



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MAY 13, 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
May 13, 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. April 8, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding Lake Bank Erosion Project
- H. New Business
- I. Administrative Matters
 - 1. Financial Report.....Page 5
- 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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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
APRIL 8, 2026**

A. CALL TO ORDER

The April 8, 2026, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:02 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 (who arrived at 9:04 a.m.), 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 & Frances Penton of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present were:

Richard Bowden, Ray
Josh Nichols - Schmidt Nicols
Jordan Sperling - Schmidt Nicols

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Bethel requested the addition of the following item:

H. New Business 3. Consider Allstate’s Lake 3 Fountain Light Repair Proposal.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed approving the addition to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Nicols presented the upcoming project that would be built behind Terracina.

F. APPROVAL OF MINUTES

1. March 4, 2026, Regular Board Meeting

The minutes of the March 4, 2026, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

A **motion** was made by Mrs. Colella, seconded by Mr. Esquerete and unanimously passed approving the minutes of the March 4, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Lake Bank Evaluation Proposals

Ms. Bethel presented the lake bank proposals to the Board. Mr. Ameer suggested the most important thing should be to rope off the washout areas as a safety precaution until the repairs can be completed, and Board agreed. Ms. Bethel suggested completing the lake bank evaluation first to get an idea of exactly what repairs were needed and then move forward with securing a vendor. Mr. Palen agreed. The Board will move forward with the lake bank evaluation first and hold of currently approved proposal from American Shoreline Restoration

Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed approving the Schnars Engineering Corp Lake Bank Evaluation proposal in the amount of \$50,500.

2. Consider Authorization of an RFP

Ms. Bethel indicated that once the lake bank evaluation had been completed, the District will put out a request for proposals for the scope to get an idea of how much the project will cost and then will revisit the proposed budget.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed approving an RFP.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel reminded the Board to complete their 2025 Form 1 – Statement of Financial Interests by July 1, 2026. She also noted that ethics training was due by December 31, 2026.

Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed authorizing staff to approve fountain repairs not to exceed \$2,000 for fountain repairs.

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 10:00 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Terracina
Community Development District

**Financial Report For
April 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
REVENUES			
O & M ASSESSMENTS	171,024	0	160,348
DEBT ASSESSMENTS	314,087	0	294,433
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	2,161
Total Revenues	\$ 486,311	\$ -	\$ 456,942
EXPENDITURES			
SUPERVISOR FEES	7,000	800	2,400
PAYROLL TAXES - EMPLOYER	560	61	184
AQUATIC LAKE MAINTENANCE	23,000	710	11,486
FOUNTAIN MAINTENANCE	18,000	1,745	10,539
ENGINEERING/INSPECTIONS	5,500	0	0
MANAGEMENT	39,228	3,269	22,883
SECRETARIAL	4,200	350	2,450
LEGAL	3,500	0	1,440
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,600	3,600	3,600
INSURANCE	7,800	0	7,634
LEGAL ADVERTISING	1,350	0	0
MISCELLANEOUS	950	77	341
POSTAGE	250	30	30
OFFICE SUPPLIES	600	64	446
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,900	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,166
CONTINGENCY (FOUNTAINS, ETC.)	32,000	0	900
Total Expenditures	\$ 161,963	\$ 10,873	\$ 65,674
REVENUES LESS EXPENDITURES	\$ 324,348	\$ (10,873)	\$ 391,268
BOND PAYMENTS	(295,242)	0	(280,138)
BALANCE	\$ 29,106	\$ (10,873)	\$ 111,130
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	0	(5,291)
DISCOUNTS FOR EARLY PAYMENTS	(19,404)	0	(17,713)
EXCESS/ (SHORTFALL)	\$ -	\$ (10,873)	\$ 88,126
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (10,873)	\$ 88,126

Bank Balance As Of 4/30/26	\$ 316,271.35
Accounts Payable As Of 4/30/26	\$ 18,579.26
Accounts Receivable As Of 4/30/26	\$ -
Available Funds As Of 4/30/26	\$ 297,692.09

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

	<u>Oct 25 - April 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	160,348.28	171,024.00	-10,675.72	93.76%
363.810 · Debt Assessments	294,433.34	314,087.00	-19,653.66	93.74%
363.820 · Debt Assessment-Paid To Trustee	-280,138.41	-295,242.00	15,103.59	94.88%
363.830 · Tax Collector Fee	-5,290.69	-9,702.00	4,411.31	54.53%
363.831 · Discounts For Early Payment	-17,713.05	-19,404.00	1,690.95	91.29%
369.401 · Interest Income	2,160.95	1,200.00	960.95	180.08%
Total Income	<u>153,800.42</u>	<u>161,963.00</u>	<u>-8,162.58</u>	<u>94.96%</u>
Expense				
511.122 · PR Tax Expense	183.60	560.00	-376.40	32.79%
511.131 · Supervisor Fees	2,400.00	7,000.00	-4,600.00	34.29%
511.301 · Aquatic Lake Maintenance	11,486.00	23,000.00	-11,514.00	49.94%
511.307 · Fountain Maintenance	10,539.00	18,000.00	-7,461.00	58.55%
511.310 · Engineering	0.00	5,500.00	-5,500.00	0.0%
511.311 · Management Fees	22,883.00	39,228.00	-16,345.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
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	3,600.00	3,600.00	0.00	100.0%
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	341.35	950.00	-608.65	35.93%
511.513 · Postage and Delivery	30.00	250.00	-220.00	12.0%
511.514 · Office Supplies	445.72	600.00	-154.28	74.29%
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	1,166.62	2,000.00	-833.38	58.33%
511.800 · Contingency/Fountains	900.00	32,000.00	-31,100.00	2.81%
Total Expense	<u>65,674.29</u>	<u>161,963.00</u>	<u>-96,288.71</u>	<u>40.55%</u>
Net Income	<u><u>88,126.13</u></u>	<u><u>0.00</u></u>	<u><u>88,126.13</u></u>	<u><u>100.0%</u></u>

