payable-Oppenheimer Funds	-		-		-		-	-	-		-		-	
Due to Other Funds														
General Fund	-		-		-		-	-	-		-		-	
Debt Service Fund	-		-		-		-	-	-		-		-	
Capital Projects Fund	-		-		-		-	-	-		-		-	
Deferred Revenue	-		-		-		-	-	-		-		-	
Due to Other Governments	-		-		-		-	-	-		-		-	
Bonds Payable														
Current Portion (Due within 12 months)														
Series 2005A	-		-		-		-	50,000	-		-		50,000	
Series 2022	-		-		-		-	620,000	-		-		620,000	
Long Term														
Series 2005A	-		-		-		-	865,000	-		-		865,000	
Series 2022	-		-		-		-	29,315,000	-		-		29,315,000	
Unamortized Prem/Disc on Bonds Pyble	-		-		-		-	-	-		-		-	
Total Liabilities	\$	-	\$	-	\$	-	\$	-	\$	30,850,000	\$	-	\$	30,850,000
Fund Equity and Other Credits														
Investment in General Fixed Assets	-		-		-		-	-	25,884,430		-		25,884,430	
Fund Balance														
Restricted														
Beginning: October 1, 2023 (Unaudited)	-		127,518		1,536,858		8,811,445	-	-		-		10,475,821	
Results from Current Operations	-		2,015		(38,646)		479,199	-	-		-		442,569	
Unassigned														
Beginning: October 1, 2023 (Unaudited)	515,937		-		-		-	-	-		-		515,937	
Results from Current Operations	598,189		-		-		-	-	-		-		598,189	
Total Fund Equity and Other Credits	\$	1,114,125	\$	129,533	\$	1,498,213	\$	9,290,644	\$	-	\$	25,884,430	\$	37,916,945
Total Liabilities, Fund Equity and Other Credits	\$	1,114,125	\$	129,533	\$	1,498,213	\$	9,290,644	\$	30,850,000	\$	25,884,430	\$	68,766,945



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (185,997)	0%
<b>Interest</b>														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	6,247	32,854	307,195	427,680	19,605	8,129	12,887	2,470	2,549	5,421	-	825,038	929,983	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,247</b>	<b>\$ 32,854</b>	<b>\$ 307,195</b>	<b>\$ 427,680</b>	<b>\$ 19,605</b>	<b>\$ 8,129</b>	<b>\$ 12,887</b>	<b>\$ 2,470</b>	<b>\$ 2,549</b>	<b>\$ 5,421</b>	<b>\$ -</b>	<b>\$ 825,038</b>	<b>\$ 743,986</b>	<b>111%</b>
<b>Expenditures and Other Uses</b>														
<b>Legislative</b>														
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	-	-	-	-	1,600	0%
<b>Executive</b>														
Professional Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	41,250	45,000	92%
<b>Financial and Administrative</b>														
Audit Services	-	-	-	6,400	-	-	-	-	-	-	-	6,400	4,800	133%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	23,375	25,500	92%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	23,375	25,500	92%
Arbitrage Rebate Services	-	-	500	-	-	-	500	-	-	-	-	1,000	1,000	100%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>														
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	-	-	103	-	780	883	2,500	35%
Property Appraiser & Tax Collector Fees	-	-	38	-	-	-	-	-	-	-	-	38	75	50%
Trustee Services	-	-	-	-	-	4,246	-	-	-	-	-	4,246	12,638	34%
Dissemination Agent Services	542	1,542	542	542	542	542	542	542	542	542	542	6,958	6,500	107%
Bank Services	-	36	14	-	104	-	-	-	-	-	-	154	250	62%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>														
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	-	100	0%
<b>Insurance</b>	34,099	-	-	-	-	-	-	-	-	-	-	34,099	11,000	310%
<b>Meeting Room Rental</b>	-	-	-	-	-	-	-	-	-	-	-	-	200	0%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	270	-	-	-	270	50	540%
<b>Web Site Development</b>	-	-	-	-	-	300	-	-	-	-	-	300	2,000	15%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>														
Legal - General Counsel	-	-	-	-	450	306	-	320	200	616	-	1,892	5,000	38%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Comprehensive Planning Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>														
Engineering Services - General Fund	-	-	-	-	-	-	-	-	900	-	-	900	10,000	9%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Other Public Safety</b>														
<b>Professional Services</b>														
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Guardhouse Operations</b>														
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Utilities</b>														
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Water & Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>														
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Gate	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Wastewater Services</b>														
<b>Utility Services</b>														
Electric Service	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management System</b>														
<b>Repairs &amp; Maintenance</b>														
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Aquatic Weed Control</b>														
Lake Spraying	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Physical Environment</b>														
<b>Professional Services</b>														
Field Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Assessments-Charlotte County</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road &amp; Street Facilities</b>														
<b>Field Management Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Street Lights</b>														
<b>Electric Service</b>														
Electric Service	7,315	7,315	7,315	7,307	7,341	7,325	7,308	8,041	7,425	7,425	7,416	81,535	125,000	65%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Economic Environment</b>														
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>														
<b>Electric Service</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>														
<b>Common Area Maintenance</b>														
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sod Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Material Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Irrigation System</b>														
<b>Pumps &amp; Wells &amp; Line Distribution System</b>														
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Line Distribution System</b>														
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A



