



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 14, 2026
9:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.terracinacdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
Meeting Room of the Nexus at Vista Park
2101 Vista Parkway
West Palm Beach, Florida 33411
REGULAR BOARD MEETING
October 14, 2026
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 8, 2026 Regular Board Meeting Minutes.....Page 2
 - 2. September 9, 2026 Regular Board Meeting Minutes.....Page 5
- G. Old Business
 - 1. Update on Lake Bank Erosion Project
 - Discussion Regarding Engenuity’s Proposal.....Page 8
- H. New Business
 - 1. Consider Resolution No. 2026-05 – Goals and Objectives Annual Report.....Page 13
 - 2. Consider Resolution No. 2026-06 – Adopting a Fiscal Year 2025/2026 Amended Budget..Page 16
 - 3. Consider Approval of Audit Renewal.....Page 21
- I. Administrative Matters
 - 1. Financial Report.....Page 22
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-10-02

Subcategory
Miscellaneous Notices

TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Terracina Community Development District will hold Regular Meetings at 9:00 a.m. in a Meeting Room of The Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411, on the following dates:

October 14, 2026
November 4, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

TERRACINA COMMUNITY DEVELOPMENT DISTRICT

www.terracinacdd.org

No.12661333 Oct. 2,2026

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 8, 2026**

A. CALL TO ORDER

The April 8, 2026, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:02 a.m. in a Meeting Room of the Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 24, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Chairman Guy Colella and Supervisors Sheik Ameer (who arrived at 9:04 a.m.), Linda Colella and Jose Esquerete and all was in order to proceed with the meeting.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and District Counsel Frank Palen & Frances Penton of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present were:

Richard Bowden, Ray
Josh Nichols - Schmidt Nicols
Jordan Sperling - Schmidt Nicols

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Bethel requested the addition of the following item:

H. New Business 3. Consider Allstate’s Lake 3 Fountain Light Repair Proposal.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed approving the addition to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Nicols presented the upcoming project that would be built behind Terracina.

F. APPROVAL OF MINUTES

1. March 4, 2026, Regular Board Meeting

The minutes of the March 4, 2026, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

A **motion** was made by Mrs. Colella, seconded by Mr. Esquerete and unanimously passed approving the minutes of the March 4, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Lake Bank Evaluation Proposals

Ms. Bethel presented the lake bank proposals to the Board. Mr. Ameer suggested the most important thing should be to rope off the washout areas as a safety precaution until the repairs can be completed, and Board agreed. Ms. Bethel suggested completing the lake bank evaluation first to get an idea of exactly what repairs were needed and then move forward with securing a vendor. Mr. Palen agreed.

The Board then reviewed lake bank evaluation proposals submitted by three engineering firms: Engenuity Group, Inc. in the amount of \$67,983; and Schnars Engineering Corporation in the amount of \$50,500; and Higgins Engineering in the amount of \$30,000. The Board discussed the proposals and determined that the proposal submitted by Schnars Engineering Corporation was the most suitable, despite not being the lowest bid. The firm's prior experience as designer of the lake system and history with the District as the original Developer's engineer of record were particularly persuasive.

Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed to award a contract to Schnars Engineering Corp for Lake Bank Evaluation and Engineering Design and Construction Contract Administration for an amount not to exceed \$50,500, consisting of a \$25,000 lump sum payment for Project Design, and an amount not to exceed \$25,500 for Construction Contract Administration and reimbursable expenses payable at Schnars' Professional Services Fee rates.

2. Consider Authorization of an RFP

Ms. Bethel indicated that once the lake bank evaluation had been completed, the District will put out a request for proposals for the scope to get an idea of how much the project will cost and then will revisit the proposed budget.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed approving an RFP.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel reminded the Board to complete their 2025 Form 1 – Statement of Financial Interests by July 1, 2026. She also noted that ethics training was due by December 31, 2026.

Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed authorizing staff to approve fountain repairs not to exceed \$2,000 for fountain repairs.

J. BOARD MEMBER COMMENTS

There were no further comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella adjourning the Regular Board Meeting at 10:00 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2026**

A. CALL TO ORDER

The September 9, 2026, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:07 a.m. in a Meeting Room of the Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on September 24, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Chairman Guy Colella and Supervisors Linda Colella and Jose Esquerete and all was in order to proceed with the meeting.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and District Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present were:

Lisa Tropepe/ Adam Swaney - District Engineer (Engenuity Group)
Jeffrey Schnars - Schnars Engineering
Patrick Jean-Baptiste – District resident
Matt Yaco - Allstate

D. ADDITIONS OR DELETIONS TO THE AGENDA

An additional item was added under Old Business Number 2: Discussion Regarding Allstate.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. August 12, 2026, Public Hearing & Regular Board Meeting

The minutes of the August 12, 2026, Public Hearing & Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

A **motion** was made by Mr. Esquerete, seconded by Mr. Colella and unanimously passed approving the minutes of the August 12, 2026, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Lake Bank Erosion Project

- **Discussion Regarding Lake Bank Evaluation Report**

Ms. Bethel stated that the District had selected Schnars Engineering to complete the lake bank evaluation. The project scope was sent over to Engenuity Group, the District's Engineer for their information. They had some questions about how the project was going to be implemented/completed. Mr. Palen stated that we needed to keep the District Engineer in the loop because, by law, they are responsible for the Works of the District. Engenuity Group responded with a recommendation for a detailed lake bank survey and had questions about the work program. A lengthy discussion ensued, Mrs. Colella asked Mr. Schnars if his proposal included a survey. Mr. Schnars indicated that no upfront survey was recommended; a survey would be done through the contractor as the work proceeds.

