

Tern Bay

Community Development District

*Proposed Budget
Fiscal Year 2027*

Revision 1 – March 3, 2026

Prepared By:

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Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Revenues and Other Sources						
Carryforward - Reserves						
GF Reserve Distribution	\$ 678,899	\$ -	\$ 678,899	\$ -	\$ -	- Additional Cash Required to fund Operations
Interest Income - General Account	\$ 30,000	\$ 7,579	\$ 45,476	\$ 40,929	\$ 40,929	Interest on Cash Balances - General Fund Account
Special Assessment Revenue						
Special Assessment - On-Roll	\$ 1,249,598	\$ 1,055,864	\$ 1,249,598	\$ 2,317,246	\$ 1,846,063	Assessments from Property Owners
Total Revenue and Other Sources	\$ 1,958,497	\$ 1,063,443	\$ 1,973,973	\$ 2,358,175	\$ 1,886,991	
Appropriations and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Executive						
Professional - Management	\$ 50,000	\$ 16,667	\$ 50,000	\$ 60,000	\$ 60,000	District Manager
Financial and Administrative						
Audit Services	\$ 6,600	\$ 4,400	\$ 4,400	\$ 4,500	\$ 4,500	Statutory Required Yearly Audit
Accounting Services	\$ 27,300	\$ 9,100	\$ 27,300	\$ 31,500	\$ 31,500	Accounting (All Funds)
Assessment Roll Services	\$ 27,300	\$ 9,100	\$ 27,300	\$ 31,500	\$ 31,500	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	\$ 1,000	exceed interest paid on bonds
Other Contractual Services						
Legal Advertising	\$ 1,500	\$ 758	\$ 3,000	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 8,009	\$ -	\$ 8,009	\$ 8,009	\$ 8,009	Trustee Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ 1,750	\$ 5,250	\$ 6,000	\$ 6,000	Required SEC Reporting for Bond Issues
Bond Amortization Schedules	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	Fees to reamortize bond payable
Property Appraiser/Tax Collector Fees	\$ 50	\$ 66	\$ 66	\$ 60	\$ 60	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	\$ 250	Bank Fees - Governmental Accounts
Communications and Freight Services						
Postage, Freight & Messenger	\$ 900	\$ -	\$ 900	\$ 900	\$ 900	Agenda Mailings and other Misc. Mailings
Web Site Maintenance	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	\$ 2,400	Statutory Required Maintenance of District Web Sites
Insurance	\$ 40,242	\$ 35,666	\$ 50,666	\$ 50,000	\$ 50,000	General Liability and D&O Liability Insurance
Meeting Room Rental	\$ 250	\$ -	\$ -	\$ -	\$ -	Board Meeting Room Rental
Printing and Binding	\$ 300	\$ -	\$ 300	\$ 300	\$ 300	Agenda Books and Copies
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity
Legal Services						
General Counsel	\$ 6,500	\$ 10,158	\$ 20,000	\$ 10,000	\$ 10,000	District Attorney

