
JPWard and Associates LLC

TOTAL Commitment to Excellence

Tern Bay

Community Development District

Exhibit A

Adopted Budget

Fiscal Year 2019

REVISED FOR PUBLIC HEARING



Tern Bay Community Development District

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Budget

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JPWard and Associates LLC

TOTAL Commitment to Excellence

Tern Bay
Community Development District

General Fund - Budget
Fiscal Year 2019

Description	Fiscal Year 2018	Actual at	Anticipated	ORIGINAL	Proposed	REVISED Fiscal
	Adopted Budget	08/22/2018	Year End 09/30/18	PROPOSED Fiscal Year 2019 Budget	Revisions for Public Hearing	Year 2019 Budget for Public Hearing
Revenues and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue					\$ -	\$ -
Special Assessment - On-Roll	\$ 8,947	\$ 7,566	\$ 7,566	\$ 8,791	\$ (94,413)	\$ 159,812
Special Assessment - Off-Roll	\$ 239,094	\$ 147,401	\$ 147,401	\$ 234,937	\$ -	\$ -
Inter-Fund Group Transfers In	\$ -	\$ 4,799,172	\$ 4,799,172	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 248,041	\$ 4,954,139	\$ 4,954,139	\$ 243,728	\$ (94,413)	\$ 159,812
Appropriations and Other Uses						
Legislative						
Board of Supervisor's Fees	\$ 6,000	\$ 2,000	\$ 3,000	\$ 6,000	\$ -	\$ 6,000
Executive						
Professional - Management	\$ 31,300	\$ 31,625	\$ 34,500	\$ 34,500	\$ (3,200)	\$ 31,300
Financial and Administrative						
Audit Services	\$ 6,000	\$ 5,350	\$ 5,350	\$ 6,000	\$ -	\$ 6,000
Accounting Services	\$ 12,000	\$ 11,000	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Assessment Roll Services	\$ 9,000	\$ 7,333	\$ 8,000	\$ 9,000	\$ -	\$ 9,000
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ 500
Financial & Administrative-Other						
Other Contractual Services						
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,500	\$ 1,358	\$ 4,000	\$ 2,500	\$ 1,500	\$ 4,000
Trustee Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	\$ -	\$ 3,500
Dissemination Agent Services	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Bank Service Fees	\$ 500	\$ 332	\$ 425	\$ 500	\$ -	\$ 500
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services						
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 450	\$ 135	\$ 200	\$ 450	\$ -	\$ 450
Insurance						
Insurance	\$ 8,900	\$ 9,031	\$ 9,031	\$ 8,900	\$ 500	\$ 9,400
Meeting Room Rental						
Meeting Room Rental	\$ -	\$ 275	\$ 475	\$ -	\$ -	\$ -
Printing and Binding						
Printing and Binding	\$ 200	\$ 65	\$ 200	\$ 200	\$ -	\$ 200
Web Site Development						
Web Site Development	\$ 800	\$ 1,950	\$ 1,950	\$ 800	\$ 800	\$ 1,600
Office Supplies						
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships						
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175
Legal Services						
General Counsel	\$ 10,000	\$ 4,066	\$ 7,000	\$ 10,000	\$ -	\$ 10,000
Foreclosure Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TB - LLC Acquisition Counsel	\$ -	\$ 27,301	\$ 27,301	\$ -	\$ -	\$ -
DRI NOPC Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Litigation - Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Use Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comprehensive Planning Services						
Comprehensive Planning Services		\$ 3,075	\$ 3,075	\$ -	\$ -	\$ -
Other General Government Services						
Engineering Services - General	\$ 10,000	\$ 14,625	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000
Other Public Safety						
Charlotte Cty Sheriff's Patrol	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Services						
Wastewater Services						\$ -
Electric Service	\$ 2,000	\$ 1,558	\$ 2,000	\$ 2,000	\$ -	\$ 2,000
Stormwater Management Services						
Repairs & Maintenance						
Repairs & Maintenance						\$ -
Lake Banks/Outfall Control Structures	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ (5,000)	\$ -
Aquatic Weed Control						

