



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
DECEMBER 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
December 10, 2025
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Accept Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. October 8, 2025 Regular Board Meeting Minutes.....Page 3
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report.....Page 6
 - 2. Discussion Regarding Lake ErosionPage 9
 - 3. Consider Approval of Proposals for Inspection and General Maintenance of the Weirs.....Page 26
- J. Administrative Matters
 - 1. Financial Report.....Page 32
- K. Board Member Comments
- L. 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 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:

WPB Palm Beach Post 09/24/2025

WPB palmbeachpost.com 09/24/2025

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 09/24/2025

Legal Clerk

Notary, State of Wisconsin, County of Brown

My commission expires

Publication Cost: \$246.11

Tax Amount: \$0.00

Payment Cost: \$246.11

Order No: 11671265

Customer No: 730524

PO #:

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1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

TERRACINA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 4, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026

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 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
9/24/25 #11671265

-----Original Message-----

From: Yvonne Saunders <spie40@hotmail.com>

Sent: Thursday, September 11, 2025 3:52 PM

To: Sylvia Bethel <sbethel@sdsinc.org>

Subject: Chesley Saunders: Resignation

Please be advised that I tender my resignation, effective immediately, from the board of Terracina Community Development District due to medical issues Thanks for allowing me to have served my Community Kind regards, Chesley Saunders

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 10, 2025**

A. CALL TO ORDER

The September 10, 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. July 9, 2025, Public Hearing & Regular Board Meeting

The minutes of the July 9, 2025, Public Hearing & 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. Ameer and unanimously passed approving the minutes of the July 9, 2025, Public Hearing & 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. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

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.

A **motion** was made by Mr. Ameer, seconded by Mr. Esquerete and passed unanimously adopting Resolution No. 2025-05, as presented.

2. Consider Allstate’s Proposal for Inspection and General Maintenance

Mr. Colella suggested that the Board obtain a few more proposals in order to make a proper decision. Ms. Bethel stated she would reach out to some vendors and have them ready for the next meeting.

Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and unanimously passed authorizing the Chairman to execute a contract with Allstate or another company in an amount not to exceed \$3,000.

3. Consider Allstate’s Proposal for Lake 6 Fountain Repair

Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and passed unanimously approving Allstate’s proposal for Lake #6 Fountain Repair in the amount of \$4,495, as presented.

4. Review Annual Engineer’s Report

Ms. Bethel reminded the Board that in February 2024 they had Green Cactus Landscaping complete some erosion repairs around the lake. Ms. Bethel reached out to the engineer requesting that they contact their vendors for proposals.

5. Review Fountain Spreadsheet

Mr. Colella asked that the fountain spreadsheet be printed separately instead of being included in the meeting book.

I. ADMINISTRATIVE MATTERS

1. Financial Report

J. BOARD MEMBER COMMENTS

Mr. Palen noted that he would be introducing a new attorney to the Board who will take over the District’s legal needs.

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 Mr. Ameer adjourning the Regular Board Meeting at 9:46 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2025-06

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 10th 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**)
 - 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**)



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Company Overview

About Us:

Founded in 2002, Landshore Enterprises, LLC brings over 20 years of expertise in the erosion control and shoreline restoration industry. We provide innovative and sustainable solutions to protect and enhance the natural environment. Our team of certified professionals delivers top-notch engineering and construction services tailored to meet the specific needs of our clients.

Certificates and Awards:	
Professional Licensed Engineer (FL) #CA33257	Certified General Contractor #CGC1534452
South Florida Water Management District Certified	BBB A+
Certified Florida Stormwater, Erosion, and Sedimentation Control Inspectors, Florida Department of Environmental Protection	OSHA-Training

Customer Reach:

We proudly serve Homeowners Associations, Golf Courses, Residential, Commercial, and Governmental Entities across Florida, Georgia, Illinois, North Carolina, South Carolina, Texas, and Virginia.

Our Services:	
Engineering:	Construction:
Design, Plans, and Cross Sections	Structural and Non-Structural Erosion Control
GPS and Surveys: Bathymetric Surveys and Topographical Surveys	Shoreline Restoration and Stabilization
Soil Testing and Analysis	Dewatering and Sediment Control
Stability Analysis	Dredging
Permit Application, Inspections, and Compliance	Earthwork and Grading
Construction Management	Site Restoration



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Products:

We offer a wide range of products, including Eco-Filter Tubes, Erosion Control Panels, Riprap, GeoWeb, FlexMSE, Filter-Point Fabric, Articulated Concrete Block Mat, Gabion, Retaining Walls, Sheet Piling, Prolock, Bulkhead, Turf Reinforcement Mats, Drainage Systems, and more.

Our Approach:

At Landshore Enterprises, we pride ourselves on our client-centric approach. We work closely with property owners, community associations, engineering companies, and general contractors to understand their unique needs and deliver tailored solutions. Our team combines innovative technologies with proven techniques to address the specific challenges of each project.

Why Choose Landshore Enterprises:

Proven Expertise: With years of experience in the industry, we have an impressive record of successful projects and satisfied clients.

Quality Assurance: We adhere to the highest standards of quality and safety in all our work.

Sustainable Solutions: Our methods prioritize environmental sustainability and long-term effectiveness.