**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>														
Extraordinary Capital/Operations	-	-	-									-	400,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>														
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	-	65,098	0%
	<u>\$ 49,956</u>	<u>\$ 17,068</u>	<u>\$ 16,408</u>	<u>\$ 22,249</u>	<u>\$ 16,437</u>	<u>\$ 20,719</u>	<u>\$ 16,350</u>	<u>\$ 17,172</u>	<u>\$ 17,170</u>	<u>\$ 16,583</u>	<u>\$ 16,737</u>	<u>\$ 226,849</u>	<u>\$ 743,986</u>	<u>30%</u>
Net Increase/ (Decrease) in Fund Balance	(43,709)	15,786	290,787	405,431	3,168	(12,590)	(3,463)	(14,702)	(14,621)	(11,162)	(16,737)	598,189	-	
Fund Balance - Beginning	515,937	472,228	488,013	778,800	1,184,231	1,187,399	1,174,810	1,171,347	1,156,645	1,142,024	1,130,863	515,937	515,937	
<b>Fund Balance - Ending</b>	<u><b>\$ 472,228</b></u>	<u><b>\$ 488,013</b></u>	<u><b>\$ 778,800</b></u>	<u><b>\$ 1,184,231</b></u>	<u><b>\$ 1,187,399</b></u>	<u><b>\$ 1,174,810</b></u>	<u><b>\$ 1,171,347</b></u>	<u><b>\$ 1,156,645</b></u>	<u><b>\$ 1,142,024</b></u>	<u><b>\$ 1,130,863</b></u>	<u><b>\$ 1,114,125</b></u>	<u><b>\$ 1,114,125</b></u>	<u><b>\$ 515,937</b></u>	



Tern Bay Community Development District  
Debt Service Fund - Series 2005 Bonds  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Interest Income</b>														
Reserve Account	218	227	221	227	212	198	210	204	209	203	211	2,340	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	167	174	142	302	501	576	626	615	322	314	327	4,065	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	738	3,882	36,295	50,530	2,316	960	1,523	292	301	641	-	97,478	109,006	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,123</b>	<b>\$ 4,283</b>	<b>\$ 36,657</b>	<b>\$ 51,060</b>	<b>\$ 3,029</b>	<b>\$ 1,734</b>	<b>\$ 2,359</b>	<b>\$ 1,110</b>	<b>\$ 832</b>	<b>\$ 1,158</b>	<b>\$ 539</b>	<b>\$ 103,884</b>	<b>\$ 109,006</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>														
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	-	-	-	50,000	50,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2005A Bonds	-	25,934	-	-	-	-	-	25,934	-	-	-	51,869	51,869	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>														
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	7,131	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 25,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 101,869</b>	<b>\$ 109,000</b>	<b>93%</b>
Net Increase/ (Decrease) in Fund Balance	1,123	(21,652)	36,657	51,060	3,029	1,734	2,359	(74,824)	832	1,158	539	2,015	6	
Fund Balance - Beginning	127,518	128,641	106,989	143,647	194,707	197,735	199,470	201,829	127,005	127,837	128,994	127,518	127,518	
<b>Fund Balance - Ending</b>	<b>\$ 128,641</b>	<b>\$ 106,989</b>	<b>\$ 143,647</b>	<b>\$ 194,707</b>	<b>\$ 197,735</b>	<b>\$ 199,470</b>	<b>\$ 201,829</b>	<b>\$ 127,005</b>	<b>\$ 127,837</b>	<b>\$ 128,994</b>	<b>\$ 129,533</b>	<b>\$ 129,533</b>	<b>\$ 127,524</b>	



