Tern Bay
Community Development District

October 2026 Financial Package

October 31, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

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Tern Bay Community Development District

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

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2005	Series 2022	Series 2022			
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	$ 105,448	$ -	$ -	$ -	$ -	$ -	$ 105,448
FMIT - Investment Account	53,411	-	-	-	-	-	53,411
Debt Service Fund							
Reserve Account	-	50,000	886,013	-	-	-	936,013
Revenue	-	89,518	828,657	-	-	-	918,175
Prepayment Account	-	1,919	-	-	-	-	1,919
Capital Project Fund							
Construction Account	-	-	-	1,662,575	-	-	1,662,575
Prepaid Expenditures	24	-	-	-	-	-	24
Due from Other Funds							
General Fund	-	8	142	-	-	-	149
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,856,255	-	1,856,255
Amount to be Provided by Debt Service Funds	-	-	-	-	27,623,745	-	27,623,745
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	27,844,927	27,844,927
Total Assets	**$ 158,883**	**$ 141,444**	**$ 1,714,811**	**$ 1,662,575**	**$ 29,480,000**	**$ 27,844,927**	**$ 61,002,640**

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

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund			
		Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets	
Liabilities							
Accounts Payable	$ 91,230	$ -	$ -	$ -	$ -	$ -	$ 91,230
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	149	-	-	-	-	-	149
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	**$ 91,379**	**$ -**	**$ -**	**$ -**	**$ 29,480,000**	**$ -**	**$ 29,571,379**
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	27,844,927	27,844,927
Fund Balance							
Restricted							
Beginning: October 1, 2026 (Unaudited)	-	141,032	1,712,295	1,655,273	-	-	3,508,600
Results from Current Operations	-	413	2,516	7,302	-	-	10,231
Unrestricted							
Beginning: October 1, 2026 (Unaudited)	234,994	-	-	-	-	-	234,994
Results from Current Operations	(167,490)	-	-	-	-	-	(167,490)
Total Fund Equity and Other Credits	**$ 67,504**	**$ 141,444**	**$ 1,714,811**	**$ 1,662,575**	**$ -**	**$ 27,844,927**	**$ 31,431,262**
Total Liabilities, Fund Equity and Other Credits	**$ 158,883**	**$ 141,444**	**$ 1,714,811**	**$ 1,662,575**	**$ 29,480,000**	**$ 27,844,927**	**$ 61,002,640**

Prepared by:
PFM Management Services LLC

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Reserve Distributions	$ -	$ -	$ -	0%
Interest				
Interest - FMIT	652	652	21,101	3%
Special Assessment Revenue				
Special Assessments - On-Roll	157	157	2,118,212	0%
Other Fees and Charges				
Discounts and Tax Collector Fees	-	-	(121,093)	0%
Total Revenue and Other Sources:	**$ 808**	**$ 808**	**$ 2,018,220**	**0%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	1,000	1,000	12,000	8%
Executive				
Professional Management	5,000	5,000	60,000	8%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	2,625	2,625	31,500	8%
Assessment Roll Services	2,625	2,625	31,500	8%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	104	104	3,500	3%
Trustee Services	-	-	8,009	0%
Dissemination Agent Services	750	750	6,000	13%
Bond Amortization Schedules	-	-	500	0%
Property Appraiser & Tax Collector Fees	-	-	60	0%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	900	0%
Web Site Development	-	-	2,400	0%
Insurance	42,526	42,526	50,000	85%
Printing & Binding	-	-	300	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Legal - Series 2022 Bonds	-	-	-	0%
Other General Government Services				
Engineering Services - General Fund	-	-	10,500	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Other Public Safety				
Professional Services				
Operations Management	815	815	25,000	3%
Guardhouse Operations				
Professional - Gate Attendant	21,348	21,348	223,554	10%
Professional - Resident Liaison	5,819	5,819	34,580	17%
Resident Access Control System	2,706	2,706	31,835	8%
Contingencies	-	-	-	0%
Guardhouse Utilities				
Electric	266	266	2,400	11%
Water & Wastewater	-	-	1,200	0%
Internet, IP & Data	705	705	7,770	9%
Repairs & Maintenance				
Guardhouse Janitorial	420	420	3,600	12%
Gate	-	-	8,000	0%
Miscellaneous Repairs	4,324	4,324	5,000	86%
Contingencies	-	-	6,359	0%
Stormwater Management System				
Lake, Lake Bank, Littoral Shelf Maintenance				
Professional Services				
Asset Management	1,328	1,328	15,000	9%
Repairs & Maintenance				
Aquatic Weed Control	9,698	9,698	110,000	9%
Lake Vegetation Removal	-	-	5,000	0%
Water Quality Testing	-	-	4,000	0%
Aerations System	-	-	500	0%
Ctrl Structures, Catch Basins, Outfalls	-	-	20,000	0%
Contingencies	-	-	2,790	0%
Preserve Area Maintenance				
Professional Services				
Asset Management	978	978	12,500	8%
Repairs & Maintenance				
Wetland Maintenance	2,496	2,496	28,800	9%
Cane Toad Removal	1,675	1,675	15,000	11%
Wild Hog Removal	-	-	26,000	0%
Preserve Path Maintenance	702	702	18,100	4%
Contingencies	-	-	1,344	0%
Capital Outlay				
Lake Bank Restorations	-	-	60,000	0%
Littoral Shelf Planting	-	-	38,400	0%