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Other General Government Services						
Engineering Services - General						
General Services	\$ 15,000	\$ 3,816	\$ 8,000	\$ 15,000	\$ 10,500	District Engineer
Canoe Path Improvement (Permit Analysis)	\$ 2,500	\$ -	\$ -	\$ -	\$ -	Review of Requirements for improvements to Path
Sub-Total	\$ 208,776	\$ 96,156	\$ 221,516	\$ 237,594	\$ 233,094	
Other Public Safety						
Professional Services						
Access Control Services						
Access Control - Gate Attendant (Ramco)	\$ 72,522	\$ 60,188	\$ 60,188	\$ -	\$ -	- Services though 1/7/26
Access Control - System (Ramco)	\$ 2,359	\$ 8,892	\$ 8,892	\$ -	\$ -	- Services though 1/7/26
Access Control - Gate Attendant (Allied)	\$ 155,749	\$ -	\$ 155,749	\$ 192,192	\$ 223,554	Full Time - at Gates
Access Control - Resident Liaison (Allied)	\$ 48,177	\$ -	\$ 48,177	\$ 62,400	\$ 31,200	Resident Liaison (40 hrs per week) (REDUCED TO 20 HOURS/WK)
Access Control - System - (Entrance IQ)	\$ 29,182	\$ 5,501	\$ 32,182	\$ 31,835	\$ 31,835	Welcome Gate Technology/Software
Utilities						
Electric	\$ 2,400	\$ 262	\$ 2,400	\$ 2,400	\$ 2,400	
Water and Wastewater	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	
Internet Access	\$ 2,700	\$ 1,516	\$ 8,600	\$ 8,000	\$ 8,000	
Repairs and Maint. (Access Control & Welcome Ctr.)						
Access Control / Janitorial	\$ 3,340	\$ 1,646	\$ 4,046	\$ 3,600	\$ 3,600	Includes welcome center
Front and Back Gates	\$ 9,000	\$ 15,493	\$ 16,493	\$ 8,000	\$ 8,000	
Misc. Repairs	\$ 15,000	\$ 14,028	\$ 15,028	\$ 18,000	\$ 10,000	As Needed
Contingencies	\$ -	\$ 6,429	\$ 6,929	\$ 6,553	\$ 7,315	2% of department
Capital Outlay	\$ 80,000	\$ 107,292	\$ 115,000	\$ -	\$ -	Gate Replacement
Sub-Total	\$ 421,630	\$ 221,248	\$ 474,884	\$ 334,179	\$ 327,104	
Community Wide Irrigation System						
Professional Services						
Asset Management	\$ -	\$ -	\$ -	\$ 15,000	\$ -	- Field Operations Manager
Consumptive Use Permit Monitoring	\$ -	\$ -	\$ -	\$ 13,000	\$ -	- SFWMD Permit Compliance Requirements
Utility Services						
Electric - Pump Station	\$ -	\$ -	\$ -	\$ 55,000	\$ -	- Pumps Station & Pumps for water withdrawal from aquifer/irrigation lake

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Repairs and Maintenance	\$ -					
Pump Station and Wells	\$ -	\$ -	\$ -	\$ 65,000	\$ -	- Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ -	\$ -	\$ -	\$ 9,000	\$ -	- Pump and Meter Repairs
Main Line Irrigation System	\$ -	\$ -	\$ -	\$ 5,000	\$ -	- Irrigation Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ 3,160	\$ -	- 4% of Repairs and Maintenance
Capital Outlay						
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ 10,000	\$ -	-
Sub-Total	\$ -	\$ -	\$ -	\$ 175,160	\$ -	-
Stormwater Management Services						
Lake, Lake Bank and Littoral Shelf Maintenance						
Professional Services						
Operations Management	\$ 20,000	\$ 7,096	\$ 28,382	\$ 32,000	\$ 15,000	Asset Operations Management
Repairs & Maintenance						
Aquatic Weed Control	\$ 72,000	\$ 36,350	\$ 106,200	\$ 110,000	\$ 110,000	Periodic Maintenance of Water Management System
Lake Vegetation Removal	\$ 22,000	\$ 23,550	\$ 24,550	\$ 5,000	\$ 5,000	
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
Water Quality Testing	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	
Littoral Shelf Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	
Aerations System (Fountains/Bubblers)	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	Periodic Maintenance
Control Structures, Catch basins & Outfalls	\$ 40,000	\$ -	\$ 169,300	\$ 30,000	\$ 20,000	Rotating Program to clean Silt from Drainage Structures
Contingencies	\$ -	\$ 7,281	\$ 7,781	\$ 5,085	\$ 4,785	3% of Repairs and Maintenance
Preserve Area Maintenance						
Professional Services						
Operations Management	\$ 20,000	\$ 1,356	\$ 5,424	\$ 15,000	\$ 12,500	Asset Operations Management
Repairs and Maintenance						
Wetlands	\$ 28,800	\$ 9,600	\$ 28,800	\$ 28,800	\$ 28,800	Monthly Preserve Maintenance
Preserve Path(Canoe Launch)						
Repairs and Maintenance	\$ 15,000	\$ 2,700	\$ 8,100	\$ 8,100	\$ 8,100	Path to Canoe Launch
Shell Path Material	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	Add crushed shell rock to path
Path Clearing (Periodic)	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	Trimming back more invasives
Wild Hog Trapping and Removal	\$ 34,000	\$ -	\$ 25,000	\$ 26,000	\$ 26,000	On-going program for removal of wild hogs w/ USDA
Cane Toad Removal	\$ 38,000	\$ 11,505	\$ 36,000	\$ 38,400	\$ 38,400	
Contingencies	\$ -	\$ -	\$ -	\$ 3,075	\$ 2,626	3% of Repairs and Maintenance

Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Capital Outlay						
Aeration Systems/Fountains	\$ -	\$ -	\$ -	\$ 24,000	\$ -	One aeration system
Littoral Shelf Planting	\$ 44,000	\$ 44,738	\$ 44,738	\$ 15,000	\$ 10,000	Phase 2
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	CIP (Year 1) - Lake banks TBD
Contingencies & CEI	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 354,300	\$ 144,176	\$ 499,775	\$ 454,960	\$ 395,711	
Road and Street Services						
Professional Management						
Asset Management	\$ 30,000	\$ 21,275	\$ 51,059	\$ 35,000	\$ 35,000	Asset Operations Management
Utility Services						
Electric - Street Lights						
Electric Service - Lease Charges	\$ 6,000	\$ 1,924	\$ 5,772	\$ 6,000	\$ 6,000	FP&L - Electric Service for Rental of Street Lights
Electric Service - Use Charges	\$ 100,000	\$ 32,595	\$ 97,784	\$ 100,000	\$ 100,000	
Repairs and Maintenance						
Sidewalk Repairs	\$ 25,000	\$ -	\$ 25,000	\$ 11,000	\$ 11,000	
Pavement Repairs	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	
Bridge Repairs	\$ 12,000	\$ -	\$ 12,000	\$ 6,000	\$ 6,000	Periodic repairs and pressure washing
Striping & Pavement Marking	\$ 15,000	\$ 3,995	\$ 15,000	\$ 25,000	\$ 25,000	Inside the gate
Street Lights/Directional Signs	\$ 15,000	\$ 2,583	\$ 15,000	\$ 7,500	\$ 7,500	Additional Solar Lighting at Entrances
Street Sweeping	\$ 35,000	\$ 2,850	\$ 34,200	\$ 35,000	\$ 3,500	
Pressure Washing - Sidewalks	\$ 33,000	\$ -	\$ 33,000	\$ 33,000	\$ 33,000	New LINE ITEM - 3 Yr Contract
Miscellaneous Repairs	\$ 10,000	\$ 13,532	\$ 15,000	\$ 7,500	\$ 5,000	
Contingencies	\$ -	\$ -	\$ -	\$ 3,795	\$ 5,955	3% of Repairs and Maintenance
Sub-Total	\$ 281,000	\$ 80,253	\$ 305,315	\$ 271,295	\$ 239,455	
Landscaping Services						
Professional Management						
Asset Management	\$ 25,000	\$ 13,239	\$ 39,716	\$ 35,000	\$ 15,000	
Repairs & Maintenance						
Landscaping Maintenance - Common Area	\$ 320,819	\$ 31,451	\$ 340,584	\$ 320,819	\$ 312,128	
Tree Trimming	\$ 70,000	\$ -	\$ 55,000	\$ 65,000	\$ 15,000	
Landscape Replacements	\$ 25,000	\$ 16,530	\$ 25,000	\$ 40,000	\$ 30,000	Additional plantings
Mulch Installation	\$ 50,000	\$ 28,840	\$ 50,000	\$ 54,000	\$ 50,000	Pine straw one full on half
Annuals	\$ 35,000	\$ 7,087	\$ 28,348	\$ 18,000	\$ 26,000	3 times per year
Landscape Lighting	\$ 25,000	\$ 1,731	\$ 25,000	\$ 15,000	\$ 15,000	Front entrance and roundabout
Annual Holiday Decorations	\$ 14,500	\$ 20,666	\$ 20,666	\$ 17,000	\$ 17,000	

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
Irrigation System						Irrigation - Moved to Community Wide System
Pump & Wells						
Routine Maintenance	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	
Well Testing/Meter Reading	\$ 20,000	\$ 3,000	\$ 20,000	\$ -	\$ 7,080	
Line Distribution System						
Routine Maintenance	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 21,105	
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 15,895	\$ 9,866	2% of Repairs and Maintenance
Sub-Total	\$ 605,319	\$ 122,543	\$ 624,314	\$ 580,714	\$ 518,180	
 Reserves						
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ 150,000	\$ 50,000	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	\$ 154,273	\$ 123,448	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Expenditures and Other Uses	\$ 1,958,497	\$ 664,375	\$ 2,213,276	\$ 2,358,175	\$ 1,886,991	
 Fund Balances:						
Change from Current Year Operations	\$ -	\$ 399,068	\$ (239,303)	\$ (0)	\$ -	- Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning	\$ 945,673		\$ 945,673	\$ 27,471	\$ 27,471	
Reserve Additions	\$ -		\$ -	\$ 150,000	\$ 50,000	Budgeted Funds for Long Term Capital Planning
Reserve Expenditures	\$ (678,899)		\$ (678,899)	\$ -	\$ -	Reserve Funds Used in Current FY
Total Fund Balance	\$ 266,775		\$ 27,471	\$ 177,471	\$ 77,471	
 Fund Balance - Uses of Funds						
1st 3 Months Operations	\$ 489,624		\$ 553,319	\$ 589,544	\$ 471,748	Required to meet Cash Needs until Assessments Rec'd
Extraordinary Capital/Operations Reserve	\$ (222,849)		\$ (525,848)	\$ (412,073)	\$ (394,276)	Long Term Capital Planning Reserve - Balance of Funds
Total Fund Balance	\$ 266,775		\$ 27,471	\$ 177,471	\$ 77,471	

