



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JUNE 10, 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
June 10, 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. May 13, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding Lake Bank Erosion Project
- H. New Business
 - 1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Proposed Budget..Page 4
- I. Administrative Matters
 - 1. Financial Report.....Page 11
- 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:

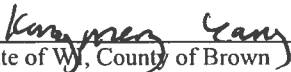
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Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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

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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
MAY 13, 2026**

A. CALL TO ORDER

The May 13, 2026, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:01 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, 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.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Bethel stated that Mr. Palen requested an addition to the minutes of April 8, 2026, and that it needed to be added to the agenda. Mr. Palen explained his amendment.

A **motion** was made by Mrs. Colella, seconded by Mr. Ameer and unanimously passed approving the addition 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. April 8, 2026, Regular Board Meeting

The minutes of the April 8, 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. Ameer and unanimously passed approving the minutes of the April 8, 2026, Regular Board Meeting, as amended.

G. OLD BUSINESS

1. Discussion Regarding Lake Bank Erosion Project

Ms. Bethel advised that she had reached out to the HOA manager, Ms. Bronkie, to get the erosion areas roped off. Ms. Bronkie stated she would take care of this when she returned from vacation on Tuesday. Ms. Bronkie emailed Ms. Bethel indicating that she had not completed the task. Mr. Colella informed Ms. Bethel that Ms. Bronkie was no longer there and asked Ms. Bethel to email the new HOA manager, David, and to copy him. A lengthy discussion ensued. Ms. Bethel indicated that we were awaiting for Schnars to complete the lake bank evaluation, however, it had been started. We will not have time to complete a RFP, therefore, Schnars will have to provide a cost estimate for the project in order to make the budget deadline. Mr. Palen explained that Schnars had two parts to their proposal, one was the cost evaluation and the other was the contractor bids.

H. NEW BUSINESS

There were no New Business items to come before the Board at this time.

I. ADMINISTRATIVE MATTERS

1. Financial Report

There was no Financial Report at this time.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mr. Ameer adjourning the Regular Board Meeting at 9:27 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-02

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 10th day of June, 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**

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 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET | |
|----------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| REVENUES | | | | 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 |

Terracina
Community Development District

**Financial Report For
May 2026**

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

| | Annual Budget 10/1/25 - 9/30/26 | Actual May-26 | Year To Date Actual 10/1/25 - 5/31/26 |
|--------------------------------------|---------------------------------------|-------------------|--|
| REVENUES | | | |
| O & M ASSESSMENTS | 171,024 | 0 | 166,469 |
| DEBT ASSESSMENTS | 314,087 | 0 | 304,631 |
| OTHER REVENUES | 0 | 0 | 0 |
| INTEREST INCOME | 1,200 | 0 | 4,823 |
| Total Revenues | \$ 486,311 | \$ - | \$ 475,923 |
| EXPENDITURES | | | |
| SUPERVISOR FEES | 7,000 | 0 | 2,400 |
| PAYROLL TAXES - EMPLOYER | 560 | 0 | 184 |
| AQUATIC LAKE MAINTENANCE | 23,000 | 1,796 | 14,368 |
| FOUNTAIN MAINTENANCE | 18,000 | 659 | 10,112 |
| ENGINEERING/INSPECTIONS | 5,500 | 750 | 750 |
| MANAGEMENT | 39,228 | 3,269 | 26,152 |
| SECRETARIAL | 4,200 | 350 | 2,800 |
| LEGAL | 3,500 | 0 | 3,893 |
| ASSESSMENT ROLL | 8,000 | 0 | 0 |
| AUDIT FEES | 3,600 | 0 | 3,600 |
| INSURANCE | 7,800 | 0 | 7,634 |
| LEGAL ADVERTISING | 1,350 | 0 | 0 |
| MISCELLANEOUS | 950 | 23 | 364 |
| POSTAGE | 250 | 11 | 41 |
| OFFICE SUPPLIES | 600 | 98 | 544 |
| DUES & SUBSCRIPTIONS | 175 | 0 | 175 |
| TRUSTEE FEES | 3,900 | 0 | 0 |
| CONTINUING DISCLOSURE FEE | 350 | 0 | 0 |
| WEBSITE MANAGEMENT | 2,000 | 166 | 1,333 |
| CONTINGENCY (FOUNTAINS, ETC.) | 32,000 | 0 | 899 |
| Total Expenditures | \$ 161,963 | \$ 7,122 | \$ 75,249 |
| REVENUES LESS EXPENDITURES | \$ 324,348 | \$ (7,122) | \$ 400,674 |
| BOND PAYMENTS | (295,242) | 0 | (290,227) |
| BALANCE | \$ 29,106 | \$ (7,122) | \$ 110,447 |
| COUNTY APPRAISER & TAX COLLECTOR FEE | (9,702) | 0 | (5,452) |
| DISCOUNTS FOR EARLY PAYMENTS | (19,404) | 0 | (17,724) |
| EXCESS/ (SHORTFALL) | \$ - | \$ (7,122) | \$ 87,271 |
| CARRYOVER FROM PRIOR YEAR | 0 | 0 | 0 |
| Net Excess/ (Shortfall) | \$ - | \$ (7,122) | \$ 87,271 |