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Road & Street Facilities				
Professional Management				
Asset Management	4,921	4,921	10,000	49%
Street Lights				
Electric Service				
Electric Service	9,466	9,466	106,000	9%
Repairs & Maintenance				
Sidewalk & Pavement Repairs	-	-	12,500	0%
Striping & Pavement Marking	-	-	10,000	0%
Bridge Repairs	-	-	1,000	0%
Street Lights/Directional Signs	1,451	1,451	7,500	19%
Street Sweeping	-	-	14,000	0%
Pressure Washing - Streets	-	-	3,000	0%
Miscellaneous Repairs	-	-	5,000	0%
Contingencies	-	-	1,060	0%
Landscaping Services				
Professional Management				
Asset Management	4,308	4,308	15,000	29%
Repairs & Maintenance				
Common Area Maintenance	32,818	32,818	356,620	9%
Tree Trimming	-	-	50,000	0%
Landscape Replacements	-	-	50,000	0%
Mulch Installation	-	-	50,000	0%
Annuals	-	-	26,000	0%
Landscape Lighting	-	-	15,000	0%
Annual Holiday Decorations	7,425	7,425	17,000	44%
Contingencies	-	-	11,634	0%
Irrigation System				
Pumps & Wells & Line Distribution System				
Well Testing/Meter Reading	-	-	7,080	0%
Line Distribution System				
Routine Maintenance	-	-	10,000	0%
Reserves				
Extraordinary Capital/Operations	25,000	25,000	300,000	8%
Total Expenditures and Other Uses:	**$ 193,299**	**$ 193,299**	**$ 2,018,220**	**10%**
Net Increase/ (Decrease) in Fund Balance	**(192,490)**	**(192,490)**	**-**	
Fund Balance - Beginning	234,994	234,994	234,994	
Fund - Additions/Expenditures	25,000	25,000	300,000	
Fund Balance - Ending	**$ 67,504**	**$ 67,504**	**$ 534,994**	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	144	144	-	0%
Prepayment Account	6	6	-	0%
Revenue Account	256	256	4,835	5%
Special Assessment Revenue				
Special Assessments - On-Roll	8	8	103,369	0%
Other Fees and Charges				
Discounts and Other Fees	-	-	(6,762)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	**$ 413**	**$ 413**	**$ 101,441**	**0%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 Bonds	-	-	55,000	0%
Interest Expense				
Series 2005A Bonds	-	-	43,269	0%
Series 2005B Bonds	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ 98,269**	**0%**
Net Increase/ (Decrease) in Fund Balance	**413**	**413**	**3,172**	
Fund Balance - Beginning	141,032	141,032	141,032	
Fund Balance - Ending	**$ 141,444**	**$ 141,444**	**$ 144,204**	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	2,546	2,546	-	0%
Revenue Account	2,374	2,374	65,251	4%
Special Assessment Revenue				
Special Assessments - On-Roll	142	142	1,930,204	0%
Other Fees and Charges				
Discounts and Other Fees	-	-	(126,275)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	**$ 5,062**	**$ 5,062**	**$ 1,869,181**	**0%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	660,000	0%
Interest Expense				
Series 2022 Bonds	-	-	1,119,295	0%
Operating Transfers Out (To Other Funds)	2,546	2,546	-	0%
Total Expenditures and Other Uses:	**$ 2,546**	**$ 2,546**	**$ 1,779,295**	**0%**
Net Increase/ (Decrease) in Fund Balance	**2,516**	**2,516**	**89,886**	
Fund Balance - Beginning	1,712,295	1,712,295	1,712,295	
Fund Balance - Ending	**$ 1,714,811**	**$ 1,714,811**	**$ 1,802,181**	