Tern Bay Community Development District  
Debt Service Fund - Series 2022 Bonds  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Income</b>														
Interest Account	-	-	-	85	-	-	1	-	-	1	-	88	-	N/A
Reserve Account	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	3,938	42,839	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	457	475	566	3,120	5,338	6,950	7,627	7,515	7,854	5,271	2,671	47,842	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	12,802	67,331	629,570	876,494	40,179	16,660	26,411	5,063	5,224	11,111	-	1,690,845	1,896,067	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>														
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 17,155</b>	<b>\$ 71,832</b>	<b>\$ 634,004</b>	<b>\$ 883,674</b>	<b>\$ 49,457</b>	<b>\$ 27,296</b>	<b>\$ 37,980</b>	<b>\$ 16,391</b>	<b>\$ 17,018</b>	<b>\$ 20,196</b>	<b>\$ 6,609</b>	<b>1,781,613</b>	<b>\$ 1,896,067</b>	94%
<b>Expenditures and Other Uses</b>														
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2022 Bonds	-	-	-	-	-	-	-	-	600,000	-	-	600,000	600,000	N/A
<b>Principal Debt Service - Early Redemptions</b>														
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2022 Bonds	-	-	588,710	-	-	-	-	-	588,710	-	-	1,177,420	1,177,420	N/A
<b>Trustee Services</b>														
Operating Transfers Out (To Other Funds)	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	3,938	42,839	-	N/A
<b>Other Fees and Charges</b>														
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	-	124,042	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 3,896</b>	<b>\$ 4,026</b>	<b>\$ 592,578</b>	<b>\$ 3,975</b>	<b>\$ 3,940</b>	<b>\$ 3,686</b>	<b>\$ 3,941</b>	<b>\$ 3,813</b>	<b>\$ 1,192,650</b>	<b>\$ 3,813</b>	<b>\$ 3,938</b>	<b>\$1,820,259</b>	<b>\$ 1,901,462</b>	96%
Net Increase/ (Decrease) in Fund Balance	13,259	67,806	41,426	879,699	45,517	23,610	34,039	12,578	(1,175,632)	16,382	2,671	(38,646)	(5,395)	
Fund Balance - Beginning	1,536,858	1,550,118	1,617,924	1,659,349	2,539,048	2,584,565	2,608,175	2,642,214	2,654,792	1,479,160	1,495,542	1,536,858	1,536,858	
<b>Fund Balance - Ending</b>	<b>\$ 1,550,118</b>	<b>\$ 1,617,924</b>	<b>\$ 1,659,349</b>	<b>\$ 2,539,048</b>	<b>\$ 2,584,565</b>	<b>\$ 2,608,175</b>	<b>\$ 2,642,214</b>	<b>\$ 2,654,792</b>	<b>\$ 1,479,160</b>	<b>\$ 1,495,542</b>	<b>\$ 1,498,213</b>	<b>\$ 1,498,213</b>	<b>\$ 1,531,463</b>	



Tern Bay Community Development District  
Capital Projects Fund - Series 2022  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
<b>Interest Income</b>														
Construction Account	38,748	40,225	38,841	40,098	39,942	37,559	40,331	39,222	40,721	39,586	41,088	436,361	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	3,938	42,839	-	N/A
<b>Total Revenue and Other Sources:</b>	\$ 42,644	\$ 44,251	\$ 42,709	\$ 44,074	\$ 43,882	\$ 41,245	\$ 44,273	\$ 43,035	\$ 44,661	\$ 43,400	\$ 45,026	\$ 479,199	\$ -	N/A
<b>Expenditures and Other Uses</b>														
<b>Executive</b>														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>														
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>														
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Net Increase/ (Decrease) in Fund Balance</b>	42,644	44,251	42,709	44,074	43,882	41,245	44,273	43,035	44,661	43,400	45,026	479,199	-	
<b>Fund Balance - Beginning</b>	8,811,445	8,854,089	8,898,340	8,941,049	8,985,123	9,029,004	9,070,249	9,114,522	9,157,557	9,202,219	9,245,618	8,811,445	-	
<b>Fund Balance - Ending</b>	\$ 8,854,089	\$ 8,898,340	\$ 8,941,049	\$ 8,985,123	\$ 9,029,004	\$ 9,070,249	\$ 9,114,522	\$ 9,157,557	\$ 9,202,219	\$ 9,245,618	\$ 9,290,644	\$ 9,290,644	\$ -	



## Cori Dissinger

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**From:** James Ward  
**Sent:** Sunday, August 11, 2024 5:52 PM  
**To:** Cori Dissinger  
**Subject:** Fwd: Heritage Landing  
**Attachments:** image001.png; image002.png; image003.jpg; image004.jpg; image005.jpg; image006.jpg; image008.jpg; image007.jpg

Put the below email on the agenda, where we have Tara's item

J

James P. Ward  
JPWard & Associates, LLC  
2301 N.E. 37 Street  
Fort Lauderdale, Florida 33308

Cell - (954) 658.4900

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**From:** Brady, Tara <Tara.Brady@Charlottecountyfl.gov>  
**Sent:** Sunday, August 11, 2024 5:10 PM  
**To:** mlongares@theiconteam.com <mlongares@theiconteam.com>; Matthew Koratich <matthew.koratich@lennar.com>  
**Cc:** James Ward <jimward@jpwardassociates.com>  
**Subject:** RE: Heritage Landing

Matthew – Sending again with no attachments as it keeps coming back to me that it is too much for your servier 😊



**Tara Brady**  
County Assets Manager  
Charlotte County Board of County Commissioners  
941.743.1287  
[CharlotteCountyFL.gov](https://CharlotteCountyFL.gov)  
*Delivering Exceptional Service*



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**From:** Brady, Tara  
**Sent:** Sunday, August 11, 2024 4:44 PM  
**To:** mlongares@theiconteam.com; Matthew Koratich <matthew.koratich@lennar.com>  
**Cc:** James Ward <jimward@jpwardassociates.com>  
**Subject:** Heritage Landing  
**Importance:** High



Good afternoon Matt and Mary.

