

TERN BAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2023

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
Fiscal Year 2023**

Description	Fiscal Year 2022 Adopted Budget	Actual at 01/31/2022	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 822,177	\$ 760,558	\$ 822,177	\$ 163,616
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 822,177	\$ 760,558	\$ 822,177	\$ 163,616
Appropriations and Other Uses				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 34,500	\$ 11,500	\$ 34,500	\$ 37,000
Financial and Administrative				
Audit Services	\$ 6,000	\$ 4,700	\$ 4,700	\$ 4,800
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 24,000
Assessment Roll Services	\$ 13,000	\$ 4,333	\$ 13,000	\$ 21,000
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 1,000
Financial & Administrative-Other	\$ -	\$ -	\$ -	\$ -
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 3,000	\$ 119	\$ 2,500	\$ 2,500
Trustee Services	\$ 10,500	\$ -	\$ 3,500	\$ 12,638
Dissemination Agent Services	\$ 6,000	\$ 1,000	\$ 6,000	\$ 6,000
Bank Service Fees	\$ 500	\$ 28	\$ 350	\$ 350
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 42	\$ 150	\$ 200
Insurance	\$ 9,800	\$ 9,784	\$ 9,784	\$ 9,800
Meeting Room Rental	\$ 600	\$ 168	\$ 600	\$ 600
Printing and Binding	\$ 100	\$ -	\$ -	\$ 100
Web Site Maintenance	\$ 2,000	\$ 200	\$ 2,000	\$ 2,000
Office Supplies	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services				
General Counsel	\$ 5,000	\$ 833	\$ 2,500	\$ 5,000
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services - General	\$ 5,000	\$ -	\$ -	\$ 5,000
Engineering Services - Traffic	\$ -	\$ -	\$ -	\$ -
NOPC Fees	\$ -	\$ -	\$ -	\$ -
Other Public Safety				
Professional Services				
Charlotte Cty Sheriff's Patrol	\$ -	\$ -	\$ -	\$ -
Guardhouse Operations				
Professional - Roving Patrol	\$ 57,300	\$ -	\$ -	\$ -
Professional - Gate Attendent	\$ 190,000	\$ -	\$ 100,000	\$ -

Prepared by:

JWARD and Associates, LLC

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Adopted Budget	Actual at 01/31/2022	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Professional - Gate Hosting	\$ 5,000	\$ -	\$ 5,000	\$ -
Utilities				
Electric	\$ 2,400	\$ 224	\$ 897	\$ -
Water & Wastewater	\$ 2,400	\$ 193	\$ 770	\$ -
Repairs & Maintenance				
Guardhouse - Janitorial	\$ 4,200	\$ -	\$ -	\$ -
Gate	\$ 6,500	\$ -	\$ -	\$ -
Wastewater Services				
Electric Service	\$ 2,000	\$ 868	\$ 3,472	\$ -
Stormwater Management Services				
Repairs & Maintenance				
Lake Banks/Outfall Control Structures	\$ 5,000	\$ -	\$ -	\$ -
Aquatic Weed Control				
Lake Spraying	\$ 40,000	\$ 14,189	\$ 43,800	\$ -
Lake Vegetation Removal	\$ -	\$ -	\$ -	\$ -
Upland Monitoring & Maint	\$ 30,000	\$ -	\$ 29,000	\$ -
Other Physical Environment				
Professional Services				
Field Manager Services	\$ 2,500	\$ -	\$ 11,400	\$ -
Insurance	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Assessments - Charlotte County	\$ -	\$ 146	\$ 146	\$ -
Road & Street Facilities				
Field Management Services	\$ 4,000	\$ -	\$ -	\$ -
Street Lights				
Electric Service	\$ 15,000	\$ -	\$ 13,000	\$ 20,000
Repairs & Maintenance	\$ -	\$ -	\$ 1,400	\$ -
Economic Environment				
Professional Services - Appraisal	\$ -	\$ -	\$ -	\$ -
Landscaping Services				
Electric Service	\$ 30,000	\$ 8,147	\$ 32,589	\$ -
Repairs & Maintenance				
Common Area Maintenance				
Routine Maintenance	\$ 119,200	\$ 27,916	\$ 140,000	\$ -
Tree Trimming	\$ 15,000	\$ -	\$ 8,800	\$ -
Sod Replacement	\$ 3,000	\$ -	\$ 7,500	\$ -
Material Replacement	\$ 12,000	\$ -	\$ 7,500	\$ -
Mulch Installation	\$ 40,000	\$ -	\$ 5,000	\$ -
Landscape Lighting	\$ -	\$ -	\$ -	\$ -
Annuals	\$ 21,000	\$ 1,713	\$ 2,500	\$ -
Holiday Decorations	\$ 16,000	\$ -	\$ -	\$ -
Irrigation System				
Pumps, Wells & Line Distribution System				
Routine Maintenance	\$ 16,000	\$ 144	\$ 2,000	\$ -
Well Testing/Meter Reading	\$ -	\$ -	\$ -	\$ -
Line Distribution System				
Routine Maintenance	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 13,050		\$ -	\$ -
Other Fees and Charges				