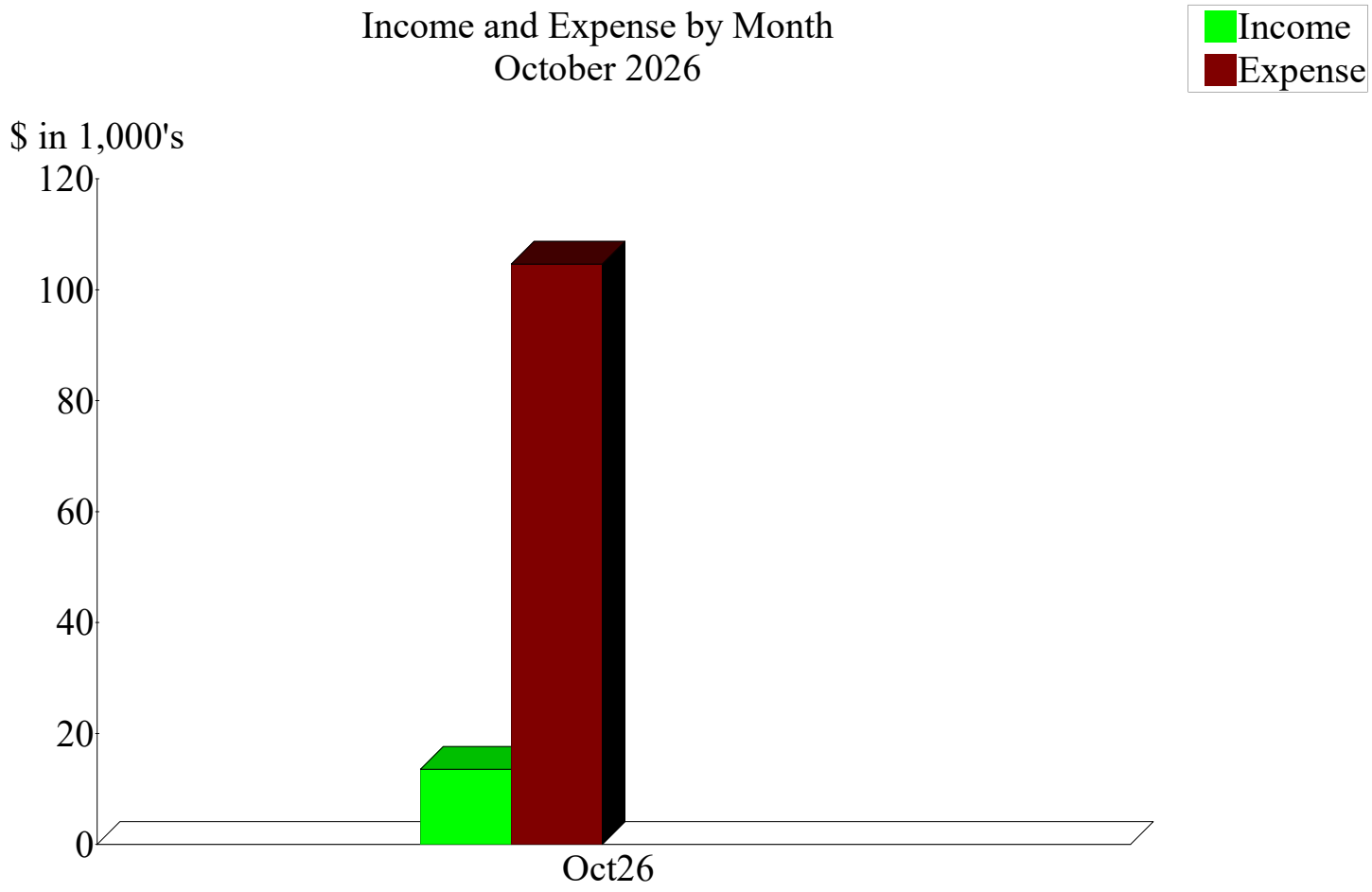
Tern Bay Community Development District
Capital Project Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2026

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	$ -	$ -	0%
Interest Income				
Construction Account	4,756	4,756	-	0%
Operating Transfers In (From Other Funds)	2,546	2,546	-	0%
Total Revenue and Other Sources:	**$ 7,302**	**$ 7,302**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	-	-	0%
Stormwater Management	-	-	-	0%
Roadway Improvement	-	-	-	0%
Bridge Refurbishment	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**7,302**	**7,302**	**-**	
Fund Balance - Beginning	1,655,273	1,655,273	-	
Fund Balance - Ending	**$ 1,662,575**	**$ 1,662,575**	**$ -**	

