

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2021

FISCAL YEAR 2022

PREPARED BY:

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Tern Bay Community Development District

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**Tern Bay Community Development District
Balance Sheet
for the Period Ending October 31, 2021**

Description	Governmental Funds		Account Groups		
	General Fund	Series 2005 Bonds Debt Service Fund	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 314,598	\$ -	\$ -	\$ -	\$ 314,598
Capital Project Fund - Series 2007					
Construction Account	-	-	-	-	-
Working Capital Account	-	-	-	-	-
Debt Service Fund					
Interest Account	-	-	-	-	-
Sinking Account	-	-	-	-	-
Reserve Account A	-	51,467	-	-	51,467
Reserve Account B	-	-	-	-	-
Revenue	-	63,933	-	-	63,933
Prepayment Account	-	-	-	-	-
Due from Other Funds					
General Fund	-	473	-	-	473
Debt Service Fund	-	-	-	-	-
Capital Project Fund	-	-	-	-	-
Accounts Receivable-Bond Holder Funding	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	115,873	-	115,873
Amount to be Provided by Debt Service Funds	-	-	894,127	-	894,127
Investment in General Fixed Assets (net of depreciation)	-	-	-	45,419,499	45,419,499
Total Assets	\$ 314,598	\$ 115,873	\$ 1,010,000	\$ 45,419,499	\$ 46,859,970

**Tern Bay Community Development District
Balance Sheet
for the Period Ending October 31, 2021**

Description	Governmental Funds		Account Groups		
	General Fund	Series 2005 Bonds Debt Service Fund	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ 337	\$ -	\$ -	\$ -	\$ 337
Notes and Loans Payable - Current Portion					
Note Payable-Oppenheimer Funds	-	-	-	-	-
Due to Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund	473	-	-	-	473
Capital Projects Fund	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due to Other Governments	-	-	-	-	-
Bonds Payable					
Current Portion	-	-	45,000	-	45,000
Long Term	-	-	965,000	-	965,000
Total Liabilities	\$ 810	\$ -	\$ 1,010,000	\$ -	\$ 1,010,810
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	45,419,499	45,419,499
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Unaudited)		115,399	-	-	115,399
Results from Current Operations		474	-	-	474
Unassigned					
Beginning: October 1, 2021 (Unaudited)	316,000	-	-	-	316,000
Results from Current Operations	(2,212)	-	-	-	(2,212)
Total Fund Equity and Other Credits	\$ 313,788	\$ 115,873	\$ -	\$ 45,419,499	\$ 45,849,160
Total Liabilities, Fund Equity and Other Credits	\$ 314,598	\$ 115,873	\$ 1,010,000	\$ 45,419,499	\$ 46,859,970

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Miscellaneous Revenue	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	3,586	3,586	764,625	0%
Special Assessments - Off-Roll	-	-	-	N/A
Interfund Group Transfers In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,586	\$ 3,586	\$ 764,625	0%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	-	-	\$ -	N/A
Executive				
Professional Management	2,875	2,875	34,500	8%
Financial and Administrative				
Audit Services	-	-	6,000	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	1,083	1,083	13,000	8%
Arbitrage Rebate Services	-	-	500	0%
Real Estate Advisor	-	-	-	N/A
Other Contractual Services				
Recording and Transcription	-	-	-	N/A
Legal Advertising	119	119	3,000	4%
Property Appraiser & Tax Collector Fees	-	-	-	N/A
Trustee Services	-	-	10,500	0%
Dissemination Agent Services	-	-	6,000	0%
Bank Services	-	-	500	0%
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Telephone	-	-	-	N/A
Postage, Freight & Messenger	-	-	400	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Insurance	-	-	9,800	0%
Meeting Room Rental	-	-	600	0%
Printing & Binding	-	-	100	0%
Web Site Development	50	50	2,000	3%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	5,000	0%
Legal - Foreclosure Counsel	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	N/A
Legal - Bond Counsel	-	-	-	N/A
Legal - Ryan Golf Counsel	-	-	-	N/A
DRI NOPC	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	N/A
Eminent Domain Counsel	-	-	-	N/A
Comprehensive Planning Services	-	-	-	N/A
Other General Government Services				
Engineering Services - General Fund	-	-	5,000	0%
Engineering Services - Traffic	-	-	-	N/A
NOPC Fees	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Public Safety				
Professional Services				
Charlotte County Sheriff's Patrol	-	-	-	N/A
Guardhouse Operations				
Professional - Roving Patrol	-	-	57,300	0%
Professional - Gate Attendant	-	-	190,000	0%
Professional-Gate Hosting	-	-	5,000	0%
Utilities				
Electric	-	-	2,400	0%
Water & Wastewater	-	-	2,400	0%
Repairs & Maintenance				
Guardhouse Janitorial	-	-	4,200	0%
Gate	-	-	6,500	0%

