Tern Bay

Community Development District

Financial Statements
August 31, 2026

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Tern Bay Community Development District

Monthly Financial Statements

Tern Bay Community Development District
Balance Sheet
Through August 31, 2026

Description	Governmental Funds: General Fund	Debt Service Funds: Series 2005	Debt Service Funds: Series 2022	Capital Project Fund: Series 2022	Account Groups: General Long Term Debt	Account Groups: General Fixed Assets	Totals (Memorandum Only)
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	$ 287,529	$ -	$ -	$ -	$ -	$ -	$ 287,529
FMIT - Investment Account	122,664	-	-	-	-	-	122,664
Debt Service Fund							
Reserve Account	-	50,000	886,013	-	-	-	936,013
Revenue	-	89,083	823,837	-	-	-	912,920
Prepayment Account	-	1,924	-	-	-	-	1,924
Capital Project Fund							
Construction Account	-	-	-	1,647,403	-	-	1,647,403
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,850,857	-	1,850,857
Amount to be Provided by Debt Service Funds	-	-	-	-	27,629,143	-	27,629,143
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	26,516,908	26,516,908
Total Assets	**$ 410,194**	**$ 141,008**	**$ 1,709,849**	**$ 1,647,403**	**$ 29,480,000**	**$ 26,516,908**	**$ 59,905,362**

Tern Bay Community Development District
Balance Sheet
Through August 31, 2026

Description	General Fund	Debt Service Funds Series 2005	Debt Service Funds Series 2022	Capital Project Fund Series 2022	Account Groups General Long Term Debt	Account Groups General Fixed Assets	Totals (Memorandum Only)
	Governmental Funds						
Liabilities							
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Projects Fund	-	-	-	-	-	-	-
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2005A	-	-	-	-	55,000	-	55,000
Series 2022	-	-	-	-	660,000	-	660,000
Long Term							
Series 2005A	-	-	-	-	750,000	-	750,000
Series 2022	-	-	-	-	28,015,000	-	28,015,000
Total Liabilities	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,480,000**	**$ -**	**$ 29,480,000**
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	26,516,908	26,516,908
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	126,610	1,593,549	4,422,150	-	-	6,142,310
Results from Current Operations	-	14,397	116,300	(2,774,747)	-	-	(2,644,050)
Unrestricted							
Beginning: October 1, 2025 (Unaudited)	945,673	-	-	-	-	-	945,673
Results from Current Operations	(535,480)	-	-	-	-	-	(535,480)
Total Fund Equity and Other Credits	**$ 410,194**	**$ 141,008**	**$ 1,709,849**	**$ 1,647,403**	**$ -**	**$ 26,516,908**	**$ 30,425,362**
Total Liabilities, Fund Equity and Other Credits	**$ 410,194**	**$ 141,008**	**$ 1,709,849**	**$ 1,647,403**	**$ 29,480,000**	**$ 26,516,908**	**$ 59,905,362**