*Beginning Fund Balance at 10/1/2025 per audited financial statements.

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget	REVISION 1 - March 3, 2026	Notes
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Description	Units	Rate FY 2026	Rate FY 2027	Rate FY 2027 Revision 1
Executive Homes (40' - 50')	210	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Manor Homes (51' - 60')	199	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Estate homes (61' - 70')	160	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Coach Homes	268	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Veranda (12 Unit Plex)	288	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Terrace (30 Unit plex)	420	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Commercial/Office	17	\$ 800.00	\$ 1,509.72	\$ 1,181.86
Total Units:	1562			
ADOPTED Cap Rate - FY 2026		\$ 960.00	\$ 960.00	\$ 960.00
PROPOSED Cap Rate - FY 2027			\$ 1,811.66	\$ 1,418.23

Tern Bay Community Development District
Series 2005A Bonds - Debt Service Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 6,532	\$ 1,599	\$ 4,797	\$ 4,317
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 109,006	\$ 92,918	\$ 109,006	\$ 103,369
Total Revenue and Other Sources	\$ 115,538	\$ 94,517	\$ 113,803	\$ 107,686
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 55,000	\$ -	\$ 55,000	\$ 55,000
Interest Expense				
Series 2005 A Bonds	\$ 46,494	\$ 22,978	\$ 46,494	\$ 43,269
Other Fees and Charges				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 6,762
Total Expenditures and Other Uses	\$ 108,625	\$ 22,978	\$ 108,625	\$ 105,031
Net Increase/(Decrease) in Fund Balance	\$ 6,913	\$ 71,539	\$ 5,178	\$ 2,655
Fund Balance - Beginning	\$ 126,610	\$ 122,610	\$ 126,610	\$ 131,788
Fund Balance - Ending (Projected)	\$ 133,524	\$ 194,149	\$ 131,788	\$ 134,443

Fund Balance Analysis

Reserve Requirement	\$ 50,000.00
Reserved for November 1, 2027 Interest	\$ 20,156.25
Total Required Funds:	\$ 70,156.25

Land Use	Number of Units	ERU Factor	Total ERU's	FY 2026 Rate	FY 2027 Rate
SF - 60'	32	1	32	\$ 1,579.80	\$ 1,498.10
Coach	20	0.9	20	\$ 1,579.80	\$ 1,498.10
Comm.	85	0.2	17	\$ 26,856.61	\$ 25,467.65
Totals:	137		69		

**Tern Bay Community Development District
Debt Service Schedule - Series 2005 A**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Outstanding (After Restructure)		\$ 1,170,000	5.375%			
5/1/2024		\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869	\$ 915,000
11/1/2024				\$ 24,590.63		
5/1/2025	\$ 10,000	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181	\$ 855,000
11/1/2025				\$ 22,978.13		
5/1/2026		\$ 50,000	5.375%	\$ 22,978.13	\$ 95,956	\$ 805,000
11/1/2026				\$ 21,634.38		
5/1/2027		\$ 55,000	5.375%	\$ 21,634.38	\$ 98,269	\$ 750,000
11/1/2027				\$ 20,156.25		
5/1/2028		\$ 60,000	5.375%	\$ 20,156.25	\$ 100,313	\$ 690,000
11/1/2028				\$ 18,543.75		
5/1/2029		\$ 60,000	5.375%	\$ 18,543.75	\$ 97,088	\$ 630,000
11/1/2029				\$ 16,931.25		
5/1/2030		\$ 65,000	5.375%	\$ 16,931.25	\$ 98,863	\$ 565,000
11/1/2030				\$ 15,184.38		
5/1/2031		\$ 70,000	5.375%	\$ 15,184.38	\$ 100,369	\$ 495,000
11/1/2031				\$ 13,303.13		
5/1/2032		\$ 70,000	5.375%	\$ 13,303.13	\$ 96,606	\$ 425,000
11/1/2032				\$ 11,421.88		
5/1/2033		\$ 75,000	5.375%	\$ 11,421.88	\$ 97,844	\$ 350,000
11/1/2033				\$ 9,406.25		
5/1/2034		\$ 80,000	5.375%	\$ 9,406.25	\$ 98,813	\$ 270,000
11/1/2034				\$ 7,256.25		
5/1/2035		\$ 85,000	5.375%	\$ 7,256.25	\$ 99,513	\$ 185,000
11/1/2035				\$ 4,971.88		
5/1/2036		\$ 90,000	5.375%	\$ 4,971.88	\$ 99,944	\$ 95,000
11/1/2036				\$ 2,553.13		
5/1/2037		\$ 95,000	5.375%	\$ 2,553.13	\$ 100,106	\$ -
Total:		\$ 1,160,000		\$ 723,475	\$ 1,883,475	