Prepared by:

JPWARD and Associates, LLC

Tern Bay
Community Development District
General Fund - Budget
Fiscal Year 2019

Description	Fiscal Year 2018 Adopted Budget	Actual at 08/22/2018	Anticipated Year End 09/30/18	ORIGINAL	Proposed	REVISED Fiscal
				PROPOSED Fiscal Year 2019 Budget	Revisions for Public Hearing	Year 2019 Budget for Public Hearing
Lake Spraying	\$ 3,500	\$ 3,375	\$ 3,500	\$ 3,500	\$ (3,500)	\$ -
Lake Vegetation Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upland Monitoring & Maint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Physical Environment						\$ -
Professional Services						\$ -
Field Manager Services	\$ 12,000	\$ 10,999	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Charlotte County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road & Street Facilities						\$ -
Field Management Services						\$ -
Street Lights						\$ -
Electric Service	\$ 9,500	\$ 10,316	\$ 11,260	\$ 12,000	\$ -	\$ 12,000
Repairs & Maintenance	\$ 15,000	\$ -	\$ 1,500	\$ -	\$ -	\$ -
Economic Environment						\$ -
Professional Services - Appraisal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping Services						\$ -
Electric Service	\$ 7,000	\$ 9,814	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Repairs & Maintenance						\$ -
Common Area Maintenance	\$ 60,000	\$ 55,977	\$ 56,000	\$ 60,000	\$ (60,000)	\$ -
Material Replacement	\$ -	\$ 5,670	\$ 5,670	\$ -	\$ -	\$ -
Mulch Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Lighting	\$ 500	\$ -	\$ -	\$ 500	\$ (500)	\$ -
Irrigation System						\$ -
Pumps, Wells & Line Distribution System						\$ -
Routine Maintenance	\$ 30,000	\$ 5,089	\$ 7,000	\$ 30,000	\$ (30,000)	\$ -
Well Testing/Meter Reading	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Line Distribution System						\$ -
Routine Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges						\$ -
Discounts and Tax Collector Fees	\$ 716	\$ -	\$ 716	\$ 703	\$ (13)	\$ 11,187
Total Appropriations	\$ 248,041	\$ 223,994	\$ 248,328	\$ 243,728	\$ (94,413)	\$ 159,812

**Tern Bay
Community Development District
General Fund - Budget
Fiscal Year 2019**

Revenues and Other Sources

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

Appropriations

Legislative

Board of Supervisor's	\$	6,000
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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 Budgeted amount reflects that the anticipated meetings for the District.

Executive

Professional - Management	\$	31,300
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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	\$	6,000
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Accounting Services	\$	12,000
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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	\$	9,000
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To provide for the on-going maintenance of the District's Assessment Rolls and Lien Book.

Arbitrage Rebate Fees	\$	500
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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	\$	4,000
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Trustee Services	\$	3,500
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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	\$	1,000
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**Tern Bay
Community Development District
General Fund - Budget
Fiscal Year 2019**

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	\$	500
Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	450
Insurance	\$	9,400
Printing and Binding	\$	200
Web Site Development	\$	1,600
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	10,000
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".		
Foreclosure Counsel	\$	-
Trustee Counsel	\$	-
The Trustee of the District's Bonds have retained Counsel to assist in certain matters related to the foreclosure action.		
TB - LLC Acquisition Counsel	\$	-
DRI NOPC Counsel	\$	-
Litigation - Property Appraiser	\$	-
Land Use Counsel	\$	-
Their DRI and Development Order along with various permits for the project must be extended in order to preserve the entitlements for the project into the future.		
Comprehensive Planning Services	\$	-
Other General Government Services		
Engineering Services - General	\$	15,000
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.		
Engineering Services - Traffic	\$	-
For Engineering services related to perserving the DRI/Development Order Status		
NOPC Fees	\$	-
Contingencies	\$	-
Other Public Safety		
Charlotte Cty Sheriff's Patrol		\$0

**Tern Bay
Community Development District
General Fund - Budget
Fiscal Year 2019**

The District retain's an off-duty officer of the Charlotte County Sheriff's office to provide periodic nighttime patrols throughout the Community. The yearly hours are estimated at 750 hours per year.