| | |
|--|----------------------|
| Bank Balance As Of 5/31/26 | \$ 319,105.62 |
| Accounts Payable As Of 5/31/26 | \$ 22,268.90 |
| Accounts Receivable As Of 5/31/26 | \$ - |
| Available Funds As Of 5/31/26 | \$ 296,836.72 |

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

| | Oct 25 - May 26 | 25/26 Budget | \$ Over Budget | % of Budget |
|---|------------------------|---------------------|-----------------------|--------------------|
| Income | | | | |
| 363.100 · O & M Assessments | 166,468.86 | 171,024.00 | -4,555.14 | 97.34% |
| 363.810 · Debt Assessments | 304,631.12 | 314,087.00 | -9,455.88 | 96.99% |
| 363.820 · Debt Assessment-Paid To Trustee | -290,227.45 | -295,242.00 | 5,014.55 | 98.3% |
| 363.830 · Tax Collector Fee | -5,451.68 | -9,702.00 | 4,250.32 | 56.19% |
| 363.831 · Discounts For Early Payment | -17,723.60 | -19,404.00 | 1,680.40 | 91.34% |
| 369.401 · Interest Income | 4,822.66 | 1,200.00 | 3,622.66 | 401.89% |
| Total Income | 162,519.91 | 161,963.00 | 556.91 | 100.34% |
| 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 | 14,368.00 | 23,000.00 | -8,632.00 | 62.47% |
| 511.307 · Fountain Maintenance | 10,112.00 | 18,000.00 | -7,888.00 | 56.18% |
| 511.310 · Engineering | 750.00 | 5,500.00 | -4,750.00 | 13.64% |
| 511.311 · Management Fees | 26,152.00 | 39,228.00 | -13,076.00 | 66.67% |
| 511.312 · Secretarial Fees | 2,800.00 | 4,200.00 | -1,400.00 | 66.67% |
| 511.315 · Legal Fees | 3,892.50 | 3,500.00 | 392.50 | 111.21% |
| 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 | 363.97 | 950.00 | -586.03 | 38.31% |
| 511.513 · Postage and Delivery | 40.83 | 250.00 | -209.17 | 16.33% |
| 511.514 · Office Supplies | 543.97 | 600.00 | -56.03 | 90.66% |
| 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 | 1,333.28 | 2,000.00 | -666.72 | 66.66% |
| 511.800 · Contingency/Fountains | 900.00 | 32,000.00 | -31,100.00 | 2.81% |
| Total Expense | 75,249.15 | 161,963.00 | -86,713.85 | 46.46% |
| Net Income | 87,270.76 | 0.00 | 87,270.76 | 100.0% |