Customer Satisfaction: We are dedicated to exceeding client expectations through exceptional service and results.

Contact Us:

For more information about our services or to discuss your project needs, please contact us at 954-327-3300 or Info@Landshore.com. Visit our website at www.Landshore.com to learn more about our work and view our portfolio of completed projects.



SHORELINE RESTORATION
EROSION CONTROL

Engineering & Construction



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Terracina Community Development District
c/o: Special District Services
Attn: Ms. Sylvia Bethel
2501A Burns Road
Palm Beach Gardens, FL 33410

ESTIMATE: #4359

DATE: 11/4/2025

Project: LAKE 8: Shoreline Restoration for Approximately 1,390 Linear Feet

PRODUCT DESCRIPTION

Eco-Filter Tube™ (EFT) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

JOB SCOPE

Landshore® will install Eco-Filter Tube™ (EFT) as follows: One (1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Sod will be placed on repaired areas to match existing landscape. Fill material for the tubes will be dredged from the lake.



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
1,390'	Mobilization / General preparation	Lump Sum	1	
LAKE 8	Maintenance of Traffic	Lump Sum	1	
	Clearing and Grubbing	Lump Sum	1	
	Installation and maintenance of stormwater pollution prevention measures	Lump Sum	1	
	Grading and Shaping	Lump Sum	1	
	Installation of EFT			
	EFT 1 x 7.5' Cir. Sacrificial Tube	Linear Feet	1,390	EFT
	EFT 1 x 10' Cir. Base Tube	Linear Feet	1,390	
	Turf Reinforcement Mat - C125 Coconut	Square Feet	5,560	
	Sod (match to existing)	Square Feet	8,340	
	Demobilization	Lump Sum	1	
TOTAL JOB COST				\$94,520.00

Excluding any permit fees and fees for a payment and performance bond, if any.

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

10% Booking Date	\$9,452.00
20% Mobilization Date	\$18,904.00
60% Progress invoice	\$56,712.00
10% Completion of project	\$9,452.00

****Terms: Net 15****

****Interest will be charged at 1.5% per month on past due invoices****



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SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities within or outside the shoreline easement if as-built drawings or accurate utility locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.
3. Landshore® is not responsible for removing or installing any electric work or cables.
4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
5. Landshore® is not responsible for any damages to the work by any natural disaster.
6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.
7. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
8. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
9. If there are stormwater drainage pipes at shoreline edge, Landshore® can extend the pipes for an additional cost, following the approval from the Client.
- 10. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 11. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore Enterprises Representative Signature

Date



Landshore Enterprises, LLC

*Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC*

November 4, 2025

Terracina Community Development District

c/o: Special District Services

Attn.: Ms. Sylvia Bethel

2501A Burns Road

Palm Beach Gardens, FL 33410

Dear Ms. Bethel,

Please find attached our proposal for Engineering Services for the Terracina Community Development District Lake Shoreline Restoration Project.

At the completion of these services, Landshore® will provide you with a set of Erosion and Sedimentation Control Plan, which will include:

- Topographic and Bathymetric (Underwater) Survey
- Soil Testing and Analysis of submerged soils to develop Shoreline Stability Analysis (determining bearing capacity for shoreline and angle of repose for soils)
- Detailed Cross Sections illustrating shoreline profile (above and below water)
- Product recommendation and proposed solutions to Erosion Control and Shoreline Restoration (product specifications, installation methods, quantities, construction plans, and cost estimates).

If you have any additional questions, require further information, or would like to discuss this proposal, do not hesitate to contact us at (941) 303-5238 or via email at info@landshore.com. We look forward to the opportunity to do business with you.

Sincerely,

André van den Berg



Landshore Enterprises, LLC

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Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC*

Terracina Community Development District

c/o: Special District Services

Attn.: Ms. Sylvia Bethel

2501A Burns Road

Palm Beach Gardens, FL 33410

November 4, 2025

Dear Ms. Bethel,

Thank you for allowing Landshore Enterprises, LLC to offer construction layout and technical-engineering services limited to research and evaluation of current conditions with the purpose of construction estimate in accordance to Chapter 472.003(3)(c) of Florida Statutes. Pursuant to your request we prepared a proposal which includes the following items.

Erosion and Sedimentation Control Plan for the shorelines of one (1) lake located within the Terracina Community Development District - subject to approval by government agencies having jurisdiction.

Note: any work in wetlands, flowage easements, preserves, mitigation areas, conservation areas, compensation areas, buffer impact areas and littoral zone may be entirely avoided or partially restricted at sole discretion of Landshore Enterprises, LLC.

Preparation:

- A. Obtain project specific client/representative and property information, consulting.
- B. Research and investigation with government agencies having jurisdiction.

Measuring:

- C. Establish horizontal and vertical control using existing plans and surveys provided by the owner or available from public sources.
- D. Bring vertical elevation, based on nearest County benchmark, if found. Otherwise, set up a temporary benchmark in reference to observed water table and local landmarks – for contractor's use only. Verify existing topographic survey, bathymetric survey and soil survey.
- E. Inspect headwalls and outfalls if visible, measure sediment in inlet prior to outfall.
- F. Measure existing control structures, if any exist within subject water bodies.

