



**TERRACINA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MARCH 4, 2026  
9:00 A.M.**

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

[www.terracinacdd.org](http://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**  
March 4, 2026  
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. December 10, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Discussion Regarding Lake Erosion
    - a. Consider Approval of Lake Erosion Proposals.....Page 5
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026-2027 Proposed Budget...Page 16
- I. Administrative Matters
  - 1. Financial Report.....Page 23
- 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 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 Wis, County of Brown

9-3-29

My commission expires

Publication Cost: \$246.11  
Tax Amount: \$0.00  
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Order No: 11671265 # of Copies:  
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**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

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

**A. CALL TO ORDER**

The December 10, 2025, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:04 a.m. in a Meeting Room of the Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

**B. PROOF OF PUBLICATION**

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

**C. CONSIDER BOARD RESIGNATION**

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and unanimously passed approving the acceptance of Mr. Saunders’ resignation.

**D. 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.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**G. APPROVAL OF MINUTES**

**1. September 8, 2025, Regular Board Meeting**

The minutes of the September 8, 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 September 8, 2025, Regular Board Meeting, as presented.

**H. OLD BUSINESS**

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

**I. NEW BUSINESS**

**1. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report**

Resolution No. 2025-06 was presented, entitled:

**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.**

Ms. Bethel reviewed the goals and objectives with the Board.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed adopting Resolution No. 2025-06 – Goals and Objectives Annual Report, as presented.

**2. Discussion Regarding Lake Erosion**

Ms. Bethel stated that she had received an email from the HOA regarding the erosion around the lake. Ms. Bethel reached out to the engineer; he sent the specifications to his contacts and Ms. Bethel directed the Board to review the proposals. A lengthy discussion ensued. The Board would like Landshore Enterprises LLC to provide answers to a few questions. Ms. Bethel stated that Badger was charging to provide an erosion proposal.

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and unanimously passed approving the Badger Underground, LLC proposal in the amount of \$900.00 to provide a full proposal for the lake erosion.

**3. Consider Proposals for Inspection and General Maintenance of the Weirs**

Ms. Bethel advised that she had done a walkthrough with the engineer and the vendor and went over the Board’s concerns about the weirs. He stated that the weirs did not need to be checked. The community irrigates from the lake and water evaporates from the lakes, but rain would replenish the lakes.

**J. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Mr. Colella went over the financial report with the Board. He asked Ms. Bethel to set up a call with the finance director to discuss a few items in the report.

Ms. Bethel reminded the Board about the ethics training due by December 31<sup>st</sup>.

**K. BOARD MEMBER COMMENTS**

There were no further comments.

**L. 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 9:48 a.m. Upon being put to a vote, the **motion** carried unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair



# 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**

## Estimates for Lake Bank Restoration Project



Submitted via email: [sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)

Submitted on: January 16, 2026



# Landshore Enterprises, LLC

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

January 16, 2026

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

**Re: Estimates for Lake Bank Restoration Project**

Dear Ms. Bethel,

Enclosed is Landshore Enterprises, LLC (“Landshore®”, “we”, “our”) estimates for the Lake Bank Restoration within the Terracina CDD.

Landshore® is a national turnkey design-build environmental firm specializing in shoreline erosion control, shoreline repair, and restoration services. The company is located in Fort Lauderdale and is headquartered in Venice, Florida. Landshore® has extensive experience providing cost-effective and sustainable shoreline stabilization solutions utilizing structural & non-structural, bioengineering, and biotechnical methodologies tailored to site-specific conditions.

## Company Information and Qualifications

**Headquarters:** 118 Shamrock Blvd., Venice, FL 34293

**Additional Office:** 6555 N. Powerline Road, Suite 302, Fort Lauderdale, FL 33309

**Telephone:** (941) 303-5238, and (954) 327-3300

**Year Established:** 2002

**Federal Employer Identification Number (FEIN):** 03-0479268

**Business Structure:** Limited Liability Company (LLC)



# Landshore Enterprises, LLC

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

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**Liability Insurance:** We maintain comprehensive commercial general liability, workers' compensation, and vehicle liability insurance that meets or exceeds statutory requirements and industry standards.

