



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 8, 2026
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
April 8, 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. March 4, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Consider Approval of Lake Bank Evaluation Proposals.....Page 4
 - 2. Consider Authorization of RFP
- H. New Business
- I. Administrative Matters
 - 1. Financial Report.....Page 10
- 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
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Order No: 11671265 # of Copies:
Customer No: 730524 1
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THIS IS NOT AN INVOICE!

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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
MARCH 4, 2026**

A. CALL TO ORDER

The March 4, 2026, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:03 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. ESTABLISH A QUORUM

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

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

Also present were: Richard Dacres - Badger Underground Construction, LLC (via phone) Brock Chase and Lisa Tropepe - Engenuity Group (via phone)

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. December 10, 2025, Regular Board Meeting

The minutes of the December 10, 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 December 10, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Lake Erosion

a. Consider Lake Erosion Proposals

Mr. Colella suggested that the Board act on this issue today. Ms. Bethel introduced Mr. Dacres from Badger Underground Construction and Mr. Chase and Ms. Tropepe from Engenuity Group who were present to answer any of the Board's questions. The Board requested that Engenuity Group provide a lake bank evaluation proposal. Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and passed unanimously approving the American Shoreline Restoration, Inc. proposal in the amount of \$124,200, contingent upon them accepting half payment now and half payment later.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

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.

Ms. Bethel went over the budget with the Board. Mr. Colella stated that an increase was needed to accommodate the lake erosion repairs. Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella adopting Resolution No. 2026-01- Adopting a Fiscal Year 2026/2027 Proposed Budget adding Lake Restoration as an additional line item in the amount of \$103,500 and setting the public hearing for June 10, 2026.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel reminded the Board to complete their Form 1 – Statement of Financial Interests by July 1, 2026.

J. BOARD MEMBER COMMENTS

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 Mrs. Colella adjourning the Regular Board Meeting at 10:21 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

March 16, 2026

Sylvia Bethel
 Special District Services, Inc.
 2501 Burns Rd., Suite A
 Palm Beach Gardens, FL 33410
 (Via email: sbethel@sdsinc.org)

**Re: Professional Civil Engineering & Surveying Services
 Terracina Lake Banks
 Palm Beach County, FL
 Engenuity Group Project No. 4028.02**

Dear Ms. Bethel:

We are pleased to offer this proposal to render Professional Civil Engineering & Surveying services in connection with Terracina CDD Lake Banks (hereinafter called the 'Project').

Surveying Services

Engenuity Group, Inc. will prepare a Topographic and Tree Survey pursuant to Chapter 5J-17.050, Florida Administrative Code, of twelve (12) lakes located in Terracina Community Development.

See the attached **Designated Scope of Services** for a specific list of items to be included in the scope of services. The fee per lake is shown below. If we proceed with completing all lakes at once, a 15% discount will be applied to the overall cost.

Lake Number	Lake Fee	15% Discount if done all at once
Lake 1	\$5,090.00	\$4,326.50
Lake 2	\$5,090.00	\$4,326.50
Lake 3	\$7,850.00	\$6,672.50
Lake 4	\$7,490.00	\$6,366.50
Lake 5	\$7,850.00	\$6,672.50
Lake 6	\$7,850.00	\$6,672.50
Lake 7	\$5,090.00	\$4,326.50
Lake 8	\$5,690.00	\$4,836.50
Lake 9	\$6,170.00	\$5,244.50
Lake 10	\$6,950.00	\$5,907.50
Lake 11	\$7,430.00	\$6,315.50
Lake 12	\$7,430.00	\$6,315.50
Total	\$79,980.00	\$67,983.00

The final deliverable will be an electronically signed and sealed copy of the Topographic and Tree Survey, which can be provided within sixty (60) business

days of receiving authorization to proceed. In the event of rain delaying our field work, the delivery time will be pushed back to the same number of days.

Engineering Services

Engenuity Group, Inc. will prepare a Civil Engineering Drainage report to assist in evaluating the overall drainage system and lake banks for the community.

