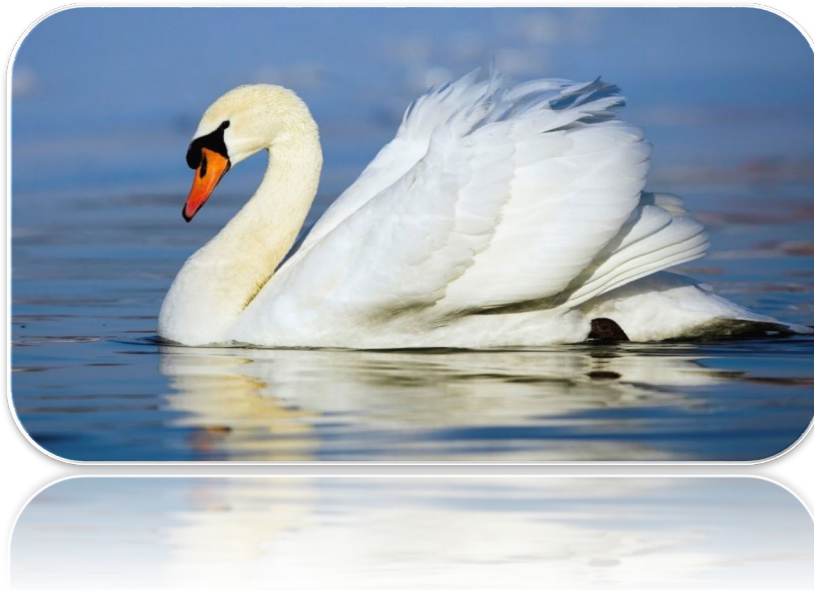


TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET - AMENDMENT #1

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Tern Bay Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2026

Description	Adopted Fiscal Year 2026 Budget	Amendment #1	Fiscal Year 2026 Budget	Description
Revenues and Other Sources				
Carryforward - Reserves	\$ -			
GF Reserve Distribution	\$ 445,800	\$ 233,099	\$ 678,899	Additional Cash Required to fund Operations
Interest Income - General Account	\$ -	\$ 30,000	\$ 30,000	Interest on Cash Balances - General Fund Account
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,249,598	\$ -	\$ 1,249,598	Assessments from Property Owners
Special Assessment - Off-Roll	\$ -		\$ -	Assessments billed directly to Property Owners
Total Revenue & Other Sources	\$ 1,695,398	\$ 263,099	\$ 1,958,497	
Appropriations and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000	Statutory Required Fees
Executive				
Professional - Management	\$ 50,000	\$ -	\$ 50,000	District Manager
Financial and Administrative				
Audit Services	\$ 6,600	\$ -	\$ 6,600	Statutory Required Yearly Audit
Accounting Services	\$ 27,300	\$ -	\$ 27,300	Accounting (All Funds)
Assessment Roll Services	\$ 27,300	\$ -	\$ 27,300	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	interest paid on bonds
Other Contractual Services				
Legal Advertising	\$ 1,500	\$ -	\$ 1,500	Statutory Required Legal Advertising
Trustee Services	\$ 8,009	\$ -	\$ 8,009	Trustee Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ -	\$ 6,000	Required SEC Reporting for Bond Issues
Bond Amortization Schedules	\$ -	\$ 500	\$ 500	Fees to reamortize bond payable
Property Appraiser/Tax Collector Fees	\$ 50	\$ -	\$ 50	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	Bank Fees - Governmental Accounts
Communications and Freight Services				
Postage, Freight & Messenger	\$ 150	\$ 750	\$ 900	Agenda Mailings and other Misc. Mailings
Web Site Maintenance	\$ 2,400		\$ 2,400	Statutory Required Maintenance of District Web Sites
Insurance	\$ 36,242	\$ 4,000	\$ 40,242	General Liability and D&O Liability Insurance
Meeting Room Rental	\$ 250	\$ -	\$ 250	Board Meeting Room Rental
Printing and Binding	\$ 300	\$ -	\$ 300	Agenda Books and Copies
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	Department of Economic Opportunity