**Employees Assigned to This Project:** The project team will consist of approximately 2-3 personnel, including:

- 1 Field Manager
- 1-2 Field Erosion Specialists

The exact staffing levels will be adjusted to meet project requirements and schedule demands.

## **Core Service Capabilities**

- Shoreline erosion control and stabilization
- Shoreline restoration and repair
- Bioengineered and biotechnical shoreline systems
- Design-build erosion and sedimentation control
- Maintenance and rehabilitation of shorelines and embankments

## **Client Base**

Our primary clients include governmental agencies, special districts, municipalities, homeowners associations, and golf course communities. We have a proven track record delivering projects within occupied, environmentally sensitive, and regulated settings.



# Landshore Enterprises, LLC

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

## Estimates for Lake Bank Restoration Project

### Bid Schedule

Item	Unit	Measurement	TOTAL COST
Lake 1	LF	2,043	\$136,901.43
Lake 2	LF	1,498	\$100,380.98
Lake 3	LF	2,146	\$143,803.46
Lake 4	LF	1,682	\$112,710.82
Lake 5	LF	2,136	\$143,133.36
Lake 6	LF	2,039	\$136,633.39
Lake 7	LF	1,080	\$72,370.80
Lake 8	LF	1,639	\$109,829.39
Lake 9	LF	1,190	\$79,741.90
Lake 10	LF	1,602	\$107,350.02
Lake 11	LF	3,239	\$217,045.39
Lake 12	LF	2,674	\$179,184.74

### Special Conditions:

Shoreline escarpments exceeding 12 inches in depth require an additional Supporting Tube layer to comply with SFWMD slope and step-down standards. Supporting Tubes are installed beneath the base EFT to provide structural stability. Estimated cost: \$28.00 per linear foot, applied only where required based on field conditions.

**An engineering study is highly recommended.**

**Engineering cost for one (1) lake (if conducted in phases): \$5,000.00.**

**Engineering costs for all twelve (12) lakes: \$50,000.000.**



# Landshore Enterprises, LLC

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

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## **The Risks of Skipping Engineering**

If a proper analysis reveals that the underwater shelf is insufficient, the project could require more product than originally estimated. For example, one section may require two layers of stabilization material, while another may require three due to slope or depth. Without this knowledge upfront, the project risks:

1. Insufficient materials leading to erosion above the installation.
2. Unexpected change orders once issues are uncovered mid-project.
3. Stretching materials beyond design limits to “make it work.”

None of these outcomes result in a durable, long-term solution.

## **What Proper Engineering Provides:**

Engineering ensures a long-lasting shoreline restoration by evaluating key factors such as:

- Water level fluctuations (control elevations, high and low).
- The sufficiency of the underwater shelf.
- Soil bearing capacity for product stability and slope design.
- Suitability of lake material for restoration efforts.
- Root causes of erosion, such as downspouts or shelf collapse.

With these insights, we can recommend the best products and installation methods, designed specifically for your shoreline, rather than relying on one-size-fits-all solutions.

Thank you for the opportunity to provide you with these estimates. If you would like to move forward with any of these estimates, please let us know and we will prepare a formal contract.

If you have any questions, please don't hesitate to contact us.

(941) 303-5238; (954) 327-3300; or via email at: [Info@landshore.com](mailto:Info@landshore.com)

We are looking forward to the pleasure of doing business with you.

Kind regards,  
Richard C. Paolillo  
Chief Commercial Officer



Quote No:	BPBUC26 - 003
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## BID PROPOSAL FORM

Option:	N/A	Revision No.	A.1
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### PROJECT INFORMATION:

Title	Infrastructure Improvements (Erosion Control)
Address	Terracina Community
City, State, Zip	West Palm Beach, FL 33413, United States

### BID REQUESTOR'S COMPANY INFORMATION:

Company	Terracina Community Development District
Contact/Title	Sylvia Bethel
Address	2501 A Burns Rd
City, State, Zip	Rd Palm Beach Gardens, FL 33410
Phone	561-630-4922
Email	sdsinc.org

Attn: Sylvia Bethel

### 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

Badger Underground Construction, LLC. Is proposing to provide all labor, equipment & Materials for Underground Utility as per scope below.

