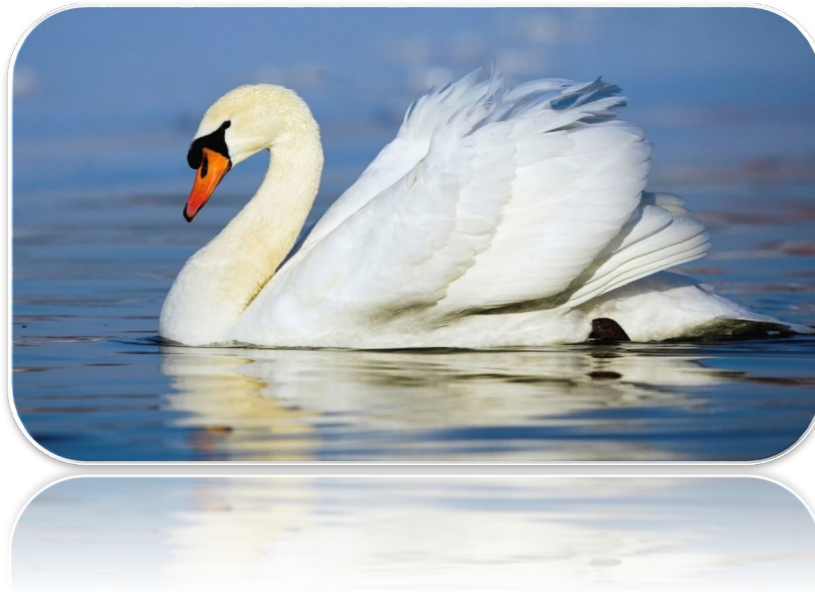


TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

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**Tern Bay
Community Development District
General Fund - Budget
Fiscal Year 2022**

Description	Anticipated			
	Fiscal Year 2021 Adopted Budget	Actual at 03/31/2021	Year End 09/30/21	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 210,434	\$ 207,063	\$ 207,063	\$ 822,177
Special Assessment - Off-Roll	\$ 568,936	\$ -	\$ 568,936	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 779,370	\$ 207,063	\$ 775,999	\$ 822,177
Appropriations and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 34,500	\$ 17,250	\$ 34,500	\$ 34,500
Financial and Administrative				
Audit Services	\$ 6,000	\$ -	\$ 5,350	\$ 6,000
Accounting Services	\$ 16,000	\$ 8,000	\$ 16,000	\$ 16,000
Assessment Roll Services	\$ 13,000	\$ 6,500	\$ 13,000	\$ 13,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500
Financial & Administrative-Other	\$ -	\$ -	\$ -	\$ -
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,500	\$ 1,608	\$ 3,000	\$ 3,000
Trustee Services	\$ 10,500	\$ -	\$ 3,500	\$ 10,500
Dissemination Agent Services	\$ 6,000	\$ 1,000	\$ 6,000	\$ 6,000
Bank Service Fees	\$ 500	\$ 153	\$ 500	\$ 500
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 137	\$ 400	\$ 400
Insurance	\$ 9,500	\$ 9,453	\$ 9,453	\$ 9,800
Meeting Room Rental	\$ 400	\$ 318	\$ 600	\$ 600
Printing and Binding	\$ 500	\$ 513	\$ 513	\$ 100
Web Site Maintenance	\$ 2,000	\$ 300	\$ 2,000	\$ 2,000
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 5,000	\$ 1,427	\$ 5,000	\$ 5,000
Bond Counsel	\$ -	\$ 2,312	\$ 2,312	\$ -
Other General Government Services				
Engineering Services - General	\$ 5,000	\$ -	\$ -	\$ 5,000
Engineering Services - Traffic	\$ -	\$ -	\$ -	\$ -
NOPC Fees	\$ -	\$ -	\$ -	\$ -
Other Public Safety				
Professional Services	\$ -	\$ -	\$ -	\$ -
Charlotte Cty Sheriff's Patrol	\$ -	\$ -	\$ -	\$ -
Guardhouse Operations	\$ -	\$ -	\$ -	\$ -