Tern Bay Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2026

Description	Adopted Fiscal		Amendment #1	Fiscal Year 2026		Description
	Year 2026	Budget		Budget		
Legal Services						
General Counsel	\$	6,500	\$ -	\$ 6,500		District Attorney
Other General Government Services						
Engineering Services - General						
General Services	\$	15,000	\$ -	\$ 15,000		District Engineer
Canoe Path Improvement (Permit Analysis)	\$	2,500	\$ -	\$ 2,500		Review of Requirements for improvements to Path
Sub-Total:	\$	203,526	\$ 5,250	\$ 208,776		
Other Public Safety						
Professional Services						
Guard House Services	\$	425,000	\$ (425,000)	\$ -		
Access Control - Gate Attendant (Ramco)	\$	-	\$ 72,522	\$ 72,522		Services though 1/7/26
Access Control - System (Ramco)	\$	-	\$ 2,359	\$ 2,359		Services though 1/7/26
Access Control - Gate Attendant (Allied)	\$	-	\$ 155,749	\$ 155,749		Full Time - at Gates
Access Control - Resident Liaison (Allied)			\$ 48,177	\$ 48,177		Resident Liaison (40 hrs per week)
Access Control - System - (Entrance IQ)	\$	-	\$ 29,182	\$ 29,182		Welcome Gate Technology/Software
Contingencies	\$	-	\$ -	\$ -		
Utilities						
Electric	\$	2,400	\$ -	\$ 2,400		
Water and Wastewater	\$	2,400	\$ (1,200)	\$ 1,200		
Internet Access	\$	-	\$ 2,700	\$ 2,700		
Repairs and Maintenance						
Access Control / Janitorial	\$	-	\$ 3,340	\$ 3,340		
Front and Back Gates	\$	1,000	\$ 8,000	\$ 9,000		
Misc. Repairs	\$	15,000	\$ -	\$ 15,000		
Contingencies	\$	-	\$ -	\$ -		
Capital Outlay	\$	-	\$ 80,000	\$ 80,000		Gate Replacement
Sub-Total:	\$	445,800	\$ (24,170)	\$ 421,630		

Tern Bay Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2026

Description	Adopted Fiscal		Fiscal Year 2026		Description
	Year 2026	Budget	Amendment #1	Budget	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Operations Management	\$	10,000	\$ 10,000	\$ 20,000	Asset Operations Management
NPDES Monitoring	\$	-	\$ -	\$ -	
Utilities					
Electric Fountains/Bubblers	\$	750	\$ (750)	\$ -	No longer needed
Repairs & Maintenance					
Aquatic Weed Control	\$	75,000	\$ (3,000)	\$ 72,000	Periodic Maintenance of Water Management System
Lake Vegetation Removal	\$	-	\$ 22,000	\$ 22,000	
Littoral Shelf Maintenance	\$	-	\$ 15,000	\$ 15,000	
Aerations System (Fountains/Bubblers)	\$	500	\$ -	\$ 500	Periodic Maintenance
Control Structures, Catch basins & Outfalls	\$	75,000	\$ (35,000)	\$ 40,000	Rotating Program to clean Silt from Drainage Structures
Contingencies	\$	-	\$ -	\$ -	
Preserve Area Maintenance					
Professional Services					
Operations Management	\$	10,000	\$ 10,000	\$ 20,000	Asset Operations Management
Contingencies	\$	-	\$ -	\$ -	
Repairs and Maintenance					
Wetland Maintenance	\$	10,000	\$ 18,800	\$ 28,800	Quarterly Preserve Maintenance
Preserve Path Maintenance	\$	5,000	\$ 10,000	\$ 15,000	Path to Canoe Launch
Installation - No Trespassing Signs	\$	15,000	\$ (10,000)	\$ 5,000	
Wild Hog Removal	\$	15,000	\$ 19,000	\$ 34,000	On-going program for removal of wild hogs.
Cane Toad Removal	\$	-	\$ 38,000	\$ 38,000	
Contingencies	\$	-	\$ -	\$ -	
Capital Outlay					
Aeration Systems/Fountains	\$	15,000	\$ (15,000)	\$ -	
Littoral Shelf Planting	\$	-	\$ 44,000	\$ 44,000	Installed in FY 2026 in Phase I Area Only
Lake Bank Restorations	\$	-	\$ -	\$ -	
Contingencies & CEI	\$	-	\$ -	\$ -	
Sub-Total:	\$	231,250	\$ 123,050	\$ 354,300	