Outstanding Balance at September 30, 2027 \$ 750,000

Tern Bay Community Development District
Series 2022 Bonds - Debt Service Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Amended Budget	Actual at 1/26/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ 81,466	\$ 21,665	\$ 64,996	\$ 58,497
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,930,204	\$ 1,641,556	\$ 1,930,204	\$ 1,930,204
Total Revenue and Other Sources	\$ 2,011,670	\$ 1,663,221	\$ 1,995,201	\$ 1,988,701
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 640,000	\$ -	\$ 640,000	\$ 660,000
Interest Expense				
Series 2022 Bonds	\$ 1,139,295	\$ 569,648	\$ 1,139,295	\$ 1,119,295
Other Fees and Charges				
Discounts and Other Fees	\$ 124,042	\$ -	\$ 124,042	\$ 126,275
Inter-Fund Transfers	\$ -	\$ 11,408	\$ 11,408	\$ -
Total Expenditures and Other Uses	\$ 1,903,337	\$ 581,056	\$ 1,914,745	\$ 1,905,570
Net Increase/(Decrease) in Fund Balance	\$ 108,334	\$ 1,082,166	\$ 80,456	\$ 83,131
Fund Balance - Beginning	\$ 1,593,549	\$ 1,593,549	\$ 1,593,549	\$ 1,674,006
Fund Balance - Ending (Projected)	\$ 1,701,883	\$ 2,675,715	\$ 1,674,006	\$ 1,757,137

Fund Balance Analysis

Reserve Requirement	\$ 886,013
Reserved for December 15, 2027 Interest	\$ 549,335
Total Required Funds:	\$ 1,435,348

Land Use	Number of Units	FY 2026	Rate	FY 2027 Rate
Executive Homes (40' - 50')	210	\$	1,564.65	\$ 1,564.65
Manor Homes (51' - 60')	199	\$	1,706.89	\$ 1,706.89
Estate (61' - 70')	128	\$	1,849.13	\$ 1,849.13
Coach Homes	248	\$	1,209.04	\$ 1,209.04
Multi-Family - (Six Plex)	N/A		N/A	N/A
Veranda (12 Unit Plex)	288	\$	1,066.80	\$ 1,066.80
Terrace (30 Unit Plex)	420	\$	995.68	\$ 995.68
Commercial	N/A		N/A	N/A
	1493			