Sampling:

- G. Shallow hand auger drilling
- H. Underwater core extraction with slide hammer and material retention inserts.
- I. Probing for suitable material.

Note: One (1) soil sample.



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Testing:

- J. Sieve analysis per ASTM C136.
- K. Texture identification and physical properties analysis, including shear strength test per ASTM D3080 or AASHTO T236.
- L. Dynamic cone penetration test per ASTM D6951 and ASTM Special Technical Publication #399, if necessary.
- M. Determine cohesion and angle of internal friction.
- N. Calculate slope stability.

Note: One (1) soil test.

Analysis:

- O. Review slope geometry and soil parameters for compliance with current regulations and compare to originally permitted land development plans (if available) to identify potential safety and stability issues above and below the water table.
- P. Suggest composite material combination for protection from elements.
- Q. Estimate volumes of in-situ material, determine amount of imported fill, if necessary.
- R. Provide preliminary opinion of probable construction costs.

Design and Permitting:

- S. Prepare set of drawings based on aerial photographs, to scale, in state plane coordinates with cross sections, details, specifications and best management practices for storm water pollution prevention.

Items A to S, base fee, including one-time mobilization..... \$5,000.00

The estimated cost for this work will not exceed **Five Thousand Dollars (\$5,000.00)**. We will schedule this work upon acceptance of this proposal and receipt of a \$2,500.00 retainer. Should you require services on this project beyond this scope of supply, we would revise this proposal to include items you may add or at your discretion we are available on a time and material basis.

Besides the engineering services outlined above we will be happy to provide you with professional services in civil, structural, geotechnical, surveying, and any other disciplines on an hourly basis or by a separate contract – if it will become necessary based on our initial observations of existing situation on-site or if specifically requested in writing by yourself or by the government agencies having jurisdiction. All permit/application/review fees or separate charges assessed by the government shall be paid by the Client/Owner.

Landshore Enterprises, LLC is devoted to thoroughly studying each individual project from every perspective and strive to perform the best possible design that solves your problem. We suggest that you consult with our company for all future development and repair projects, to avoid predictable dangerous conditions and save money via preventative actions. Landshore Enterprises, LLC is a turn-key multi-disciplined design-build environmental



Landshore Enterprises, LLC

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company which focuses on erosion issues using non-structural, bioengineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established almost two decades ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and the highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research, and development of new construction technologies.

Standard Paragraphs:

The Standard Form of Agreement between **Terracina Community Development District, Inc.** further referred as "**Client**" and Landshore Enterprises, LLC for technical-engineering services related to construction, design-built services and professional services for Professional Services as published by the National Society of Professional Engineers, The American Consulting Engineers Council and The American Society of Civil Engineers shall govern all aspects, disputes and responsibilities with respect to this contract Document EJCDC E-500, latest edition.

All technical-engineering services, design-built (D-B) services or professional services requested by the Client or government agencies having jurisdiction, which are not specifically outlined in the contract, or requested by the Client as a revision in the scope of the Project will be performed by contract addendum at an agreed upon price or the same will be accomplished at the contract's hourly rates.

It is understood that the selection decision for a contract award may be based on the best value to the Owner from the combination of quality, management expertise, and price, but not necessarily the lowest price or on the lowest priced, technically acceptable proposal.

Design by the D-B contractor usually takes place before and sometimes during construction activities in the D-B contract. When a design is being developed concurrent with construction activities, this is called the "fast-track" approach. The fast-track approach is commonly used to combine design and construction time, which results in the project being completed in a shorter time period. Fast-track approach allows the D-B contractor to design portions of the work, start construction on those designs completed, and continue work while reviewing and designing other portions of the work.

In the Design-Build process, final design solutions are provided by the D-B contractor, not the Client, since the main goal of D-B contract is to ensure the adequacy and quality of desired construction, which were built into the selection criteria during alternative bid evaluation process.

Any additions and/or deletions to the scope of work shall be presented in writing by Landshore Enterprises, LLC and executed by both the Client and Landshore Enterprises, LLC.



Landshore Enterprises, LLC

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Hourly services as stipulated in this contract shall be performed at the company's prevailing rates for the duration of the work efforts associated with this Project. The following rates presently apply:

Professional Engineer	\$190.00/Hour
Design Engineer	\$150.00/Hour
CAD Operator	\$100.00/Hour
Construction Administration	\$ 70.00/Hour

Landshore Enterprises, LLC is not responsible for the means, methods, techniques, sequences and procedures of construction selected by another contractor. It is also not responsible for any failure of another contractor to comply with laws, regulations, ordinances, codes or orders applicable to the contractor's furnishing and performing the work proposed by Landshore Enterprises, LLC.

Measurements of lake depth and location data and its further graphical interpretation by Landshore Enterprises, LLC using Geographic Information System (GIS) and its precision and accuracy are limited to the same reference information, methods and instruments used. It is understood that information will be collected by Landshore Enterprises, LLC at the request of the Client, for his/her personal use such as providing more accurate estimate and submittal to the government agencies may require different standard or format.

