

# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - AUGUST 2022**

FISCAL YEAR 2022

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PREPARED BY:

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

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*Tern Bay Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Tern Bay Community Development District  
Balance Sheet  
for the Period Ending August 31, 2022**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 636,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 636,420
Capital Project Fund - Series 2007							
Construction Account	-	-	-	26,245,708	-	-	26,245,708
Working Capital Account	-	-	-	-	-	-	-
Debt Service Fund							
Interest Account	-	-	5	-	-	-	5
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	51,508	886,013	-	-	-	937,521
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	64,987	-	-	-	-	64,987
Prepayment Account	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-
<b>Accounts Receivable-Bond Holder Funding</b>							
<b>Accrued Interest Receivable</b>							
<b>Assessments Receivable</b>							
<b>Prepaid Expenses</b>							
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	116,495	-	116,495
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	32,013,505	-	32,013,505
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	45,419,499	45,419,499
<b>Total Assets</b>	<b>\$ 636,420</b>	<b>\$ 116,495</b>	<b>\$ 886,018</b>	<b>\$ 26,245,708</b>	<b>\$ 32,130,000</b>	<b>\$ 45,419,499</b>	<b>\$ 105,434,139</b>

**Tern Bay Community Development District  
Balance Sheet  
for the Period Ending August 31, 2022**

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets	
	General Fund	Series 2005	Series 2022	Series 2022			
<b>Liabilities</b>							
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Notes and Loans Payable - Current Portion</b>							
Note Payable-Oppenheimer Funds	-	-	-	-	-	-	-
<b>Due to Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-
<b>Deferred Revenue</b>	-	-	-	-	-	-	-
<b>Due to Other Governments</b>	-	-	-	-	-	-	-
<b>Bonds Payable</b>							
Current Portion	-	-	-	-	-	-	-
Long Term	-	-	-	-	32,130,000	-	32,130,000
Unamortized Prem/Disc on Bonds Pyble	-	-	-	432,545	-	-	432,545
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 432,545</b>	<b>\$ 32,130,000</b>	<b>\$ -</b>	<b>\$ 32,562,545</b>
<b>Fund Equity and Other Credits</b>							
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	45,419,499	45,419,499
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2021 (Audited)		115,399	-	-	-	-	115,399
Results from Current Operations		1,096	886,018	25,813,163	-	-	26,700,277
<b>Unassigned</b>							
Beginning: October 1, 2021 (Audited)	316,000	-	-	-	-	-	316,000
Results from Current Operations	320,420	-	-	-	-	-	320,420
<b>Total Fund Equity and Other Credits</b>	<b>\$ 636,420</b>	<b>\$ 116,495</b>	<b>\$ 886,018</b>	<b>\$ 25,813,163</b>	<b>\$ -</b>	<b>\$ 45,419,499</b>	<b>\$ 72,871,594</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 636,420</b>	<b>\$ 116,495</b>	<b>\$ 886,018</b>	<b>\$ 26,245,708</b>	<b>\$ 32,130,000</b>	<b>\$ 45,419,499</b>	<b>\$ 105,434,139</b>

**Tern Bay Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2022**

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</b>														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Miscellaneous Revenue</b>														
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	3,586	24,970	718,199	13,803	6,156	4,795	4,695	967	-	967	-	778,138	764,625	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,586</b>	<b>\$ 24,970</b>	<b>\$ 718,199</b>	<b>\$ 13,803</b>	<b>\$ 6,156</b>	<b>\$ 4,795</b>	<b>\$ 4,695</b>	<b>\$ 967</b>	<b>\$ -</b>	<b>\$ 967</b>	<b>\$ -</b>	<b>\$ 778,138</b>	<b>\$ 764,625</b>	<b>102%</b>
<b>Expenditures and Other Uses</b>														
<b>Legislative</b>														
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Executive</b>														
Professional Management	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	31,625	34,500	92%
<b>Financial and Administrative</b>														
Audit Services	-	3,000	-	1,700	-	-	-	-	-	-	-	4,700	6,000	78%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	16,000	92%
Assessment Roll Services	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	11,917	13,000	92%
Arbitrage Rebate Services	-	500	-	-	-	-	-	-	-	-	-	500	500	100%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>														
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	119	-	-	-	-	-	-	-	1,068	-	-	1,187	3,000	40%
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	10,500	0%
Dissemination Agent Services	-	-	1,000	-	-	-	-	-	-	-	-	1,000	6,000	17%
Bank Services	-	4	24	-	-	-	-	-	-	-	-	28	500	6%
<b>Travel and Per Diem</b>														
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>														
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	9	22	10	8	75	10	27	-	10	-	172	400	43%
<b>Insurance</b>														
Insurance	-	9,784	-	-	-	-	-	-	-	-	-	9,784	9,800	100%
<b>Meeting Room Rental</b>														
Meeting Room Rental	-	-	-	168	-	-	168	168	-	-	-	504	600	84%
<b>Printing &amp; Binding</b>														
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	100	0%
<b>Web Site Development</b>														
Web Site Development	50	50	50	50	50	-	-	-	-	-	300	550	2,000	28%
<b>Subscription &amp; Memberships</b>														
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>														
Legal - General Counsel	-	465	-	368	1,103	-	175	228	2,027	-	490	4,855	5,000	97%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	-	-	-	171	-	-	-	3,459	3,630	-	N/A