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022	Actual at	Anticipated	Fiscal Year
	Adopted Budget	01/31/2022	Year End 09/30/22	2023 Budget
Discounts and Tax Collector Fees	\$ 57,552	\$ -	\$ 57,552	\$ 11,453
Total Appropriations	\$ 822,177	\$ 92,254	\$ 568,585	\$ 163,616
Net Increase/(Decrease) in Fund Balance		\$ 668,304	\$ 253,592	\$ -
Fund Balance:- Beginning	316,000	316,000	316,000	569,591
Fund Balance - Ending (Projected)		\$ 984,303	\$ 569,591	\$ 569,591

Land Use	Units	Rate Per Unit	
		FY 2022	FY 2023
Executive Homes (40' - 50')	232	\$ 542.33	\$ 107.93
Manor Homes (51' - 60')	231	\$ 542.33	\$ 107.93
Estate homes (61' - 70')	102	\$ 542.33	\$ 107.93
Coach Homes	176	\$ 542.33	\$ 107.93
Multi-Family (6 Plex)	108	\$ 542.33	\$ 107.93
Veranda (12 Unit Plex)	320	\$ 542.33	\$ 107.93
Terrace (30 Unit plex)	330	\$ 542.33	\$ 107.93
Commercial/Office	17	\$ 542.33	\$ 107.93
Total Units:	1516		

Cap Rate - Adopted FY 2021 **\$ 623.70**

**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	-

Appropriations

Legislative

Board of Supervisor's	\$	-
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The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Board of Supervisor's has waived their legislative fees.

Executive

Professional - Management	\$	37,000
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Tern Bay.

Financial and Administrative

Audit Services	\$	4,800
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Accounting Services	\$	24,000
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To provide all of the required financial accounting functions for the District, including but not limited to such items as Budget preparation, establishing Government Fund Accounting System, prepare all required state reports, preparation of daily accounting services, such as bill payments, assessment collection receipts, financial statement preparation.

Assessment Roll Services	\$	21,000
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To provide for the on-going maintenance of the District's Assessment Rolls and Lien Book.

Arbitrage Rebate Fees	\$	1,000
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Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services

Recording and Transcription	\$	-
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This line item has been deleted and incorporated into the Management Fee.

Legal Advertising	\$	2,500
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Trustee Services	\$	12,638
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	6,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Bank Service Fees	\$	350
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**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	200
Insurance	\$	9,800
Meeting Room Rental	\$	600
Printing and Binding	\$	100
Web Site Maintenance	\$	2,000
Office Supplies	\$	-
Subscriptions and Memberships	\$	175

Legal Services

General Counsel	\$	5,000
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The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".

Other General Government Services

Engineering Services - General	\$	5,000
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The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Wastewater Services

Electric Service	\$	-
FP&L Service to three (3) Lift Stations		

Stormwater Management Services

Repairs & Maintenance

Lake Banks/Outfall Control Structures	\$	-
For wash-outs that may occur during the year (Anticipated one cleaning for FY 2016)		
Lake Spraying	\$	-
Lake Vegetation Removal	\$	-
Upland Monitoring & Maint	\$	-

In Fiscal Year 2011 the District requested and was granted an extension by the SWFWMD to provide the required monitoring reports on portions of the acres of wetlands of the District. This summer we will have an inspection, and further monitoring requirements will be determined at that time. As such, we recommend budgeting sufficient funds to carry out both the maintenance requirements and reporting requirements under the permit, if required.