Ms. Tropepe stated that she had not seen videos of the drainage pipes entering the lakes. She asked Mr. Schnars how he knew which had not been compromised; and How will he determine where the lake maintenance easements or private property lines are located? Ms. Tropepe did not recommend use of geo-tubing. Mr. Schnars explained that geo-tubing required proper placement. They will work on the lake banks, not on private property. The lakes are entirely within the easements. No other permits will be needed because they will stay within current permit limits. If Engenuity has any suggestions, he is open to adjusting the scope and will stay in communication with the District Engineer during the project.

Mr. Palen went over the procedures and requirements for an RFP to select a contractor. The Board decided they would not move forward with Engenuity's survey proposal at this time but rather will proceed with Schnars Engineering's scope.

- **Discussion Regarding Engenuity's Proposal**

This item was not applicable.

2. Discussion Regarding Allstate

Ms. Bethel directed the Board's attention to Allstate's response in the meeting book. Mr. Colella stated that he had taken pictures and sent them to Allstate for review. After taking a second look, he is in agreeance with Allstate regarding the growth of the vegetation. However, the debris around the lakes is still an issue. Mr. Esquerete and Mrs. Colella are in agreeance with Mr. Coella. Mr. Palen stated that they needed to understand the function of a lake as it is not for aesthetics.

Ms. Bethel will contact Mr. Yaco to further discuss the debris around the lakes. Mr. Yaco explained the vegetation in the lake. Mr. Esquerete asked how often debris was collected. Mr. Yaco indicated that debris was collected once a month. He will speak with the debris crew to be more thorough when on site.

H. NEW BUSINESS

There were no New Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel introduced Mr. Jean-Baptiste and noted his interest in joining the Board. Mr. Colella provided some information about the District, meetings and operations.

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and unanimously passed appointing Patrick Jean-Baptiste to Seat #4, which term expires in 2028.

Mr. Jean-Baptiste was sworn in by the Manager.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella adjourning the Regular Board Meeting at 10:33 a.m. Upon being put to a vote, the **motion** carried **unanimously**.

Secretary/Assistant Secretary

Chair/Vice-Chair

September 10, 2026

Sylvia Bethel
Special District Services, Inc.
2501 Burns Rd., Suite A
Palm Beach Gardens, FL 33410
(Via email: sbethel@sdsinc.org)

**Re: District Engineer Services for
Terracina Lake Banks Reconstruction Project
Palm Beach County, FL
Engenuity Group Project No. 4028.03**

Dear Ms. Bethel:

We are pleased to offer this proposal to render Professional Civil Engineering services in connection with Terracina CDD Lake Banks Reconstruction Project (hereinafter called the 'Project'). Since this is the first capital project within our District Engineering responsibilities, we will consult, as needed, the project engineer through the process of designing, bidding, and construction phases. This service will only be as necessary and within our statutory duty as the District Engineer to advise the Board on capital projects such as this one.

We will provide these services **Hourly NTE \$10,000.00**. This is based on the attached hourly rate sheet for 2026/2027 as **Exhibit B**.

Invoicing and Payment

Work will be invoiced on a monthly basis for work completed to date. Invoice shall be paid in full by the Client within thirty (30) days of the invoice date, unless within such thirty (30) day period, Client notifies Engenuity Group, Inc. in writing of its objection to the amount of said invoice. Such notice shall be accompanied by payment of any undisputed portion of said invoice. If written objection is not received within thirty (30) days it shall constitute approval of invoice by Client. If the payment is not received within thirty (30) days of billing date, a late charge will be added to the invoice in the amount of 1½ percent per month on the outstanding balance. If payment is not received within sixty (60) days of the invoice date, work may be suspended on the project until the outstanding invoice(s) are paid in full.

This proposal represents the entire understanding between you and us with respect to the Project. If this satisfactorily sets forth your understanding of our agreement, please execute the attached Authorization and return it to us. If you have any questions, please do not hesitate to contact us.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE

2026 09-10 Proposal
Project No. 4028.03
Page 1 of 5

UNDER THIS CONTRACT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT, AS LONG AS THE CONSULTANT MAINTAINS THE PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT AND AS LONG AS ANY DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Swaney", with a long horizontal stroke extending to the right.

Adam Swaney, P.E.
President – Director of Engineering

Approved by,

A handwritten signature in blue ink, appearing to read "Lisa Tropepe", with a stylized, cursive script.