**Tern Bay
Community Development District
General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Adopted Budget	Actual at 03/31/2021	Anticipated		Fiscal Year 2022 Budget
			Year End 09/30/21		
Professional - Roving Patrol	\$ 57,300	\$ -	\$ -		\$ 57,300
Professional - Gate Attendent	\$ 190,000	\$ 30,054	\$ 7,500		\$ 190,000
Professional - Gate Hosting		\$ 2,250	\$ 5,000		\$ 5,000
Utilities					
Electric	\$ 2,400	\$ 36	\$ 200		\$ 2,400
Water & Wastewater	\$ 2,400	\$ 1,536	\$ 3,000		\$ 2,400
Repairs & Maintenance					
Guardhouse - Janitorial	\$ 4,200	\$ -	\$ -		\$ 4,200
Gate	\$ 6,500	\$ -	\$ -		\$ 6,500
Wastewater Services					
Electric Service	\$ 2,000	\$ -	\$ -		\$ 2,000
Stormwater Management Services					
Repairs & Maintenance					
Lake Banks/Outfall Control Structures	\$ 5,000	\$ -	\$ -		\$ 5,000
Aquatic Weed Control					
Lake Spraying	\$ 5,000	\$ 21,128	\$ 40,000		\$ 40,000
Lake Vegetation Removal	\$ -	\$ -	\$ -		\$ -
Upland Monitoring & Maint	\$ 30,000	\$ -	\$ 15,000		\$ 30,000
Other Physical Environment					
Professional Services					
Field Manager Services	\$ 2,500	\$ -	\$ 2,500		\$ 2,500
Insurance	\$ -	\$ -	\$ -		\$ -
Contingencies	\$ -	\$ -	\$ -		\$ -
Assessments - Charlotte County	\$ -	\$ 37	\$ 37		\$ -
Road & Street Facilities					
Field Management Services	\$ -	\$ 1,900	\$ 4,000		\$ 4,000
Street Lights					
Electric Service	\$ 12,000	\$ 6,293	\$ 13,000		\$ 15,000
Repairs & Maintenance	\$ -	\$ -	\$ -		\$ -
Economic Environment					
Professional Services - Appraisal	\$ -	\$ -	\$ -		\$ -
Landscaping Services					
Electric Service	\$ 48,000	\$ 9,741	\$ 30,000		\$ 30,000
Repairs & Maintenance					
Common Area Maintenance					
Routine Maintenance	\$ 119,200	\$ 46,642	\$ 110,000		\$ 119,200
Tree Trimming	\$ 15,000	\$ -	\$ 15,000		\$ 15,000
Sod Replacement	\$ 3,000	\$ -	\$ -		\$ 3,000
Material Replacement	\$ 12,000	\$ -	\$ 12,000		\$ 12,000
Mulch Installation	\$ 40,000	\$ -	\$ 40,000		\$ 40,000
Landscape Lighting	\$ -	\$ -	\$ -		\$ -
Annuals	\$ 21,000	\$ -	\$ -		\$ 21,000
Holiday Decorations	\$ 16,000	\$ -	\$ -		\$ 16,000
Irrigation System					
Pumps, Wells & Line Distribution System					
Routine Maintenance	\$ 16,000	\$ 1,940	\$ 7,500		\$ 16,000
Well Testing/Meter Reading	\$ -	\$ -	\$ -		\$ -

**Tern Bay
Community Development District
General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021	Actual at	Anticipated	Fiscal Year
	Adopted Budget	03/31/2021	Year End 09/30/21	2022 Budget
Line Distribution System				
Routine Maintenance	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 42,665		\$ -	\$ 13,050
Other Fees and Charges				
Discounts and Tax Collector Fees	\$ 14,730	\$ -	\$ 14,730	\$ 57,552
Total Appropriations	\$ 779,370	\$ 170,703	\$ 422,270	\$ 822,177
Net Increase/(Decrease) in Fund Balance		\$ 36,360	\$ 353,729	\$ -
Fund Balance:- Beginning	67,959	67,959	67,959	421,687
Fund Balance - Ending (Projected)		\$ 104,318	\$ 421,687	\$ 421,687

Land Use	Units	Rate Per Unit	
		FY 2021	FY 2021
Executive Homes (40' - 50')	232	\$ 542.34	\$ 542.33
Manor Homes (51' - 60')	231	\$ 542.34	\$ 542.33
Estate homes (61' - 70')	102	\$ 542.34	\$ 542.33
Coach Homes	176	\$ 542.34	\$ 542.33
Multi-Family (6 Plex)	108	\$ 542.34	\$ 542.33
Veranda (12 Unit Plex)	320	\$ 542.34	\$ 542.33
Terrace (30 Unit plex)	330	\$ 542.34	\$ 542.33
Commercial/Office	17	\$ 542.34	\$ 542.33
Total Units:	1516		

Cap Rate - Adopted FY 2021 **\$ 623.70**

Tern Bay
Community Development District
Debt Service Fund - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Adopted Budget	Actual at 03/31/2021	Anticipated Year End 09/30/21	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ 7	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 109,006	\$ 94,954	\$ 109,006	\$ 109,006
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue		\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 109,006	\$ 94,961	\$ 109,006	\$ 109,006
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 40,000	\$ -	\$ 40,000	\$ 45,000
Principal Debt Service - Early Redemptions				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2005 A Bonds	\$ 58,856	\$ 29,428	\$ 58,856	\$ 56,706
Other Fees and Charges				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 7,131
Total Appropriations	\$ 105,987	\$ 29,428	\$ 105,987	\$ 108,838

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

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