



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
SEPTEMBER 10, 2025
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
September 10, 2025
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. July 9, 2025 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget.Page 5
 - 2. Consider Approval of Allstate’s Proposal for Inspection and General Maintenance of the Weirs.....Page 10
 - 3. Consider Approval of Allstate’s Proposal for Lake 6 Fountain Repair.....Page 12
 - 4. Review Annual Engineers Report.....Page 15
 - 5. Review Fountain Spreadsheet.....Page 51
- I. Administrative Matters
 - 1. Financial Report.....Page 52
- J. Board Member Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Terracina Cdd
Terracina Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

11/01/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/01/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$239.93

Tax Amount: \$0.00

Payment Cost: \$239.93

Order No: 10707416

Customer No: 730524

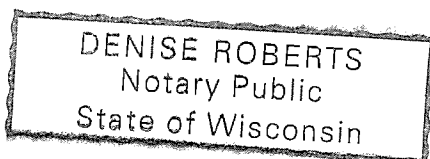
PO #: reg meeting schedule

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
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 follow-
ing dates:

November 13, 2024
December 11, 2024
January 8, 2025
February 12, 2025
March 5, 2025
April 9, 2025
May 14, 2025
June 11, 2025
July 9, 2025
August 13, 2025
September 10, 2025

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 District's 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 tele-
phone; 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 neces-
sary 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 meet-
ings, 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 accom-
modations 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.10707416 Nov. 1, 2024

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 9, 2025**

A. CALL TO ORDER

The July 9, 2025, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:05 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 November 1, 2024, as part of the District’s Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

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

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

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. March 5, 2025, Regular Board Meeting

The minutes of the March 5, 2025, 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 5, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-02 – Resetting Public Hearing Date to Adopt a Fiscal Year 2025/2026 Final Budget

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mrs. Colella, seconded by Mr. Esquerete and passed unanimously adopting Resolution No. 2025-02, as presented, resetting the Public Hearing for July 9, 2025.

2. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Resolution No. 2025-03 was presented, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Colella pointed out that the November and December meeting dates indicated 2024 instead of 2025.

A **motion** was made by Mrs. Colella, seconded by Mr. Esquerete and passed unanimously adopting Resolution No. 2025-03, as amended.

3. Review of Fountain Spreadsheet

Mr. Pierman noted that the Fountain #6 breaker was in stock and would be installed for a price of \$345. He also noted that all fountains were running except the rear entrance on the left, which the vendor is troubleshooting.

Mr. Colella stated that the Fountain #3 light was out and also noted that it was much lower than the other fountains. Mrs. Colella asked if the weirs had been checked, explaining that the lake levels were very low.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

I. PUBLIC HEARING
1. Proof of Publication

Proof of publication was presented indicating that notice of the Public Hearing had been published in *The Palm Beach Post* on June 23, 2025, and June 30, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

Mr. Pierman noted that no members of the public were present.

3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final Budget

Mr. Pierman presented Resolution No. 2025-04, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and passed unanimously adopting Resolution No. 2025-04, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Discussion ensued regarding the possibility of reducing assessments in future years, due to the high fund balance.

K. BOARD MEMBER COMMENTS

Mr. Pierman reminded the Board to submit their 2024 Form 1 if they had not done so already.

L. 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 9:32 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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 2024/2025 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 10th day of September, 2025.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Terracina Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

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

AMENDED FINAL BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
O & M ASSESSMENTS	171,041	171,594	171,594
DEBT ASSESSMENTS	314,087	314,408	314,408
OTHER REVENUES	0	0	0
INTEREST INCOME	480	7,200	6,876
TOTAL REVENUES	\$ 485,608	\$ 493,202	\$ 492,878
EXPENDITURES			
SUPERVISOR FEES	7,000	3,400	2,400
PAYROLL TAXES - EMPLOYER	560	264	184
CONTINGENCY/FOUNTAINS	28,600	15,000	0
AQUATIC LAKE MAINTENANCE	23,000	24,000	19,603
FOUNTAIN MAINTENANCE	18,000	21,000	17,097
ENGINEERING/INSPECTIONS	6,000	6,000	5,500
MANAGEMENT	38,124	38,124	34,947
SECRETARIAL	4,200	4,200	3,850
LEGAL	7,000	2,000	838
ASSESSMENT ROLL	8,000	8,000	0
AUDIT FEES	3,500	3,500	3,500
INSURANCE	7,500	7,202	7,202
LEGAL ADVERTISING	1,400	2,100	1,056
MISCELLANEOUS	1,000	1,000	449
POSTAGE	250	75	53
OFFICE SUPPLIES	600	450	396
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,000	3,500	3,500
CONTINUING DISCLOSURE FEE	350	350	0
WEBSITE MANAGEMENT	2,000	2,000	1,833
TOTAL EXPENDITURES	\$ 161,259	\$ 142,340	\$ 102,583
REVENUES LESS EXPENDITURES	\$ 324,349	\$ 350,862	\$ 390,295
BOND PAYMENTS	(295,242)	(299,974)	(299,974)
BALANCE	\$ 29,107	\$ 50,888	\$ 90,321
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	(5,477)	(5,477)
DISCOUNTS FOR EARLY PAYMENT	(19,405)	(17,727)	(17,727)
EXCESS/ (SHORTFALL)	\$ -	\$ 27,684	\$ 67,117
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 27,684	\$ 67,117

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$154,092
\$27,684
\$181,776

AMENDED FINAL BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Interest Income	400	5,500	5,269
NAV Tax Collection	295,242	292,747	292,747
Bond Prepayment	0	4,144	4,144
Total Revenues	\$ 295,642	\$ 302,391	\$ 302,160
EXPENDITURES			
Principal Payments	247,000	247,000	247,000
Interest Payments	47,599	50,502	50,502
Bond Redemption	1,043	0	0
Total Expenditures	\$ 295,642	\$ 297,502	\$ 297,502
Excess/ (Shortfall)	\$ -	\$ 4,889	\$ 4,658

FUND BALANCE AS OF 9/30/24	\$74,657
FY 2024/2025 ACTIVITY	\$4,889
FUND BALANCE AS OF 9/30/25	\$79,546

Notes

Reserve Fund Balance = \$16,857*. Revenue Fund Balances = \$58,545*.

Prepayment Account = \$4,144*

Revenue Account Balance To Be Used To Make 11/1/2025 Interest Payment Of \$22,349.