Lisa Tropepe, P.E.
Vice President

CC: Frank Palen (palen@caldwellpacetti.com)

Authorization: District Engineering Services for
Terracina Lake Banks Reconstruction Project
Palm Beach County, FL
Engenuity Group Project No. 4028.03

By: _____ **Date:** _____
(Name & Title)

For: _____
(Name of Company)

I am ____ I am not ____ The Owner of the Property

The Property Owner Is: _____

Address: _____

Telephone: _____

Fax: _____

Exhibit A Surveying Graphic



Wellfield Zone Graphic

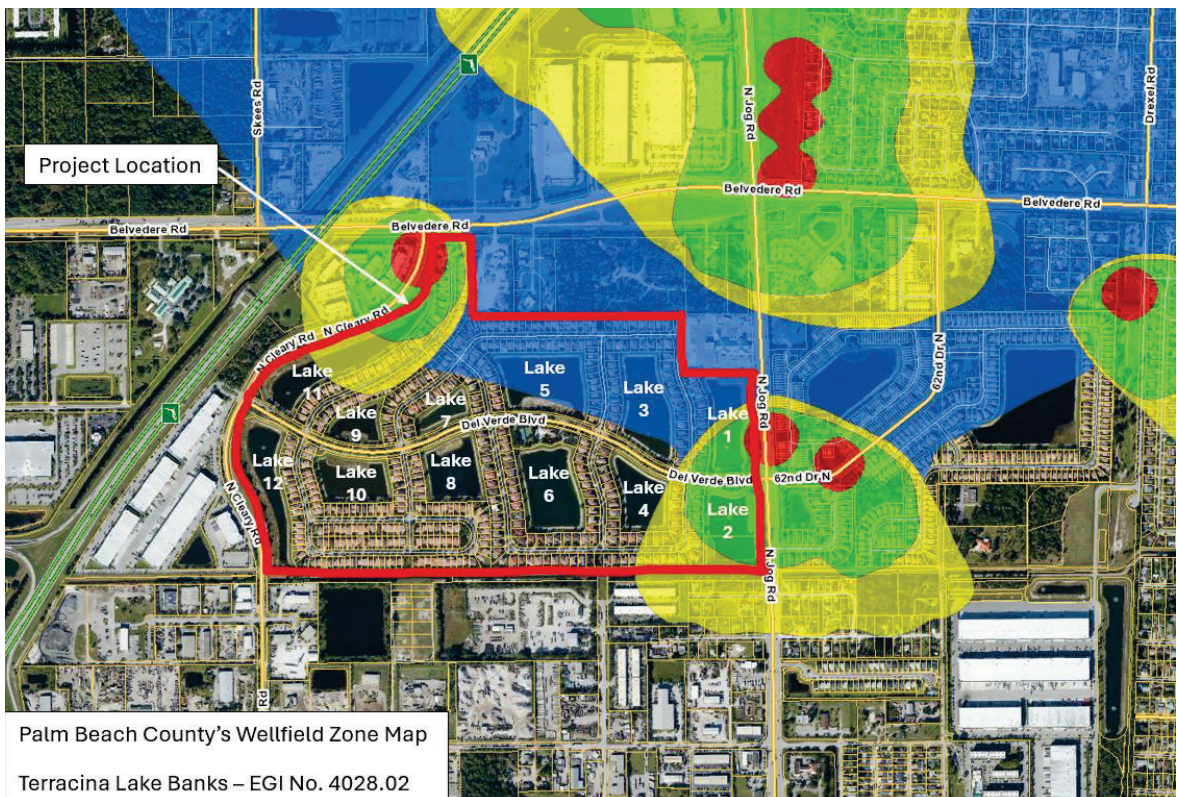


Exhibit B



TERRACINA 2026-2027 REGULAR FEE SCHEDULE

	Rate
EXPERT WITNESS	\$400.00
SR. CORPORATE OFFICER	\$310.00
CORPORATE OFFICER	\$275.00
DEPARTMENT DIRECTOR	\$250.00
SR. PROJECT ENGINEER	\$200.00
PROJECT MANAGER	\$170.00
PROJECT ENGINEER	\$130.00
SR. PROJECT LAND SURVEYOR	\$170.00
PROJECT LAND SURVEYOR	\$130.00
SR. FIELD REPRESENTATIVE	\$150.00
FIELD REPRESENTATIVE	\$120.00
SR. AUTOCAD/GIS TECH	\$150.00
AUTOCAD/GIS TECH	\$120.00
TECHNICIAN	\$75.00
3 PERSON SURVEY CREW	\$225.00
2 PERSON SURVEY CREW	\$180.00
1 PERSON SURVEY CREW	\$115.00
SURVEY CREW MEMBER	\$75.00
SR. ADMIN. ASSISTANT	\$100.00
ADMINISTRATIVE ASSISTANT	\$80.00
CLERICAL/COURIER	\$75.00

Reimbursable Expenses

8 1/2 x 11 B/W Copies	\$0.25
8 1/2 x 11 Color Copies	\$0.50
In- House Blackline Prints 24 x 36	\$2.00
Mylars 24 x 36	\$8.00
Mileage (Subject to IRS adjustments)	Cost
Fax	\$0.25
Scanned Print (8 1/2 x 11, 8 1/2 x 14, 11 x 17)	\$0.50
Scanned Print 24 x 36	\$2.00
Color Plot 24 x 36	\$15.00
Postage	Cost
Outside Printing	Cost + 1.5%
Outside Consultant	Cost + 1.5%

Fees are Subject to Annual Increase in accordance with the Consumer Price Index

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Terracina Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on September 9, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of December, 2025.