<u>Yearly Hours</u>	<u>Hourly Rate</u>	<u>Total Cost</u>
0	\$45.00	\$0

Contingencies	\$	-
Wastewater Services		
Electric Service	\$	2,000
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	\$	-
<p>In Fiscal Year 2011 the District requested and was granted an extention 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 requirments will be determined at that time. As such, we recommend budgeting sufficient funds to carry out both the maintenance requirments and reporting requirements under the permit, if required.</p>		
Description of Event		Amount
Ongoing Maintenance (two (2) Events Yearly)		\$ -
Monitoring Report SWFMD (if required)		\$ -
Total:		<u><u>\$ -</u></u>
Other Physical Environment		
Professional Services		
Field Manager Services	\$	12,000
<p>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.</p>		
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		
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

**Tern Bay
Community Development District
General Fund - Budget
Fiscal Year 2019**

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
Phase 2 - Use Charges	<u>\$5,500</u>
Total	\$12,000

Repairs & Maintenance		\$	-
Pavement Repairs	\$	-	
This line item is for any miscellaneous road repairs required.			
Bridge Repairs	\$	-	
The District owns four (4) wooden bridges, this covers cleaning and re-sealing.			

Economic Environment

Professional Services - Appraisal		\$	-
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		\$	12,000
Florida Power & Light Costs associated with both the Pumps and Well system along with the Line Distribution System.			

Repairs & Maintenance

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

Irrigation System

Pumps, Wells & Line Distribution System

Routine Maintenance		\$	-
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		\$	11,187
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Discounts and Tax Collector Fees
4% Discount permitted by law for early payment along with 2% each for the Tax Collector and Property Appraiser Fees.

Total Appropriations: \$ 159,812

Tern Bay
Community Development District

Debt Service Fund - Budget
Fiscal Year 2019

Description	Fiscal Year 2018 Adopted Budget	Actual at 08/22/2018	Anticipated Year End 09/30/18	ORIGINAL PROPOSED Fiscal Year 2019 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Deferred Cost Account		\$ -	\$ -	
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ 72	\$ 72	\$ 75
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 93,961	\$ 72,156	\$ 72,156	\$ 109,006
Special Assessment - Off-Roll	\$ 2,170,006	\$ -	\$ -	\$ -
Miscellaneous Revenue		\$ 81,444	\$ 81,444	\$ -
Extraordinary Items (Gain)		\$ 52,517,627	\$ 52,517,627	
Total Revenue & Other Sources	\$ 2,263,967	\$ 52,671,298	\$ 52,671,298	\$ 109,081
Appropriations				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 A Bonds	\$ 745,000	\$ -	\$ -	\$ 35,000
Series 2005 B Bonds	\$ -	\$ -	\$ -	\$ -
Principal Debt Service - Early Redemptions				
Series 2005 A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2005 A Bonds	\$ 1,511,450	\$ -	\$ -	\$ 62,888
Series 2005 B Bonds	\$ -	\$ -	\$ -	\$ -
Operating Transfers Out				
Capital Projects Fund	\$ 93,961	\$ 1,638,865	\$ 1,638,865	\$ -
Trustee Services				
		\$ 8,575	\$ 8,575	
Other Fees and Charges				
Discounts and Other Fees	\$ 7,517	\$ -	\$ -	\$ 7,131
Total Appropriations	\$ 2,357,928	\$ 1,647,440	\$ 1,647,440	\$ 105,019