* 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 9/30/25 =	\$1,902,000	

SPECIAL SERVICE AGREEMENT / WEIR INSPECTION

Terracina Community Development District
c/o Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410

561-630-4922 Ext 227
sbethel@sdsinc.org

DATE:

07/23/2025

TERMS:

Balance due upon job completion

DELIVERY:

Four (4) weeks

DESCRIPTION

AMOUNT

Perform inspection of three (3) weirs / control structures

\$ 3,000.00 / one-time

Scope of work:

- Send diver into weir to check overall condition
- Check for proper operation as designed (includes manually opening and closing weir gates where possible)
- Grease the gate tracks (where possible)
- Report of any required repairs

Allstate recommends annual maintenance to insure proper function prior to rainy season

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

ALLSTATE (Signature)

CUSTOMER (Signature)

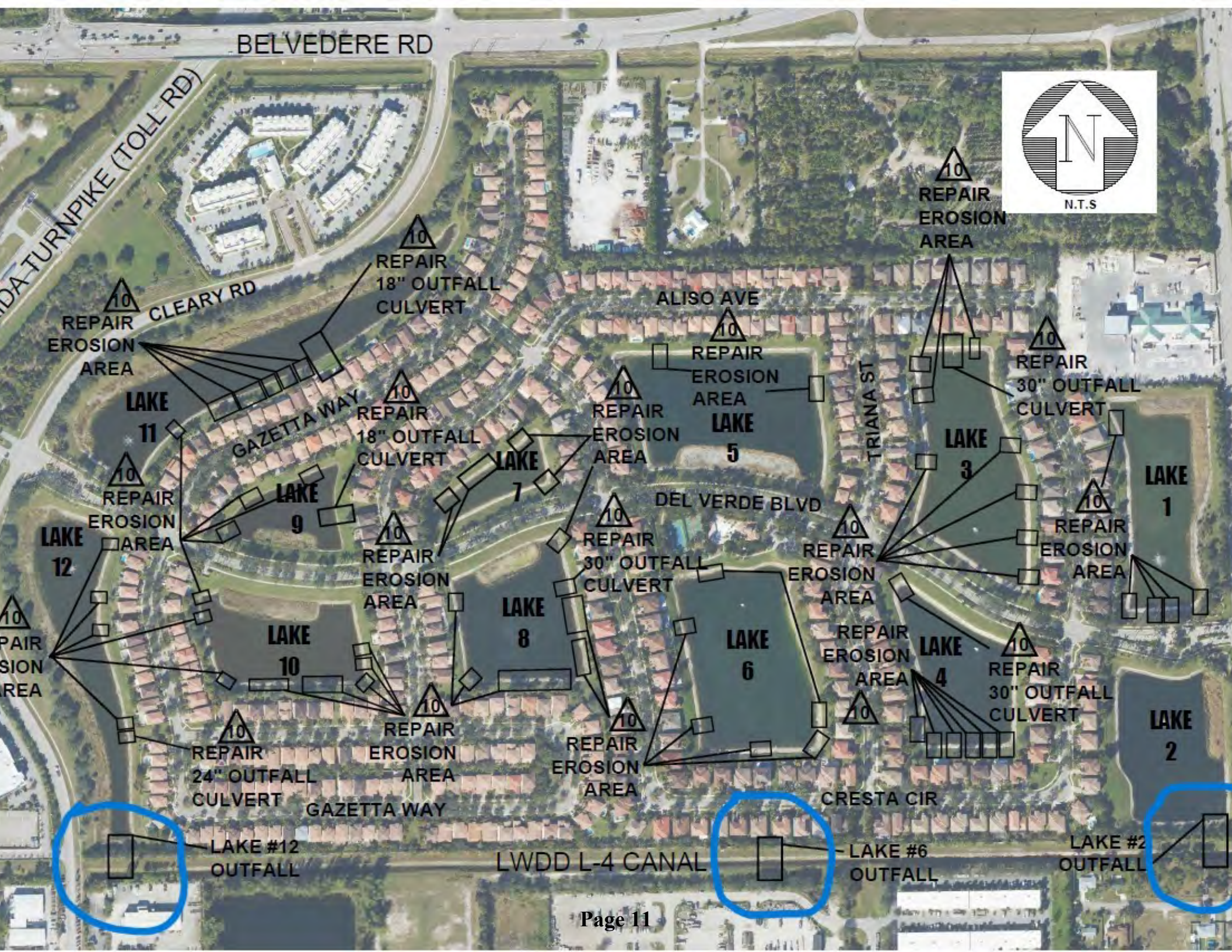
NAME / TITLE (Printed)

NAME / TITLE (Printed)

DATE

03.Terracina.WeirInspection.Pro

DATE



BELVEDERE RD



IDA TURNPIKE (TOLL RD)

CLEARY RD

REPAIR 18" OUTFALL CULVERT

ALISO AVE

REPAIR EROSION AREA

REPAIR 30" OUTFALL CULVERT

LAKE 11

GAZETTA WAY

REPAIR 18" OUTFALL CULVERT

REPAIR EROSION AREA

LAKE 5

TRIANA ST

LAKE 3

LAKE 1

DEL VERDE BLVD

LAKE 8

LAKE 6

LAKE 4

LAKE 2

LAKE 10

LAKE 12

REPAIR 24" OUTFALL CULVERT

GAZETTA WAY

REPAIR EROSION AREA

REPAIR EROSION AREA

REPAIR EROSION AREA

REPAIR 30" OUTFALL CULVERT

CRESTA CIR

LWDD L-4 CANAL

LAKE #6 OUTFALL

LAKE #2 OUTFALL

LAKE #12 OUTFALL

ESTIMATE / FOUNTAIN EQUIPMENT

Terracina Community Development District
c/o Special District Services, Inc
2501A Burns Road
Palm Beach Gardens, Florida 33410

DATE: 8/14/25 TERMS: Balance due on installation DELIVERY: 4 to 6 weeks

Lake 6 Fountain Repair

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
One (1)	7.5 HP Submersible Fountain Motor	\$3,295.00
	• One-Year Warranty	
One (1)	Installation & Materials	\$1,200.00

Estimated Total: \$4,495.00

*The condition of the pump end, cables and other submersed components will be evaluated upon dismantling. If necessary, additional repairs or replacement will be quoted separately.