### SCOPE OF WORK:

#### STORM IMPROVEMENTS

#### BID PRICES / COST BREAKDOWN

Total Bid Amount: \$ 5,450.00

#### Line Item Bids: Labor, Materials, Equipment

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
Cost each Location minimum coverage @ 10x10ft				
Erosion Control 10L X 10W (Mirafi + Riprap + Slope)	1	LS	\$ 5,450.00	\$ 5,450.00

*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**

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All erosion control areas shall be identified on a per-lake basis at the commencement of the outfall replacement and associated repair works for each individual lake. This process ensures that all existing eroded areas as of the project start date for each lake are properly documented and included.

Badger Underground shall submit a lake-specific erosion control report upon mobilization to each lake. The report shall include photographic documentation, measured dimensions, and the corresponding total cost of the identified eroded areas.

The scope of riprap and erosion control work includes all required materials, labor, and equipment necessary to complete the work in accordance with project requirements, including but not limited to the following:

- Regrading of eroded embankments to restore proper alignment and slope
- Installation of non-woven geotextile fabric
- Placement of FDOT Class II riprap (6"-12" stone size)
- Riprap thickness ranging from 12 to 18 inches
- Tying riprap into:
  - Existing turf line
  - Normal waterline
- Feathering of riprap edges to prevent flanking and future erosion
- Typical installation limits of 10 feet along the shoreline by 10 feet upslope, unless otherwise documented and approved

## **EXCLUSION**

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1. Permit Fee & Processing
2. For additional coverage or other eroded area occurred that are not included on the report are not included.

## **PAYMENT TERMS:**

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### **1.Lake-Based Down Payment and Mobilization Payment**

Upon approval of report/cost and contract execution, the Owner shall pay one hundred percent (40%) of the approved budget cost on each lake . Mobilization works shall commence only after receipt of this payment.

### **3.Payment Upon Inspection (50% Progress)**

A progress payment of fifty percent (25%) of the contract value for each lake shall be payable upon completion of 50% of the erosion control works for that lake and after inspection and approval by the Owner or Owner's authorized representative.

### **3.Payment Upon Inspection (100% Job completion)**

A progress payment of fifty percent (25%) of the contract value for each lake shall be payable upon completion of 100% of the erosion control works for that lake and after inspection and approval by the Owner or Owner's authorized representative.

### **4.Final Payment / Retainage**

The remaining ten percent (10%) balance for each lake shall be payable upon final completion and acceptance of all the the erosion control works for all the lake based on the Badger Underground report.

### **5.Termination or Postponement Clause**

In the event the contract is terminated, suspended, or postponed for any reason not attributable to the Contractor, the ten percent (10%) retainage for each lake that has already been completed, inspected, and approved shall become immediately due and payable upon issuance of the termination or postponement notice.

### **6.Independent Lake Billing**

Each lake shall be treated as a separate billing milestone, allowing payments to be processed in smaller, manageable amounts as works progress across the twelve (12) lakes.

**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.)

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**PROJECT TIMELINE:**

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

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**CHANGE ORDERS:**

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

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**SITE ACCESS & UTILITY LOCATES:**

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

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**WEATHER/UNFORESEEN CONDITIONS:**

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

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**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.*

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Accepted by  
( Authorized Represantive)

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Date

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Richard Dacres  
Submitted by  
(Badger Underground Representative)

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1/9/2026  
Date

**Customer acknowledges and accepts all information regarding supplied quotation.**



Quote No:	BPBUC26 - 002
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## BID PROPOSAL FORM

Option:	N/A	Revision No.	A.1
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### PROJECT INFORMATION:

Title	Infrastructure Improvements (Damage Outfall Pipes)
Address	Terracina Community
City, State, Zip	West Palm Beach, FL 33413, United States

### BID REQUESTOR'S COMPANY INFORMATION:

Company	Terracina Community Development District
Contact/Title	Sylvia Bethel
Address	2501 A Burns Rd
City, State, Zip	Rd Palm Beach Gardens, FL 33410
Phone	561-630-4922
Email	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 Underground Utility as per scope below.