Last week I asked Mr. Ward to add paving and pothole repair to our CDD agenda as I have concerns about the repairs that I am seeing. With that being said, I would like to request (as a CDD member, not just a resident) a copy of whatever contact the HOA has with the company doing the asphalt repairs. The repairs that have been done in the past are not the appropriate way to repair pot holes. They should all be square cut and cleaned out and at least 2 layers of asphalt put down and tampered in. This is not being done and the repairs will not hold up. In addition, there have been several by the storm drains that are very deep which leads me to be concerned that there is an issue with the pipes and that is what is causing the holes. Just filling them in will not fix the issue and pipe issues needs to be addressed first. There are several areas of indentation around the stormdrains. Also there are at least 2 drains where half the drain had sunken at least 2 inches.

In addition to the roads, the curbing around the circle at the construction entrance continues to be damaged. I would like to request Lennar consider possibly making the circle 1-2' smaller in diameter to assist in allowing the trash trucks the appropriate room on the road to help stop the damage to the infrastructure. And the bridges have several areas that needs to be fixed on both the decks as well as the railings.

Just returning home after being away for several weeks and to say I was disappointed in my drive in was kinda an understatement. I have a large amount of photos showing the above issues as well as those I am going to write about below however it is too large to send with this email.

In addition to the above request with the drains, there are many drains that still have the construction barriers in them and they are nowhere near a construction site. This is also hindering drainage.

I would also like to request that Lennar have the streets swept on a regular basis. Curb and gutter roads should be swept at least once a month on a regular basis and with the construction in here it should be done more. Most of the gutters are covered with sand and several areas are covered with mold and have grass growing. All of this eventually enters the drainage system and this will cause back ups and the pipes needed to be vacuumed out. We are probably at that point already in many areas. In addition between Veranada 8 & 9 where they are building the pool, the piles of sand for the pavers have just been washing down the road with every rain. They have completed the pavers; however there is still sand everywhere which is blocking the sidewalk and disrupting drainage. In addition to that, they dug up under the sidewalk from piping and its is washing out and is a danger to any who may fall into the hole. I spoke with Chris Peterson a couple weeks ago about this and he had it addressed once, but it wasn't done correctly so it has washed out again. Photos are attached. This needs to be addressed immediately as it is a liability.

It does not appear that Sunnygrove has been around to mow or trim lately. The grass is very tall with even taller weeds. There are bushes blocking the left lane exit at the main entrance that need to be cut back as well as many weeds growing out the top of bushes. Also trees limbs hanging over the road too low if I drive in the golf cart lane it hit the top of my cart. The standard is 12' - 15' which is what is needed to allow trash trucks the appropriate clearance. I understand some of the trees just happened with Debby; however, there are a couple that have been leaning since before that. One is a large one on HL Blvd headed to Purple Martin on the right (photo also attached)

There are also a couple street signs that are leaning that should be addressed quickly.

I understand that we do not have a maintenance agreement between the CDD and the HOA yet and would love to work with the HOA to make the changes to the draft so that we can get the officially done. Also, I am willing to put my time in to go around with the asphalt contactor to address these issues. We may need someone to TV the basins to ensure that there is not an issue with the pipe. I am reviewing the drainage plans to coordinate where the pipes are in relation to the potholes and indentations I am seeing.

Looking forward to hearing from you and working together.



Mr. Ward, can you please forward this to the rest of the CDD Board.

Thank you all for your time and hard work.

Here are the attachments as links for you to view:

[IMG\\_6524.JPG](#)

[IMG\\_6525.JPG](#)

[IMG\\_6526.JPG](#)

[IMG\\_6527.JPG](#)

[IMG\\_6530.JPG](#)

[IMG\\_6531.JPG](#)

[IMG\\_6532.JPG](#)

[IMG\\_6533.JPG](#)

[IMG\\_6534.JPG](#)

[IMG\\_6535.JPG](#)

[IMG\\_6536.JPG](#)

Add your comments and collaborate with others in real time. You don't need to download Acrobat or sign up to access the file.



**Tara Brady**

County Assets Manager

Charlotte County Board of County Commissioners

941.743.1287

[CharlotteCountyFL.gov](http://CharlotteCountyFL.gov)

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