Tern Bay Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2026

Description	Adopted Fiscal		Fiscal Year 2026		Description		
	Year 2026	Budget	Amendment #1	Budget			
Road and Street Services							
Professional Management							
Asset Management	\$	15,000	\$	15,000	\$	30,000	Asset Operations Management
Utility Services							
Electric - Street Lights							
Electric Service - Lease Charges	\$	6,000	\$	-	\$	6,000	FP&L - Electric Service for Rental of Street Lights
Electric Service - Use Charges	\$	95,000	\$	5,000	\$	100,000	
Repairs and Maintenance							
Sidewalk Repairs	\$	2,500	\$	22,500	\$	25,000	
Bridge Repairs	\$	5,000	\$	7,000	\$	12,000	
Striping & Pavement Marking	\$	-	\$	15,000	\$	15,000	
Street Lights/Directional Signs	\$	15,000	\$	-	\$	15,000	Additional Lighting at Entrances
Street Sweeping	\$	5,000	\$	30,000	\$	35,000	
Annual Holiday Decorations	\$	12,000	\$	2,500	\$	14,500	
Pressure Washing - Streets	\$	-	\$	33,000	\$	33,000	New LINE ITEM
Miscellaneous Repairs	\$	10,000	\$	-	\$	10,000	
Contingencies	\$	-			\$	-	
Sub-Total:	\$	165,500	\$	130,000	\$	295,500	
Landscaping Services							
Professional Management							
Asset Management	\$	25,000			\$	25,000	
Repairs & Maintenance							
Landscaping Maintenance - Common Area	\$	300,000	\$	20,819	\$	320,819	
Tree Trimming	\$	-	\$	70,000	\$	70,000	
Landscape Replacements	\$	-	\$	25,000	\$	25,000	
Mulch Installation	\$	-	\$	50,000	\$	50,000	
Annuals	\$	-	\$	35,000	\$	35,000	
Landscape Lighting	\$	-	\$	25,000	\$	25,000	
Irrigation System							
Pump & Wells							
Routine Maintenance	\$	-	\$	10,000	\$	10,000	
Well Testing/Meter Reading	\$	-	\$	20,000	\$	20,000	
Line Distribution System							
Routine Maintenance	\$	-	\$	10,000	\$	10,000	
Contingencies & CEI	\$	-	\$	-	\$	-	
Sub-Total:	\$	325,000	\$	265,819	\$	590,819	

Prepared by:
JPWARD and Associates, LLC

Tern Bay Community Development District
General Fund - Budget - Amendment #1
Fiscal Year 2026

Description	Adopted Fiscal Year 2026 Budget	Amendment #1	Fiscal Year 2026 Budget	Description
Reserves				
Extraordinary Capital/Operations	\$ 236,850	\$ (236,850)	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Fees and Charges				
Discounts and Tax Collector Fees	\$ 87,472		\$ 87,472	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 1,695,398	\$ 263,099	\$ 1,958,496	Total Expenditures
Fund Balances:				
Change from Current Year Operations	\$ -	\$ -	\$ 0	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 841,728		\$ 841,728	
Reserve Additions	\$ 236,850	\$ (236,850)	\$ -	Budgeted Funds for Long Term Capital Planning
Reserve Expenditures	\$ (445,800)	\$ (233,099)	\$ (678,899)	Reserve Funds Used in Current FY
Total Fund Balance	\$ 395,928		\$ 162,830	
Fund Balance - Uses of Funds				
Extraordinary Capital/Operations Reserve	\$ 85,105		\$ (206,975)	Long Term Capital Planning Reserve - Balance of Funds
1st - 2.2 Months Operations	\$ 310,823		\$ 369,805	Required to meet Cash Needs until Assessments Rec'd
Total Fund Balance	\$ 395,928		\$ 162,830	
PROPOSED Cap Rate - FY 2026				
PROPOSED Cap Rate - FY 2026	\$ 960.00		\$ 960.00	

Prepared by:
JPWARD and Associates, LLC