Terracina Community Development District
Expenditures
October 2025 through April 2026

Expenditures	Date	Invoice #	Vendor	Memo	Debit
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
	03/05/2026	PR 03.04.26		mtg 03.04.26 ck 03.06.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	04/10/2026	PR 04.08.26		mtg 04.08.26 ck 04.13.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
Total 511.122 · PR Tax Expense					<u>183.60</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
	03/05/2026	PR 03.04.26		mtg 03.04.26 ck 03.06.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	04/10/2026	PR 04.08.26		mtg 04.08.26 ck 04.13.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
Total 511.131 · Supervisor Fees					<u>2,400.00</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 ServicesRecurring	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
	03/01/2026	220212	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	03/01/2026	220212	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	04/01/2026	221011	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	659.00
	04/01/2026	221011	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
Total 511.301 · Aquatic Lake Maintenance					<u>11,486.00</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 ..	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
	03/01/2026	220212	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	04/01/2026	221011	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	1,745.00
Total 511.307 · Fountain Maintenance					<u>10,539.00</u>

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Debit</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
	03/31/2026	2026-2046	Special District Services, Inc.	Management March 2026	3,269.00
	04/30/2026	2026-2167	Special District Services, Inc.	Management April 2026	3,269.00
Total 511.311 · Management Fees					<u>22,883.00</u>
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
	03/31/2026	2026-2046	Special District Services, Inc.	Secretarial March 2026	350.00
	04/30/2026	2026-2167	Special District Services, Inc.	Secretarial April 2026	350.00
Total 511.312 · Secretarial Fees					<u>2,450.00</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>
511.320 · Audit Fees					
	04/02/2026	29173	Grau & Associates	FY 24/25 AUDIT FEES	3,600.00
Total 511.320 · Audit Fees					<u>3,600.00</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>

Terracina Community Development District
Expenditures
October 2025 through April 2026

Date	Invoice #	Vendor	Memo	Debit
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
03/05/2026	PR 03.04.26		mtg 03.04.26 ck 03.06.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
04/10/2026	PR 04.08.26		mtg 04.08.26 ck 04.13.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
04/30/2026	2026-2167	Special District Services, Inc.	Travel March 2026	24.00
Total 511.512 · Miscellaneous				341.35
511.513 · Postage and Delivery				
04/21/2026	FY 2026 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs - FY 2026	30.00
Total 511.513 · Postage and Delivery				30.00
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
03/31/2026	2026-2046	Special District Services, Inc.	Copier Feb 2026	151.15
04/30/2026	2026-2167	Special District Services, Inc.	Copier March 2026	41.25
04/30/2026	2026-2167	Special District Services, Inc.	Meeting Books March 2026	22.62
Total 511.514 · Office Supplies				445.72
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
03/31/2026	2026-2046	Special District Services, Inc.	Website March 2026	166.66
04/30/2026	2026-2167	Special District Services, Inc.	Website April 2026	166.66
Total 511.750 · Website Management				1,166.62

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Debit</u>
511.800 · Contingency/Fountains					
	12/13/2025	1576	Badger Underground Construction, LLC	Investigate and Measure to identify theMeasurement & Quantities	900.00
Total 511.800 · Contingency/Fountains					<u>900.00</u>
Total Expenditures					65,674.29

**Terracina Community Development District
Balance Sheet
As of April 30, 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	316,271.35	0.00	0.00	0.00	0.00	316,271.35
Total Checking/Savings	316,271.35	0.00	0.00	0.00	0.00	316,271.35
Total Current Assets	316,271.35	0.00	0.00	0.00	0.00	316,271.35
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	7.34	0.00	0.00	7.34
Investments - Reserve Account	0.00	0.00	17,299.24	0.00	0.00	17,299.24
Investments - Revenue Account	0.00	0.00	318,944.12	0.00	0.00	318,944.12
Investments - Prepayment Fund	0.00	0.00	4,214.73	0.00	0.00	4,214.73
Investments - Sinking Fund	0.00	0.00	29.79	0.00	0.00	29.79
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	340,495.22	340,495.22
Amount To Be Provided	0.00	0.00	0.00	0.00	1,561,504.78	1,561,504.78
Total Other Assets	0.00	0.00	340,495.22	0.00	1,902,000.00	2,242,495.22
TOTAL ASSETS	316,271.35	0.00	340,495.22	796,873.00	1,902,000.00	3,355,639.57
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	18,579.26	0.00	0.00	0.00	0.00	18,579.26
Total Accounts Payable	18,579.26	0.00	0.00	0.00	0.00	18,579.26
Total Current Liabilities	18,579.26	0.00	0.00	0.00	0.00	18,579.26
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	18,579.26	0.00	0.00	0.00	1,902,000.00	1,920,579.26
Equity						
Net Income	88,126.13	0.00	253,411.02	0.00	0.00	341,537.15
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	297,692.09	0.00	340,495.22	796,873.00	0.00	1,435,060.31
TOTAL LIABILITIES & EQUITY	316,271.35	0.00	340,495.22	796,873.00	1,902,000.00	3,355,639.57