ATTEST:

**TERRACINA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Terracina Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 14th day of October, 2026.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Terracina Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
O & M ASSESSMENTS	171,024	173,686	173,686
DEBT ASSESSMENTS	314,087	318,337	318,337
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	6,800	6,600
TOTAL REVENUES	\$ 486,311	\$ 498,823	\$ 498,623
EXPENDITURES			
SUPERVISOR FEES	7,000	5,400	5,400
PAYROLL TAXES - EMPLOYER	560	413	413
AQUATIC LAKE MAINTENANCE	23,000	21,500	19,380
FOUNTAIN MAINTENANCE	18,000	18,000	16,858
ENGINEERING/INSPECTIONS	5,500	65,000	13,000
MANAGEMENT	39,228	39,228	39,228
SECRETARIAL	4,200	4,200	4,200
LEGAL	3,500	8,100	6,075
ASSESSMENT ROLL	8,000	8,000	8,000
AUDIT FEES	3,600	3,600	3,600
INSURANCE	7,800	7,634	7,634
LEGAL ADVERTISING	1,350	1,350	600
MISCELLANEOUS	950	950	874
POSTAGE	250	825	796
OFFICE SUPPLIES	600	975	935
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	3,900	3,500	3,500
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	2,000	2,000
CONTINGENCY/FOUNTAINS	32,000	16,000	900
TOTAL EXPENDITURES	\$ 161,963	\$ 207,200	\$ 133,918
REVENUES LESS EXPENDITURES	\$ 324,348	\$ 291,623	\$ 364,705
BOND PAYMENTS	(295,242)	(303,885)	(303,885)
BALANCE	\$ 29,106	\$ (12,262)	\$ 60,820
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	(5,478)	(5,478)
DISCOUNTS FOR EARLY PAYMENT	(19,404)	(17,772)	(17,772)
EXCESS/ (SHORTFALL)	\$ -	\$ (35,512)	\$ 37,570
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (35,512)	\$ 37,570

FUND BALANCE AS OF 9/30/25	\$209,566
FY 2025/2026 ACTIVITY	(\$35,512)
FUND BALANCE AS OF 9/30/26	\$174,054

AMENDED FINAL BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	1,000	4,400	4,273
NAV Tax Collection	295,242	299,206	299,206
Bond Prepayments	0	0	0
Total Revenues	\$ 296,242	\$ 303,606	\$ 303,479
EXPENDITURES			
Principal Payments	253,000	253,000	253,000
Interest Payments	41,724	44,697	44,697
Bond Redemption	1,518	5,000	5,000
Total Expenditures	\$ 296,242	\$ 302,697	\$ 302,697
Excess/ (Shortfall)	\$ -	\$ 909	\$ 782

FUND BALANCE AS OF 9/30/25	\$87,084
FY 2025/2026 ACTIVITY	\$909
FUND BALANCE AS OF 9/30/26	\$87,993

Notes

Reserve Fund Balance = \$17,556*. Revenue Fund Balances = \$70,310*.

Prepayment Account = \$0*

Revenue Account Balance To Be Used To Make 11/1/2026 Interest Payment Of \$19,376.

* Approximate Amounts

Series 2021 Bond Refunding Information

Original Par Amount =	\$2,856,000	Annual Principal Payments Due:
Interest Rate =	2.350%	May 1st
Issue Date =	June 2021	Annual Interest Payments Due:
Maturity Date =	May 2032	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$1,644,000	

October 14, 2026

RE: Terracina Community Development District Auditor Renewal

At the November 13, 2023 Terracina Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were \$3,400. The fees for the 9-30-2024 audit were \$3,500. And the fees for the 9-30-2025 audit were \$3,600. The proposed fee for the 9-30-2026 audit is \$3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is \$3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.

Terracina
Community Development District

**Financial Report For
September 2026**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
REVENUES			
O & M ASSESSMENTS	171,024	0	173,686
DEBT ASSESSMENTS	314,087	0	318,337
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	6,600
Total Revenues	\$ 486,311	\$ -	\$ 498,623
EXPENDITURES			
SUPERVISOR FEES	7,000	600	5,400
PAYROLL TAXES - EMPLOYER	560	46	413
AQUATIC LAKE MAINTENANCE	23,000	710	19,380
FOUNTAIN MAINTENANCE	18,000	1,745	16,858
ENGINEERING/INSPECTIONS	5,500	0	13,000
MANAGEMENT	39,228	3,269	39,228
SECRETARIAL	4,200	350	4,200
LEGAL	3,500	0	6,075
ASSESSMENT ROLL	8,000	8,000	8,000
AUDIT FEES	3,600	0	3,600
INSURANCE	7,800	0	7,634
LEGAL ADVERTISING	1,350	0	600
MISCELLANEOUS	950	100	874
POSTAGE	250	0	796
OFFICE SUPPLIES	600	129	935
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,900	0	3,500
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	167	2,000
CONTINGENCY (FOUNTAINS, ETC.)	32,000	0	900
Total Expenditures	\$ 161,963	\$ 15,466	\$ 133,918
REVENUES LESS EXPENDITURES	\$ 324,348	\$ (15,466)	\$ 364,705
BOND PAYMENTS	(295,242)	0	(303,885)
BALANCE	\$ 29,106	\$ (15,466)	\$ 60,820
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	0	(5,478)
DISCOUNTS FOR EARLY PAYMENTS	(19,404)	0	(17,772)
EXCESS/ (SHORTFALL)	\$ -	\$ (15,466)	\$ 37,570
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (15,466)	\$ 37,570