This assignment will specifically include an analysis of the existing system including the following items:

- Review of our previous Annual Report as well as photos and documents of the current drainage system and lake banks.
- Review previously prepared engineering plans/record drawings/plats of the site.
- Analyze South Florida Water Management District & LWDD permits, plans and conditions
- Review current elevations and compare them to SFWMD permits and associated plans and calculations in order to create a typical lake bank design cross section.
- Evaluate lake bank repair options with estimated budgets for planning purposes.
- Make recommendations for cleaning and video of current system.
- Make recommendations for repair and/or replacement of damaged culverts.
- Prepare a report summarizing our findings and providing recommendations.
- Review of Lake Bank restoration proposals
 - Recommend soliciting up to three (3) proposals with a minimum of three (3) references per proposal
- Review of culvert repair proposals
 - Recommend soliciting up to three (3) proposals with a minimum of three (3) references per proposal

Engineering Fee: \$9,450.00

Invoicing and Payment

Work will be invoiced on a monthly basis for work completed to date. Invoice shall be paid in full by the Client within thirty (30) days of the invoice date, unless within such thirty (30) day period, Client notifies Engenuity Group, Inc. in writing of its objection to the amount of said invoice. Such notice shall be accompanied by payment of any undisputed portion of said invoice. If written objection is not received within thirty (30) days it shall constitute approval of invoice by Client. If the payment is not received within thirty (30) days of billing date, a late charge will be added to the invoice in the amount of 1½ percent per month on the outstanding balance. If payment is not received within sixty (60) days of the invoice date, work may be suspended on the project until the outstanding invoice(s) are paid in full.

This proposal represents the entire understanding between you and us with respect to the Project. If this satisfactorily sets forth your understanding of our agreement, please execute the attached Authorization and return it to us. If you have any questions, please do not hesitate to contact us.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS CONTRACT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT, AS LONG AS THE CONSULTANT MAINTAINS THE PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT AND AS LONG AS ANY DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT.

Sincerely,



Jennifer Malin, P.S.M.
Director of Surveying

Approved by,



Lisa Tropepe, P.E.
Vice President

Authorization: Professional Civil Engineering & Surveying Services
Terracina Lake Banks
Palm Beach County, FL
Engenuity Group Project No. 4028.02

By: _____ Date: _____
(Name & Title)

For: _____
(Name of Company)