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Debt Outstanding (After Lennar Purchase)	\$ 1,170,000	5.375%		
11/1/2018			\$ 31,443.75	
5/1/2019	\$ 35,000	5.375%	\$ 31,443.75	\$ 97,888
11/1/2019			\$ 30,503.13	
5/1/2020	\$ 40,000	5.375%	\$ 30,503.13	\$ 101,006
11/1/2020			\$ 29,428.13	
5/1/2021	\$ 40,000	5.375%	\$ 29,428.13	\$ 98,856
11/1/2021			\$ 28,353.13	
5/1/2022	\$ 45,000	5.375%	\$ 28,353.13	\$ 101,706
11/1/2022			\$ 27,143.75	
5/1/2023	\$ 45,000	5.375%	\$ 27,143.75	\$ 99,288
11/1/2023			\$ 25,934.38	
5/1/2024	\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869
11/1/2024			\$ 24,590.63	
5/1/2025	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181
11/1/2025			\$ 23,246.88	
5/1/2026	\$ 55,000	5.375%	\$ 23,246.88	\$ 101,494
11/1/2026			\$ 21,768.75	
5/1/2027	\$ 55,000	5.375%	\$ 21,768.75	\$ 98,538
11/1/2027			\$ 20,290.63	
5/1/2028	\$ 60,000	5.375%	\$ 20,290.63	\$ 100,581
11/1/2028			\$ 18,678.13	
5/1/2029	\$ 60,000	5.375%	\$ 18,678.13	\$ 97,356
11/1/2029			\$ 17,065.63	
5/1/2030	\$ 65,000	5.375%	\$ 17,065.63	\$ 99,131
11/1/2030			\$ 15,318.75	
5/1/2031	\$ 70,000	5.375%	\$ 15,318.75	\$ 100,638
11/1/2031			\$ 13,437.50	
5/1/2032	\$ 75,000	5.375%	\$ 13,437.50	\$ 101,875
11/1/2032			\$ 11,421.88	
5/1/2033	\$ 75,000	5.375%	\$ 11,421.88	\$ 97,844
11/1/2033			\$ 9,406.25	
5/1/2034	\$ 80,000	5.375%	\$ 9,406.25	\$ 98,813
11/1/2034			\$ 7,256.25	
5/1/2035	\$ 85,000	5.375%	\$ 7,256.25	\$ 99,513
11/1/2035			\$ 4,971.88	
5/1/2036	\$ 90,000	5.375%	\$ 4,971.88	\$ 99,944
11/1/2036			\$ 2,553.13	
5/1/2037	\$ 95,000	5.375%	\$ 2,553.13	\$ 100,106
Total:	\$ 1,170,000		\$ 725,625	\$ 1,895,625

Tern Bay
Community Development District
Capital Projects Fund - Budget
Fiscal Year 2019

Description	Fiscal Year 2018 Adopted Budget	Actual at 08/22/2018	Anticipated Year End 09/30/18	PROPOSED Fiscal Year 2019 Budget
Revenues and Other Sources				
Carryforward				
Construction Account	\$ 408,541	\$ -	\$ -	\$ -
Working Capital Account	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue (Bondholder Funding)		\$ -	\$ -	\$ -
Interest Income				
Construction Account	\$ 125	\$ -	\$ -	\$ -
Working Capital Account	\$ -	\$ 491	\$ 491	\$ -
Operating Transfers In				
Debt Service Fund	\$ 93,208	\$ 1,447,118	\$ 1,447,118	\$ -
Total Revenue & Other Sources	\$ 501,874	\$ 1,447,610	\$ 1,447,610	\$ -
Appropriations and Other Uses				
Capital Outlay				
Construction In Progress				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ 3,612	\$ 3,612	\$ -
Legal Services	\$ -	\$ 29,030	\$ 29,030	\$ -
Construction in Progress	\$ -	\$ -	\$ -	\$ -
Trustee Services	\$ -	\$ 6,250	\$ 6,250	\$ -
Dissemination Agent Services		\$ 20,000	\$ 20,000	
Comprehensive Planning	\$ -	\$ 60,061	\$ 60,061	\$ -
Operating Transfers Out				
General Fund	\$ 527,444	\$ 4,607,425	\$ 4,607,425	\$ -
Total Appropriations and Other Uses	\$ 527,444	\$ 4,726,378	\$ 4,726,378	\$ -
Net Increase/Decrease in Fund Balance		(\$3,278,768)	(\$3,278,768)	
Fund Balance - Beginning	\$3,278,824	\$3,278,824	\$3,278,824	
Fund Balance - Ending (Projected)		\$55	\$55	