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

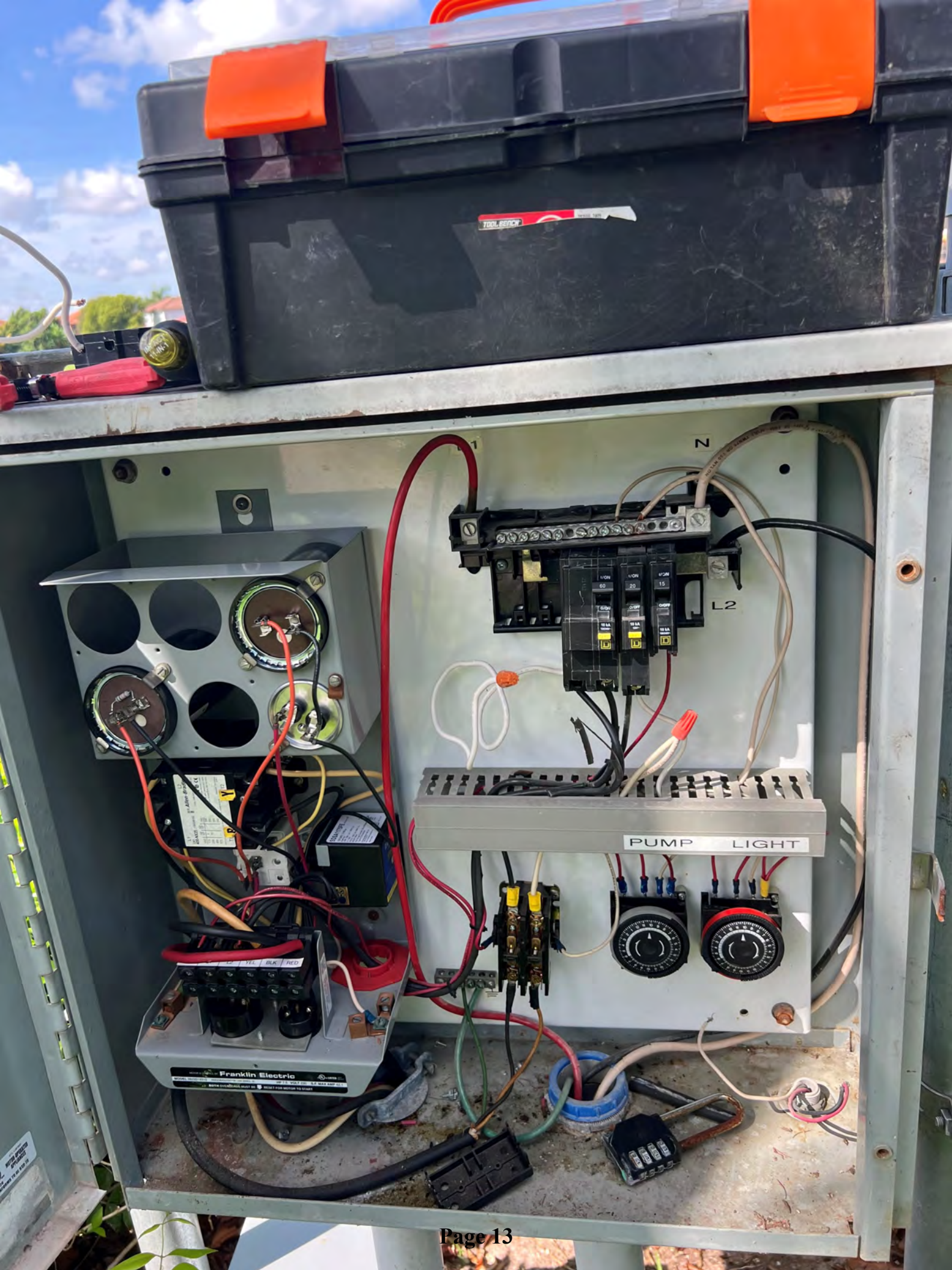
ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE -
The above prices, specifications
and conditions are satisfactory
and are hereby accepted and the
signers acknowledge that they
are authorized to execute this
document.

By: _____

By: _____

Dated: _____





Terracina Community Development District

Public Facilities Report Infrastructure Improvements

Prepared for

Terracina Community Development District Board of Supervisors Palm Beach County, Florida

July 1, 2025

Prepared by:



1280 N. Congress Ave, West Palm Beach, Florida 33409
561/655-1151 FAX: 561/832-9390
www.engenuitygroup.com



TERRACINA COMMUNITY DEVELOPMENT DISTRICT

PUBLIC FACILITIES REPORT

July 1, 2025

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EXHIBITS

1. Field Observation Report #1 – Dated 6-05-2025 (12 pages)	8-19
2. Field Observation Report #2 – Dated 6-06-2025 (16 pages)	20-35
3. Terracina – Lake Number Exhibit	36

1. Introduction

The Terracina Community Development District (the "District") was created for the purpose of financing and managing the acquisition, construction and maintenance of the infrastructure improvements of Terracina, a 175.809-acre residential development located in Palm Beach County, Florida. The proposed land use within the District is the development of a master planned community of 460 single-family residences.

2. Purposes and Scope

The purpose of this Public Facilities Report is to outline the infrastructure improvements and associated costs that are necessary to develop the lands within the District. This report is to foster coordination between special districts and local general purpose governments as those local general purpose governments develop comprehensive plans under the Local Government Comprehensive Planning and Land Development Regulation Act, pursuant to Part II of Chapter 163. The District Engineer has considered and, in certain instances, relied upon opinions, information and documentation prepared or supplied by others, which may have included: public officials, public entities, the Developer, engineering professionals, general contractors, surveyors, and the District's Board of Supervisors, staff and consultants.

Infrastructure improvements included in the Terracina Community Development District:

- Drainage and stormwater management systems
- Water distribution system
- Wastewater collection system
- Earthwork (lake excavation and site preparation)
- Conservation Areas

The scope of this Public Facilities Report is to make an annual notice of any changes within the District. Please note that this report covers the time period from the last report on July 24th, 2024 to present.

3. Description of Existing Public Facilities

a) Surface Water Management System

The surface water management system consists of roadway curbs, inlets, manholes and a culvert conveyance system that directs storm water runoff onto the on-site lake system. There are three (3) control structures that regulate outfall to the LWDD L-4 canal. **This system has been constructed and certified as complete and is fully functional.**

b) Water

The Water Distribution system consists of 8" and 12" water mains for both potable water service and fire protection. This system has been constructed and certified as complete and is fully functional. **The system is owned, operated and maintained by the Palm Beach County Water Utilities Department (PBCWUD)**

c) Sanitary Collection System

The Sanitary Collection system consists of 2 lift stations, 6" force main, 8" gravity pipe, manholes and 6" service laterals. This system has been constructed and certified as complete and is fully functional. **The system is owned, operated and maintained by the PBCWUD.**

d) Conservation Areas

The District maintains several conservation areas within the internal lake system consisting of littoral shelf plantings. In order to insure perpetual preservation, both areas are encumbered by conservation easements dedicated to the South Florida Water Management District (SFWMD).

The District continues to perform the required tasks as outlined in the monitoring and maintenance plan approved by SFWMD. Currently this monitoring and reporting is performed by Palm Beach Aquatics.

4. Facilities Inspection and Funding

Site inspections were performed on **June 5 and June 6, 2025** of all lakes, lake banks and drainage system. These were all visual inspections with no other testing equipment or special devices used. No inspection of the water distribution or sewage collection system was performed as these facilities are the responsibility of PBCWUD.

a) Roadways, Curbing, Sidewalks, Signing and Marking

All maintenance of roadways and signage is the responsibility of the Homeowner's Association. **The condition of these facilities is not a part of this report.**

b) Drainage System

The drainage network of inlets, manholes, culverts and control structures appears in good to excellent condition, with exceptions noted. General observations of only visible lake outfall culverts were made for this report. No street-side observations of culverts, inlets & manholes were made. Control structures (fixed and adjustable) appeared to be functional and operating properly. Adjustable weirs in control structures from Lakes 6 and 12 are both chained and locked.