Tern Bay Community Development District

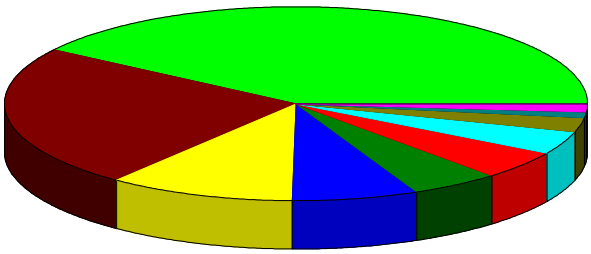
Income and Expense by Month

October 2026



Expense Summary

October 2026



5134500 · Insurance	40.65%
9099000 · Reserve Allocations	23.90
5410000 · Road & Street Faciliti	10.44
5790000 · Landscaping Services	7.10
5130000 · Financial and Administ	5.02
5120000 · Executive	4.78
5290000 · Other Public Safety	3.92
5810000 · Inter-Fund Group Trans	2.43
5110000 · Legislative	0.96
5133400 · Other Contractual Serv	0.82
Total	$104,614.99

By Account

Tern Bay Community Development District
General Fund Income Summary
October 2026

	Oct 26
Charlotte County Tax Collector	-156.69
Florida Municipal Investment Trust	-651.59
TOTAL	**-808.28**

Tern Bay Community Development District
Schedule of Paid Expenses by Vendor
October 2026

	Oct 26
Blakely, Denise	200.00
Brady, Robert	200.00
Brady, Tara	200.00
Brimmers Custom Decor	7,425.00
Comcast	704.58
DeLuca, Victoria	200.00
Disclosure Technology Services, LLC	750.00
Egis Insurance Advisors, LLC	42,526.00
EntranceIQ, LLC	2,705.96
Florida Power & Light	9,731.77
Hamilton, Gary	200.00
Jan-Pro Development of SW FL	420.00
OnSight Industries, LLC	1,451.15
PFM Management Services, LLC	10,250.00
The Sun	104.39
TOTAL	**77,068.85**

Tern Bay Community Development District
Check Detail
October 2026

Type	Num	Date	Name	Account	Memo	Paid Amount
Bill Pmt -...	**CBEK8I1OF...**	**10/19/2026**	**EntranceIQ, LLC**	**1010001 · Truist / SunTrust**	**Gatehouse Integrated Suite - October 2026 - Onln...**	
Bill	7234	10/01/2026		5294103 · Resident Access Control Syst...	Gatehouse Integrated Suite - October 2026	-2,705.96
TOTAL						-2,705.96
Bill Pmt -...	**2445**	**10/21/2026**	**Blakely, Denise**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2446**	**10/21/2026**	**Brady, Robert**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2447**	**10/21/2026**	**Brady, Tara**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2448**	**10/21/2026**	**DeLuca, Victoria**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2449**	**10/21/2026**	**Hamilton, Gary**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2450**	**10/19/2026**	**Brimmers Custom Decor**	**1010001 · Truist / SunTrust**	**2026 Christmas Deposit**	
Bill	2026-1	10/01/2026		5794625 · Holiday Decorations	2026 Christmas Deposit	-7,425.00
TOTAL						-7,425.00
Bill Pmt -...	**2451**	**10/19/2026**	**Egis Insurance Advisors, ...**	**1010001 · Truist / SunTrust**	**Acct 419 - Policy #100126503 10/01/2026-10/01/20...**	
Bill	34545	10/01/2026		5134500 · Insurance	Acct 419 - Policy #100126503 10/01/2026-10/01/2027	-42,526.00
TOTAL						-42,526.00
Bill Pmt -...	**2453**	**10/19/2026**	**Jan-Pro Development of ...**	**1010001 · Truist / SunTrust**		
Bill	41710	10/01/2026		5294601 · Guardhouse - Janitorial	Janitorial Services	-195.00
Bill	41711	10/01/2026		5294601 · Guardhouse - Janitorial	Janitorial Services	-225.00
TOTAL						-420.00
Bill Pmt -...	**2454**	**10/19/2026**	**OnSight Industries, LLC**	**1010001 · Truist / SunTrust**	**Labor / Installation of street signage**	
Bill	W001120173	10/06/2026		5414605 · Street Lighting	Labor / Installation of street signage	-1,451.15
TOTAL						-1,451.15
Bill Pmt -...	**2455**	**10/19/2026**	**The Sun**	**1010001 · Truist / SunTrust**	**Account 403599**	
Bill	4000889	10/08/2026		5133402 · Legal Advertising	Acct 403599 - Charlotte Sun - Notice of Meetings 10/...	-104.39
TOTAL						-104.39
Bill Pmt -...	**2456**	**10/20/2026**	**Florida Power & Light**	**1010001 · Truist / SunTrust**		
Bill	1800557880	10/01/2026		5414311 · Phase 1 - Lease Charges	Premium Lighting	-481.00
Bill	42621-0507...	10/07/2026		5414312 · Phase 1 - Use Charges	Acct 42621-05077 - Sep 8, 2026 to Oct 7, 2026	-18.54
				5414312 · Phase 1 - Use Charges	Acct 88236-54465 - Sep 8, 2026 to Oct 7, 2026	-389.65
Bill	88236-5446...	10/07/2026		5294301 · Electric - Gate	Acct 88236-54465 - Sep 8, 2026 to Oct 7, 2026	-0.45
				5294301 · Electric - Gate	Acct 88236-54465 - Sep 8, 2026 to Oct 7, 2026	-5.49
TOTAL						-895.13