Description of Event	Amount
Ongoing Maintenance (two (2) Events Yearly)	\$ -
Monitoring Report SWFMD (if required)	\$ -
Total:	\$ -

Other Physical Environment

Professional Services

Field Manager Services	\$	-
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**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

The District retains the services of CAS Asset Management to provide a variety of services, including but not limited to coordination of on-site vendors, inspections of District Assets, etc.

Insurance	\$	-
This line item has been deleted and incorporated into another Insurance line item as noted in this Budget.		

Contingencies	\$	-
To account for any unforeseen expenses during the Year.		

Assessments - Charlotte County	\$	-
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Charlotte County levies a stormwater assessment on certain property in the County and the property owned by the District is subject to the Assessments.

Road & Street Facilities

Street Lights

Electric Service		\$12,000
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The District has installed Street Lights in a portion of the Community, the lights are leased from Florida Power & Light and the District pays a monthly fee to amortize the cost of the system. In addition, the District pays FP&L for the associated electric use.

Phase 1 - Lease Charges		\$6,500	
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Phase 2 - Use Charges		\$5,500	
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Total		\$12,000	
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Repairs & Maintenance	\$	-
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Pavement Repairs	\$	-	
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This line item is for any miscellaneous road repairs required.

Bridge Repairs	\$	-	
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The District owns four (4) wooden bridges, this covers cleaning and re-sealing.

Economic Environment

Professional Services - Appraisal	\$	-
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In Fiscal Year 2011 the Bondholder's retained a firm to provide certain information related to the valuation of the Tern Bay property, which was paid for from Trust Funds. The District is unaware of any other work being undertaken by the Bondholder's, a line item budget for this service will not be utilized.

Landscaping Services

Electric Service	\$	20,000
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Florida Power & Light Costs associated with both the Pumps and Well system along with the Line Distribution System.

Repairs & Maintenance

Common Area Maintenance	\$	-
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The District retains the services of a qualified landscape contractor to maintain certain landscaped area within the community.

Material Replacement	\$	-
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Mulch Installation	\$	-
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Landscape Lighting	\$	-
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Irrigation System

Pumps, Wells & Line Distribution System

Routine Maintenance	\$	-
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**Tern Bay Community Development District
General Fund - Budget
Fiscal Year 2023**

Well Testing/Meter Reading

This line item has been deleted and incorporated into the routine maintenance line item.

Line Distribution System

Routine Maintenance \$ -

This line item has been deleted and incorporated into the routine maintenance line item.

Other Fees and Charges

Discounts and Tax Collector Fees \$ 11,453

4% Discount permitted by law for early payment along with 2% each for the Tax Collector and
Property Appraiser Fees.

Total Appropriations: \$ 175,616

Tern Bay Community Development District
Series 2005A Bonds - Debt Service Fund - Budget
Fiscal Year 2023

Description	Fiscal Year 2022 Adopted Budget	Actual at 01/31/2022	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ 4	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 109,006	\$ 100,386	\$ 109,006	\$ 109,006
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue				
Total Revenue & Other Sources	\$ 109,006	\$ 100,390	\$ 109,006	\$ 109,006
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 45,000	\$ -	\$ 45,000	\$ 45,000
Principal Debt Service - Early Redemptions				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2005 A Bonds	\$ 56,706	\$ 28,353	\$ 56,706	\$ 54,288
Other Fees and Charges				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 7,131
Total Appropriations	\$ 108,837	\$ 28,353	\$ 108,837	\$ 106,419