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Reserve Distributions	$ -	$ -	$ 678,899	0%
Interest				
Interest - FMIT	312	16,086	30,000	54%
Special Assessment Revenue				
Special Assessments - On-Roll	-	1,191,774	1,249,598	95%
Misc. Revenue				
Gate Damanage - Resident Reimbursement	-	1,841	-	0%
Other Fees and Charges				
Discounts and Tax Collector Fees	-	-	(87,472)	0%
Total Revenue and Other Sources:	**$ 312**	**$ 1,209,701**	**$ 1,871,024**	**65%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	-	11,000	12,000	92%
Executive				
Professional Management	4,167	45,833	50,000	92%
Financial and Administrative				
Audit Services	-	4,400	6,600	67%
Accounting Services	2,275	25,025	27,300	92%
Assessment Roll Services	2,275	25,025	27,300	92%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	-	2,687	1,500	179%
Property Appraiser & Tax Collector Fees	-	66	50	133%
Trustee Services	-	4,246	8,009	53%
Dissemination Agent Services	-	1,750	6,000	29%
Bond Amortization Schedules	-	-	500	0%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	10	1,353	900	150%
Web Site Development	-	2,400	2,400	100%
Insurance	-	53,072	40,242	132%
Meeting Room Rental	-	-	250	0%
Printing & Binding	-	2,249	300	750%
Subscription & Memberships	-	175	175	100%
Legal Services				
Legal - General Counsel	3,338	29,939	6,500	461%
Legal - Series 2022 Bonds	-	732	-	0%
Other General Government Services				
Engineering Services - General Fund	-	10,836	15,000	72%
Canoe Path Improv (Permit Analysis)	-	-	2,500	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Other Public Safety				
Guardhouse Operations				
Professional - Gate Attendant	20,420	204,054	228,271	89%
Professional - Resident Liaison	2,653	37,332	48,177	77%
Resident Access Control System	6,434	46,149	31,541	146%
Contingencies	309	6,738	-	0%
Guardhouse Utilities				
Electric	305	2,603	2,400	108%
Water & Wastewater		-	1,200	0%
Internet, IP & Data	705	6,424	2,700	238%
Repairs & Maintenance				
Guardhouse Janitorial	420	4,781	3,340	143%
Gate	224	23,168	9,000	257%
Gate Damange - Resident Reimbursed	-	1,841	-	0%
Miscellaneous Repairs	825	15,812	15,000	105%
Capital Outlay				
Guardhouse/Security	-	134,968	80,000	169%
Stormwater Management System				
Lake, Lake Bank, Littoral Shelf Maintenance				
Professional Services				
Asset Management	-	20,353	20,000	102%
Repairs & Maintenance				
Aquatic Weed Control	9,325	104,355	72,000	145%
Lake Vegetation Removal	-	33,605	22,000	153%
Littoral Shelf Maintenance	-	-	15,000	0%
Aerations System	-	842	500	168%
Ctrl Structures, Catch Basins, Outfalls	-	-	40,000	0%
Contingencies	-	8,296	-	0%
Preserve Area Maintenance				
Professional Services				
Asset Management	-	2,538	20,000	13%
Repairs & Maintenance				
Wetland Maintenance	2,400	27,600	28,800	96%
Preserve Path Maintenance	675	7,425	15,000	50%
Installation - No Trespassing Signs	-	-	5,000	0%
Wild Hog Removal	-	17,906	34,000	53%
Cane Toad Removal	1,675	33,890	38,000	89%
Capital Outlay				
Littoral Shelf Planting	-	44,738	44,000	102%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Road & Street Facilities				
Professional Management				
Asset Management	-	52,453	30,000	175%
Street Lights				
Electric Service				
Electric Service	9,160	97,418	106,000	92%
Repairs & Maintenance				
Sidewalk & Pavement Repairs	-	14,032	25,000	56%
Bridge	-	-	12,000	0%
Striping & Pavement Marking	-	3,995	15,000	27%
Street Lights/Directional Signs	6,183	9,728	15,000	65%
Street Sweeping	-	17,100	35,000	49%
Pressure Washing - Streets	-	-	33,000	0%
Miscellaneous Repairs	315	18,216	10,000	182%
Contingencies	-	1,475	-	0%
Landscaping Services				
Professional Management				
Asset Management	-	27,465	25,000	110%
Repairs & Maintenance				
Common Area Maintenance	59,968	318,104	320,819	99%
Tree Trimming	-	57,240	70,000	82%
Landscape Replacements	940	31,644	25,000	127%
Mulch Installation	-	28,840	50,000	58%
Annuals	-	16,242	35,000	46%
Landscape Lighting	-	13,751	25,000	55%
Annual Holiday Decorations	-	19,398	14,500	134%
Irrigation System				
Pumps & Wells & Line Distribution System				
Routine Maintenance	-	-	10,000	0%
Well Testing/Meter Reading	875	10,875	20,000	54%
Line Distribution System				
Routine Maintenance	-	-	10,000	0%
Reserves				
Extraordinary Capital/Operations	-	-	-	0%
Total Expenditures and Other Uses:	**$ 135,874**	**$ 1,745,181**	**$ 1,871,024**	**93%**
Net Increase/ (Decrease) in Fund Balance	**(135,562)**	**(535,480)**	**0**	
Fund Balance - Beginning	545,755	945,673	945,673	
Fund - Additions/Expenditures	-	-	(678,899)	
Fund Balance - Ending	**$ 410,194**	**$ 410,194**	**$ 266,775**	