The following corrugated metal culvert extensions into lakes were noted with damage and should be repaired or replaced:

- **Lake #3, 30" culvert on north side (3D)**
- **Lake #4, 30" culvert on NW side (4G)**
- **Lake #9, 18" culvert on east side (9D)**
- **Lake #11, 18" culvert on east side (mid-lake) (11H)**

Note: These comments are repeat comments from last year's report except for the culvert on Lake 4.

Outfall culverts and headwalls to the LWDD L-4 Canal are in decent condition with some minor siltation.

c) Lakes

The lake system (Lakes 1-12) appears to be functioning properly. The control water elevation appears to be 2' +/- below last year's reported levels. All lakes are showing exposed bank at least 1'-2' vertically below the grass line. Staff gauges on Lakes #6 & #12 are still in place. Lake 6 and 12 had no reading since the water was too low. **It is recommended that both staff gauges' calibrations are maintained to insure their accuracy.**

All lake bank slopes above the grass line appear to be in good to excellent condition with proper sloping and stabilized with sod, with exceptions noted below. Lake graphic shows approximately **69 locations** of several (previously noted and new this year) spot erosion areas that are in need of repair.

- **Lake #1: 5 locations, West and South sides.**
- **Lake #2: 0 location.**
- **Lake #3: 8 locations, East, North, and West sides.**
- **Lake #4: 4 locations, East and South sides.**
- **Lake # 5: 2 location, East and North sides.**
- **Lake #6: 6 locations, West, SW corner, North, East, and South sides.**
- **Lake #7: 7 locations, SE corner and North sides.**
- **Lake #8: 11 locations, NE corner, North, East, South and West sides.**
- **Lake #9: 3 locations, East and North sides.**
- **Lake #10: 10 locations, West, South, East, and SW sides.**
- **Lake #11: 8 locations, East side.**
- **Lake #12: 5 locations, East and North sides.**

The littoral shelves are minimally inundated with 6"-1' of standing water. Littoral growth appears to be good in most areas.

5. 10 Year Projection of Facility Replacement

As of this date the District does not propose to replace any facility identified as infrastructure in this report in the next ten (10) years, other than the items noted as missing or needing maintenance.

However, maintenance and repair of the stormwater system including lake banks, outfalls, and littoral shelves are mandatory in order to provide the proper level of service and safety to the residents and maintenance personnel. In accordance with all applicable permits, these compromised areas in our field observation reports must be addressed.

Please see Field Observation Reports 1 and 2, as well as page 36 of 36 for the map titled "Lake Number Exhibit", for all areas of concern.

6. Anticipated Capacity and Demands

Not applicable at this time.

7. Certificate of Need

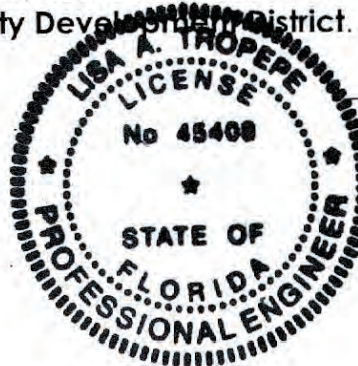
Not applicable.

8. Development Order

Not applicable.

9. Engineer's Certification

In accordance with the Local Government Comprehensive Planning and Land Development Regulation Act, pursuant to Part II of Chapter 163 and Florida Statutes, Chapter 189, Special District: General Provisions, I certify that the foregoing is a true reflection of the description of the improvements as outlined in this July 1, 2025 Public Facilities Report for the **Terracina Community Development District**.



Lisa A. Tropepe

Lisa Tropepe, P.E.
Florida Registration No. #45408
Ingenuity Group, Inc.
July 1, 2025



FIELD OBSERVATION REPORT 1

1280 N. Congress Ave., Suite 101
 West Palm Beach, FL 33409
 Tel. 561.655.1151 Fax 561.832.9390
 E-mail: info@engenuitygroup.com
 Website: www.engenuitygroup.com

PROJECT: Terracina, CDD	
PROJECT NO: 4028.01	DATE: 06/05/2025
CONTRACTOR: N/A	ARRIVAL TIME: 1:00 PM
TYPE OF OBSERVATION: Lake Levels and Erosion Areas (Lakes 1 through 6)	DEPARTURE TIME: 3:00 PM

OBSERVATIONS:

General Overview:

All lakes appeared to have low water elevation. A couple of the outfalls will need to be repaired.

Lake 1:

Lake 1 had five minor erosion areas along the bank. The outfalls appeared to be in good condition.

Lake 2:

Lake 2 had no erosion areas to note. The 42" outfall appeared to still be in good condition and the rip rap was still intact. The existing control structure appeared to be in good condition.

Lake 3:

Lake 3 appeared to have eight minor erosion areas along the bank and a damaged 30" outfall that will need to be repaired.

Lake 4:

Lake 4 appeared to have three minor erosion areas, one major erosion area at 4B, and pockets forming underneath the bank causing it to concave in at 4F. One of the outfalls is completely buried and has a hole cut at the top. The outfall on the NW corner of the lake appears to be bent and will need to be repaired.

Lake 5:

Lake 5 appeared to have two minor erosion spots around the bank. All outfalls appear to be in good condition.

Lake 6:

Lake 6 had six minor erosion areas along the bank. The bank at 6D appeared to be concaving. At 6H, a pocket is beginning to form under the bank.

Canal Outfalls:

Lakes 2 and 6's outfalls into the LWDD L-4 Canal appear to be in decent condition.

REPORT BY: Aden Kovacs, Brock Chase

COPIES TO: Lisa Tropepe, P.E.; Engenuity Group
Adam Swaney, P.E.; Engenuity Group
Sylvia Bethel, SDS



Lake 1



South side facing North



Minor Erosion (1A)



Minor Erosion (1B)



Minor Erosion (1C)



Minor Erosion (1D)



Minor Erosion (1E)

Lake 2



North Side Facing South



Outfall in Good Condition



Control Structure in Good Condition

Lake 3



SW Corner Facing North



Minor Erosion (3A)



Minor Erosion (3B)



Minor Erosion (3C)



Damaged 30" Outfall (3D)



Minor Erosion (3E)

Lake 3 (continued)



Minor Erosion (3F)



Minor Erosion (3G)



Minor Erosion (3H)



Minor Erosion (3I)

Lake 4



NW Corner Facing SE



Minor Erosion (4A)



Major Erosion, Grass Caving Down (4B)



Minor Erosion (4C)



Minor Erosion Turning Major (4D)



Buried 30" Outfall Pipe

Lake 4 (continued)



Damaged 30" Outfall (4E)



Pocket Under the Bank (4F)



Damaged 30" Outfall (4G)

Lake 5



SE Corner Facing NW



Minor Erosion (5A)



Minor Erosion (5B)

Lake 6



North Side Facing South



Minor Erosion (6A)