**Tern Bay Community Development District
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Issued	\$ 31,120,000				
6/15/2022			\$ 355,388.98	\$ 355,389	\$ 31,120,000
12/15/2022			\$ 597,850.63		
6/15/2023	\$ 585,000	3.125%	\$ 597,850.63	\$ 1,780,701	\$ 30,535,000
12/15/2023			\$ 588,710.00		
6/15/2024	\$ 600,000	3.125%	\$ 588,710.00	\$ 1,777,420	\$ 29,935,000
12/15/2024			\$ 579,335.00		
6/15/2025	\$ 620,000	3.125%	\$ 579,335.00	\$ 1,778,670	\$ 29,315,000
12/15/2025			\$ 569,647.50		
6/15/2026	\$ 640,000	3.125%	\$ 569,647.50	\$ 1,779,295	\$ 28,675,000
12/15/2026			\$ 559,647.50		
6/15/2027	\$ 660,000	3.125%	\$ 559,647.50	\$ 1,779,295	\$ 28,015,000
12/15/2027			\$ 549,335.00		
6/15/2028	\$ 685,000	3.400%	\$ 549,335.00	\$ 1,783,670	\$ 27,330,000
12/15/2028			\$ 537,690.00		
6/15/2029	\$ 705,000	3.400%	\$ 537,690.00	\$ 1,780,380	\$ 26,625,000
12/15/2029			\$ 525,705.00		
6/15/2030	\$ 730,000	3.400%	\$ 525,705.00	\$ 1,781,410	\$ 25,895,000
12/15/2030			\$ 513,295.00		
6/15/2031	\$ 755,000	3.400%	\$ 513,295.00	\$ 1,781,590	\$ 25,140,000
12/15/2031			\$ 500,460.00		
6/15/2032	\$ 780,000	3.400%	\$ 500,460.00	\$ 1,780,920	\$ 24,360,000
12/15/2032			\$ 487,200.00		
6/15/2033	\$ 810,000	4.000%	\$ 487,200.00	\$ 1,784,400	\$ 23,550,000
12/15/2033			\$ 471,000.00		
6/15/2034	\$ 845,000	4.000%	\$ 471,000.00	\$ 1,787,000	\$ 22,705,000
12/15/2034			\$ 454,100.00		
6/15/2035	\$ 880,000	4.000%	\$ 454,100.00	\$ 1,788,200	\$ 21,825,000
12/15/2035			\$ 436,500.00		
6/15/2036	\$ 915,000	4.000%	\$ 436,500.00	\$ 1,788,000	\$ 20,910,000
12/15/2036			\$ 418,200.00		
6/15/2037	\$ 950,000	4.000%	\$ 418,200.00	\$ 1,786,400	\$ 19,960,000
12/15/2037			\$ 399,200.00		
6/15/2038	\$ 990,000	4.000%	\$ 399,200.00	\$ 1,788,400	\$ 18,970,000
12/15/2038			\$ 379,400.00		
6/15/2039	\$ 1,030,000	4.000%	\$ 379,400.00	\$ 1,788,800	\$ 17,940,000
12/15/2039			\$ 358,800.00		
6/15/2040	\$ 1,075,000	4.000%	\$ 358,800.00	\$ 1,792,600	\$ 16,865,000
12/15/2040			\$ 337,300.00		
6/15/2041	\$ 1,115,000	4.000%	\$ 337,300.00	\$ 1,789,600	\$ 15,750,000
12/15/2041			\$ 315,000.00		
6/15/2042	\$ 1,165,000	4.000%	\$ 315,000.00	\$ 1,795,000	\$ 14,585,000
12/15/2042			\$ 291,700.00		
6/15/2043	\$ 1,210,000	4.000%	\$ 291,700.00	\$ 1,793,400	\$ 13,375,000
12/15/2043			\$ 267,500.00		
6/15/2044	\$ 1,260,000	4.000%	\$ 267,500.00	\$ 1,795,000	\$ 12,115,000
12/15/2044			\$ 242,300.00		

Prepared by:

JPWard and Associates, LLC

**Tern Bay Community Development District
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2045	\$ 1,310,000	4.000%	\$ 242,300.00	\$ 1,794,600	\$ 10,805,000
12/15/2045			\$ 216,100.00		
6/15/2046	\$ 1,365,000	4.000%	\$ 216,100.00	\$ 1,797,200	\$ 9,440,000
12/15/2046			\$ 188,800.00		
6/15/2047	\$ 1,420,000	4.000%	\$ 188,800.00	\$ 1,797,600	\$ 8,020,000
12/15/2047			\$ 160,400.00		
6/15/2048	\$ 1,480,000	4.000%	\$ 160,400.00	\$ 1,800,800	\$ 6,540,000
12/15/2048			\$ 130,800.00		
6/15/2049	\$ 1,540,000	4.000%	\$ 130,800.00	\$ 1,801,600	\$ 5,000,000
12/15/2049			\$ 100,000.00		
6/15/2050	\$ 1,600,000	4.000%	\$ 100,000.00	\$ 1,800,000	\$ 3,400,000
12/15/2050			\$ 68,000.00		
6/15/2051	\$ 1,665,000	4.000%	\$ 68,000.00	\$ 1,801,000	\$ 1,735,000
12/15/2051			\$ 34,700.00		
6/15/2052	\$ 1,735,000	4.000%	\$ 34,700.00	\$ 1,804,400	\$ -
12/15/2052					
	\$ 31,120,000		\$ 22,912,740		
Outstanding Balance at September 30, 2027	\$ 28,015,000				