Bank Balance As Of 9/30/26	\$ 263,153.65
Accounts Payable As Of 9/30/26	\$ 16,017.13
Accounts Receivable As Of 9/30/26	\$ -
Available Funds As Of 9/30/26	\$ 247,136.52

Terracina Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25 - Sept 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	173,686.06	171,024.00	2,662.06	101.56%
363.810 · Debt Assessments	318,336.82	314,087.00	4,249.82	101.35%
363.820 · Debt Assessment-Paid To Trustee	-303,885.17	-295,242.00	-8,643.17	102.93%
363.830 · Tax Collector Fee	-5,477.75	-9,702.00	4,224.25	56.46%
363.831 · Discounts For Early Payment	-17,771.58	-19,404.00	1,632.42	91.59%
369.401 · Interest Income	6,599.75	1,200.00	5,399.75	549.98%
Total Income	171,488.13	161,963.00	9,525.13	105.88%
Expense				
511.122 · PR Tax Expense	413.10	560.00	-146.90	73.77%
511.131 · Supervisor Fees	5,400.00	7,000.00	-1,600.00	77.14%
511.301 · Aquatic Lake Maintenance	19,380.00	23,000.00	-3,620.00	84.26%
511.307 · Fountain Maintenance	16,858.00	18,000.00	-1,142.00	93.66%
511.310 · Engineering	13,000.00	5,500.00	7,500.00	236.36%
511.311 · Management Fees	39,228.00	39,228.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	6,075.00	3,500.00	2,575.00	173.57%
511.318 · Assessment/Tax Roll	8,000.00	8,000.00	0.00	100.0%
511.320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
511.450 · Insurance	7,634.00	7,800.00	-166.00	97.87%
511.480 · Legal Advertisements	600.32	1,350.00	-749.68	44.47%
511.512 · Miscellaneous	873.51	950.00	-76.49	91.95%
511.513 · Postage and Delivery	795.65	250.00	545.65	318.26%
511.514 · Office Supplies	935.07	600.00	335.07	155.85%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,500.00	3,900.00	-400.00	89.74%
511.734 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
511.800 · Contingency/Fountains	900.00	32,000.00	-31,100.00	2.81%
Total Expense	133,917.57	161,963.00	-28,045.43	82.68%
Net Income	37,570.56	0.00	37,570.56	100.0%

Terracina Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
511.122 · PR Tax Expense					
	12/16/2025	PR 12.10.25		mtg 12.10.25 ck 12.16.25 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	03/05/2026	PR 03.04.26		mtg 03.04.26 ck 03.06.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	04/10/2026	PR 04.08.26		mtg 04.08.26 ck 04.13.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	05/27/2026	PR 05.13.26		mtg 05.13.26 ck 05.18.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	06/29/2026	PR 06.10.26		mtg 06.10.26 ck 06.29.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	08/17/2026	PR 08.12.26		mtg 08.12.26 ck 08.17.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	09/16/2026	PR 09.09.26		mtg 09.09.26 ck 09.16.26 (Colella L, Colella G, Esquerete J)	45.90
Total 511.122 · PR Tax Expense					413.10
511.131 · Supervisor Fees					
	12/16/2025	PR 12.10.25		mtg 12.10.25 ck 12.16.25 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	03/05/2026	PR 03.04.26		mtg 03.04.26 ck 03.06.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	04/10/2026	PR 04.08.26		mtg 04.08.26 ck 04.13.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	05/27/2026	PR 05.13.26		mtg 05.13.26 ck 05.18.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	06/29/2026	PR 06.10.26		mtg 06.10.26 ck 06.29.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	08/17/2026	PR 08.12.26		mtg 08.12.26 ck 08.17.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	09/16/2026	PR 09.09.26		mtg 09.09.26 ck 09.16.26 (Colella L, Colella G, Esquerete J)	600.00
Total 511.131 · Supervisor Fees					5,400.00

Terracina Community Development District
Expenditures
October 2025 through September 2026

	Date	Num	Name	Memo	Amount
511.301 - Aquatic Lake Maintenance					
	10/01/2025	2606	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services	1,745.00
	10/01/2025	2606	Allstate Resource Management Inc.	Debris Removal Services	51.00
	11/01/2025	3427	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	11/01/2025	3427	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	12/01/2025	88995	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management ServicesRecurring	1,745.00
	12/01/2025	88995	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	01/01/2026	89844	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	01/01/2026	89844	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	02/01/2026	90649	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	02/01/2026	90649	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	03/01/2026	220212	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	03/01/2026	220212	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	04/01/2026	221011	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	04/01/2026	221011	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	05/01/2026	222194	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	05/01/2026	222194	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	06/01/2026	222997	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	659.00
	06/01/2026	222997	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	07/01/2026	223881	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	07/01/2026	223881	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	08/01/2026	224700	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management ServicesRecurring	1,745.00
	08/01/2026	224700	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	09/01/2026	225555	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management ServicesRecurring	659.00
	09/01/2026	225555	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
Total 511.301 - Aquatic Lake Maintenance					19,380.00