### SCOPE OF WORK:

#### STORM IMPROVEMENTS

#### BID PRICES / COST BREAKDOWN

**Total Bid Amount:** \$ 129,000.00

#### Line Item Bids: Labor, Materials, Equipment

DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST
<b>Lake 3</b>				
30" CMP Outfall Pipe Excavate and Replace @ 20 LF w/ Erosion ctrl 10' across pipe	1	LS	\$ 15,500.00	\$ 15,500.00
<b>Lake 4</b>				
15" CMP Outfall Pipe Excavate and Replace @ 20 LF w/ Erosion ctrl 10' across pipe	1	LS	\$ 10,500.00	\$ 10,500.00
30" CMP Outfall Pipe Excavate and Replace @ 20 LF w/ Erosion ctrl 10' across pipe	1	LS	\$ 15,500.00	\$ 15,500.00
<b>Lake 8</b>				
30" CMP Outfall Pipe Excavate and Replace @ 20 LF w/ Erosion ctrl 10' across pipe	1	LS	\$ 15,500.00	\$ 15,500.00
<b>Lake 9</b>				
18" CMP Outfall Pipe Excavate and Replace @ 20 LF w/ Erosion ctrl 10' across pipe	1	LS	\$ 11,750.00	\$ 11,750.00
<b>Lake 11</b>				
18" CMP Outfall Pipe Excavate and Replace @ 20 LF w/ Erosion ctrl 10' across pipe	1	LS	\$ 11,750.00	\$ 11,750.00
<b>Lake 12</b>				
24" CMP Outfall Pipe Excavate and Replace @ 20 LF w/ Erosion ctrl 10' across pipe	1	LS	\$ 13,500.00	\$ 13,500.00
~				
Setup Turbidity Barrier, Dewatering & Plugging Pipes	7	EA	\$ 3,500.00	\$ 24,500.00
~				

<b>Mobilization &amp; Miscellaneous</b>				\$ 10,500.00
<b>GRAND TOTAL</b>				<b>\$ 129,000.00</b>
<b>ALTERNATE COST</b>				
Additional Coverage per 5foot (15"CMP) w/ Erosion ctrl 10' across pipe	1	LS	\$ 2,800.00	
Additional Coverage per 5foot (18"CMP) w/ Erosion ctrl 10' across pipe	1	LS	\$ 3,200.00	
Additional Coverage per 5foot (24"CMP) w/ Erosion ctrl 10' across pipe	1	LS	\$ 3,600.00	
Additional Coverage per 5foot (30"CMP) w/ Erosion ctrl 10' across pipe	1	LS	\$ 4,150.00	

***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**

Outfall Pipe to be removal and replacment (Max 20ft only)

- Trench Excavation
- Removal of Old damage pipes
- Installation of New Pipe
- Backfilling Trenches
- Application of 12" Riprap 10ft across the pipe
- Application of Filter fabric (Mirafi cloth) 10ft across the pipe
- Top soil to be used existing on site.
- Additional dirt if needed to meet the required slope. (10ft across the pipe)
- Match Slope embankment 10ft across the pipe
- Setup Turbidity Barrier,

All Damage Pipes that are included on the Terracina Report

## **EXCLUSION**

1. Permit Fee & Processing
2. For additional coverage alternative unit cost will be added per 5ft increment.
3. Any additional damaged pipe that are not listed on the report are subject for additional charge.

## **PAYMENT TERMS:**

### **1. Project Preparation & Commencement**

Down Payment: 40% of the total project cost before starting the project.

### **2. Project Milestone**

Payment: 30% of the total project cost after replacement of 4 damaged outfall pipes.

### **3. Project Milestone**

Payment: 20% of the total project cost after replacement of all damaged outfall pipes.

### **4. Project Inspection and Acceptance**

Payment: 10% of the total project cost after inspection and approval.

### **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.

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**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:**

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

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**LIEN RIGHTS NOTICE:**

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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 Representantive)

---

Date

---

Richard Dacres  
Submitted by  
(Badger Underground Representantive)

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1/7/2026  
Date

***Customer acknowledges and accepts all information regarding supplied quotation.***

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Terracina Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2026 at 9:00 a.m. in the Nexus at Vista Park, 2101 Vista Parkway, West Palm Beach, Florida 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 4<sup>th</sup> day of March, 2026.