Tern Bay Community Development District
Debt Service Fund - Series 2005
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	148	1,653	-	0%
Prepayment Account	6	63	-	0%
Revenue Account	256	3,758	6,532	58%
Special Assessment Revenue				
Special Assessments - On-Roll	-	104,879	109,006	96%
Other Fees and Charges				
Discounts and Other Fees	-	-	(7,131)	0%
Operating Transfers In (From Other Funds)	-	139	-	0%
Total Revenue and Other Sources:	**$ 411**	**$ 110,493**	**$ 108,407**	**102%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 Bonds	-	50,000	55,000	91%
Interest Expense				
Series 2005A Bonds	-	45,956	46,494	99%
Series 2005B Bonds	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	139	-	0%
Total Expenditures and Other Uses:	**$ -**	**$96,096**	**$ 101,494**	**95%**
Net Increase/ (Decrease) in Fund Balance	**411**	**14,397**	**6,913**	
Fund Balance - Beginning	140,597	126,610	126,610	
Fund Balance - Ending	**$ 141,008**	**$ 141,008**	**$ 133,523**	

Tern Bay Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	2,631	29,402	-	0%
Revenue Account	2,339	42,739	81,466	52%
Special Assessment Revenue				
Special Assessments - On-Roll	-	1,852,855	1,930,204	96%
Other Fees and Charges				
Discounts and Other Fees	-	-	(124,042)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	**$ 4,970**	**1,924,996**	**$ 1,887,628**	**102%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	640,000	640,000	100%
Interest Expense				
Series 2022 Bonds	-	1,139,295	1,139,295	100%
Operating Transfers Out (To Other Funds)	2,631	29,402	-	0%
Total Expenditures and Other Uses:	**$ 2,631**	**$1,808,697**	**$ 1,779,295**	**102%**
Net Increase/ (Decrease) in Fund Balance	**2,339**	**116,300**	**108,333**	
Fund Balance - Beginning	1,707,510	1,593,549	1,593,549	
Fund Balance - Ending	**$ 1,709,849**	**$ 1,709,849**	**$ 1,701,882**	