Tern Bay Community Development District
Check Detail
October 2026

Type	Num	Date	Name	Account	Memo	Paid Amount
Bill Pmt -...	**2457**	**10/30/2026**	**Coleman, Yovanovich & K...**	**1010001 · Truist / SunTrust**		
Bill	16192-001M...	10/21/2026		202000 · Vendors Payable	Professional Fees through 10/21/2026	-1,143.25
Bill	16192-004M...	10/21/2026		202000 · Vendors Payable	Professional Fees through 10/21/2026 - Requisitions	-1,046.00
TOTAL						-2,189.25
Bill Pmt -...	**2458**	**10/30/2026**	**Disclosure Technology S...**	**1010001 · Truist / SunTrust**	**2027 Audit and Annual Reporting - Series 2022 & ...**	
Bill	2000	10/22/2026		5133404 · Dissemination Agent Services	2027 Audit and Annual Reporting - Series 2022 & 20...	-750.00
TOTAL						-750.00
Bill Pmt -...	**2459**	**10/30/2026**	**PFM Management Service...**	**1010001 · Truist / SunTrust**	**Management Fee - October 2026**	
Bill	144583	10/01/2026		5133202 · Accounting Services	Management Fee - October 2026	-2,625.00
				5133203 · Assessment Roll Services	Management Fee - October 2026	-2,625.00
				5123100 · Professional - Management	Management Fee - October 2026	-5,000.00
TOTAL						-10,250.00
Bill Pmt -...	**2460**	**10/30/2026**	**RESPEC Company, LLC**	**1010001 · Truist / SunTrust**		
Bill	INV07260571	10/01/2026		202000 · Vendors Payable	Services Rendered Through 7/31/2026 - WUP	-875.00
Bill	INV08260624	10/01/2026		202000 · Vendors Payable	Services Rendered Through 8/31/2026 - WUP	-875.00
Bill	INV09261185	10/16/2026		202000 · Vendors Payable	Services Rendered Through 9/30/2026 - WUP	-865.00
TOTAL						-2,615.00
Bill Pmt -...	**AUTO101226**	**10/12/2026**	**Comcast**	**1010001 · Truist / SunTrust**	**A/C 8535 10 061 0388477 - 09 25 2026 - 10 24 202...**	
Bill	8477 092126	10/01/2026		5294321 · Guardhouse-Internet, IP & Data	A/C 8535 10 061 0388477 - 09 25 2026 - 10 24 2026...	-214.86
TOTAL						-214.86
Bill Pmt -...	**Auto102826**	**10/28/2026**	**Comcast**	**1010001 · Truist / SunTrust**	**A/C 8535 10 061 0389574 - 10 11 2026 - 11 10 202...**	
Bill	9574 100726	10/07/2026		5294321 · Guardhouse-Internet, IP & Data	A/C 8535 10 061 0389574 - 10 11 2026 - 11 10 2026...	-224.86
TOTAL						-224.86
Bill Pmt -...	**AUTO103126**	**10/31/2026**	**Comcast**	**1010001 · Truist / SunTrust**	**A/C 8535 10 061 0387883 - 10 13 2026 - 11 12 202...**	
Bill	7883 100926	10/09/2026		5294321 · Guardhouse-Internet, IP & Data	A/C 8535 10 061 0387883 - 10 13 2026 - 11 12 2026...	-264.86
TOTAL						-264.86

