

# **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JULY 2024**

FISCAL YEAR 2024

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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 July 31, 2024

Description	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	Account Groups		
	General Fund	Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets	
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 1,130,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130,863
<b>Capital Project Fund</b>							
Construction Account	-	-	-	9,245,618	-	-	9,245,618
Cost of Issuance Account	-	-	-	-	-	-	-
<b>Debt Service Fund</b>							
Interest Account	-	-	1	-	-	-	1
Sinking Account	-	-	-	-	-	-	-
Reserve Account A	-	50,412	886,013	-	-	-	936,425
Reserve Account B	-	-	-	-	-	-	-
Revenue	-	78,582	609,529	-	-	-	688,111
Prepayment Account	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-
<b>Accounts Receivable-Bond Holder Funding</b>							
<b>Accounts Receivable - Due from Lennar Homes</b>							
<b>Accrued Interest Receivable</b>							
<b>Assessments Receivable</b>							
<b>Prepaid Expenses</b>							
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	1,624,536	-	1,624,536
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	29,225,464	-	29,225,464
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	25,884,430	25,884,430
<b>Total Assets</b>	<b>\$ 1,130,863</b>	<b>\$ 128,994</b>	<b>\$ 1,495,542</b>	<b>\$ 9,245,618</b>	<b>\$ 30,850,000</b>	<b>\$ 25,884,430</b>	<b>\$ 68,735,447</b>
<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 (Due within 12 months)							
Series 2005A	-	-	-	-	50,000	-	50,000
Series 2022	-	-	-	-	620,000	-	620,000
Long Term							
Series 2005A	-	-	-	-	865,000	-	865,000
Series 2022	-	-	-	-	29,315,000	-	29,315,000
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,850,000</b>	<b>\$ -</b>	<b>\$ 30,850,000</b>
<b>Fund Equity and Other Credits</b>							
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	25,884,430	25,884,430
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2023 (Unaudited)	-	127,518	1,536,858	8,811,445	-	-	10,475,821
Results from Current Operations	-	1,476	(41,316)	434,173	-	-	394,333
<b>Unassigned</b>							
Beginning: October 1, 2023 (Unaudited)	515,937	-	-	-	-	-	515,937
Results from Current Operations	614,926	-	-	-	-	-	614,926
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,130,863</b>	<b>\$ 128,994</b>	<b>\$ 1,495,542</b>	<b>\$ 9,245,618</b>	<b>\$ -</b>	<b>\$ 25,884,430</b>	<b>\$ 37,885,447</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,130,863</b>	<b>\$ 128,994</b>	<b>\$ 1,495,542</b>	<b>\$ 9,245,618</b>	<b>\$ 30,850,000</b>	<b>\$ 25,884,430</b>	<b>\$ 68,735,447</b>