Contract Amount: \$

I am ___ I am not ___ The Owner of the Property

The Property Owner Is: _____

Address: _____

Telephone: _____

Fax: _____

DESIGNATED SCOPE OF SERVICES: TOPOGRAPHIC/TREE SURVEY

NAME: TERRACINA LAKE BANKS

ENGENUITY PROJECT NO. 4028.02

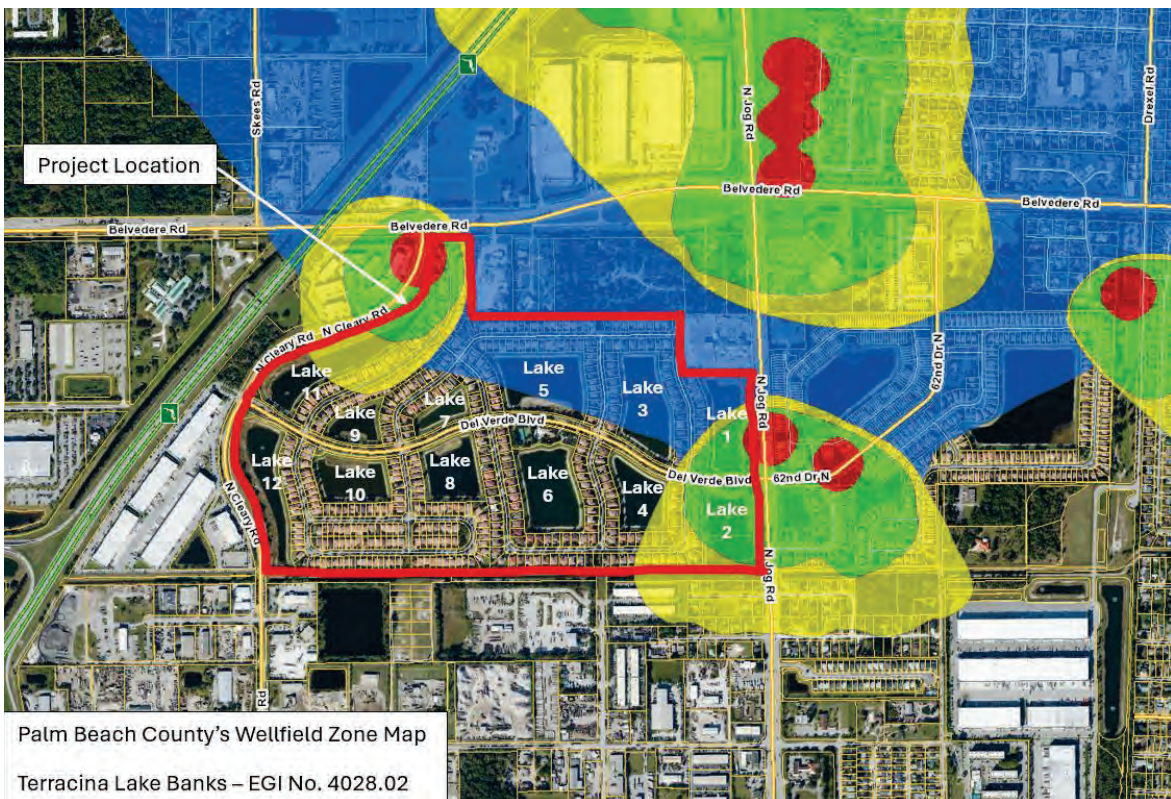
DATE: 3/16/2026

TASK:	Included in Contract (Yes/No)
Topographical Survey	
Minimum of two permanent benchmarks per every 500' on site; description and elevation to nearest .01'.	Yes
Contours at 1-foot intervals; error shall not exceed one half contour interval.	No
Cross sections will be taken every 50 feet around each lake and commence at the building face and extend 20 feet into the water. Shots along each cross sections will not exceed 5 foot spacing and will include any apparent grade breaks.	Yes
Spot elevations at street intersection and at 50 feet on center curb, sidewalk and edge of paving including far side of paving.	No
Topographic data will be obtained at 50-foot intervals of the road from right-of-way to right-of-way.	No
Plotted location of structures, man-made (e.g., paved areas) and natural features.	Yes
Location of water mains, and other utilities on the property based on as-built information supplied by utility companies.	No
Location of fire hydrants available to the property.	Yes
Location and characteristics of power and communications systems above grade.	Yes
Location, size, depth and direction of flow of sanitary sewers, storm drains and culverts serving, or on, the property; location of catch basins and manholes, and inverts of pipe at each.	Yes
Name of the operating authority of each utility.	No
Elevation of water in any excavation, well or nearby body of water.	No
Extent of watershed onto the property.	No
Trees of 6" and over (caliper 3' above ground); locate within 1' tolerance and give species in English or botanical terms.	Yes
Specimen trees flagged by the Owner or the Architect (___ in number); locate to the center within 1' tolerance; give species in English or botanical terms, give caliper and ground elevation on upper slope side.	No
Perimeter outline only of thickly wooded areas unless otherwise directed.	Yes
Confirm soil boring location(s).	No
SUE Services included in the scope	No
Scale of drawing is typically 1" =20' but will be determined by Engenuity Group, Inc. unless the client specifies a scale they would like the drawing at.	
Other (specify):	
<ol style="list-style-type: none"> 1. Datum will be National American Vertical Datum 1988 (NAVD 88) 2. SUE Services and tree tagging are not included in the services 3. Cross sections are in addition to topographic survey services within scope area. All outfall pipes will be traced back to the next connecting structure 	