**ATTEST:**

**TERRACINA  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Terracina  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

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**PROPOSED BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	170,978
DEBT ASSESSMENTS	313,404
OTHER REVENUES	0
INTEREST INCOME	1,320
<b>TOTAL REVENUES</b>	<b>\$ 485,702</b>
<b>EXPENDITURES</b>	
SUPERVISOR FEES	6,000
PAYROLL TAXES - EMPLOYER	480
AQUATIC LAKE MAINTENANCE	23,000
FOUNTAIN MAINTENANCE	18,000
ENGINEERING/INSPECTIONS	5,500
MANAGEMENT	40,284
SECRETARIAL	4,200
LEGAL	3,500
ASSESSMENT ROLL	8,000
AUDIT FEES	3,700
INSURANCE	8,200
LEGAL ADVERTISING	1,350
MISCELLANEOUS	900
POSTAGE	225
OFFICE SUPPLIES	575
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,900
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
CONTINGENCY/FOUNTAINS	31,700
<b>TOTAL EXPENDITURES</b>	<b>\$ 162,039</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 323,663</b>
BOND PAYMENTS	(294,600)
<b>BALANCE</b>	<b>\$ 29,063</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,688)
DISCOUNT FOR EARLY PAYMENTS	(19,375)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	171,594	171,024	170,978	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS	314,408	314,087	313,404	Bond Payment /.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	8,352	1,200	1,320	Projected At \$110 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 494,354</b>	<b>\$ 486,311</b>	<b>\$ 485,702</b>	
<b>EXPENDITURES</b>				
SUPERVISOR FEES	3,200	7,000	6,000	No Change From 2025/2026 Budget
PAYROLL TAXES - EMPLOYER	245	560	480	Supervisor Fees * 8.00%
AQUATIC LAKE MAINTENANCE	21,399	23,000	23,000	No Change From 2025/2026 Budget
FOUNTAIN MAINTENANCE	17,756	18,000	18,000	No Change From 2025/2026 Budget
ENGINEERING/INSPECTIONS	5,500	5,500	5,500	No Change From 2025/2026 Budget
MANAGEMENT	38,124	39,228	40,284	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	1,230	3,500	3,500	No Change From 2025/2026 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	No Change From 2025/2026 Budget
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
INSURANCE	7,202	7,800	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,634
LEGAL ADVERTISING	1,302	1,350	1,350	No Change From 2025/2026 Budget
MISCELLANEOUS	502	950	900	\$50 Decrease From 2025/2026 Budget
POSTAGE	53	250	225	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES	402	600	575	\$25 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	3,500	3,900	3,900	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
CONTINGENCY/FOUNTAINS	0	32,000	31,700	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 118,640</b>	<b>\$ 161,963</b>	<b>\$ 162,039</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 375,714</b>	<b>\$ 324,348</b>	<b>\$ 323,663</b>	
BOND PAYMENTS	(299,974)	(295,242)	(294,600)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 75,740</b>	<b>\$ 29,106</b>	<b>\$ 29,063</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,539)	(9,702)	(9,688)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(17,727)	(19,404)	(19,375)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 55,474</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 55,474</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income	5,811	1,000	1,250	Projected Interest For 2026/2027
NAV Tax Collection	299,974	295,242	294,600	Maximum Debt Service Collection
Prepaid Bond Collection	4,144	0	0	
<b>Total Revenues</b>	<b>\$ 309,929</b>	<b>\$ 296,242</b>	<b>\$ 295,850</b>	
<b>EXPENDITURES</b>				
Principal Payments	247,000	253,000	259,000	Principal Payment Due In 2027
Interest Payments	50,502	41,724	35,208	Interest Payments Due In 2027
Bond Redemption	0	1,518	1,642	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 297,502</b>	<b>\$ 296,242</b>	<b>\$ 295,850</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 12,427</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2021 Bond Refunding Information**

Original Par Amount =	\$2,856,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.350%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2021		
Maturity Date =	May 2032		
Par Amount As Of 1/1/26 =	\$1,902,000		

## Terracina Community Development District Assessment Comparison

	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment*	Assessment*	Assessment*	Projected Assessment*
<b>O &amp; M</b>	\$ 372.50	\$ 371.83	\$ 371.80	\$ 371.70
<b>Debt</b>	\$ 684.29	\$ 684.29	\$ 684.29	\$ 684.29
<b>Total</b>	<b>\$ 1,056.79</b>	<b>\$ 1,056.12</b>	<b>\$ 1,056.09</b>	<b>\$ 1,055.99</b>