Terracina Community Development District
Expenditures
October 2025 through September 2026

	Date	Num	Name	Memo	Amount
511.307 · Fountain Maintenance					
	10/01/2025	2606	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services	659.00
	10/10/2025	4833	Allstate Resource Management Inc.	Fountain Pump Breaker 2-Pole 60A GFI	345.00
	11/01/2025	3427	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	12/01/2025	88995	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	12/22/2025	90402	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-7.5 HP Submersible Fountain Motor1X	4,495.00
	01/01/2026	89844	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	02/01/2026	90649	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	03/01/2026	220212	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	04/01/2026	221011	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	05/01/2026	222194	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	06/01/2026	222997	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	1,745.00
	07/01/2026	223881	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	07/14/2026	224477	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services AM LEDRebuild Kit 35W, Light Panel...	1,938.00
	08/01/2026	224700	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	09/01/2026	225555	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	1,745.00
Total 511.307 · Fountain Maintenance					16,858.00
511.310 · Engineering					
	05/10/2026	11283	Schnars Engineering Corp	Professional Services through 05/10/2026	750.00
	06/07/2026	11338	Schnars Engineering Corp	Professional Services through 06/07/2026	2,500.00
	07/05/2026	11361	Schnars Engineering Corp	Professional Services through 07/05/2026	1,750.00
	07/09/2026	55481	Engenuity Group, Inc. (formally SFRN)	06/01/2026 to 07/09/2026 21 Annual Report (2026)	5,500.00
	08/02/2026	11397	Schnars Engineering Corp	Professional Services through 08/02/2026	1,250.00
	08/30/2026	11433	Schnars Engineering Corp	Professional Services through 08/30/2026	1,250.00
Total 511.310 · Engineering					13,000.00

Terracina Community Development District
Expenditures
October 2025 through September 2026

	Date	Num	Name	Memo	Amount
511.311 · Management Fees					
	10/31/2025	2025-1405	Special District Services, Inc.	Management Oct 2025	3,269.00
	11/30/2025	2025-1530	Special District Services, Inc.	Management Nov 2025	3,269.00
	12/31/2025	2025-1672	Special District Services, Inc.	Management Dec 2025	3,269.00
	01/31/2026	2026-1807	Special District Services, Inc.	Management Jan 2026	3,269.00
	02/28/2026	2026-1927	Special District Services, Inc.	Management Feb 2026	3,269.00
	03/31/2026	2026-2046	Special District Services, Inc.	Management March 2026	3,269.00
	04/30/2026	2026-2167	Special District Services, Inc.	Management April 2026	3,269.00
	05/31/2026	2026-2319	Special District Services, Inc.	Management May 2026	3,269.00
	06/30/2026	2026-2439	Special District Services, Inc.	Management June 2026	3,269.00
	07/31/2026	2026-2559	Special District Services, Inc.	Management July 2026	3,269.00
	08/18/2026	2026-2685	Special District Services, Inc.	Management Aug 2026	3,269.00
	09/30/2026	2026-2809	Special District Services, Inc.	Management Sept 2026	3,269.00
Total 511.311 · Management Fees					39,228.00
511.312 · Secretarial Fees					
	10/31/2025	2025-1405	Special District Services, Inc.	Secretarial Oct 2025	350.00
	11/30/2025	2025-1530	Special District Services, Inc.	Secretarial Nov 2025	350.00
	12/31/2025	2025-1672	Special District Services, Inc.	Secretarial Dec 2025	350.00
	01/31/2026	2026-1807	Special District Services, Inc.	Secretarial Jan 2026	350.00
	02/28/2026	2026-1927	Special District Services, Inc.	Secretarial Feb 2026	350.00
	03/31/2026	2026-2046	Special District Services, Inc.	Secretarial March 2026	350.00
	04/30/2026	2026-2167	Special District Services, Inc.	Secretarial April 2026	350.00
	05/31/2026	2026-2319	Special District Services, Inc.	Secretarial May 2026	350.00
	06/30/2026	2026-2439	Special District Services, Inc.	Secretarial June 2026	350.00
	07/31/2026	2026-2559	Special District Services, Inc.	Secretarial July 2026	350.00
	08/18/2026	2026-2685	Special District Services, Inc.	Secretarial Aug 2026	350.00
	09/30/2026	2026-2809	Special District Services, Inc.	Secretarial Sept 2026	350.00
Total 511.312 · Secretarial Fees					4,200.00
511.315 · Legal Fees					
	10/29/2025	132838	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Oct 2025	67.50
	12/23/2025	132920	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Dec 2025	540.00
	01/27/2026	133014	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Nov/Dec 2025 and Jan 2026	607.50
	02/25/2026	133044	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Jan/Feb 2026	225.00
	04/27/2026	133195	Caldwell Pacetti Edwards Schoech & Viator	Legal Services April 2026	2,452.50
	05/28/2026	133237	Caldwell Pacetti Edwards Schoech & Viator	Legal Services May 2026	1,350.00
	06/29/2026	133279	Caldwell Pacetti Edwards Schoech & Viator	Legal Services June 2026	832.50
Total 511.315 · Legal Fees					6,075.00

