

Terracina  
Community Development District

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

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**PROPOSED BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	171,024
DEBT ASSESSMENTS	314,087
OTHER REVENUES	0
INTEREST INCOME	1,200
<b>TOTAL REVENUES</b>	<b>\$ 486,311</b>
<b>EXPENDITURES</b>	
SUPERVISOR FEES	7,000
PAYROLL TAXES - EMPLOYER	560
AQUATIC LAKE MAINTENANCE	23,000
FOUNTAIN MAINTENANCE	18,000
ENGINEERING/INSPECTIONS	5,500
MANAGEMENT	39,228
SECRETARIAL	4,200
LEGAL	3,500
ASSESSMENT ROLL	8,000
AUDIT FEES	3,600
INSURANCE	7,800
LEGAL ADVERTISING	1,350
MISCELLANEOUS	950
POSTAGE	250
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,900
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
CONTINGENCY/FOUNTAINS	32,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 161,963</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,348</b>
BOND PAYMENTS	(295,242)
<b>BALANCE</b>	<b>\$ 29,106</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)
DISCOUNT FOR EARLY PAYMENTS	(19,404)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	171,261	171,041	171,024	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS	313,039	314,087	314,087	Bond Payment /.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	10,302	480	1,200	Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 494,602</b>	<b>\$ 485,608</b>	<b>\$ 486,311</b>	
<b>EXPENDITURES</b>				
SUPERVISOR FEES	4,800	7,000	7,000	No Change From 2024/2025 Budget
PAYROLL TAXES - EMPLOYER	367	560	560	Supervisor Fees * 8.00%
AQUATIC LAKE MAINTENANCE	20,940	23,000	23,000	No Change From 2024/2025 Budget
FOUNTAIN MAINTENANCE	13,423	18,000	18,000	No Change From 2024/2025 Budget
ENGINEERING/INSPECTIONS	2,302	6,000	5,500	\$500 Decrease From 2024/2025 Budget
MANAGEMENT	37,020	38,124	39,228	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2024/2025 Budget
LEGAL	2,894	7,000	3,500	\$3,500 Decrease From 2024/2025 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	No Change From 2024/2025 Budget
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
INSURANCE	6,925	7,500	7,800	Fiscal Year 2024/2025 Expenditure Was \$7,202
LEGAL ADVERTISING	631	1,400	1,350	\$50 Decrease From 2024/2025 Budget
MISCELLANEOUS	537	1,000	950	\$50 Decrease From 2024/2025 Budget
POSTAGE	101	250	250	No Change From 2024/2025 Budget
OFFICE SUPPLIES	393	600	600	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	3,500	4,000	3,900	\$100 Decrease From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
CONTINGENCY/FOUNTAINS	15,250	28,600	32,000	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 127,208</b>	<b>\$ 161,259</b>	<b>\$ 161,963</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 367,394</b>	<b>\$ 324,349</b>	<b>\$ 324,348</b>	
BOND PAYMENTS	(298,676)	(295,242)	(295,242)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 68,718</b>	<b>\$ 29,107</b>	<b>\$ 29,106</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,636)	(9,702)	(9,702)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(17,635)	(19,405)	(19,404)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 48,447</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 48,447</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,890	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	298,676	295,242	295,242	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 304,566</b>	<b>\$ 295,642</b>	<b>\$ 296,242</b>	
<b>EXPENDITURES</b>				
Principal Payments	241,000	247,000	253,000	Principal Payment Due In 2026
Interest Payments	56,165	47,599	41,724	Interest Payments Due In 2026
Bond Redemption	0	1,043	1,518	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 297,165</b>	<b>\$ 295,642</b>	<b>\$ 296,242</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 7,401</b>	<b>\$ -</b>	<b>\$ -</b>	

Series 2021 Bond Refunding Information

Original Par Amount =	\$2,856,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.350%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2021		
Maturity Date =	May 2032		
Par Amount As Of 1/1/25 =	\$2,149,000		

## Terracina Community Development District Assessment Comparison

	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Projected Assessment*</u>
<b>O &amp; M</b>	\$ 372.67	\$ 372.50	\$ 371.83	\$ 371.80
<b>Debt</b>	\$ 684.29	\$ 684.29	\$ 684.29	\$ 684.29
<b>Total</b>	<b>\$ 1,056.96</b>	<b>\$ 1,056.79</b>	<b>\$ 1,056.12</b>	<b>\$ 1,056.09</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

### Community Information:

Total Units	460
Prepayments	1
Billed for Debt	459