Minor Erosion (6B)



Minor Erosion (6C)



Canal Bank is Beginning to Concave (6D)



Minor Erosion (6E)

Lake 6 (continued)



Minor Erosion (6F)



Minor Erosion (6G)



Pocket Forming Under Bank (6H)

Canal Outfalls



**Lake 2 Outfall Leading into LWDD L-4 Canal
in Decent Condition**



**Lake 6 Outfall Leading into LWDD L-4 Canal
in Decent Condition**

FIELD OBSERVATION REPORT 2

1280 N. Congress Ave., Suite 101
 West Palm Beach, FL 33409
 Tel. 561.655.1151 Fax 561.832.9390
 E-mail: info@engenuitygroup.com
 Website: www.engenuitygroup.com

PROJECT: Terracina, CDD	
PROJECT NO: 4028.01	DATE: 06/06/2025
CONTRACTOR: N/A	ARRIVAL TIME: 11:00 AM
TYPE OF OBSERVATION: Lake Levels and Erosion Areas (Lakes 7-12)	DEPARTURE TIME: 1:30 PM

OBSERVATIONS:

General Overview:

All lakes shown have low water elevation. Lakes 8, 10, 11, and 12 have multiple erosion areas that need to be addressed. Several outfalls will need to be repaired. The control structure is in good condition.

Lake 7:

Lake 7 appeared to have seven minor erosion areas. All outfalls appeared to be in good condition.

Lake 8:

Lake 8 seemed to have eleven erosion areas, some minor and some major. The pockets that were created last year have led to three spots concaving along the bank (8C, 8E, 8F). There are two spots with new pockets beginning to form at 8I and 8K. There is also a damaged 30" outfall that will need to be repaired along the East side.

Lake 9:

Lake 9 appeared to have three minor erosion areas. 9C is beginning to form a pocket underneath the bank. Also, the 18" outfall will need to be repaired along the East side.

Lake 10:

Lake 10 had ten erosion areas along the bank with some being minor and some major. 10C, 10E, and 10F are starting to concave. 10A, 10B, and 10H have pockets forming underneath the bank.

Lake 11:

Lake 11 had 8 erosion areas, some minor and some major. 11A and 11B are beginning to concave. 11C and 11G are forming pockets under the bank but 11G needs to be tended to as soon as possible. There is a damaged 18" outfall that will need to be repaired along the East side.

Lake 12:

Lake 12 had five erosion areas along the bank. 12C and 12D are concaving while 12E is starting to form pockets under the bank. The control structure is in decent condition. The 24" outfall still appears to have a golf ball sized hole. Does not need immediate attention.

Canal Outfalls:

Lake 12's outfall into the LWDD L-4 canal appears to be in decent condition.

REPORT BY: Aden Kovacs, Brock Chase

COPIES TO: Lisa Tropepe, P.E.; Engenuity Group
Adam Swaney, P.E.; Engenuity Group
Sylvia Bethel, SDS



Lake 7



South Side Facing North



Minor Erosion (7A)



Minor Erosion (7B)



Minor Erosion (7C)



Minor Erosion (7D)



Minor Erosion (7E)

Lake 7 (continued)



Minor Erosion (7F)



Minor Erosion (7G)



Minor Erosion (7H)

Lake 8



Northeast Corner Facing Southwest



Minor Erosion (8A)



Damaged 30" outfall (8B)



Minor Erosion (8C)



Major Erosion (8D)



Minor Erosion (8E)

Lake 8 (continued)



**Major Erosion (8F)
Lake Bank Concaving**



**Major Erosion (8G)
Lake Bank Concaving**



Minor Erosion (8H)



Minor Erosion (8I)

Lake 8 (continued)



**Minor Erosion (8J)
Pocket Forming Under Bank**



Exposed Outfall Pipe (8K)



**Minor Erosion (8L)
Pocket Forming Under Bank**

Lake 9



South Side Facing North



Minor Erosion (9A)



Minor Erosion (9B)



Minor Erosion (9C)
Pocket Forming Under Bank



18" Outfall Damaged (9D)

Lake 10



Northwest Side Facing Southeast



**Minor erosion (10A)
Pocket Forming Under Bank**



**Major Erosion (10B)
Pocket Forming Under the Bank**



**Pocket Forming Under Bank
Bank Beginning to Collapse (10C)**



Minor Erosion (10D)



**Pocket Forming Under Bank (10E)
Bank Beginning to Collapse**

Lake 10 (continued)



**Major Erosion (10F)
Bank Beginning to Collapse
Pocket Forming Under Bank**



Minor Erosion (10G)



**Minor Erosion (10H)
Pocket Forming Under Bank**



Minor Erosion (10I)

Lake 10 (continued)

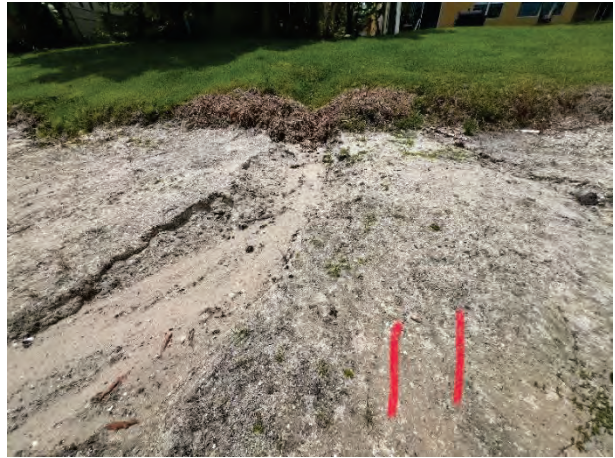


Minor Erosion (10J)

Lake 11



Southeast Side Facing North



**Major Erosion (11A)
Bank Beginning to Concave**



Major Erosion (11B)



**Minor Erosion (11C)
Pocket Forming Under Bank**



Minor Erosion (11D)



Minor Erosion (11E)

Lake 11 (continued)



Minor Erosion (11F)



**Major Erosion on the East Bank (11G)
Pocket Forming Under Bank**



Damaged 18" Outfall (11H)

Lake 12



Golf Ball Sized Hole on 24" Outfall (12A)



Major Erosion Area (12B)



Minor Erosion (12C)



**Minor Erosion (12D)
Pocket Forming Under Bank
Bank Beginning to Collapse**

Lake 12 (continued)