**Tern Bay Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2022**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Comprehensive Planning Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering Services - General Fund	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Public Safety</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Professional Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Guardhouse Operations</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	-	-	57,300	0%
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	84,229	84,229	190,000	44%
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	5,246	5,246	5,000	105%
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	2,648	-	528	3,176	-	N/A
<b>Utilities</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Electric	-	119	105	-	306	148	148	126	177	201	201	1,531	2,400	64%
Water & Wastewater	-	91	-	102	114	-	102	136	-	-	-	545	2,400	23%
<b>Repairs &amp; Maintenance</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	4,200	0%
Gate	-	-	-	-	-	-	-	-	-	-	808	808	6,500	12%
<b>Wastewater Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Utility Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Electric Service	-	736	132	-	241	121	106	110	126	125	120	1,817	2,000	91%
<b>Stormwater Management System</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
<b>Aquatic Weed Control</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Spraying	-	3,470	-	10,720	7,170	10,950	3,700	3,700	3,700	3,700	-	47,109	40,000	118%
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	7,250	-	-	7,250	30,000	24%
<b>Other Physical Environment</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Professional Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Field Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessments-Charlotte County	-	146	-	-	-	-	-	-	-	-	-	146	-	N/A
<b>Road &amp; Street Facilities</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Field Management Services	-	-	-	-	-	6,650	-	-	2,850	-	-	9,500	4,000	238%
<b>Street Lights</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Electric Service	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**Tern Bay Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2022**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Electric Service	-	1,348	2,737	481	5,966	3,018	3,982	4,543	4,055	5,496	5,922	37,549	15,000	250%
Repairs & Maintenance	-	-	-	-	-	-	-	1,355	-	-	-	1,355	-	N/A
<b>Economic Environment</b>														
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>														
Electric Service	-	1,931	1,650	-	4,428	2,475	2,522	3,284	3,967	1,876	2,400	24,535	30,000	82%
<b>Repairs &amp; Maintenance</b>														
<b>Common Area Maintenance</b>														
Routine Maintenance	-	13,780	-	14,135	23,321	11,975	11,660	11,660	11,660	11,660	15,360	125,214	119,200	105%
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Sod Replacement	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Material Replacement	-	-	-	-	-	-	-	-	-	-	-	-	12,000	0%
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	-	40,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	1,713	-	10,924	844	4,474	-	-	-	17,955	21,000	85%
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	16,000	0%
<b>Irrigation System</b>														
<b>Pumps &amp; Wells &amp; Line Distribution System</b>														
Routine Maintenance	-	-	-	144	262	659	546	543	2,310	-	-	4,464	16,000	28%
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Line Distribution System</b>														
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Contingencies</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	13,050	0%
	<b>\$ 5,460</b>	<b>\$ 40,899</b>	<b>\$ 11,012</b>	<b>\$ 34,882</b>	<b>\$ 48,259</b>	<b>\$ 52,286</b>	<b>\$ 29,427</b>	<b>\$ 35,647</b>	<b>\$ 47,131</b>	<b>\$ 28,359</b>	<b>\$ 124,355</b>	<b>457,718</b>	<b>\$ 764,625</b>	<b>60%</b>
Net Increase/ (Decrease) in Fund Balance	(1,875)	(15,929)	707,187	(21,080)	(42,103)	(47,492)	(24,732)	(34,679)	(47,131)	(27,392)	(124,355)	320,420	-	
Fund Balance - Beginning	316,000	314,125	298,196	1,005,383	984,303	942,200	894,709	869,977	835,297	788,166	760,775	316,000	316,000	
<b>Fund Balance - Ending</b>	<b>\$ 314,125</b>	<b>\$ 298,196</b>	<b>\$ 1,005,383</b>	<b>\$ 984,303</b>	<b>\$ 942,200</b>	<b>\$ 894,709</b>	<b>\$ 869,977</b>	<b>\$ 835,297</b>	<b>\$ 788,166</b>	<b>\$ 760,775</b>	<b>\$ 636,420</b>	<b>636,420</b>	<b>\$ 316,000</b>	

Tern Bay Community Development District  
Debt Service Fund - Series 2005 Bonds  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through August 31, 2022