**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (185,997)	0%
<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	6,247	32,854	307,195	427,680	19,605	8,129	12,887	2,470	2,549	5,421	825,038	929,983	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interfund Group Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,247</b>	<b>\$ 32,854</b>	<b>\$ 307,195</b>	<b>\$ 427,680</b>	<b>\$ 19,605</b>	<b>\$ 8,129</b>	<b>\$ 12,887</b>	<b>\$ 2,470</b>	<b>\$ 2,549</b>	<b>\$ 5,421</b>	<b>\$ 825,038</b>	<b>\$ 743,986</b>	<b>111%</b>
<b>Expenditures and Other Uses</b>													
<b>Legislative</b>													
Board of Supervisor's - Fees	-	-	-	-	-	-	-	-	-	-	-	1,600	0%
<b>Executive</b>													
Professional Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	37,500	45,000	83%
<b>Financial and Administrative</b>													
Audit Services	-	-	-	6,400	-	-	-	-	-	-	6,400	4,800	133%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	21,250	25,500	83%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	21,250	25,500	83%
Arbitrage Rebate Services	-	-	500	-	-	-	500	-	-	-	1,000	1,000	100%
Real Estate Advisor	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>													
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	-	-	-	-	103	-	103	2,500	4%
Property Appraiser & Tax Collector Fees	-	-	38	-	-	-	-	-	-	-	38	75	50%
Trustee Services	-	-	-	-	-	4,246	-	-	-	-	4,246	12,638	34%
Dissemination Agent Services	542	1,542	542	542	542	542	542	542	542	542	6,417	6,500	99%
Bank Services	-	36	14	-	104	-	-	-	-	-	154	250	62%
<b>Travel and Per Diem</b>													
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>													
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	100	0%
<b>Insurance</b>	34,099	-	-	-	-	-	-	-	-	-	34,099	11,000	310%
<b>Meeting Room Rental</b>													
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	200	0%
<b>Printing &amp; Binding</b>													
Printing & Binding	-	-	-	-	-	-	-	270	-	-	270	50	540%
<b>Web Site Development</b>													
Web Site Development	-	-	-	-	-	300	-	-	-	-	300	2,000	15%
<b>Subscription &amp; Memberships</b>													
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>													
Legal - General Counsel	-	-	-	-	450	306	-	320	200	616	1,892	5,000	38%
Legal - Foreclosure Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Trustee Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - TB LLC Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Eminent Domain Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Comprehensive Planning Services</b>													
Comprehensive Planning Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>													
Engineering Services - General Fund	-	-	-	-	-	-	-	-	900	-	900	10,000	9%
Engineering Services - Traffic	-	-	-	-	-	-	-	-	-	-	-	-	N/A
NOPC Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Other Public Safety</b>													
<b>Professional Services</b>													
Charlotte County Sheriff's Patrol	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Guardhouse Operations</b>													
Professional - Roving Patrol	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional - Gate Attendant	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Professional-Gate Hosting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Guardhouse-Internet, IP & Data	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Utilities</b>													
Electric	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Water & Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>													
Guardhouse Janitorial	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Gate	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Wastewater Services</b>													
<b>Utility Services</b>													
Electric Service	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management System</b>													
<b>Repairs &amp; Maintenance</b>													
Lake Banks/Outfall Control Structures	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Aquatic Weed Control</b>													
Lake Spraying	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Vegetation Removal	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Upland Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Physical Environment</b>													
<b>Professional Services</b>													
Field Manager Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Assessments-Charlotte County</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road &amp; Street Facilities</b>													
<b>Field Management Services</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Street Lights</b>													
<b>Electric Service</b>													
Electric Service	7,315	7,315	7,315	7,307	7,341	7,325	7,308	8,041	7,425	7,425	74,119	125,000	59%
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Economic Environment</b>													
Professional Services - Appraisal	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>													
<b>Electric Service</b>	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Repairs &amp; Maintenance</b>													
<b>Common Area Maintenance</b>													
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sod Replacement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Material Replacement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Annuals	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Irrigation System</b>													
<b>Pumps &amp; Wells &amp; Line Distribution System</b>													
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Well Testing/Meter Reading	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Line Distribution System</b>													
Routine Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**Tern Bay Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Reserves</b>													
Extraordinary Capital/Operations	-	-	-	-	-	-	-	-	-	-	-	400,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>													
Discounts and Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	65,098	0%
	<b>\$ 49,956</b>	<b>\$ 17,068</b>	<b>\$ 16,408</b>	<b>\$ 22,249</b>	<b>\$ 16,437</b>	<b>\$ 20,719</b>	<b>\$ 16,350</b>	<b>\$ 17,172</b>	<b>\$ 17,170</b>	<b>\$ 16,583</b>	<b>\$ 210,112</b>	<b>\$ 743,986</b>	<b>28%</b>
Net Increase/ (Decrease) in Fund Balance	(43,709)	15,786	290,787	405,431	3,168	(12,590)	(3,463)	(14,702)	(14,621)	(11,162)	614,926	-	
Fund Balance - Beginning	515,937	472,228	488,013	778,800	1,184,231	1,187,399	1,174,810	1,171,347	1,156,645	1,142,024	515,937	515,937	
<b>Fund Balance - Ending</b>	<b>\$ 472,228</b>	<b>\$ 488,013</b>	<b>\$ 778,800</b>	<b>\$ 1,184,231</b>	<b>\$ 1,187,399</b>	<b>\$ 1,174,810</b>	<b>\$ 1,171,347</b>	<b>\$ 1,156,645</b>	<b>\$ 1,142,024</b>	<b>\$ 1,130,863</b>	<b>\$ 1,130,863</b>	<b>\$ 515,937</b>	

**Tern Bay Community Development District**  
**Debt Service Fund - Series 2005 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	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	218	227	221	227	212	198	210	204	209	203	2,129	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	167	174	142	302	501	576	626	615	322	314	3,738	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	738	3,882	36,295	50,530	2,316	960	1,523	292	301	641	97,478	109,006	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Extraordinary Items (Gain)	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,123</b>	<b>\$ 4,283</b>	<b>\$ 36,657</b>	<b>\$ 51,060</b>	<b>\$ 3,029</b>	<b>\$ 1,734</b>	<b>\$ 2,359</b>	<b>\$ 1,110</b>	<b>\$ 832</b>	<b>\$ 1,158</b>	<b>\$ 103,345</b>	<b>\$ 109,006</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2005 Bonds	-	-	-	-	-	-	-	50,000	-	-	50,000	50,000	100%
<b>Principal Debt Service - Early Redemptions</b>													
Series 2005 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2005A Bonds	-	25,934	-	-	-	-	-	25,934	-	-	51,869	51,869	100%
Series 2005B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Trustee Services</b>													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>													
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	7,131	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 25,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 101,869</b>	<b>\$ 109,000</b>	<b>93%</b>
Net Increase/ (Decrease) in Fund Balance	1,123	(21,652)	36,657	51,060	3,029	1,734	2,359	(74,824)	832	1,158	1,476	6	
Fund Balance - Beginning	127,518	128,641	106,989	143,647	194,707	197,735	199,470	201,829	127,005	127,837	127,518	127,518	
<b>Fund Balance - Ending</b>	<b>\$ 128,641</b>	<b>\$ 106,989</b>	<b>\$ 143,647</b>	<b>\$ 194,707</b>	<b>\$ 197,735</b>	<b>\$ 199,470</b>	<b>\$ 201,829</b>	<b>\$ 127,005</b>	<b>\$ 127,837</b>	<b>\$ 128,994</b>	<b>\$ 128,994</b>	<b>\$ 127,524</b>	