Terracina Community Development District
Expenditures
October 2025 through September 2026

	Date	Num	Name	Memo	Amount
511.318 · Assessment/Tax Roll					
	09/29/2026	2026-2974	Special District Services, Inc.	Assessment Roll Preparation (per agreement) 2026	8,000.00
Total 511.318 · Assessment/Tax Roll					8,000.00
511.320 · Audit Fees					
	04/02/2026	29173	Grau & Associates	FY 24/25 AUDIT FEES	3,600.00
Total 511.320 · Audit Fees					3,600.00
511.450 · Insurance					
	10/01/2025	29551	Egis Insurance & Risk Advisors	Policy #100125064 10/01/2025-10/01/2026Florida Insurance Alliance	7,634.00
Total 511.450 · Insurance					7,634.00
511.480 · Legal Advertisements					
	05/31/2026	0007735002	USA Today Media Corp	Notice of Qualifying Period	175.04
	07/31/2026	7822947	USA Today Media Corp	Notice of PH & Reg Board Mtg	425.28
Total 511.480 · Legal Advertisements					600.32
511.512 · Miscellaneous					
	10/01/2025	31860	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	0.95
	10/31/2025	2025-1405	Special District Services, Inc.	Travel Sept 2025	21.84
	11/30/2025	2025-1530	Special District Services, Inc.	Travel Oct 2025	11.90
	12/16/2025	PR 12.10.25		mtg 12.10.25 ck 12.16.25 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	12/22/2025	34687	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	50.00
	01/31/2026	2026-1807	Special District Services, Inc.	Meeting Books December 2025	28.00
	01/31/2026	2026-1807	Special District Services, Inc.	Travel Dec 2025	21.84
	02/28/2026	2026-1927	Special District Services, Inc.	Travel Jan 2026	22.62
	03/05/2026	PR 03.04.26		mtg 03.04.26 ck 03.06.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	04/10/2026	PR 04.08.26		mtg 04.08.26 ck 04.13.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	04/30/2026	2026-2167	Special District Services, Inc.	Travel March 2026	24.00
	05/27/2026	PR 05.13.26		mtg 05.13.26 ck 05.18.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	05/31/2026	2026-2319	Special District Services, Inc.	Travel April 2026	22.62
	06/03/2026	202600000508	The Commons Vista Park, LLC	Inv#202600000508 Terracina CDD Reg Board Mtg	62.50
	06/29/2026	PR 06.10.26		mtg 06.10.26 ck 06.29.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	06/30/2026	2026-2439	Special District Services, Inc.	Travel May 2026	21.84
	07/01/2026	202600000679	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	07/31/2026	2026-2559	Special District Services, Inc.	Travel June 2026	21.84
	08/17/2026	PR 08.12.26		mtg 08.12.26 ck 08.17.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	08/18/2026	2026-2685	Special District Services, Inc.	TMT Properties	28.19
	08/18/2026	2026-2685	Special District Services, Inc.	Mailouts	90.00
	09/16/2026	PR 09.09.26		mtg 09.09.26 ck 09.16.26 (Colella L, Colella G, Esquerete J)	52.70
	09/30/2026	2026-2809	Special District Services, Inc.	Travel Aug 2026	47.27
Total 511.512 · Miscellaneous					873.51

Terracina Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.513 · Postage and Delivery					
	04/21/2026	FY 2026 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs - FY 2026	30.00
	05/31/2026	2026-2319	Special District Services, Inc.	FedEx April 2026	10.83
	07/31/2026	2026-2559	Special District Services, Inc.	FedEx June 2026	61.17
	08/18/2026	2026-2685	Special District Services, Inc.	Postage July 2026	693.65
Total 511.513 · Postage and Delivery					795.65
511.514 · Office Supplies					
	10/31/2025	2025-1405	Special District Services, Inc.	Copier Sept 2025	139.65
	11/30/2025	2025-1530	Special District Services, Inc.	Copier Oct 2025	11.55
	12/31/2025	2025-1672	Special District Services, Inc.	Copier Nov 2025	70.20
	01/31/2026	2026-1807	Special District Services, Inc.	Copier December 2025	6.75
	02/28/2026	2026-1927	Special District Services, Inc.	Copier Jan 2026	2.55
	03/31/2026	2026-2046	Special District Services, Inc.	Copier Feb 2026	151.15
	04/30/2026	2026-2167	Special District Services, Inc.	Copier March 2026	41.25
	04/30/2026	2026-2167	Special District Services, Inc.	Meeting Books March 2026	22.62
	05/31/2026	2026-2319	Special District Services, Inc.	Copier April 2026	74.25
	05/31/2026	2026-2319	Special District Services, Inc.	Meeting Books April 2026	24.00
	06/30/2026	2026-2439	Special District Services, Inc.	Copier May 2026	21.60
	06/30/2026	2026-2439	Special District Services, Inc.	Meeting Books May 2026	28.00
	07/31/2026	2026-2559	Special District Services, Inc.	Copier June 2026	42.00
	07/31/2026	2026-2559	Special District Services, Inc.	Meeting Books June 2026	32.00
	08/18/2026	2026-2685	Special District Services, Inc.	Copier July 2026	138.30
	09/30/2026	2026-2809	Special District Services, Inc.	Copier July 2026	97.20
	09/30/2026	2026-2809	Special District Services, Inc.	Meeting Books Aug 2026	32.00
Total 511.514 · Office Supplies					935.07
511.540 · Dues, License & Subscriptions					
	10/01/2025	92838	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions					175.00
511.733 · Trustee Fees					
	06/03/2026	2560469	Computershare Trust Company, N.A.	Terracina CDD Series 2021For the Period 06/30/2026 through 06/29/2027	3,500.00
Total 511.733 · Trustee Fees					3,500.00
511.734 · Continuing Disclosure Fee					
	09/28/2026	2026-3173	Special District Services, Inc.	Continuing Disclosure Fee - Fiscal Year 2025/2026	350.00
Total 511.734 · Continuing Disclosure Fee					350.00