Surveying Graphic



Wellfield Zone Graphic



Terracina
Community Development District

**Financial Report For
February 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26
REVENUES			
O & M ASSESSMENTS	171,024	2,140	157,002
DEBT ASSESSMENTS	314,087	3,939	288,275
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	2,161
Total Revenues	\$ 486,311	\$ 6,079	\$ 447,438
EXPENDITURES			
SUPERVISOR FEES	7,000	0	800
PAYROLL TAXES - EMPLOYER	560	0	61
AQUATIC LAKE MAINTENANCE	23,000	1,796	8,980
FOUNTAIN MAINTENANCE	18,000	659	8,135
ENGINEERING/INSPECTIONS	5,500	0	0
MANAGEMENT	39,228	3,269	16,345
SECRETARIAL	4,200	350	1,750
LEGAL	3,500	225	1,440
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	23	211
POSTAGE	250	0	0
OFFICE SUPPLIES	600	3	231
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,900	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	833
CONTINGENCY/FOUNTAINS	32,000	0	900
Total Expenditures	\$ 161,963	\$ 6,491	\$ 47,495
REVENUES LESS EXPENDITURES	\$ 324,348	\$ (412)	\$ 399,943
BOND PAYMENTS	(295,242)	(3,801)	(274,123)
BALANCE	\$ 29,106	\$ (4,213)	\$ 125,820
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	(59)	(5,047)
DISCOUNTS FOR EARLY PAYMENTS	(19,404)	(153)	(17,586)
EXCESS/ (SHORTFALL)	\$ -	\$ (4,425)	\$ 103,187
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (4,425)	\$ 103,187

Bank Balance As Of 2/28/26	\$ 330,290.91
Accounts Payable As Of 2/28/26	\$ 17,537.91
Accounts Receivable As Of 2/28/26	\$ -
Available Funds As Of 2/28/26	\$ 312,753.00

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

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	157,002.08	171,024.00	-14,021.92	91.8%
363.810 · Debt Assessments	288,274.73	314,087.00	-25,812.27	91.78%
363.820 · Debt Assessment-Paid To Trustee	-274,122.68	-295,242.00	21,119.32	92.85%
363.830 · Tax Collector Fee	-5,046.90	-9,702.00	4,655.10	52.02%
363.831 · Discounts For Early Payment	-17,586.39	-19,404.00	1,817.61	90.63%
369.401 · Interest Income	2,160.95	1,200.00	960.95	180.08%
Total Income	<u>150,681.79</u>	<u>161,963.00</u>	<u>-11,281.21</u>	<u>93.04%</u>
Expense				
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	8,980.00	23,000.00	-14,020.00	39.04%
511.307 · Fountain Maintenance	8,135.00	18,000.00	-9,865.00	45.19%
511.310 · Engineering	0.00	5,500.00	-5,500.00	0.0%
511.311 · Management Fees	16,345.00	39,228.00	-22,883.00	41.67%
511.312 · Secretarial Fees	1,750.00	4,200.00	-2,450.00	41.67%
511.315 · Legal Fees	1,440.00	3,500.00	-2,060.00	41.14%
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	210.55	950.00	-739.45	22.16%
511.513 · Postage and Delivery	0.00	250.00	-250.00	0.0%
511.514 · Office Supplies	230.70	600.00	-369.30	38.45%
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	833.30	2,000.00	-1,166.70	41.67%
511.800 · Contingency/Fountains	900.00	32,000.00	-31,100.00	2.81%
Total Expense	<u>47,494.75</u>	<u>161,963.00</u>	<u>-114,468.25</u>	<u>29.32%</u>
Net Income	<u><u>103,187.04</u></u>	<u><u>0.00</u></u>	<u><u>103,187.04</u></u>	<u><u>100.0%</u></u>

Terracina Community Development District
Expenditures
October 2025 through February 2026