Although every reasonable attempt will be made to present data as accurately as possible Landshore Enterprises, LLC makes no guarantees concerning its measuring, findings or any irregularities of the lake bottom or other parts of this project. By accepting this proposal or distributing information depicted on any plans and documents prepared by Landshore Enterprises, LLC to other parties the recipient hereby agrees to indemnify and hold Landshore Enterprises, LLC harmless and to waive to the fullest extent permitted by law any claim resulting from damages, losses and expenses, including attorneys' fees arising out of or resulting from usage of this information, or cause of action of any nature against Landshore Enterprises, LLC.

Project Limitations:

The Client is responsible for adhering to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances, and guidelines.

Unless specifically hired to obtain all necessary permits - Landshore Enterprises, LLC will not be liable for any construction or design issues, violations, fines, or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).

Casus Fortuitous:

Neither the Client nor Landshore Enterprises, LLC will be responsible to the other for any delay, failure in performance, loss or damage due to fire, explosion, power blackout, earthquake, volcanic action, flood, the weather elements, strike, embargo, labor disputes, riots, civil or military authority, war, terrorist acts, acts of God, acts or



Landshore Enterprises, LLC

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Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC*

omissions of carriers or suppliers, acts of regulatory or governmental agencies, or other causes beyond the reasonable control, except that the Client must pay for any services rendered.

Indemnification and Duty to Defend:

Prior to the beginning of works outlined in this Contract, the Client shall be responsible to notify the owners and interested parties of all affected properties and utilities and receive their approval.

To the extent provided by law, the Client agrees to indemnify, defend, and hold harmless Landshore Enterprises, LLC and all its officers, agents, employees, sub-contractors and consultants from any third-party claim, loss, damage, cost, charge, or expense during the performance of this Contract, whether direct or indirect and whether to any person or property to which Landshore Enterprises, LLC or said parties may be subject.

Furthermore, the Client agrees to participate and associate with Landshore Enterprises, LLC in the defense and trial of any damage claim or suit and any related settlement negotiations, shall such arise – within fourteen (14) days of receipt by the Client notice of claim. This provision will continue to apply after the contract ends.

Pursuant to section 558.0035, Florida statutes, an individual employee or agent may not be held individually liable for negligence.

Qualifications:

Landshore Enterprises, LLC agrees that its staff and sub-consultants possess the necessary licenses required by the professional licensing boards having jurisdiction over the services to be provided and that when required, staff members possessing such licenses and qualified to perform the required services shall be assigned to this project.

Intellectual Property Rights:

It is understood that all sketches and calculations, including price quotations which are submitted for this proposal, based on assumptions made by Landshore Enterprises, LLC and data derived from information provided by the Client and public sources – is confidential and will not be shared or distributed to other parties without the written consent of Landshore Enterprises, LLC. All drafting and technical work performed by Landshore Enterprises, LLC or its sub-consultants is hereby declared intellectual property and protected under copyright law.

After all payments to Landshore Enterprises, LLC will be made in full in accordance with this contract, by virtue of “work for hire” doctrine outlined in Section 101 of the 1976 Copyright Act – Intellectual Property Rights are transferred to the Client who thereby accepts all responsibility and full liability for further use of all printed documents and data.

Please note that the State of Florida has a broad public records law under Florida Chapter 119. All state, county, and municipal records are open for personal inspection and copying by ANY person. Landshore Enterprises, LLC hereby disclaim all liability arising from improper usage of its information for any other purposes except from what it was



Landshore Enterprises, LLC

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d/b/a Erosion Restoration, LLC*

specifically intended and any damages, loss or harm to public welfare that such application or interpretation may possibly cause to the Client or third parties.

Permit and Submittal Fees:

Our contract fees do not include any permit application or processing fees that may be assessed by the governmental agencies having jurisdiction. The total cost of these fees shall be the Client's responsibility.

Outside Service and Reproduction Fees:

The stipulated contract fees do not include the cost of printing, copies, photo processing, long distance phone calls or the services of outside parties. These fees are separate charges, which shall be approved in writing by the Client and invoiced as direct charges.

Certificate of Merit:

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against Landshore Enterprises, LLC unless the Client has first provided Landshore Enterprises, LLC with a written certification executed by an independent consulting engineer currently practicing in the same discipline as Landshore Enterprises, LLC and licensed in the State of Florida. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care for the profession. This certificate shall be provided to Landshore Enterprises, LLC not less than thirty (30) days prior to the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding.

Client Termination Agreement:

This Agreement may be terminated without cause but in good faith by either Landshore Enterprises, LLC or the Client. The party terminating the Agreement must provide written notice to the other party ten (10) days prior to the effective date of termination. In the event of termination, Landshore Enterprises, LLC shall be compensated for all services performed prior to the effective date of termination and shall provide the Client with all information acquired by and/or generated by Landshore Enterprises, LLC because of performing its contractual obligations, including but not limited to survey data, reports, specifications, plans, and results of soil sampling.

Assignability:

The Client and Landshore Enterprises, LLC, respectively, bind themselves, their partners, successors, assigns and legal representatives of such other party, with respect to all covenants of this Agreement. Neither party hereto shall assign this Agreement without the written consent of the other party.