**Tern Bay Community Development District**  
**Debt Service Fund - Series 2022 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Income</b>													
Interest Account	-	-	-	87	-	-	-	-	-	-	87	-	N/A
Reserve Account	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	38,901	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	457	475	566	3,120	5,338	6,950	7,627	7,515	7,854	5,271	45,172	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	12,802	67,331	629,570	876,494	40,179	16,660	26,411	5,063	5,224	11,111	1,690,845	1,896,067	89%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>													
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 17,155</b>	<b>\$ 71,832</b>	<b>\$ 634,004</b>	<b>\$ 883,675</b>	<b>\$ 49,457</b>	<b>\$ 27,296</b>	<b>\$ 37,979</b>	<b>\$ 16,391</b>	<b>\$ 17,019</b>	<b>\$ 20,195</b>	<b>\$ 1,775,004</b>	<b>\$ 1,896,067</b>	94%
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2022 Bonds	-	-	-	-	-	-	-	-	600,000	-	600,000	600,000	N/A
<b>Principal Debt Service - Early Redemptions</b>													
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>													
Series 2022 Bonds	-	-	588,710	-	-	-	-	-	588,710	-	1,177,420	1,177,420	N/A
<b>Trustee Services</b>													
Operating Transfers Out (To Other Funds)	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	38,901	-	N/A
<b>Other Fees and Charges</b>													
Discounts and Other Fees	-	-	-	-	-	-	-	-	-	-	-	124,042	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 3,896</b>	<b>\$ 4,026</b>	<b>\$ 592,578</b>	<b>\$ 3,975</b>	<b>\$ 3,940</b>	<b>\$ 3,686</b>	<b>\$ 3,941</b>	<b>\$ 3,813</b>	<b>\$ 1,192,650</b>	<b>\$ 3,813</b>	<b>\$ 1,816,321</b>	<b>\$ 1,901,462</b>	96%
Net Increase/ (Decrease) in Fund Balance	13,259	67,806	41,426	879,700	45,517	23,610	34,038	12,578	(1,175,632)	16,381	(41,316)	(5,395)	
Fund Balance - Beginning	1,536,858	1,550,118	1,617,924	1,659,349	2,539,049	2,584,566	2,608,176	2,642,214	2,654,792	1,479,160	1,536,858	1,536,858	
<b>Fund Balance - Ending</b>	<b>\$ 1,550,118</b>	<b>\$ 1,617,924</b>	<b>\$ 1,659,349</b>	<b>\$ 2,539,049</b>	<b>\$ 2,584,566</b>	<b>\$ 2,608,176</b>	<b>\$ 2,642,214</b>	<b>\$ 2,654,792</b>	<b>\$ 1,479,160</b>	<b>\$ 1,495,542</b>	<b>\$ 1,495,542</b>	<b>\$ 1,531,463</b>	



Tern Bay Community Development District  
 Capital Projects Fund - Series 2022  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through July 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
<b>Interest Income</b>													
Construction Account	38,748	40,225	38,841	40,098	39,942	37,559	40,331	39,222	40,721	39,586	395,273	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	3,896	4,026	3,868	3,975	3,940	3,686	3,941	3,813	3,940	3,813	38,901	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 42,644</b>	<b>\$ 44,251</b>	<b>\$ 42,709</b>	<b>\$ 44,074</b>	<b>\$ 43,882</b>	<b>\$ 41,245</b>	<b>\$ 44,273</b>	<b>\$ 43,035</b>	<b>\$ 44,661</b>	<b>\$ 43,400</b>	<b>\$ 434,173</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Executive</b>													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>													
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>													
Legal - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering - Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	42,644	44,251	42,709	44,074	43,882	41,245	44,273	43,035	44,661	43,400	434,173	-	
Fund Balance - Beginning	8,811,445	8,854,089	8,898,340	8,941,049	8,985,123	9,029,004	9,070,249	9,114,522	9,157,557	9,202,219	8,811,445	-	
<b>Fund Balance - Ending</b>	<b>\$ 8,854,089</b>	<b>\$ 8,898,340</b>	<b>\$ 8,941,049</b>	<b>\$ 8,985,123</b>	<b>\$ 9,029,004</b>	<b>\$ 9,070,249</b>	<b>\$ 9,114,522</b>	<b>\$ 9,157,557</b>	<b>\$ 9,202,219</b>	<b>\$ 9,245,618</b>	<b>\$ 9,245,618</b>	<b>\$ -</b>	