TERN BAY
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
December 2025

Prepared For:

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District Manager
Community Development District Manager

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A SAFEbuilt® COMPANY

Project Number: 25-8498

January 1, 2025

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

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

II. CURRENT ASSET UPDATES

1. Entrance & Roadway Maintenance
2. Tree Trimming & Landscaping Maintenance
3. Aquatic Maintenance
4. Feral Hog Trapping Update
5. Cane Toad & Tadpole Update

1. ***Entrance & Roadway Maintenance***

Gate & Signage Improvements

- New entrance signage installed with clear instructions for safely navigating arm and swing gates and outlining operator responsibility.
- Swing gates at front and back entrances scheduled for individual removal, sandblasting, and powder-coat refinishing.
- Speed limit signs will be replaced community-wide to reflect the new 25 mph limit.

Pressure Cleaning

- Curbs, gutters, and sidewalks at the front entrance and back gate will be cleaned before end of December.
- Remaining CDD-maintained sidewalks will be reevaluated after New Year and placed on a recurring cleaning schedule.

Bridge Project

- CDD staff continues coordination with the bridge contractor regarding scheduling and MOT (Maintenance of Traffic) for upcoming repairs.
- Additional details will be provided as the project nears its start date.

Security Enhancements

- Electrical work for the license plate reader system is complete.
- Cameras will be installed and active within the next week.



Annual Holiday Lighting Installed at Front Entrance

2. ***Tree Trimming & Landscaping Maintenance***

- Landscape Hardwood and palm trimming scheduled for mid-January, covering:
  - Burnt Store Road frontage
  - All CDD-maintained areas along Heritage Landing Boulevard
- Pine straw mulch installation scheduled for December 16 (all CDD-maintained areas).
- Additional fertilization of all palms planned with the landscape vendor.

Landscape & Irrigation Contract

- The District has gone out for bid on new landscape and irrigation services.
- Bid tabulations and award recommendations will be presented to the Board in the coming months.



Preparations for new landscaping



Recently performed storm drain cleaning



Newly installed pine straw mulch



Newly installed annuals

3. *Aquatic Maintenance*

Landscape & Irrigation Contract

- The District has gone out for bid on new landscape and irrigation services.
- Bid tabulations and award recommendations will be presented to the Board in the coming months.

Water Use Permit

- The District has successfully renewed its five-year Water Use Permit through the Southwest Florida Water Management District.

Aquatic Maintenance (Ongoing & Upcoming)

- Reapply herbicide to torpedograss in southern lakes once water levels drop (expected next week).
- Treat regrowth in newly added lakes as conditions allow.
- Continual algae monitoring across all lakes.
- Follow-up algae treatments as needed (only four lakes required treatment this week).
- Continue Sonar treatments in Lake 29 targeting slender spikerush; adjusting for water movement.
- Spot-treat southern naiad and widgeon grass in lakes with minor regrowth—especially western perimeter lakes.
- Maintain monthly lake dye applications to enhance shading and reduce algae growth.
- Ongoing monitoring of fish and aquatic life to track overall lake health.

4. *Feral Hog Trapping Update*

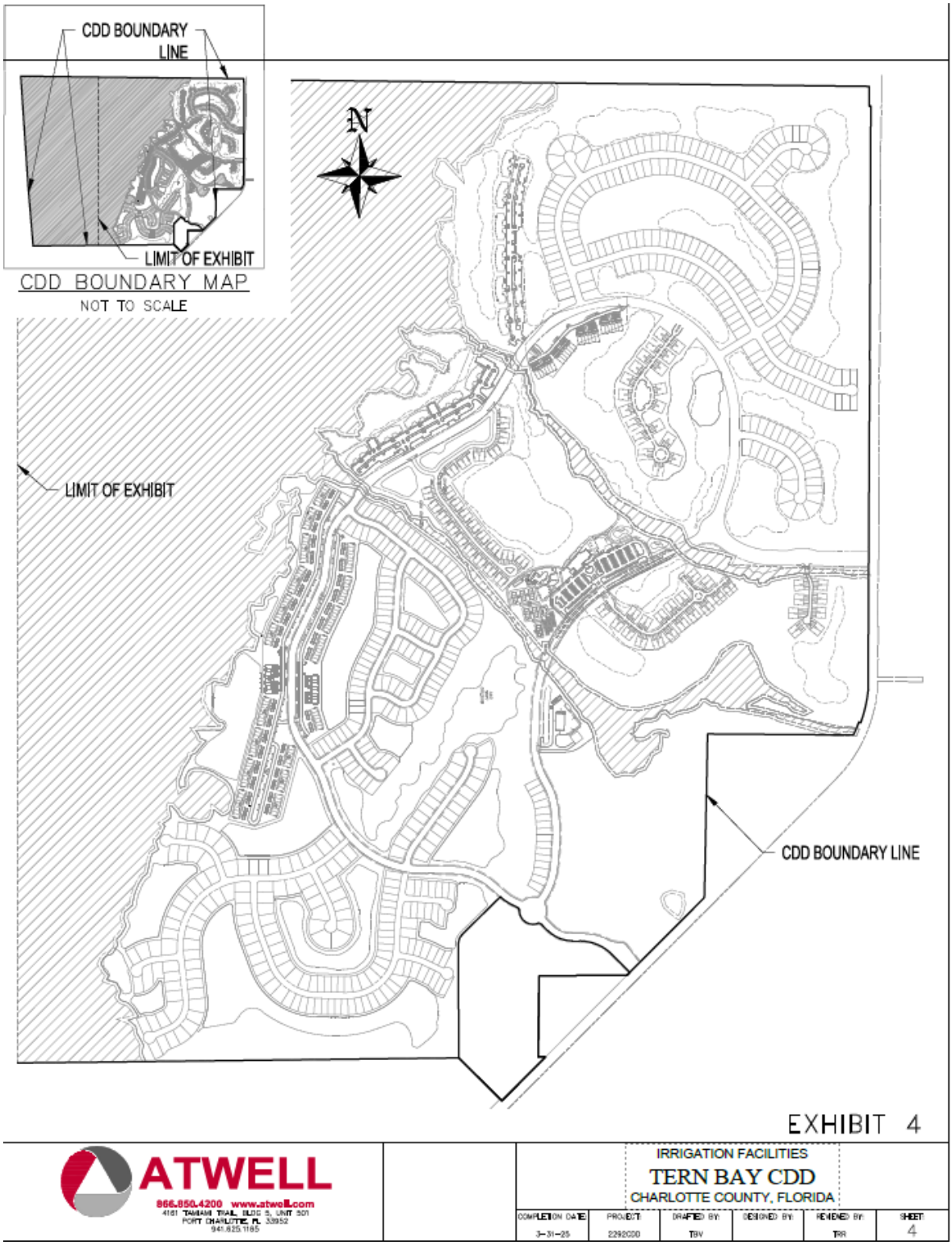
- USDA trapping efforts continue to be highly successful.
- Total hogs captured as of October 1: 67
- Additional hogs trapped on December 9: 2
- USDA has identified ~18 more hogs frequenting bait sites and expects trapping within 1–2 weeks.

5. *Cane Toad & Tadpole Update*

Cane Tod Monitoring & Control

- Adult activity remains concentrated around Lakes 10–13, 15, 17–18, 23–24, 26, and 31.
- No larvae present: tadpole activity has tapered off
- No new hatches expected until late January, weather permitting.
- Adult removals will continue as needed during the pause in breeding activity

III. LOCATION MAP



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