Attorney's Fees:

The laws of the State of Florida shall govern all aspects of the parties' Agreement. In the event of any litigation arising from or related to this agreement or the services provided under this agreement, the prevailing party shall be



Landshore Enterprises, LLC

*Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC*

entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation. It is also agreed that such arbitration or litigation take place in Broward County, Florida.

Cooperation and Project Understanding:

To the extent requested by Landshore Enterprises, LLC, the Client shall make available to Landshore Enterprises, LLC all the information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic or hydrographic surveys, soil data including borings, field and laboratory tests, written reports, etc. The Client shall immediately transmit to Landshore Enterprises, LLC any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Landshore Enterprises, LLC performance of the Services. The Client agrees, upon 24-hour oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Landshore Enterprises, LLC shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by the Client and the Client shall indemnify Landshore Enterprises, LLC or its Consultants against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.

The Client agrees to provide entry to the project site for Landshore Enterprises, LLC employees and consultants with proper identification for the purposes outlined in this contract. Lock-out charges will be assessed on an hourly basis for any delay exceeding one hour.

Non-Solicitation and Hiring of Employees:

To promote an optimum working relationship, the Client agrees in good faith not to directly or indirectly employ or otherwise engage any employee of Landshore Enterprises, LLC or any person employed by Landshore Enterprises, LLC within the prior twelve-month period without the prior written consent of Landshore Enterprises, LLC. This restriction shall apply during the term of and for a period of one (1) year after the termination of this Agreement. The Client further agrees that loss of any such employee would involve considerable financial loss of an amount that could not be readily established by Landshore Enterprises, LLC. Therefore, if the Client should breach this provision and without limiting any other remedy that may be available to Landshore Enterprises, LLC, the Client shall pay to Landshore Enterprises, LLC a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.

Invoicing and Payment:

Landshore Enterprises, LLC will submit invoices monthly during the progress of work under this contract as a proration of the services completed to date. In some cases, invoicing may occur upon completion of a phase of the project or completion of the project. Retainers, when required, will be deducted from the final payment for the Project. Payment for services is due upon receipt of the invoice and shall be made within 15 days of receipt of the invoice. If payment is not received in 30 days from the date invoiced, Landshore Enterprises, LLC reserves the right



Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

to cease all work on the Project. After 60 days of non-payment, we will exercise the right to file a lien against the project.

The Client agrees to pay for any costs of collection, including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances. Landshore Enterprises, LLC shall not be liable to the Client or any third party for claims arising from suspension and termination of work due to the Client's failure to provide timely payment.

Any charges held to be in dispute shall be called to our attention within fifteen (15) days of receipt of invoice and the Client and Landshore Enterprises, LLC shall work together in good faith to resolve their differences. If a portion of the invoice is disputed within 15 days, the Client shall be obligated to pay the undisputed portion of the invoice. If unable to resolve differences in thirty (30) days, Landshore Enterprises, LLC shall have the right to suspend or terminate service.

If the proposed services and fees are acceptable, please affix the signature of a duly authorized officer in the space provided, provide requested information for our records, and return an executed copy to this office. Your request for services is greatly appreciated. The undersigned signatories acknowledge that they are duly authorized to sign and bind the party for whom they are signing for. The undersigned signatories further acknowledge that their actions and signatures have been approved by the corporation or other legal entity for whom they are acting or signing.

Sincerely,
Landshore Enterprises, LLC

Signature

Proposal Acceptance:

The stated fees, conditions and terms are accepted. Payment for services will be made as stipulated above. You are authorized to perform the work specified.

Signature

Name, Title

Date



Quote No:

BPBUC25 - 040

BID PROPOSAL FORM

Option:

N/A

Revision No.

A.2

PROJECT INFORMATION:

Title Infrastructure Improvements (Site measurement)

Address Terracina Community

City, State, Zip West Palm Beach, FL 33413, United States

BID REQUESTOR'S COMPANY INFORMATION:

Company Special District Services Inc.,

Contact/Title Sylvia Bethel

Address Terracina Community

City, State, Zip West Palm Beach, FL 33413

Phone 561-630-4922

Email sbethel@sdsinc.org

SUBCONTRACTOR'S COMPANY INFORMATION:

Company Badger Underground Construction LLC.

Contact/Title Richard Dacres / President

Address 1645 Palm Beach Lakes Blvd., Suite 1200,

City, State, Zip West Palm Beach, FL 33401

Phone 561-472-4533

Email estimating@badgerundergroundllc.com

License No. CUC1226375

Attn: Sylvia Bethel

Badger Underground Construction, LLC. Is proposing to provide all labor, equipment & Materials for Site Measurement and Evaluation.

SCOPE OF WORK:**STORM IMPROVEMENTS****BID PRICES / COST BREAKDOWN**

Total Bid Amount: \$ **900.00**

Line Item Bids: Labor, Materials, Equipment

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
Investigate and Measure to identify the Measurement & Quantities	12	Hrs	\$ 75.00	\$ 900.00

This quotation is valid for thirty (30) calendar days from the date of issuance. Prices, terms, and conditions are subject to change after this period. Acceptance of this quotation beyond the validity period may require a revised quotation to reflect current pricing and terms.