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	0	0	1	0	0	0	0	0	0	11	27	42	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	1	0	1	1	1	1	1	13	34	54	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	473	3,296	94,795	1,822	813	633	620	-	128	128	-	102,706	101,875	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Extraordinary Items (Gain)</b>														
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 474</b>	<b>\$ 3,297</b>	<b>\$ 94,797</b>	<b>\$ 1,823</b>	<b>\$ 814</b>	<b>\$ 634</b>	<b>\$ 621</b>	<b>\$ 2</b>	<b>\$ 129</b>	<b>\$ 152</b>	<b>\$ 60</b>	<b>\$ 102,802</b>	<b>\$ 101,875</b>	<b>101%</b>
<b>Expenditures and Other Uses</b>														
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2005 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2005A Bonds	-	28,353	-	-	-	-	-	28,353	-	-	-	56,706	56,706	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Trustee Services</b>														
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$28,353</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$73,353</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$101,706</b>	<b>\$ 101,706</b>	<b>100%</b>
Net Increase/ (Decrease) in Fund Balance	474	(25,056)	94,797	1,823	814	634	621	(73,352)	129	152	60	1,096	169	
Fund Balance - Beginning	115,399	115,873	90,817	185,613	187,436	188,250	188,884	189,506	116,154	116,283	116,434	115,399	115,399	
<b>Fund Balance - Ending</b>	<b>\$ 115,873</b>	<b>\$ 90,817</b>	<b>\$ 185,613</b>	<b>\$ 187,436</b>	<b>\$ 188,250</b>	<b>\$ 188,884</b>	<b>\$ 189,506</b>	<b>\$ 116,154</b>	<b>\$ 116,283</b>	<b>\$ 116,434</b>	<b>\$ 116,495</b>	<b>\$ 116,495</b>	<b>\$ 115,568</b>	



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

Description	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>										
Interest Account	-	0	2	1	2	1	-	5	-	N/A
Reserve Account	-	0	4	4	4	4	4	19	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	1,241,401	-	-	-	-	-	-	1,241,401	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,241,401</b>	<b>\$ 0</b>	<b>\$ 5</b>	<b>\$ 5</b>	<b>\$ 5</b>	<b>\$ 4</b>	<b>\$ 4</b>	<b>\$ 1,241,425</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Principal Debt Service - Early Redemptions</b>										
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2022 Bonds	-	-	-	-	355,389	-	-	355,389	-	N/A
<b>Trustee Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	0	4	4	4	4	4	19	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>	<b>\$355,393</b>	<b>\$4</b>	<b>\$4</b>	<b>\$355,408</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,241,401	0	2	1	(355,387)	1	-	886,018	-	
Fund Balance - Beginning	-	1,241,401	1,241,402	1,241,403	1,241,405	886,017	886,018	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,241,401</b>	<b>\$ 1,241,402</b>	<b>\$ 1,241,403</b>	<b>\$ 1,241,405</b>	<b>\$ 886,017</b>	<b>\$ 886,018</b>	<b>\$ 886,018</b>	<b>\$ 886,018</b>	<b>\$ -</b>	

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

Description	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	-	4	126	122	126	109	111	597	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	29,878,599	-	-	-	-	-	-	29,878,599	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	0	4	4	4	4	4	19	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 29,878,599</b>	<b>\$ 4</b>	<b>\$ 129</b>	<b>\$ 125</b>	<b>\$ 129</b>	<b>\$ 112</b>	<b>\$ 115</b>	<b>\$ 29,879,215</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	50,000	-	-	-	-	-	-	50,000	-	N/A
<b>Other Contractual Services</b>										
Trustee Services	10,625	-	-	-	-	-	-	10,625	-	N/A
<b>Printing &amp; Binding</b>	1,750	-	-	-	-	-	-	1,750	-	N/A
<b>Capital Outlay</b>										
Water-Sewer Combination	-	-	-	-	3,360,376	-	-	3,360,376	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>										
Legal - Series 2022 Bonds	165,500	-	-	-	-	-	-	165,500	-	N/A
Engineering - Series 2022 Bonds	11,000	-	-	-	-	-	-	11,000	-	N/A
<b>Underwriter's Discount</b>	466,800	-	-	-	-	-	-	466,800	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 705,675</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,360,376</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,066,051</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 29,172,924	\$ 4	\$ 129	\$ 125	\$ (3,360,247)	\$ 112	\$ 115	\$ 25,813,163	\$ -	
Fund Balance - Beginning	\$ -	\$ 29,172,924	\$ 29,172,928	\$ 29,173,057	\$ 29,173,182	\$ 25,812,936	\$ 25,813,048	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 29,172,924</b>	<b>\$ 29,172,928</b>	<b>\$ 29,173,057</b>	<b>\$ 29,173,182</b>	<b>\$ 25,812,936</b>	<b>\$ 25,813,048</b>	<b>\$ 25,813,163</b>	<b>\$ 25,813,163</b>	<b>\$ -</b>	