

Terracina
Community Development District

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

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M ASSESSMENTS	281,084
DEBT ASSESSMENTS	313,404
OTHER REVENUES	0
INTEREST INCOME	1,320
TOTAL REVENUES	\$ 595,808
EXPENDITURES	
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
LAKE RESTORATION	103,500
TOTAL EXPENDITURES	\$ 265,539
REVENUES LESS EXPENDITURES	\$ 330,269
BOND PAYMENTS	(294,600)
BALANCE	\$ 35,669
COUNTY APPRAISER & TAX COLLECTOR FEE	(11,890)
DISCOUNT FOR EARLY PAYMENTS	(23,779)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS / (SHORTFALL)	\$ -

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
REVENUES				
O & M ASSESSMENTS	171,594	171,024	281,084	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
TOTAL REVENUES	\$ 494,354	\$ 486,311	\$ 595,808	
EXPENDITURES				
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
LAKE RESTORATION	0	0	103,500	Lake Restoration
TOTAL EXPENDITURES	\$ 118,640	\$ 161,963	\$ 265,539	
REVENUES LESS EXPENDITURES	\$ 375,714	\$ 324,348	\$ 330,269	
BOND PAYMENTS	(299,974)	(295,242)	(294,600)	2027 Principal & Interest Payments
BALANCE	\$ 75,740	\$ 29,106	\$ 35,669	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,539)	(9,702)	(11,890)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(17,727)	(19,404)	(23,779)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 55,474	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 55,474	\$ -	\$ -	

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	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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	
Total Revenues	\$ 309,929	\$ 296,242	\$ 295,850	
EXPENDITURES				
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
Total Expenditures	\$ 297,502	\$ 296,242	\$ 295,850	
Excess/ (Shortfall)	\$ 12,427	\$ -	\$ -	

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 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
O & M	\$ 372.50	\$ 371.83	\$ 371.80	\$ 611.06
Debt	\$ 684.29	\$ 684.29	\$ 684.29	\$ 684.29
Total	\$ 1,056.79	\$ 1,056.12	\$ 1,056.09	\$ 1,295.35

* 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