**Major Erosion (12D)
Pocket Forming Under Bank
Bank Beginning to Collapse**



**Major Erosion (12E)
Pocket Forming Under Bank
Bank Beginning to Collapse**



Control Structure Good Condition

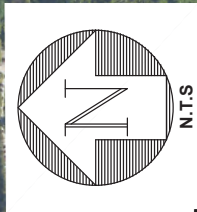
Canal Outfalls



Lake 12 Outfall Leading into LWDD L-4 Canal
in Decent Condition

NO	REVISIONS	BY	DATE
1	REPAIRS NOTED PER AUG 16, 2022 SITE VISIT KJ 8/16/2022	KJ/MV	10/2015
2	REPAIRS NOTED PER AUG 16, 2022 SITE VISIT KJ 8/16/2022	KJ/LC	08/2016
3	REPAIRS NOTED PER NOV, 2017 SITE VISIT		10/2018
4	REPAIRS NOTED PER OCT, 2018 SITE VISIT		10/2018
5	REPAIRS NOTED PER JULY 2019 SITE VISIT	KJ	7/24/2019
6	REPAIRS NOTED PER AUG, 2020 SITE VISIT	KJ	8/24/2020

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DATE:	07/01/2025
JOB NO:	4028.01
SCALE:	NTS
SHEET:	36 OF 36



PROJECT ENGINEER:	LAT
DRAWN BY:	BAC
CHECKED BY:	LAT
CHECKED BY:	LAT

TERRACINA - LAKE NUMBER EXHIBIT

Alimento	Alimento	Alimento

Terracina
Community Development District

**Financial Report For
August 2025**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
AUGUST 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Aug-25	Year To Date Actual 10/1/24 - 8/31/25
REVENUES			
O & M ASSESSMENTS	171,041	43	171,594
DEBT ASSESSMENTS	314,087	0	314,408
OTHER REVENUES	0	0	0
INTEREST INCOME	480	0	6,876
Total Revenues	\$ 485,608	\$ 43	\$ 492,878
EXPENDITURES			
SUPERVISOR FEES	7,000	0	2,400
PAYROLL TAXES - EMPLOYER	560	0	184
AQUATIC LAKE MAINTENANCE	23,000	1,796	19,603
FOUNTAIN MAINTENANCE	18,000	659	17,097
ENGINEERING/INSPECTIONS	6,000	0	5,500
MANAGEMENT	38,124	3,177	34,947
SECRETARIAL	4,200	350	3,850
LEGAL	7,000	0	838
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,500	0	3,500
INSURANCE	7,500	0	7,202
LEGAL ADVERTISING	1,400	0	1,056
MISCELLANEOUS	1,000	31	449
POSTAGE	250	0	53
OFFICE SUPPLIES	600	172	396
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,000	0	3,500
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	1,833
CONTINGENCY/FOUNTAINS	28,600	0	0
Total Expenditures	\$ 161,259	\$ 6,351	\$ 102,583
REVENUES LESS EXPENDITURES	\$ 324,349	\$ (6,308)	\$ 390,295
BOND PAYMENTS	(295,242)	0	(299,974)
BALANCE	\$ 29,107	\$ (6,308)	\$ 90,321
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	0	(5,477)
DISCOUNTS FOR EARLY PAYMENTS	(19,405)	0	(17,727)
EXCESS/ (SHORTFALL)	\$ -	\$ (6,308)	\$ 67,117
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (6,308)	\$ 67,117

Bank Balance As Of 8/31/25	\$ 231,694.85
Accounts Payable As Of 8/31/25	\$ 10,485.70
Accounts Receivable As Of 8/31/25	\$ -
Available Funds As Of 8/31/25	\$ 221,209.15

Terracina Community Development District
Budget vs. Actual
October 2024 through August 2025

	Oct 24 - Aug 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	171,594.06	171,041.00	553.06	100.32%
363.810 · Debt Assessments	314,407.78	314,087.00	320.78	100.1%
363.820 · Debt Assessment-Paid To Trustee	-299,973.73	-295,242.00	-4,731.73	101.6%
363.830 · Tax Collector Fee	-5,476.86	-9,702.00	4,225.14	56.45%
363.831 · Discounts For Early Payment	-17,727.21	-19,405.00	1,677.79	91.35%
369.401 · Interest Income	6,876.02	480.00	6,396.02	1,432.5%
Total Income	169,700.06	161,259.00	8,441.06	105.23%
Expense				
511.122 · PR Tax Expense	183.60	560.00	-376.40	32.79%
511.131 · Supervisor Fees	2,400.00	7,000.00	-4,600.00	34.29%
511.301 · Aquatic Lake Maintenance	19,603.00	23,000.00	-3,397.00	85.23%
511.307 · Fountain Maintenance	17,097.00	18,000.00	-903.00	94.98%
511.310 · Engineering	5,500.00	6,000.00	-500.00	91.67%
511.311 · Management Fees	34,947.00	38,124.00	-3,177.00	91.67%
511.312 · Secretarial Fees	3,850.00	4,200.00	-350.00	91.67%
511.315 · Legal Fees	838.01	7,000.00	-6,161.99	11.97%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
511.450 · Insurance	7,202.00	7,500.00	-298.00	96.03%
511.480 · Legal Advertisements	1,056.17	1,400.00	-343.83	75.44%
511.512 · Miscellaneous	448.79	1,000.00	-551.21	44.88%
511.513 · Postage and Delivery	53.15	250.00	-196.85	21.26%
511.514 · Office Supplies	395.85	600.00	-204.15	65.98%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,500.00	4,000.00	-500.00	87.5%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,833.26	2,000.00	-166.74	91.66%
511.800 · Contingency/Fountains	0.00	28,600.00	-28,600.00	0.0%
Total Expense	102,582.83	161,259.00	-58,676.17	63.61%
Net Income	67,117.23	0.00	67,117.23	100.0%

Terracina Community Development District Expenditures October 2024 through August 2025

Expenditures	Date	Invoice #	Vendor	Memo	Amount
511.122 • PR Tax Expense	11/15/2024	PR 11.13.24		mtg 11.13.24 ck 11.18.24 (Colella L, Colella G, Ameer S, Saunders C)	61.20
	03/10/2025	PR 03.05.25		mtg 03.05.25 ck 03.11.25 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	07/21/2025	PR 07.09.25		mtg 07.09.25 ck 07.18.25 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
Total 511.122 • PR Tax Expense					183.60
511.131 • Supervisor Fees	11/15/2024	PR 11.13.24		mtg 11.13.24 ck 11.18.24 (Colella L, Colella G, Ameer S, Saunders C)	800.00
	03/10/2025	PR 03.05.25		mtg 03.05.25 ck 03.11.25 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	07/21/2025	PR 07.09.25		mtg 07.09.25 ck 07.18.25 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
Total 511.131 • Supervisor Fees					2,400.00
511.301 • Aquatic Lake Maintenance	10/01/2024	12050	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	10/01/2024	12050	Alistate Resource Management Inc.	Debris Removal Services Recurring	50.00
	11/01/2024	12842	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	11/01/2024	12842	Alistate Resource Management Inc.	Debris Removal Services Recurring	50.00
	12/01/2024	13601	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	12/01/2024	13601	Alistate Resource Management Inc.	Debris Removal Services Recurring	50.00
	01/01/2025	14412	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	01/01/2025	14412	Alistate Resource Management Inc.	Debris Removal Services Recurring	51.00
	02/01/2025	15228	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	02/01/2025	15228	Alistate Resource Management Inc.	Debris Removal Services Recurring	51.00
	03/01/2025	15979	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	03/01/2025	15979	Alistate Resource Management Inc.	Debris Removal Services Recurring	51.00
	04/01/2025	17173	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	04/01/2025	17173	Alistate Resource Management Inc.	Debris Removal Services Recurring	51.00
	05/01/2025	18308	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services	1,745.00
	05/01/2025	18308	Alistate Resource Management Inc.	Debris Removal Services	51.00
	06/01/2025	19076	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services	1,745.00
	06/01/2025	19076	Alistate Resource Management Inc.	Debris Removal Services	51.00
	07/01/2025	0264	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services	1,745.00
	07/01/2025	0264	Alistate Resource Management Inc.	Debris Removal Services	51.00
	08/01/2025	1016	Alistate Resource Management Inc.	Lake, Mitigation and Debris Management Services	1,745.00
	08/01/2025	1016	Alistate Resource Management Inc.	Debris Removal Services	51.00
Total 511.301 • Aquatic Lake Maintenance					19,603.00