INCLUSION

- 1. Investigate each lake to identify and quantify the required measurement on applying proposed method of repair.
- 2. Create a Quote proposal for the repair of all Lakes

EXCLUSION

- 1. Pipe Cameras

PAYMENT TERMS:

1. Project Preparation & Commencement

Payment: 100% of the total project cost before starting the project.

Late Payments:

(A 2.5% late fee applies if payment is not received within 14 business days.)
(A 2.5% cancellation fee applies if the proposal is accepted and later withdrawn.)

PROJECT TIMELINE:

Work is expected to begin within (TBA) days after permit approval and be completed within approximately (TBA) weeks, barring unforeseen delays.

CHANGE ORDERS:

Any work not listed in this proposal requires a signed change order and may incur additional charges and timeline adjustments.

SITE ACCESS & UTILITY LOCATES:

The client must provide unobstructed access to the work area.
Underground utilities must be located via 811 before excavation.

WEATHER/UNFORESEEN CONDITIONS:

Contractor is not liable for delays caused by weather, material shortages, or conditions beyond its control.

LIEN RIGHTS NOTICE:

Badger Underground Construction, LLC reserves the right to file a construction lien in accordance with Florida law in the event of non-payment.

Thank you for the opportunity to provide this quotation. Should you have any questions or require further clarification regarding this proposal, please do not hesitate to contact us. We look forward to the possibility of working together and bringing this project to fruition.

By signing and delivering this proposal, the Executive expressly acknowledges and agrees that he has had up to twenty-one (21) days before signing and delivering this Agreement to carefully read and fully consider the terms of this Agreement; he has agreed to this Agreement knowingly and voluntarily and was not subjected to any undue influence or duress; he may revoke his acceptance of this Agreement within seven (7) calendar days after he signs and delivers it by sending written notice of revocation in accordance with the notice provisions hereof; and (e) on the eighth calendar day after he signs and delivers this Agreement, this Agreement becomes effective and enforceable.

Accepted by
(Authorized Represantive)

Date

Richard Dacres
Submitted by
(Badger Underground Represantive)

11/17/2025
Date

Customer acknowledges and accepts all information regarding supplied quotation.



Aquatic Vegetation Control, Inc.

1860 W 10th Street * Riviera Beach, FL 33404
(561) 845-5525 or (800) 327-8745 FAX (561) 845-5374
www.avcaquatic.com

PROPOSAL/AGREEMENT/CONTRACT

This agreement for environmental services is entered into contract between Aquatic Vegetation Control, Inc., hereinafter referred to as AVC, whose address is 1860 W 10th Street, Riviera Beach, FL 33404, and submitted to: Sylvia Bethel (CLIENT) whose address is listed below, on the latest date of execution of this Agreement by both parties.

Client Name: Sylvia Bethel

Client Address: 2501A Burns Rd., Palm Beach Gardens, FL 33410

Client Phone: 561-630-4922

Client Contact: Sylvia Bethel

Client Email: sbethel@sdsinc.org

Project Name: Terracina Monthly Weir Cleaning

Location: **Jog Rd. South of Belvedere Rd.**

Scope of Services and Related Costs:

AVC does hereby agree to furnish all labor, equipment, herbicides, and materials, unless otherwise specified, for Aquatic Vegetation Control based service to be performed as **Monthly Maintenance**

Description of Work: ☐ (Continued on Page 4)

Our team will perform monthly inspections and maintenance of the three outfall weirs at the Terracina community. This will include the removal of debris from both around and within each structure to ensure proper functionality and maximize water flow efficiency.

AVC proposes to perform the work as specified for the sum of: \$ **650.43** per Month
Plus Applicable Sales Tax

Invoices will be submitted: **monthly.**

Invoices and Billing

Any fee disputed by Sylvia Bethel shall be brought to the attention of AVC, in writing, within fifteen (15) days of receipt of an invoice. If an invoice is not disputed within that time, the invoice shall be deemed acceptable and shall be paid within THIRTY (30) of receipt. Interest shall accrue on the invoice at a rate of 1.5% per month or the maximum rate allowed by law.

Terms and Conditions

All material is guaranteed to be as specified. All work will be completed in a skillful manner according to standard practices. Any modification from the above scope of work will be completed only upon a written work order signed by both parties, and will be at an extra charge over and above the cost specified in this agreement. This agreement is contingent upon strikes, accidents, or delays beyond our control. This agreement is subject to acceptance within 30 days and is void thereafter at the option of AVC. Each party shall acknowledge changes for any modifications, additions, and/or deletions to this Agreement.

This agreement shall be in effect for a period of one year. This agreement may be extended for an additional year or years on terms and conditions mutually agreeable to both parties. This agreement may be cancelled without penalty by either party with or without cause, in writing by certified mail or electronic mail. AVC reserves the right to include a CPI increase with proper written notice to CLIENT.

AVC planting work is guaranteed for plant health and professional installation, if applicable, under normal site and weather conditions. AVC cannot be held liable for plant mortality under abnormal site or weather conditions or acts of God. Plant sales and installation will be guaranteed for ____ days.

Liability

The parties to this agreement understand that AVC bears responsibility for their own willful or negligent actions that result in damages or injury to persons or property arising out of the performance of this Agreement and shall be limited to the scope of this Agreement.