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Outstanding (After Restructure)	\$ 1,170,000	5.375%			
11/1/2018			\$ 31,443.75		
5/1/2019	\$ 35,000	5.375%	\$ 31,443.75	\$ 97,888	\$ 1,135,000
11/1/2019			\$ 30,503.13		
5/1/2020	\$ 40,000	5.375%	\$ 30,503.13	\$ 101,006	\$ 1,095,000
11/1/2020			\$ 29,428.13		
5/1/2021	\$ 40,000	5.375%	\$ 29,428.13	\$ 98,856	\$ 1,055,000
11/1/2021			\$ 28,353.13		
5/1/2022	\$ 45,000	5.375%	\$ 28,353.13	\$ 101,706	\$ 1,010,000
11/1/2022			\$ 27,143.75		
5/1/2023	\$ 45,000	5.375%	\$ 27,143.75	\$ 99,288	\$ 965,000
11/1/2023			\$ 25,934.38		
5/1/2024	\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869	\$ 915,000
11/1/2024			\$ 24,590.63		
5/1/2025	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181	\$ 865,000
11/1/2025			\$ 23,246.88		
5/1/2026	\$ 55,000	5.375%	\$ 23,246.88	\$ 101,494	\$ 810,000
11/1/2026			\$ 21,768.75		
5/1/2027	\$ 55,000	5.375%	\$ 21,768.75	\$ 98,538	\$ 755,000
11/1/2027			\$ 20,290.63		
5/1/2028	\$ 60,000	5.375%	\$ 20,290.63	\$ 100,581	\$ 695,000
11/1/2028			\$ 18,678.13		
5/1/2029	\$ 60,000	5.375%	\$ 18,678.13	\$ 97,356	\$ 635,000
11/1/2029			\$ 17,065.63		
5/1/2030	\$ 65,000	5.375%	\$ 17,065.63	\$ 99,131	\$ 570,000
11/1/2030			\$ 15,318.75		
5/1/2031	\$ 70,000	5.375%	\$ 15,318.75	\$ 100,638	\$ 500,000
11/1/2031			\$ 13,437.50		
5/1/2032	\$ 75,000	5.375%	\$ 13,437.50	\$ 101,875	\$ 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	\$ -

**Tern Bay Community Development District
Series 2021 Bonds - Debt Service Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Adopted Budget	Actual at 01/31/2022	Anticipated Year End 09/30/22	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Interest Income	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ 597,851
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ 1,896,067
Other Financing Sources				
Bond Proceeds				
Deposit to Reserve Account	\$ -		\$ 886,013	\$ -
Deposit to Capitalized Interest Account			\$ 355,389	\$ -
Total Revenue & Other Sources	\$ -	\$ -	\$ 1,241,401	\$ 2,493,917

Appropriations

Debt Service

Principal Debt Service - Mandatory

Series 2022 Bonds \$ - \$ - \$ - \$ 585,000

Principal Debt Service - Early Redemptions

Series 2022 Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series 2022 Bonds \$ - \$ - \$ 355,389 \$ 1,195,701

Other Fees and Charges

Discounts and Other Fees \$ - \$ - \$ - \$ 124,042

Total Appropriations \$ - \$ - \$ **355,389** \$ **1,904,743**

Net Increase/(Decrease) in Fund Balance \$ - \$ - \$ **886,013**

Fund Balance - Beginning \$ - \$ - \$ -

Fund Balance - Ending (Projected) \$ - \$ - \$ **886,013**

Fund Balance Analysis

Reserve Requirement \$ 886,013

Reserved for December 15, 2023 Interest \$ 588,710

Total Required Funds: \$ **1,474,723**

Land Use	Number of Units	Rate FY 2022	Rate FY 2023
Executive Homes (40' - 50')	210	\$ -	\$ 1,564.65
Manor Homes (51' - 60')	199	\$ -	\$ 1,706.89
Estate (61' - 70')	128	\$ -	\$ 1,849.13
Coach Homes	248	\$ -	\$ 1,209.04
Multi-Family - (Six Plex)	N/A		N/A
Veranda (12 Unit Plex)	340	\$ -	\$ 1,066.80
Terrace (30 Unit Plex)	330	\$ -	\$ 995.68
Commercial	N/A		N/A
	1455		

**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		
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		

Prepared by:

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
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	-