Terracina Community Development District
Expenditures
October 2024 through August 2025

	Date	Invoice #	Vendor	Memo	Amount
511.307 - Fountain Maintenance	10/01/2024	12050	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	11/01/2024	12842	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	12/01/2024	13601	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	12/06/2024	14976	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-5HP AM Power Unit wXL	4,275.00
	01/01/2025	14412	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	02/01/2025	15228	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	03/01/2025	15979	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	04/01/2025	17173	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	05/01/2025	18308	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services	659.00
	05/15/2025	0016	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-Lake #5 Light Cable-Fountain 250Feet	5,630.00
	06/01/2025	19076	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services	659.00
	07/01/2025	0264	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services	659.00
	08/01/2025	1016	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services	659.00
					17,097.00
Total 511.307 - Fountain Maintenance					
511.310 - Engineering					
511.310 - Engineering	05/31/2025	53742	Engenuity Group, Inc. (formally SFRN)	20 Annual Report (2025)	1,262.50
	06/30/2025	53835	Engenuity Group, Inc. (formally SFRN)	Annual Report 2025	4,237.50
					5,500.00
Total 511.310 - Engineering					
511.311 - Management Fees					
511.311 - Management Fees	10/31/2024	2024-1419	Special District Services, Inc.	Management Fee Oct 2024	3,177.00
	11/30/2024	2024-1555	Special District Services, Inc.	Management Fee Nov 2024	3,177.00
	12/31/2024	2024-1786	Special District Services, Inc.	Management Fee Dec 2024	3,177.00
	01/31/2025	2025-0028	Special District Services, Inc.	Management Jan 2025	3,177.00
	02/28/2025	2025-0141	Special District Services, Inc.	Management Feb 2025	3,177.00
	03/31/2025	2025-0269	Special District Services, Inc.	Management March 2025	3,177.00
	04/30/2025	2025-0401	Special District Services, Inc.	Management April 2025	3,177.00
	05/31/2025	2025-0643	Special District Services, Inc.	Management May 2025	3,177.00
	06/30/2025	2025-0768	Special District Services, Inc.	Management June 2025	3,177.00
	07/31/2025	2025-0890	Special District Services, Inc.	Management July 2025	3,177.00
	08/31/2025	2025-1007	Special District Services, Inc.	Management Aug 2025	3,177.00
					34,947.00
Total 511.311 - Management Fees					

Terracina Community Development District
Expenditures
October 2024 through August 2025

	Date	Invoice #	Vendor	Memo	Amount	
511.312 · Secretarial Fees	10/31/2024	2024-1419	Special District Services, Inc.	Secretarial Oct 2024	350.00	
	11/30/2024	2024-1555	Special District Services, Inc.	Secretarial Nov 2024	350.00	
	12/31/2024	2024-1786	Special District Services, Inc.	Secretarial Dec 2024	350.00	
	01/31/2025	2025-0028	Special District Services, Inc.	Secretarial Jan 2025	350.00	
	02/28/2025	2025-0141	Special District Services, Inc.	Secretarial Feb 2025	350.00	
	03/31/2025	2025-0269	Special District Services, Inc.	Secretarial March 2025	350.00	
	04/30/2025	2025-0401	Special District Services, Inc.	Secretarial April 2025	350.00	
	05/31/2025	2025-0643	Special District Services, Inc.	Secretarial May 2025	350.00	
	06/30/2025	2025-0768	Special District Services, Inc.	Secretarial June 2025	350.00	
	07/31/2025	2025-0890	Special District Services, Inc.	Secretarial July 2025	350.00	
	08/31/2025	2025-1007	Special District Services, Inc.	Secretarial Aug 2025	350.00	
	Total 511.312 · Secretarial Fees					3,850.00
511.315 · Legal Fees	10/29/2024	132092	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Oct 2024	90.00	
	11/25/2024	132134	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Nov 2024	112.50	
	12/30/2024	132189	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Dec 2024	67.51	
	01/28/2025	132266	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Jan 2025	45.00	
	02/25/2025	132298	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Feb 2025	225.00	
	03/25/2025	132425	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Feb and March 2025	95.50	
	04/21/2025	132476	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Feb and April 2025	67.50	
	06/24/2025	132487	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Feb and June 2025	135.00	
	Total 511.315 · Legal Fees					838.01
	511.320 · Audit Fees	06/02/2025	27771	Grau & Associates	FY 23/24 AUDIT FEES	3,500.00
		Total 511.320 · Audit Fees				
	511.450 · Insurance	10/01/2024	24789	Egis Insurance & Risk Advisors	Policy #100124064 10/01/2024-10/01/2025Florida Insurance Alliance	7,202.00
Total 511.450 · Insurance					7,202.00	
511.480 · Legal Advertisements	11/30/2024	0006818889	Gannett Florida LocalIQ	FY 24/25 Mtg Schedule	239.93	
	05/31/2025	0007145053	Gannett Florida LocalIQ	Notice of PH & Reg Board Mtg	408.12	
	06/30/2025	0007197261	Gannett Florida LocalIQ	Notice of PH & Reg Board Mtg	408.12	
	Total 511.480 · Legal Advertisements					1,056.17

Terracina Community Development District
Expenditures
October 2024 through August 2025