Tern Bay Community Development District
Accounts Payable Summary - By Vendor
As of October 31, 2026

	Oct 31, 26
Allied Universal Security Services	27,167.43
Calvin, Giordano & Associates, Inc.	12,349.50
Premier Lakes, Inc.	12,896.00
Sunny Grove Landscaping & Irrigation LLC	32,817.80
SWFL IT Support LLC	4,323.99
Wild Things Wildlife Control	1,675.00
TOTAL	**91,229.72**

Tern Bay Community Development District
General Fund - Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3250000 · Special Assessment Revenue				
3250001 · Special Assessment - On-Roll	156.69	1,997,119.00	-1,996,962.31	0.0%
Total 3250000 · Special Assessment Revenue	156.69	1,997,119.00	-1,996,962.31	0.0%
3610000 · Interest Income				
3610001 · Interest - General Checking	0.00	21,101.00	-21,101.00	0.0%
3610030 · Investment Income - FMIT	651.59			
Total 3610000 · Interest Income	651.59	21,101.00	-20,449.41	3.1%
Total Income	808.28	2,018,220.00	-2,017,411.72	0.0%
Gross Profit	808.28	2,018,220.00	-2,017,411.72	0.0%
Expense				
5110000 · Legislative				
511110 · Board of Supervisor's	1,000.00	12,000.00	-11,000.00	8.3%
Total 5110000 · Legislative	1,000.00	12,000.00	-11,000.00	8.3%
5120000 · Executive				
5123100 · Professional - Management	5,000.00	60,000.00	-55,000.00	8.3%
Total 5120000 · Executive	5,000.00	60,000.00	-55,000.00	8.3%
5130000 · Financial and Administrative				
5133201 · Audit Services	0.00	4,500.00	-4,500.00	0.0%
5133202 · Accounting Services	2,625.00	31,500.00	-28,875.00	8.3%
5133203 · Assessment Roll Services	2,625.00	31,500.00	-28,875.00	8.3%
5133204 · Arbitrage Rebate Services	0.00	1,000.00	-1,000.00	0.0%
Total 5130000 · Financial and Administrative	5,250.00	68,500.00	-63,250.00	7.7%
5133400 · Other Contractual Services				
5133402 · Legal Advertising	104.39	3,500.00	-3,395.61	3.0%
5133403 · Trustee Services	0.00	8,009.00	-8,009.00	0.0%
5133404 · Dissemination Agent Services	750.00	6,000.00	-5,250.00	12.5%
5133405 · Bond Amortization Schedules	0.00	500.00	-500.00	0.0%
5133406 · Prop. Appr. & Tax Coll. Fees	0.00	60.00	-60.00	0.0%
5890000 · Bank Service Fees	0.00	250.00	-250.00	0.0%
Total 5133400 · Other Contractual Services	854.39	18,319.00	-17,464.61	4.7%
5134100 · Communications & Freight Serv.				
5134102 · Postage, Freight & Messenger	0.00	900.00	-900.00	0.0%
5134404 · Computer Service	0.00	2,400.00	-2,400.00	0.0%
Total 5134100 · Communications & Freight Serv.	0.00	3,300.00	-3,300.00	0.0%
5134500 · Insurance	42,526.00	50,000.00	-7,474.00	85.1%
5134700 · Printing and Binding	0.00	300.00	-300.00	0.0%
5135400 · Subscriptions & Memberships	0.00	175.00	-175.00	0.0%
5140000 · Legal Services				
5143101 · General Counsel	0.00	10,000.00	-10,000.00	0.0%
Total 5140000 · Legal Services	0.00	10,000.00	-10,000.00	0.0%
5190000 · Other General Govt. Services				
5193101 · Engineering Services	0.00	10,500.00	-10,500.00	0.0%
Total 5190000 · Other General Govt. Services	0.00	10,500.00	-10,500.00	0.0%
5290000 · Other Public Safety				
5293100 · Professional Services				
5293102 · Operations Management	815.00	25,000.00	-24,185.00	3.3%
Total 5293100 · Professional Services	815.00	25,000.00	-24,185.00	3.3%
5294100 · Guardhouse Operations				