Expenditures	Date	Invoice #	Vendor	Memo	Amount
511.122 · PR Tax Expense					
	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
Total 511.122 · PR Tax Expense					<u>61.20</u>
511.131 · Supervisor Fees					
	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
Total 511.131 · Supervisor Fees					<u>800.00</u>
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
	11/01/2025	3427	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	11/01/2025	3427	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	12/01/2025	88995	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	12/01/2025	88995	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	01/01/2026	89844	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	01/01/2026	89844	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	02/01/2026	90649	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	02/01/2026	90649	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
Total 511.301 · Aquatic Lake Maintenance					<u>8,980.00</u>
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
	11/01/2025	3427	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	12/01/2025	88995	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	12/22/2025	90402	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-7.5 HP Submersible Fountain Motor	4,495.00
	01/01/2026	89844	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	02/01/2026	90649	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
Total 511.307 · Fountain Maintenance					<u>8,135.00</u>
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
	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
	02/28/2026	2026-1927	Special District Services, Inc.	Management Feb 2026	3,269.00
Total 511.311 · Management Fees					<u>16,345.00</u>

Terracina Community Development District
Expenditures
October 2025 through February 2026

Date	Invoice #	Vendor	Memo	Amount
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
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
02/28/2026	2026-1927	Special District Services, Inc.	Secretarial Feb 2026	350.00
Total 511.312 · Secretarial Fees				<u>1,750.00</u>
511.315 · Legal Fees				
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
01/27/2026	133014	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Nov/Dec 2025 and Jan 2026	607.50
02/25/2026	133044	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Jan/Feb 2026	225.00
Total 511.315 · Legal Fees				<u>1,440.00</u>
511.450 · Insurance				
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				<u>7,634.00</u>
511.512 · Miscellaneous				
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
02/28/2026	2026-1927	Special District Services, Inc.	Travel Jan 2026	22.62
Total 511.512 · Miscellaneous				<u>210.55</u>
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
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
02/28/2026	2026-1927	Special District Services, Inc.	Copier Jan 2026	2.55
Total 511.514 · Office Supplies				<u>230.70</u>

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

Date	Invoice #	Vendor	Memo	Amount
511.540 · Dues, License & Subscriptions				
10/01/2025	92838	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions				175.00
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
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
02/28/2026	2026-1927	Special District Services, Inc.	Website Feb 2026	166.66
Total 511.750 · Website Management				833.30
511.800 · Contingency/Fountains				
12/13/2025	1576	Badger Underground Construction, LLC	Investigate & Measure to identify Measurement & Quantities	900.00
Total 511.800 · Contingency/Fountains				900.00
Total Expenditures				47,494.75

**Terracina Community Development District
Balance Sheet
As of February 28, 2026**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings Bank Account	330,290.91	0.00	0.00	0.00	0.00	330,290.91
Total Checking/Savings	330,290.91	0.00	0.00	0.00	0.00	330,290.91
Total Current Assets	330,290.91	0.00	0.00	0.00	0.00	330,290.91
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	7.32	0.00	0.00	7.32
Investments - Reserve Account	0.00	0.00	17,252.12	0.00	0.00	17,252.12
Investments - Revenue Account	0.00	0.00	308,125.73	0.00	0.00	308,125.73
Investments - Prepayment Fund	0.00	0.00	4,190.52	0.00	0.00	4,190.52
Investments - Sinking Fund	0.00	0.00	42.44	0.00	0.00	42.44
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	329,618.13	329,618.13
Amount To Be Provided	0.00	0.00	0.00	0.00	1,572,381.87	1,572,381.87
Total Other Assets	0.00	0.00	329,618.13	0.00	1,902,000.00	2,231,618.13
TOTAL ASSETS	330,290.91	0.00	329,618.13	796,873.00	1,902,000.00	3,358,782.04
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	17,537.91	0.00	0.00	0.00	0.00	17,537.91
Total Accounts Payable	17,537.91	0.00	0.00	0.00	0.00	17,537.91
Total Current Liabilities	17,537.91	0.00	0.00	0.00	0.00	17,537.91
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	17,537.91	0.00	0.00	0.00	1,902,000.00	1,919,537.91
Equity						
Net Income	103,187.04	0.00	242,533.93	0.00	0.00	345,720.97
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	312,753.00	0.00	329,618.13	796,873.00	0.00	1,439,244.13
TOTAL LIABILITIES & EQUITY	330,290.91	0.00	329,618.13	796,873.00	1,902,000.00	3,358,782.04