All herbicides used in the program are approved by the Environmental Protection Agency (EPA). Safety and Data Sheets (SDS) are available upon request. AVC will assist CLIENT in obtaining a permit from the Department of Environmental Protection (DEP), if required. AVC will furnish proof of liability, Auto, Worker's compensation, and pollution liability upon request.

The services provided by AVC expressly exclude any responsibility or liability for the inspection, maintenance, or adjustment of littoral zone contours or lakeside slopes. AVC shall not be liable for any existing or future changes in lakeside slope elevation, steepness, or stability, including any slope erosion or degradation that may present a risk to public safety. Any hazards associated with steep or eroded slopes fall outside the scope of AVC's services and responsibility under this agreement. The responsibility for assessing and managing slope safety remains solely with the property owner and or the property's custodian organization.


Accepted by:

Aquatic Vegetation Control, Inc.

Jacob Cartales (561) 851-1267

Project Manager

Kevin Damaso

 Digitally signed by Kevin Damaso
Date: 2025.09.30 06:42:12 -04'00'

Authorized AVC Signatory **Kevin Damaso, Director of Operations**

09/30/2025

Date

Accepted by CLIENT:

Company Name

Authorized Signature

Name and Title

Date

Contact Information

Please complete the following information upon acceptance of this Agreement.

Billing Information

Point of Contact:

Phone:

Email:

Address:

Send Invoices by ☐ Mail ☐ Email ☐ Other _____

Tax Exempt: ☐ YES (attached certificate) ☐ NO

Scope of Services Continued:

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)

CLEARLY RD

ALISO AVE

TRIANA ST

DEL VERDE BLVD

CRESTA CIR

LWDD L-4 CANAL

GAZETTA WAY

LAKE 1

LAKE 2

LAKE 3

LAKE 4

LAKE 5

LAKE 6

LAKE 7

LAKE 8

LAKE 9

LAKE 10

LAKE 11

LAKE 12

LAKE #2
OUTFALL

LAKE #6
OUTFALL

LAKE #12
OUTFALL

REPAIR
EROSION
AREA

REPAIR
30" OUTFALL
CULVERT

REPAIR
EROSION
AREA

REPAIR
30" OUTFALL
CULVERT

REPAIR
EROSION
AREA

REPAIR
EROSION
AREA

REPAIR
30" OUTFALL
CULVERT

REPAIR
EROSION
AREA

REPAIR
EROSION
AREA

REPAIR
18" OUTFALL
CULVERT

REPAIR
18" OUTFALL
CULVERT

REPAIR
EROSION
AREA

REPAIR
EROSION
AREA

REPAIR
24" OUTFALL
CULVERT

REPAIR
EROSION
AREA

REPAIR
EROSION
AREA

REPAIR
EROSION
AREA

Terracina
Community Development District

**Financial Report For
November 2025**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Nov-25	Year To Date Actual 10/1/25 - 11/30/25
REVENUES			
O & M ASSESSMENTS	171,024	0	0
DEBT ASSESSMENTS	314,087	0	0
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	0
Total Revenues	\$ 486,311	\$ -	\$ -
EXPENDITURES			
SUPERVISOR FEES	7,000	0	0
PAYROLL TAXES - EMPLOYER	560	0	0
AQUATIC LAKE MAINTENANCE	23,000	0	1,796
FOUNTAIN MAINTENANCE	18,000	0	1,004
ENGINEERING/INSPECTIONS	5,500	0	0
MANAGEMENT	39,228	3,269	6,538
SECRETARIAL	4,200	350	700
LEGAL	3,500	0	68
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,600	0	0
INSURANCE	7,800	0	7,634
LEGAL ADVERTISING	1,350	0	0
MISCELLANEOUS	950	12	35
POSTAGE	250	12	151
OFFICE SUPPLIES	600	0	0
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,900	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	333
CONTINGENCY/FOUNTAINS	32,000	0	0
Total Expenditures	\$ 161,963	\$ 3,809	\$ 18,434
REVENUES LESS EXPENDITURES	\$ 324,348	\$ (3,809)	\$ (18,434)
BOND PAYMENTS	(295,242)	0	0
BALANCE	\$ 29,106	\$ (3,809)	\$ (18,434)
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	0	(770)
DISCOUNTS FOR EARLY PAYMENTS	(19,404)	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ (3,809)	\$ (19,204)
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,809)	\$ (19,204)

Bank Balance As Of 11/30/25	\$ 194,238.86
Accounts Payable As Of 11/30/25	\$ 3,876.61
Accounts Receivable As Of 11/30/25	\$ -
Available Funds As Of 11/30/25	\$ 190,362.25

Terracina Community Development District
Budget vs. Actual
October 2025 through November 2025