Tern Bay Community Development District
General Fund - Budget vs. Actual
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	Oct 26	Budget	$ Over Budget	% of Budget
5294102 · Professional - Gate Attendant	21,348.08	223,554.00	-202,205.92	9.5%
5294105 · Professional - Resident Liason	5,819.35	34,580.00	-28,760.65	16.8%
5294103 · Resident Access Control System	2,705.96	31,835.00	-29,129.04	8.5%
Total 5294100 · Guardhouse Operations	29,873.39	289,969.00	-260,095.61	10.3%
5294300 · Utilities				
5294301 · Electric - Gate	265.88	2,400.00	-2,134.12	11.1%
5294311 · Water & Wastewater	0.00	1,200.00	-1,200.00	0.0%
5294321 · Guardhouse-Internet, IP & Data	704.58	7,770.00	-7,065.42	9.1%
Total 5294300 · Utilities	970.46	11,370.00	-10,399.54	8.5%
5294600 · Repairs & Maintenance				
5294601 · Guardhouse - Janitorial	420.00	3,600.00	-3,180.00	11.7%
5294602 · Gate	0.00	8,000.00	-8,000.00	0.0%
5294603 · Misc. Repairs	4,323.99	5,000.00	-676.01	86.5%
5294699 · Contingencies	0.00	6,359.00	-6,359.00	0.0%
Total 5294600 · Repairs & Maintenance	4,743.99	22,959.00	-18,215.01	20.7%
Total 5290000 · Other Public Safety	36,402.84	349,298.00	-312,895.16	10.4%
5380000 · Stormwater Management System				
5384000 · Lake, Bank&Littoral Shelf Maint				
5383100 · Professional Services				
5383101 · Asset Managment	1,327.50	15,000.00	-13,672.50	8.9%
Total 5383100 · Professional Services	1,327.50	15,000.00	-13,672.50	8.9%
Total 5384000 · Lake, Bank&Littoral Shelf Maint	1,327.50	15,000.00	-13,672.50	8.9%
5384600 · Repairs & Maintenance				
5384601 · Aquatic Weed Control	9,698.00	110,000.00	-100,302.00	8.8%
5384602 · Lake Vegetation Removal	0.00	5,000.00	-5,000.00	0.0%
5384604 · Water Quality Testing	0.00	4,000.00	-4,000.00	0.0%
5384606 · Aerations Sys - Ftns/Bubblers	0.00	500.00	-500.00	0.0%
5384607 · Control Struc,Catch Bas,Outfall	0.00	20,000.00	-20,000.00	0.0%
5384699 · Contingencies	0.00	2,790.00	-2,790.00	0.0%
Total 5384600 · Repairs & Maintenance	9,698.00	142,290.00	-132,592.00	6.8%
5384700 · Preserve Services				
5383150 · Professional Services				
5383151 · Asset Management	978.00	12,500.00	-11,522.00	7.8%
Total 5383150 · Professional Services	978.00	12,500.00	-11,522.00	7.8%
5384650 · Repairs and Maintenance				
5384651 · Wetland Maintenance	2,496.00	28,800.00	-26,304.00	8.7%
5384654 · Cane Toad Removal	1,675.00	15,000.00	-13,325.00	11.2%
5384655 · Hog Trapping	0.00	26,000.00	-26,000.00	0.0%
5384660 · Preserve Path Maintenance				
5384663 · Path Clearing (Periodic)	0.00	5,000.00	-5,000.00	0.0%
5384662 · Shell Path Material	0.00	5,000.00	-5,000.00	0.0%
5384661 · Repairs & Maintenance - Path	0.00	8,100.00	-8,100.00	0.0%
5384660 · Preserve Path Maintenance - Other	702.00	0.00	702.00	100.0%
Total 5384660 · Preserve Path Maintenance	702.00	18,100.00	-17,398.00	3.9%
Total 5384650 · Repairs and Maintenance	4,873.00	87,900.00	-83,027.00	5.5%
5384698 · Contingencies	0.00	1,344.00	-1,344.00	0.0%
Total 5384700 · Preserve Services	5,851.00	101,744.00	-95,893.00	5.8%
5386063 · Capital Outlay-Stormwater Mgmt				
5386066 · Lake Bank Restorations	0.00	60,000.00	-60,000.00	0.0%
5386065 · Littoral Shelf Planting	0.00	38,400.00	-38,400.00	0.0%