\* Assessments Include the Following :

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

Community Information:

Total Units	460
Prepayments	2
Billed for Debt	458

Terracina  
Community Development District

**Financial Report For  
January 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual 1/25/202	Year To Date Actual 10/1/25 - 1/31/26
<b>REVENUES</b>			
O & M ASSESSMENTS	171,024	0	151,106
DEBT ASSESSMENTS	314,087	0	277,423
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	2,161
<b>Total Revenues</b>	<b>\$ 486,311</b>	<b>\$ -</b>	<b>\$ 430,690</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	7,000	0	800
PAYROLL TAXES - EMPLOYER	560	0	61
AQUATIC LAKE MAINTENANCE	23,000	1,796	7,184
FOUNTAIN MAINTENANCE	18,000	659	7,476
ENGINEERING/INSPECTIONS	5,500	0	0
MANAGEMENT	39,228	3,269	13,076
SECRETARIAL	4,200	350	1,400
LEGAL	3,500	0	608
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	50	188
POSTAGE	250	0	0
OFFICE SUPPLIES	600	7	228
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,900	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	667
CONTINGENCY/FOUNTAINS	32,000	0	899
<b>Total Expenditures</b>	<b>\$ 161,963</b>	<b>\$ 6,297</b>	<b>\$ 40,396</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,348</b>	<b>\$ (6,297)</b>	<b>\$ 390,294</b>
BOND PAYMENTS	(295,242)	0	(263,683)
<b>BALANCE</b>	<b>\$ 29,106</b>	<b>\$ (6,297)</b>	<b>\$ 126,611</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	0	(4,884)
DISCOUNTS FOR EARLY PAYMENTS	(19,404)	0	(17,113)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (6,297)</b>	<b>\$ 104,614</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (6,297)</b>	<b>\$ 104,614</b>

<b>Bank Balance As Of 1/31/26</b>	<b>\$ 587,154.51</b>
<b>Accounts Payable As Of 1/31/26</b>	<b>\$ 272,975.35</b>
<b>Accounts Receivable As Of 1/31/26</b>	<b>\$ -</b>
<b>Available Funds As Of 1/31/26</b>	<b>\$ 314,179.16</b>

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

	<u>Oct 25 - Jan 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · O & M Assessments	151,105.89	171,024.00	-19,918.11	88.35%
363.810 · Debt Assessments	277,422.97	314,087.00	-36,664.03	88.33%
363.820 · Debt Assessment-Paid To Trustee	-263,683.10	-295,242.00	31,558.90	89.31%
363.830 · Tax Collector Fee	-4,884.16	-9,702.00	4,817.84	50.34%
363.831 · Discounts For Early Payment	-17,112.93	-19,404.00	2,291.07	88.19%
369.401 · Interest Income	2,160.95	1,200.00	960.95	180.08%
<b>Total Income</b>	<u>145,009.62</u>	<u>161,963.00</u>	<u>-16,953.38</u>	<u>89.53%</u>
<b>Expense</b>				
511.122 · PR Tax Expense	61.20	560.00	-498.80	10.93%
511.131 · Supervisor Fees	800.00	7,000.00	-6,200.00	11.43%
511.301 · Aquatic Lake Maintenance	7,184.00	23,000.00	-15,816.00	31.24%
511.307 · Fountain Maintenance	7,476.00	18,000.00	-10,524.00	41.53%
511.310 · Engineering	0.00	5,500.00	-5,500.00	0.0%
511.311 · Management Fees	13,076.00	39,228.00	-26,152.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	607.50	3,500.00	-2,892.50	17.36%
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	187.93	950.00	-762.07	19.78%
511.513 · Postage and Delivery	0.00	250.00	-250.00	0.0%
511.514 · Office Supplies	228.15	600.00	-371.85	38.03%
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	666.64	2,000.00	-1,333.36	33.33%
511.800 · Contingency/Fountains	900.00	32,000.00	-31,100.00	2.81%
<b>Total Expense</b>	<u>40,396.42</u>	<u>161,963.00</u>	<u>-121,566.58</u>	<u>24.94%</u>
<b>Net Income</b>	<u><u>104,613.20</u></u>	<u><u>0.00</u></u>	<u><u>104,613.20</u></u>	<u><u>100.0%</u></u>