	Oct 25 - Nov 25	25/26 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	0.00	171,024.00	-171,024.00	0.0%
363.810 · Debt Assessments	0.00	314,087.00	-314,087.00	0.0%
363.820 · Debt Assessment-Paid To Trustee	0.00	-295,242.00	295,242.00	0.0%
363.830 · Tax Collector Fee	-770.00	-9,702.00	8,932.00	7.94%
363.831 · Discounts For Early Payment	0.00	-19,404.00	19,404.00	0.0%
369.401 · Interest Income	0.00	1,200.00	-1,200.00	0.0%
Total Income	-770.00	161,963.00	-162,733.00	-0.48%
Expense				
511.122 · PR Tax Expense	0.00	560.00	-560.00	0.0%
511.131 · Supervisor Fees	0.00	7,000.00	-7,000.00	0.0%
511.301 · Aquatic Lake Maintenance	1,796.00	23,000.00	-21,204.00	7.81%
511.307 · Fountain Maintenance	1,004.00	18,000.00	-16,996.00	5.58%
511.310 · Engineering	0.00	5,500.00	-5,500.00	0.0%
511.311 · Management Fees	6,538.00	39,228.00	-32,690.00	16.67%
511.312 · Secretarial Fees	700.00	4,200.00	-3,500.00	16.67%
511.315 · Legal Fees	67.50	3,500.00	-3,432.50	1.93%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.450 · Insurance	7,634.00	7,800.00	-166.00	97.87%
511.480 · Legal Advertisements	0.00	1,350.00	-1,350.00	0.0%
511.512 · Miscellaneous	34.69	950.00	-915.31	3.65%
511.513 · Postage and Delivery	0.00	250.00	-250.00	0.0%
511.514 · Office Supplies	151.20	600.00	-448.80	25.2%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,900.00	-3,900.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	333.32	2,000.00	-1,666.68	16.67%
511.800 · Contingency/Fountains	0.00	32,000.00	-32,000.00	0.0%
Total Expense	18,433.71	161,963.00	-143,529.29	11.38%
Net Income	-19,203.71	0.00	-19,203.71	100.0%

Terracina Community Development District Expenditures October 2025 through November 2025

	Date	Invoice #	Vendor	Memo	Amount
Expenditures					
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
					<u>1,796.00</u>
Total 511.301 · Aquatic Lake Maintenance					
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
					<u>1,004.00</u>
Total 511.307 · Fountain Maintenance					
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
					<u>6,538.00</u>
Total 511.311 · Management Fees					
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
					<u>700.00</u>
Total 511.312 · Secretarial Fees					
511.315 · Legal Fees					
	10/29/2025	132838	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Oct 2025	67.50
					<u>67.50</u>
Total 511.315 · Legal Fees					
511.450 · Insurance					
	10/01/2025	29551	Egis Insurance & Risk Advisors	Policy #100125064 10/01/2025-10/01/2026	7,634.00
					<u>7,634.00</u>
Total 511.450 · Insurance					
511.512 · Miscellaneous					
	10/01/2025	31860	The Commons Vista Park, LLC	Terracina CDD Reg Board Mig	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
					<u>34.69</u>
Total 511.512 · Miscellaneous					
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
					<u>151.20</u>
Total 511.514 · Office Supplies					
511.540 · Dues, License & Subscriptions					
	10/01/2025	92838	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
					<u>175.00</u>
Total 511.540 · Dues, License & Subscriptions					

Terracina Community Development District
Expenditures
October 2025 through November 2025

	Date	Invoice #	Vendor	Memo	Amount
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
Total 511,750 · Website Management					333.32
Total Expenditures					18,433.71

Terracina Community Development District
Balance Sheet
As of November 30, 2025

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings	194,238.86	0.00	0.00	0.00	0.00	194,238.86
Bank Account						
Total Checking/Savings	194,238.86	0.00	0.00	0.00	0.00	194,238.86
Total Current Assets	194,238.86	0.00	0.00	0.00	0.00	194,238.86
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	-1,062,090.00	0.00	-1,062,090.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-25,800.00	0.00	-25,800.00
Total Fixed Assets	0.00	0.00	0.00	796,873.00	0.00	796,873.00
Other Assets						
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Account	0.00	0.00	17,034.30	0.00	0.00	17,034.30
Investments - Revenue Account	0.00	0.00	43,808.21	0.00	0.00	43,808.21
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	29,340.00	0.00	0.00	29,340.00
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	60,871.85	60,871.85
Amount To Be Provided	0.00	0.00	0.00	0.00	1,841,128.15	1,841,128.15
Total Other Assets	0.00	0.00	60,871.85	0.00	1,902,000.00	1,962,871.85
TOTAL ASSETS	194,238.86	0.00	60,871.85	796,873.00	1,902,000.00	2,953,983.71
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	3,876.61	0.00	0.00	0.00	0.00	3,876.61
Total Accounts Payable	3,876.61	0.00	0.00	0.00	0.00	3,876.61
Total Current Liabilities	3,876.61	0.00	0.00	0.00	0.00	3,876.61
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	1,902,000.00	1,902,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	1,902,000.00	1,902,000.00
Total Liabilities	3,876.61	0.00	0.00	0.00	1,902,000.00	1,905,876.61
Equity						
Net Income	-19,203.71	0.00	-22,068.56	0.00	0.00	-41,272.27
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	82,940.41	-1,087,890.00	0.00	-795,383.63
Total Equity	190,362.25	0.00	60,871.85	796,873.00	0.00	1,048,107.10
TOTAL LIABILITIES & EQUITY	194,238.86	0.00	60,871.85	796,873.00	1,902,000.00	2,953,983.71