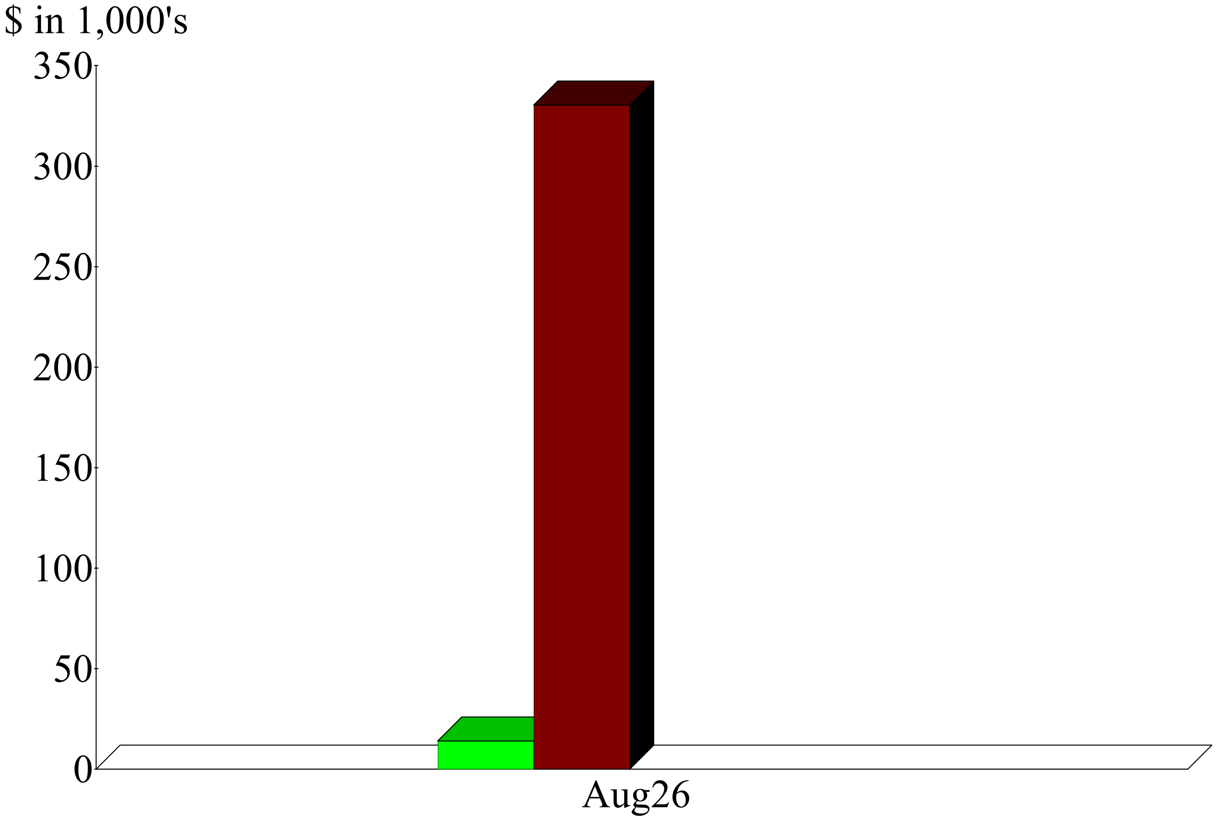
Tern Bay Community Development District
Capital Project Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	$ -	$ -	0%
Interest Income				
Construction Account	5,685	96,995	-	0%
Operating Transfers In (From Other Funds)	2,631	29,402	-	0%
Total Revenue and Other Sources:	**$ 8,316**	**$ 126,397**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	424,032	-	0%
Stormwater Management	-	122,966	-	0%
Roadway Improvement	-	1,163,920	-	0%
Bridge Refurbishment	191,866	1,190,226	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	**$ 191,866**	**$ 2,901,144**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**(183,550)**	**(2,774,747)**	**-**	
Fund Balance - Beginning	1,830,953	4,422,150	-	
Fund Balance - Ending	**$ 1,647,403**	**$ 1,647,403**	**$ -**	

Tern Bay Community Development District

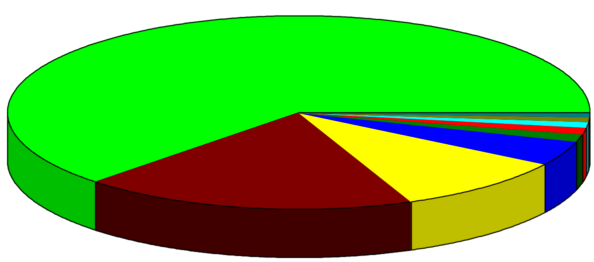
Income and Expense by Month

August 2026



Expense Summary

August 2026



5410000 · Road & Street Facil		62.82%
5790000 · Landscaping Services		18.70
5290000 · Other Public Safety		9.78
5380000 · Stormwater Manageme		4.26
5130000 · Financial and Administ		1.38
5120000 · Executive		1.26
5140000 · Legal Services		1.01
5810000 · Inter-Fund Group Trans		0.80
5134100 · Communications & Fre		0.01
Total		$330,370.72

By Account