Terracina Community Development District
Expenditures
October 2025 through May 2026

| | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Memo</u> | <u>Debit</u> |
|---|-------------|-------------|-----------------------------------|---|---------------|
| Expenditures | | | | | |
| 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) | <u>61.20</u> |
| Total 511.122 · PR Tax Expense | | | | | 183.60 |
| 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) | <u>800.00</u> |
| Total 511.131 · Supervisor Fees | | | | | 2,400.00 |
| 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 |
| | 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 | 1,745.00 |
| | 04/01/2026 | 221011 | Allstate Resource Management Inc. | Debris Removal Services Recurring | 51.00 |
| | 05/01/2026 | 222194 | Allstate Resource Management Inc. | Lake, Mitigation and Debris Management Services Recurring | 1,745.00 |
| | 05/01/2026 | 222194 | Allstate Resource Management Inc. | Debris Removal Services Recurring | <u>51.00</u> |
| Total 511.301 · Aquatic Lake Maintenance | | | | | 14,368.00 |

Terracina Community Development District
Expenditures
October 2025 through May 2026

| Date | Num | Name | Memo | Debit |
|---------------------------------------|------------|-----------------------------------|--|------------------|
| 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 |
| 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 | 659.00 |
| 05/01/2026 | 222194 | Allstate Resource Management Inc. | Fountain/Aerator Maintenance Services Recurring | 659.00 |
| Total 511.307 · Fountain Maintenance | | | | <u>10,112.00</u> |
| 511.310 · Engineering | | | | |
| 05/10/2026 | 11283 | Schnars Engineering Corp | Professional Services through 05/10/2026 | 750.00 |
| Total 511.310 · Engineering | | | | <u>750.00</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 |
| 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 |
| 05/31/2026 | 2026-2319 | Special District Services, Inc. | Management April 2026 | 3,269.00 |
| Total 511.311 · Management Fees | | | | <u>26,152.00</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 |
| 05/31/2026 | 2026-2319 | Special District Services, Inc. | Secretarial April 2026 | 350.00 |
| Total 511.312 · Secretarial Fees | | | | <u>2,800.00</u> |

Terracina Community Development District
Expenditures
October 2025 through May 2026

| | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Memo</u> | <u>Debit</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 |
| | 04/27/2026 | 133195 | Caldwell Pacetti Edwards Schoech & Viator | Legal Services April 2026 | <u>2,452.50</u> |
| Total 511.315 · Legal Fees | | | | | 3,892.50 |
| 511.320 · Audit Fees | | | | | |
| | 04/02/2026 | 29173 | Grau & Associates | FY 24/25 AUDIT FEES | <u>3,600.00</u> |
| Total 511.320 · Audit Fees | | | | | 3,600.00 |
| 511.450 · Insurance | | | | | |
| | 10/01/2025 | 29551 | Egis Insurance & Risk Advisors | Policy #100125064 10/01/2025-10/01/2026Florida Insurance Alliance | <u>7,634.00</u> |
| Total 511.450 · Insurance | | | | | 7,634.00 |
| 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 |
| | 05/31/2026 | 2026-2319 | Special District Services, Inc. | Travel April 2026 | <u>22.62</u> |
| Total 511.512 · Miscellaneous | | | | | 363.97 |
| 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 |
| | 05/31/2026 | 2026-2319 | Special District Services, Inc. | FedEx April 2026 | <u>10.83</u> |
| Total 511.513 · Postage and Delivery | | | | | 40.83 |

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

| | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Memo</u> | <u>Debit</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 |
| | 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 |
| | 05/31/2026 | 2026-2319 | Special District Services, Inc. | Copier April 2026 | 74.25 |
| | 05/31/2026 | 2026-2319 | Special District Services, Inc. | Meeting Books April 2026 | 24.00 |
| Total 511.514 · Office Supplies | | | | | <u>543.97</u> |
| 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 | | | | | <u>175.00</u> |
| 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 |
| | 05/31/2026 | 2026-2319 | Special District Services, Inc. | Website April 2026 | 166.66 |
| Total 511.750 · Website Management | | | | | <u>1,333.28</u> |
| 511.800 · Contingency/Fountains | | | | | |
| | 12/13/2025 | 1576 | Badger Underground Construction, LLC | Investigate and Measure to identify the Measurement & Quantities | 900.00 |
| Total 511.800 · Contingency/Fountains | | | | | <u>900.00</u> |
| Total Expenditures | | | | | <u>75,249.15</u> |