**Terracina Community Development District**  
**Expenditures**  
**October 2025 through January 2026**

Expenditures	Date	Invoice #	Vendor	Memo	Amount
<b>511.122 - PR Tax Expense</b>					
Total 511.122 - PR Tax Expense					61.20
<b>511.131 - Supervisor Fees</b>					
Total 511.131 - Supervisor Fees					800.00
<b>511.301 - Aquatic Lake Maintenance</b>					
	12/16/2025	PR 12.10.25		mtg 12.10.25 ck 12.16.25 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	12/16/2025	PR 12.10.25		mtg 12.10.25 ck 12.16.25 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	10/01/2025	2606	Alstate Resource Management Inc.	Lake, Mitigation and Debris Management Services	1,745.00
	10/01/2025	2606	Alstate Resource Management Inc.	Debris Removal Services	51.00
	11/01/2025	3427	Alstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	11/01/2025	3427	Alstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	12/01/2025	8895	Alstate Resource Management Inc.	Lake, Mitigation and Debris Management ServicesRecurring	1,745.00
	12/01/2025	8895	Alstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	01/01/2026	89844	Alstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	01/01/2026	89844	Alstate Resource Management Inc.	Debris Removal Services Recurring	51.00
Total 511.301 - Aquatic Lake Maintenance					7,184.00
<b>511.307 - Fountain Maintenance</b>					
	10/01/2025	2606	Alstate Resource Management Inc.	Fountain/Aerator Maintenance Services	659.00
	10/10/2025	4833	Alstate Resource Management Inc.	Fountain Pump Breaker 2-Pole 60A GFI	345.00
	11/01/2025	3427	Alstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	12/01/2025	8895	Alstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	12/22/2025	90402	Alstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-7.5 HP Submersible Fountain Motor1X	4,495.00
	01/01/2026	89844	Alstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
Total 511.307 - Fountain Maintenance					7,476.00
<b>511.311 - Management Fees</b>					
	10/31/2025	2025-1405	Special District Services, Inc.	Management Oct 2025	3,269.00
	11/30/2025	2025-1530	Special District Services, Inc.	Management Nov 2025	3,269.00
	12/31/2025	2025-1672	Special District Services, Inc.	Management Dec 2025	3,269.00
	01/31/2026	2026-1807	Special District Services, Inc.	Management Jan 2026	3,269.00
Total 511.311 - Management Fees					13,076.00
<b>511.312 - Secretarial Fees</b>					
	10/31/2025	2025-1405	Special District Services, Inc.	Secretarial Oct 2025	350.00
	11/30/2025	2025-1530	Special District Services, Inc.	Secretarial Nov 2025	350.00
	12/31/2025	2025-1672	Special District Services, Inc.	Secretarial Dec 2025	350.00
	01/31/2026	2026-1807	Special District Services, Inc.	Secretarial Jan 2026	350.00
Total 511.312 - Secretarial Fees					1,400.00