Terracina Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.750 · Website Management					
	10/31/2025	2025-1405	Special District Services, Inc.	Website Oct 2025	166.66
	11/30/2025	2025-1530	Special District Services, Inc.	Website Nov 2025	166.66
	12/31/2025	2025-1672	Special District Services, Inc.	Website Dec 2025	166.66
	01/31/2026	2026-1807	Special District Services, Inc.	Website Jan 2026	166.66
	02/28/2026	2026-1927	Special District Services, Inc.	Website Feb 2026	166.66
	03/31/2026	2026-2046	Special District Services, Inc.	Website March 2026	166.66
	04/30/2026	2026-2167	Special District Services, Inc.	Website April 2026	166.66
	05/31/2026	2026-2319	Special District Services, Inc.	Website May 2026	166.66
	06/30/2026	2026-2439	Special District Services, Inc.	Website June 2026	166.66
	07/31/2026	2026-2559	Special District Services, Inc.	Website July 2026	166.66
	08/18/2026	2026-2685	Special District Services, Inc.	Website Aug 2026	166.66
	09/30/2026	2026-2809	Special District Services, Inc.	Website Sept 2026	166.66
Total 511.750 · Website Management					1,999.92
511.800 · Contingency/Fountains					
	12/13/2025	1576	Badger Underground Construction, LLC	Investigate and Measure to identify theMeasurement & Quantities	900.00
Total 511.800 · Contingency/Fountains					900.00
Total Expenditures					133,917.57

Terracina Community Development District
Balance Sheet
As of September 30, 2026

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings Bank Account	263,153.65	0.00	0.00	0.00	0.00	263,153.65
Total Checking/Savings	263,153.65	0.00	0.00	0.00	0.00	263,153.65
Total Current Assets	263,153.65	0.00	0.00	0.00	0.00	263,153.65
Fixed Assets						
Storm Water Management	0.00	0.00	0.00	1,770,162.00	0.00	1,770,162.00
Fountains	0.00	0.00	0.00	114,601.00	0.00	114,601.00
Accum Depreciation - Storm Water Mgt	0.00	0.00	0.00	-1,121,095.00	0.00	-1,121,095.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-29,952.00	0.00	-29,952.00
Total Fixed Assets	0.00	0.00	0.00	733,716.00	0.00	733,716.00
Other Assets						
Investments - Interest Account	0.00	0.00	2.24	0.00	0.00	2.24
Investments - Reserve Account	0.00	0.00	17,555.56	0.00	0.00	17,555.56
Investments - Revenue Account	0.00	0.00	70,398.59	0.00	0.00	70,398.59
Investments - Prepayment Fund	0.00	0.00	24.95	0.00	0.00	24.95
Investments - Sinking Fund	0.00	0.00	12.47	0.00	0.00	12.47
A/R Non-Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00
Amount Available In DSF	0.00	0.00	0.00	0.00	87,993.81	87,993.81
Amount To Be Provided	0.00	0.00	0.00	0.00	1,556,006.19	1,556,006.19
Total Other Assets	0.00	0.00	87,993.81	0.00	1,644,000.00	1,731,993.81
TOTAL ASSETS	263,153.65	0.00	87,993.81	733,716.00	1,644,000.00	2,728,863.46
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	16,017.13	0.00	0.00	0.00	0.00	16,017.13
Total Accounts Payable	16,017.13	0.00	0.00	0.00	0.00	16,017.13
Total Current Liabilities	16,017.13	0.00	0.00	0.00	0.00	16,017.13
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	1,644,000.00	1,644,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	1,644,000.00	1,644,000.00
Total Liabilities	16,017.13	0.00	0.00	0.00	1,644,000.00	1,660,017.13
Equity						
Net Income	37,570.56	0.00	909.61	-63,157.00	0.00	-24,676.83
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investments in Gen Fixed Assets	0.00	0.00	0.00	1,884,763.00	0.00	1,884,763.00
Retained Earnings	209,565.96	0.00	87,084.20	-1,087,890.00	0.00	-791,239.84
Total Equity	247,136.52	0.00	87,993.81	733,716.00	0.00	1,068,846.33
TOTAL LIABILITIES & EQUITY	263,153.65	0.00	87,993.81	733,716.00	1,644,000.00	2,728,863.46