**Terracina Community Development District
Balance Sheet
As of May 31, 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 | 319,105.62 | 0.00 | 0.00 | 0.00 | 0.00 | 319,105.62 |
| Total Checking/Savings | 319,105.62 | 0.00 | 0.00 | 0.00 | 0.00 | 319,105.62 |
| Total Current Assets | 319,105.62 | 0.00 | 0.00 | 0.00 | 0.00 | 319,105.62 |
| Fixed Assets | | | | | | |
| Storm Water Management | 0.00 | 0.00 | 0.00 | 1,770,162.00 | 0.00 | 1,770,162.00 |
| Fountains | 0.00 | 0.00 | 0.00 | 114,601.00 | 0.00 | 114,601.00 |
| Accum Depreciation - Storm Water Mgt | 0.00 | 0.00 | 0.00 | -1,062,090.00 | 0.00 | -1,062,090.00 |
| Accum Depreciation - Fountains | 0.00 | 0.00 | 0.00 | -25,800.00 | 0.00 | -25,800.00 |
| Total Fixed Assets | 0.00 | 0.00 | 0.00 | 796,873.00 | 0.00 | 796,873.00 |
| Other Assets | | | | | | |
| Investments - Interest Account | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Investments - Reserve Account | 0.00 | 0.00 | 17,351.23 | 0.00 | 0.00 | 17,351.23 |
| Investments - Revenue Account | 0.00 | 0.00 | 49,811.08 | 0.00 | 0.00 | 49,811.08 |
| Investments - Prepayment Fund | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Investments - Sinking Fund | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| A/R Non-Ad Valorem Receipts | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Amount Available In DSF | 0.00 | 0.00 | 0.00 | 0.00 | 67,162.31 | 67,162.31 |
| Amount To Be Provided | 0.00 | 0.00 | 0.00 | 0.00 | 1,576,837.69 | 1,576,837.69 |
| Total Other Assets | 0.00 | 0.00 | 67,162.31 | 0.00 | 1,644,000.00 | 1,711,162.31 |
| TOTAL ASSETS | 319,105.62 | 0.00 | 67,162.31 | 796,873.00 | 1,644,000.00 | 2,827,140.93 |
| LIABILITIES & EQUITY | | | | | | |
| Liabilities | | | | | | |
| Current Liabilities | | | | | | |
| Accounts Payable | | | | | | |
| Accounts Payable | 22,268.90 | 0.00 | 0.00 | 0.00 | 0.00 | 22,268.90 |
| Total Accounts Payable | 22,268.90 | 0.00 | 0.00 | 0.00 | 0.00 | 22,268.90 |
| Total Current Liabilities | 22,268.90 | 0.00 | 0.00 | 0.00 | 0.00 | 22,268.90 |
| Long Term Liabilities | | | | | | |
| Special Assessment Debt (2021) | 0.00 | 0.00 | 0.00 | 0.00 | 1,644,000.00 | 1,644,000.00 |
| Total Long Term Liabilities | 0.00 | 0.00 | 0.00 | 0.00 | 1,644,000.00 | 1,644,000.00 |
| Total Liabilities | 22,268.90 | 0.00 | 0.00 | 0.00 | 1,644,000.00 | 1,666,268.90 |
| Equity | | | | | | |
| Net Income | 87,270.76 | 0.00 | -19,921.89 | 0.00 | 0.00 | 67,348.87 |
| 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 | 296,836.72 | 0.00 | 67,162.31 | 796,873.00 | 0.00 | 1,160,872.03 |
| TOTAL LIABILITIES & EQUITY | 319,105.62 | 0.00 | 67,162.31 | 796,873.00 | 1,644,000.00 | 2,827,140.93 |