**Terracina Community Development District**  
**Expenditures**  
**October 2025 through January 2026**

	Date	Invoice #	Vendor	Memo	Amount
<b>511.315 - Legal Fees</b>					
	10/29/2025	132838	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Oct 2025	67.50
	12/23/2025	132920	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Dec 2025	540.00
Total 511.315 - Legal Fees					607.50
<b>511.450 - Insurance</b>					
	10/01/2025	29551	Egis Insurance & Risk Advisors	Policy #100125064 10/01/2025-10/01/2026Florida Insurance Alliance	7,634.00
Total 511.450 - Insurance					7,634.00
<b>511.512 - Miscellaneous</b>					
	10/01/2025	31860	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	0.95
	10/31/2025	2025-1405	Special District Services, Inc.	Travel Sept 2025	21.84
	11/30/2025	2025-1530	Special District Services, Inc.	Travel Oct 2025	11.90
	12/16/2025	PR 12. 10.25		mtg 12.10.25 ck 12.16.25 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	12/22/2025	34687	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	50.00
	01/31/2026	2026-1807	Special District Services, Inc.	Meeting Books December 2025	28.00
	01/31/2026	2026-1807	Special District Services, Inc.	Travel Dec 2025	21.84
Total 511.512 - Miscellaneous					187.93
<b>511.514 - Office Supplies</b>					
	10/31/2025	2025-1405	Special District Services, Inc.	Copier Sept 2025	139.65
	11/30/2025	2025-1530	Special District Services, Inc.	Copier Oct 2025	11.55
	12/31/2025	2025-1672	Special District Services, Inc.	Copier Nov 2025	70.20
	01/31/2026	2026-1807	Special District Services, Inc.	Copier December 2025	6.75
Total 511.514 - Office Supplies					228.15
<b>511.540 - Dues, License &amp; Subscriptions</b>					
	10/01/2025	92838	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
Total 511.540 - Dues, License & Subscriptions					175.00
<b>511.750 - Website Management</b>					
	10/31/2025	2025-1405	Special District Services, Inc.	Website Oct 2025	166.66
	11/30/2025	2025-1530	Special District Services, Inc.	Website Nov 2025	166.66
	12/31/2025	2025-1672	Special District Services, Inc.	Website Dec 2025	166.66
	01/31/2026	2026-1807	Special District Services, Inc.	Website Jan 2026	166.66
Total 511.750 - Website Management					666.64
<b>511.800 - Contingency/Fountains</b>					
	12/13/2025	1576	Badger Underground Construction, LLC	Investigate Measurement & Quantities	900.00
Total 511.800 - Contingency/Fountains					900.00
<b>Total Expenditures</b>					<b>40,396.42</b>

**Terracina Community Development District  
Balance Sheet  
As of January 31, 2026**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
Current Assets						
Checking/Savings	587,154.51	0.00	0.00	0.00	0.00	587,154.51
Bank Account						
Total Checking/Savings	587,154.51	0.00	0.00	0.00	0.00	587,154.51
Total Current Assets	587,154.51	0.00	0.00	0.00	0.00	587,154.51
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	7.30	0.00	0.00	7.30
Investments - Reserve Account	0.00	0.00	17,199.88	0.00	0.00	17,199.88
Investments - Revenue Account	0.00	0.00	44,308.07	0.00	0.00	44,308.07
Investments - Prepayment Fund	0.00	0.00	4,190.52	0.00	0.00	4,190.52
Investments - Sinking Fund	0.00	0.00	29.61	0.00	0.00	29.61
A/R Non-Ad Valorem Receipts	0.00	0.00	263,683.10	0.00	0.00	263,683.10
Amount Available In DSF	0.00	0.00	0.00	0.00	329,418.48	329,418.48
Amount To Be Provided	0.00	0.00	0.00	0.00	1,572,581.52	1,572,581.52
Total Other Assets	0.00	0.00	329,418.48	0.00	1,902,000.00	2,231,418.48
<b>TOTAL ASSETS</b>	<b>587,154.51</b>	<b>0.00</b>	<b>329,418.48</b>	<b>796,873.00</b>	<b>1,902,000.00</b>	<b>3,615,445.99</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Current Liabilities						
Accounts Payable	272,975.35	0.00	0.00	0.00	0.00	272,975.35
Accounts Payable	272,975.35	0.00	0.00	0.00	0.00	272,975.35
Total Accounts Payable	272,975.35	0.00	0.00	0.00	0.00	272,975.35
Total Current Liabilities	272,975.35	0.00	0.00	0.00	0.00	272,975.35
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	272,975.35	0.00	0.00	0.00	1,902,000.00	2,174,975.35
Equity						
Net Income	104,613.20	0.00	242,334.28	0.00	0.00	346,947.48
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investments in Gen Fixed Assets	0.00	0.00	0.00	1,884,763.00	0.00	1,884,763.00
Retained Earnings	209,565.96	0.00	87,084.20	-1,087,890.00	0.00	-791,239.84
Total Equity	314,179.16	0.00	329,418.48	796,873.00	0.00	1,440,470.64
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>587,154.51</b>	<b>0.00</b>	<b>329,418.48</b>	<b>796,873.00</b>	<b>1,902,000.00</b>	<b>3,615,445.99</b>