Tern Bay Community Development District
General Fund - Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
Total 5386063 · Capital Outlay-Stormwater Mgmt	0.00	98,400.00	-98,400.00	0.0%
Total 5380000 · Stormwater Management System	16,876.50	357,434.00	-340,557.50	4.7%
5410000 · Road & Street Facilities				
5413100 · Professional Services				
5413101 · Asset Management	4,921.00	10,000.00	-5,079.00	49.2%
Total 5413100 · Professional Services	4,921.00	10,000.00	-5,079.00	49.2%
5414300 · Utilities - Street Lights				
5414310 · Electric Service				
5414311 · Phase 1 - Lease Charges	481.00	6,000.00	-5,519.00	8.0%
5414312 · Phase 1 - Use Charges	8,984.89	100,000.00	-91,015.11	9.0%
Total 5414310 · Electric Service	9,465.89	106,000.00	-96,534.11	8.9%
Total 5414300 · Utilities - Street Lights	9,465.89	106,000.00	-96,534.11	8.9%
5414600 · Repairs & Maintenance				
5414601 · Sidewalk & Pavement Repairs	0.00	12,500.00	-12,500.00	0.0%
5414602 · Striping & Pavement Marking	0.00	10,000.00	-10,000.00	0.0%
5414604 · Bridge Repairs	0.00	1,000.00	-1,000.00	0.0%
5414605 · Street Lighting	1,451.15	7,500.00	-6,048.85	19.3%
5414606 · Street Sweeping	0.00	14,000.00	-14,000.00	0.0%
5414608 · Pressure Washing - Streets	0.00	3,000.00	-3,000.00	0.0%
5414610 · Misc. Repairs	0.00	5,000.00	-5,000.00	0.0%
5414699 · Contingencies	0.00	1,060.00	-1,060.00	0.0%
Total 5414600 · Repairs & Maintenance	1,451.15	54,060.00	-52,608.85	2.7%
Total 5410000 · Road & Street Facilities	15,838.04	170,060.00	-154,221.96	9.3%
5790000 · Landscaping Services				
5793100 · Professional Management				
5793101 · Asset Management	4,308.00	15,000.00	-10,692.00	28.7%
Total 5793100 · Professional Management	4,308.00	15,000.00	-10,692.00	28.7%
5794600 · Repairs & Maintenance				
5794601 · Common Area Maintenance	32,817.80	356,620.00	-323,802.20	9.2%
5794602 · Tree Trimming	0.00	50,000.00	-50,000.00	0.0%
5794603 · Landscape Replacements	0.00	50,000.00	-50,000.00	0.0%
5794604 · Mulch Installation	0.00	50,000.00	-50,000.00	0.0%
5794605 · Annuals	0.00	26,000.00	-26,000.00	0.0%
5794606 · Landscape Lighting	0.00	15,000.00	-15,000.00	0.0%
5794625 · Holiday Decorations	7,425.00	17,000.00	-9,575.00	43.7%
5794630 · Irrigation System				
5794631 · Pumps & Wells				
5794633 · Well Testing/Meter Reading	0.00	7,080.00	-7,080.00	0.0%
Total 5794631 · Pumps & Wells	0.00	7,080.00	-7,080.00	0.0%
5794640 · Line Distribution System				
5794641 · Routine Maintenance	0.00	10,000.00	-10,000.00	0.0%
Total 5794640 · Line Distribution System	0.00	10,000.00	-10,000.00	0.0%
Total 5794630 · Irrigation System	0.00	17,080.00	-17,080.00	0.0%
5794699 · Contingencies & CEI	0.00	11,634.00	-11,634.00	0.0%
Total 5794600 · Repairs & Maintenance	40,242.80	593,334.00	-553,091.20	6.8%
Total 5790000 · Landscaping Services	44,550.80	608,334.00	-563,783.20	7.3%
Total Expense	168,298.57	1,718,220.00	-1,549,921.43	9.8%
Net Ordinary Income	-167,490.29	300,000.00	-467,490.29	-55.8%
Other Income/Expense				
Other Expense				

Tern Bay Community Development District
General Fund - Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
9099000 · Reserve Allocations				
9099001 · Extraordinary Capital/Operation	25,000.00	300,000.00	-275,000.00	8.3%
Total 9099000 · Reserve Allocations	25,000.00	300,000.00	-275,000.00	8.3%
Total Other Expense	25,000.00	300,000.00	-275,000.00	8.3%
Net Other Income	-25,000.00	-300,000.00	275,000.00	8.3%
Net Income	**-192,490.29**	**0.00**	**-192,490.29**	**100.0%**