	Date	Invoice #	Vendor	Memo	Amount
511.512 • Miscellaneous	10/31/2024	2024-1419	Special District Services, Inc.	Travel Sept 2024	4.82
	11/15/2024	PR 11.13.24		mtg 11.13.24 ck 11.18.24 (Colella L, Colella G, Ameer S, Saunders C)	53.00
	11/27/2024	24392	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	53.50
	12/22/2024	25265	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	58.85
	12/31/2024	2024-1786	Special District Services, Inc.	Travel Nov 2024	10.45
	01/23/2025	25657	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	0.54
	01/30/2025		Paymaster	W2 processing fee	86.75
	03/10/2025	PR 03.05.25		mtg 03.05.25 ck 03.11.25 (Colella L, Colella G, Ameer S, Esquerete J)	53.12
	04/30/2025	2025-0401	Special District Services, Inc.	Travel March 2025	21.70
	07/21/2025	PR 07.09.25		mtg 07.09.25 ck 07.18.25 (Colella L, Colella G, Ameer S, Esquerete J)	53.12
	07/31/2025	2025-0890	Special District Services, Inc.	Travel June 2025	21.70
	08/01/2025	30485	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	9.54
	08/31/2025	2025-1007	Special District Services, Inc.	Travel July 2025	21.70
					448.79
	Total 511.512 - Miscellaneous				
511.513 • Postage and Delivery	02/28/2025	2025-0141	Special District Services, Inc.	Postage Jan 2025	3.45
	03/31/2025	2025-0269	Special District Services, Inc.	Postage Feb 2025	0.69
	04/25/2025	FY 2025 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs - FY 2025	30.00
	07/31/2025	2025-0890	Special District Services, Inc.	FedEx June 2025	19.01
	Total 511.513 - Postage and Delivery				53.15
511.514 • Office Supplies	10/31/2024	2024-1419	Special District Services, Inc.	Copier Sept 2024	48.15
	10/31/2024	2024-1419	Special District Services, Inc.	Meeting Book Sept 2024	28.00
	11/30/2024	2024-1555	Special District Services, Inc.	Copier Oct 2024	3.75
	12/31/2024	2024-1786	Special District Services, Inc.	Copier Nov 2024	12.90
	12/31/2024	2024-1786	Special District Services, Inc.	Meeting Books Nov 2024	20.00
	01/31/2025	2025-0028	Special District Services, Inc.	Copier Dec 2024	5.55
	02/28/2025	2025-0141	Special District Services, Inc.	Copier Jan 2025	1.95
	03/31/2025	2025-0269	Special District Services, Inc.	Copier Feb 2025	4.80
	04/30/2025	2025-0401	Special District Services, Inc.	Copier March 2025	34.05
	04/30/2025	2025-0401	Special District Services, Inc.	Meeting Books March 2025	28.00
	05/31/2025	2025-0643	Special District Services, Inc.	Copier April 2025	3.90
	06/30/2025	2025-0768	Special District Services, Inc.	Copier May 2025	2.55
	07/31/2025	2025-0890	Special District Services, Inc.	Copier June 2025	2.70
	07/31/2025	2025-0890	Special District Services, Inc.	Meeting Books June 2025	28.00
	08/31/2025	2025-1007	Special District Services, Inc.	Copier July 2025 2025	143.55
	08/31/2025	2025-1007	Special District Services, Inc.	Meeting Books July 2025	28.00
	Total 511.514 - Office Supplies				395.85

Terracina Community Development District
Expenditures
October 2024 through August 2025

	Date	Invoice #	Vendor	Memo	Amount
511.540 · Dues, License & Subscriptions					
Total 511.540 · Dues, License & Subscriptions	10/01/2024	90751	Florida Commerce	Fiscal Year 2024 - 2025 Special District State Fee	175.00
511.733 · Trustee Fees					175.00
Total 511.733 · Trustee Fees	06/10/2025	2450239	Computershare Trust Company, N.A.	Account Number: 92364600 Terracina CDD Series 2021 - 6/30/2...	3,500.00
511.750 · Website Management					3,500.00
	10/31/2024	2024-1419	Special District Services, Inc.	Website Oct 2024	166.66
	11/30/2024	2024-1555	Special District Services, Inc.	Website Nov 2024	166.66
	12/31/2024	2024-1786	Special District Services, Inc.	Website Dec 2024	166.66
	01/31/2025	2025-0028	Special District Services, Inc.	Website Jan 2025	166.66
	02/28/2025	2025-0141	Special District Services, Inc.	Website Feb2025	166.66
	03/31/2025	2025-0269	Special District Services, Inc.	Website March 2025	166.66
	04/30/2025	2025-0401	Special District Services, Inc.	Website April 2025	166.66
	05/31/2025	2025-0643	Special District Services, Inc.	Website May 2025	166.66
	06/30/2025	2025-0768	Special District Services, Inc.	Website June 2025	166.66
	07/31/2025	2025-0890	Special District Services, Inc.	Website July 2025	166.66
	08/31/2025	2025-1007	Special District Services, Inc.	Website Aug 2025	166.66
Total 511.750 · Website Management					1,833.26
Total Expenditures					102,562.83

Terracina Community Development District
Balance Sheet
As of August 31, 2025

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings	231,694.85	0.00	0.00	0.00	0.00	231,694.85
Bank Account						
Total Checking/Savings	231,694.85	0.00	0.00	0.00	0.00	231,694.85
Total Current Assets	231,694.85	0.00	0.00	0.00	0.00	231,694.85
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	-1,003,085.00	0.00	-1,003,085.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-21,648.00	0.00	-21,648.00
Total Fixed Assets	0.00	0.00	0.00	860,030.00	0.00	860,030.00
Other Assets						
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Account	0.00	0.00	16,857.37	0.00	0.00	16,857.37
Investments - Revenue Account	0.00	0.00	58,314.31	0.00	0.00	58,314.31
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Cost Of Issuance Account	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non-Ad Valorem Receipts	0.00	0.00	0.00	0.00	75,171.68	75,171.68
Amount Available In DSF	0.00	0.00	0.00	0.00	1,826,828.32	1,826,828.32
Amount To Be Provided	0.00	0.00	0.00	0.00	1,902,000.00	1,977,171.68
Total Other Assets	0.00	0.00	75,171.68	0.00	1,902,000.00	1,977,171.68
TOTAL ASSETS	231,694.85	0.00	75,171.68	860,030.00	1,902,000.00	3,068,896.53
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	10,485.70	0.00	0.00	0.00	0.00	10,485.70
Accounts Payable	10,485.70	0.00	0.00	0.00	0.00	10,485.70
Total Accounts Payable	10,485.70	0.00	0.00	0.00	0.00	10,485.70
Total Current Liabilities						
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	1,902,000.00	1,902,000.00
Special Assessment Debt (2021)						
Total Long Term Liabilities	0.00	0.00	0.00	0.00	1,902,000.00	1,902,000.00
Total Long Term Liabilities						
Total Liabilities	10,485.70	0.00	0.00	0.00	1,902,000.00	1,912,485.70
Total Liabilities						
Equity						
Net Income	67,117.23	0.00	514.44	0.00	0.00	67,631.67
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	154,091.92	0.00	74,657.24	-1,024,733.00	0.00	-795,983.84
Total Equity	221,209.15	0.00	75,171.68	860,030.00	0.00	1,156,410.83
TOTAL LIABILITIES & EQUITY	231,694.85	0.00	75,171.68	860,030.00	1,902,000.00	3,068,896.53