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**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021**

Description	October	Year to Date	Total Annual Budget	% of Budget
Wastewater Services				
Utility Services				
Electric Service	-	-	2,000	0%
Stormwater Management System				
Repairs & Maintenance				
Lake Banks/Outfall Control Structures	-	-	5,000	0%
Aquatic Weed Control				
Lake Spraying	-	-	40,000	0%
Lake Vegetation Removal	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	30,000	0%
Other Physical Environment				
Professional Services				
Field Manager Services	-	-	2,500	0%
Insurance	-	-	-	N/A
Contingencies	-	-	-	N/A
Assessments-Charlotte County	-	-	-	N/A
Road & Street Facilities				
Field Management Services				
	-	-	4,000	0%
Street Lights				
Electric Service				
Electric Service	-	-	15,000	0%
Repairs & Maintenance				
	-	-	-	N/A
Economic Environment				
Professional Services - Appraisal	-	-	-	N/A
Landscaping Services				
Electric Service				
	-	-	30,000	0%
Repairs & Maintenance				
Common Area Maintenance				
Routine Maintenance	337	337	119,200	0%
Tree Trimming	-	-	15,000	0%
Sod Replacement	-	-	3,000	0%
Material Replacement	-	-	12,000	0%
Mulch Installation	-	-	40,000	0%

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**Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021**

Description	October	Year to Date	Total Annual Budget	% of Budget
Landscape Lighting	-	-	-	N/A
Annuals	-	-	21,000	0%
Holiday Decorations	-	-	16,000	0%
Irrigation System				
Pumps & Wells & Line Distribution System				
Routine Maintenance	-	-	16,000	0%
Well Testing/Meter Reading	-	-	-	N/A
Line Distribution System				
Routine Maintenance	-	-	-	N/A
Contingencies	-	-	13,050	0%
	\$ 5,797	5,797	\$ 764,625	1%
Net Increase/ (Decrease) in Fund Balance	(2,212)	(2,212)	-	
Fund Balance - Beginning	316,000	316,000	316,000	
Fund Balance - Ending	\$ 313,788	313,788	\$ 316,000	

Tern Bay Community Development District
Debt Service Fund - Series 2005 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2021

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-		
Interest Income				
Reserve Account	0	0	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	473	473	101,875	0%
Special Assessments - Off-Roll	-	-	-	N/A
Extraordinary Items (Gain)				
Extraordinary Items (Gain)	-	-		
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 474	\$ 474	\$ 101,875	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 Bonds	\$ -	\$ -	\$ 45,000	0%
Principal Debt Service - Early Redemptions				
Series 2005 Bonds	-	-	-	N/A
Interest Expense				
Series 2005A Bonds	-	-	56,706	0%
Series 2005B Bonds	-	-	-	N/A
Trustee Services				
Trustee Services	-	-		
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$0	\$0	\$ 101,706	0%
Net Increase/ (Decrease) in Fund Balance	474	474	169	
Fund Balance - Beginning	115,399	115,399	115,399	
Fund Balance - Ending	\$ 115,873	\$ 115,873	\$ 115,568	