TERRACINA COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY

REGULAR BOARD MEETING & PUBLIC HEARING

AUGUST 12, 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 & PUBLIC HEARING
August 12, 2026
9:00 a.m.

Publication Date | Subcategory
2026-07-23 | Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting of the
Terracina Community
Development District

The Board of Supervisors (the Board) of the Terracina Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on August 12, 2026, at 9:00 a.m., or as soon thereafter as can be heard, in a Meeting Room of The Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the Districts website or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Terracina Community
Development District
www.terracinacdd.org
No.12497289 July 23, 30, 2026

TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 10, 2026

A. CALL TO ORDER

The June 10, 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, Linda Colella and Jose Esquerete and all was in order to proceed with the meeting.

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

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. May 13, 2026, Regular Board Meeting

The minutes of the May 13, 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 May 13, 2026, Regular Board Meeting, as amended.

G. OLD BUSINESS
1. Discussion Regarding Lake Bank Erosion Project

Mr. McElligott explained that he spoke with the engineer and that the Schnars report was getting close, it is not yet done and ready to present. Mrs. Colella informed the Board that she had contacted the HOA to get the current depressions roped off for safety reasons, and while the HOA had agreed to do this last month, it still had not been done. The Board requested that within the next week, Mrs. Bethel contact the HOA, and get a response, in writing and reiterate that HOA had agreed to rope off these areas and that HOA could be liable for not following through should there be an accident.

H. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-02 was presented, entitled:

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.

Mr. McElliogtt presented an updated Proposed Budget that increased the amount for the lake bank repairs. Mr. McElligott explained that following his conversation with Mrs. Bethel he suggested that the Board consider the higher amount as a potential bond/loan payment so they could repair all the lakes now. There was a long discussion regarding doing just the repairs needed now and assessing for additional repairs as needed in the future so a bond/loan would not be needed now. There was also an extensive conversation on an appropriate annual budget amount for an estimated bond/loan payment based on different loan terms. Following discussion, a **motion** was made by Mr. Esquerete, seconded by Mr. Colella adopting Resolution No. 2026-02- Adopting a Fiscal Year 2026/2027 Proposed Budget as amended making the Lake Restoration amount $225,000.00 and setting the public hearing for August 12, 2026. The **motion** passed **4-0**.

I. ADMINISTRATIVE MATTERS

1. Financial Report

The financial report was presented in the meeting book. There was no formal action required.

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 9:50 a.m. Upon being put to a vote, the **motion** carried **unanimously**.

Secretary/Assistant Secretary

Chair/Vice-Chair

Publication Date
2026-07-23

Subcategory
Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting of the
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Development District

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Meetings may be cancelled from time to time without advertised notice.

Terracina Community
Development District
www.terracinacdd.org
No.12497289 July 23, 30, 2026

RESOLUTION NO. 2026-03

A RESOLUTION OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Terracina Community Development District ("District") has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit "A" is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 12th day of August, 2026.

ATTEST:	**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**
By:______________________________ Secretary/Assistant Secretary	By:______________________________ Chairperson/Vice Chairperson

Terracina
Community Development District

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

CONTENTS

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

REVENUES	**FISCAL YEAR 2026/2027 BUDGET**
O & M ASSESSMENTS	410,339
DEBT ASSESSMENTS	313,404
OTHER REVENUES	0
INTEREST INCOME	1,320
TOTAL REVENUES	**$ 725,063**
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	225,000
TOTAL EXPENDITURES	**$ 387,039**
REVENUES LESS EXPENDITURES	**$ 338,024**
BOND PAYMENTS	(294,600)
BALANCE	**$ 43,424**
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,474)
DISCOUNT FOR EARLY PAYMENTS	(28,950)
EXCESS/ (SHORTFALL)	**$ -**
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS / (SHORTFALL)	**$ -**

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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
O & M ASSESSMENTS	171,594	171,024	410,339	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**	**$ 725,063**	
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	$25 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	3,500	3,900	3,900	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
CONTINGENCY/FOUNTAINS	0	32,000	31,700	Contingency
LAKE RESTORATION	0	0	225,000	Lake Restoration
TOTAL EXPENDITURES	**$ 118,640**	**$ 161,963**	**$ 387,039**	
REVENUES LESS EXPENDITURES	**$ 375,714**	**$ 324,348**	**$ 338,024**	
BOND PAYMENTS	(299,974)	(295,242)	(294,600)	2027 Principal & Interest Payments
BALANCE	**$ 75,740**	**$ 29,106**	**$ 43,424**	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,539)	(9,702)	(14,474)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(17,727)	(19,404)	(28,950)	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 FINAL DEBT SERVICE FUND BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 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 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	**Fiscal Year 2026/2027 Projected Assessment***
O & M	$ 372.50	$ 371.83	$ 371.80	**$ 892.05**
Debt	$ 684.29	$ 684.29	$ 684.29	**$ 684.29**
Total	**$ 1,056.79**	**$ 1,056.12**	**$ 1,056.09**	**$ 1,576.34**

* 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

Engineer's Report for Lake Bank Evaluation

Prepared for:

Terracina Community Development District
Board of Supervisors
Palm Beach County, Florida

July 27, 2026

Prepared by:

SCHNARS ENGINEERING CORPORATION

947 Clint Moore Road
Boca Raton, FL 33487
Voice: 561-241-6455
Fax: 561-241-5182
E-mail: jeff@schnars.com

Terracina CDD
02109

TERRACINA COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

I Purpose and Scope

This report is being prepared at the request of the Terracina Community Development District to perform a visual inspection of the twelve (12) lake banks owned by the Terracina CDD in anticipation of the goal to prepare a lake bank repair plan based on using Geotubes to re-establish the slopes.

II. Project Description

The report will be broken into five separate categories.

1. Major Erosion Areas
2. Outfall Pipe Repairs
3. Temporary Repair Methods
4. Permanent Repair Methods
5. Lake Bank Restoration Priority

II.1 MAJOR EROSION AREAS

The lakes were evaluated to identify areas of erosion. The critical findings requiring immediate repair are summarized below.

Lake #12
Lake 12 has seven (7) major erosion areas that are migrating from the water's edge into the LME. See pictures 1-6

Lake #11
Lake 11 has seven (7) major erosion areas that are migrating from the water's edge into the LME. See pictures 7-11

Lake #3
Lake 3 has five (5) major erosion areas that are migrating from the water's edge into the LME. See pictures 12-16

Lake #10
Lake 10 has four (4) major erosion areas that are migrating from the water's edge into the LME. See pictures 17-20

Lake #8
Lake 8 has four (4) major erosion areas by the water's edge that need repair. See pictures 21-24

Lake #6
Lake 6 has two (2) major erosion areas that are migrating from the water's edge into the LME. See pictures 25 & 26

Lake #2 and #4
These lakes each have one (1) major erosion area that is migrating into the LME. See pictures 27-28

Lake #8, #11, and #12
These lakes have underground downspout piping located within areas affected by erosion. Efforts should be made to locate the piping and extend it with PVC pipe to the lake. Other homes adjacent to these lakes also appear to have underground downspout piping; however, the pipe outlets were not confirmed at the lake.

Lake #1, # 3, #4, #8, and #9
These lakes each have one underground downspout pipe for which the outlet was not confirmed at the lake.

Lake #5
This lake has two underground downspout pipes for which the outlets were not confirmed at the lake.

II.2 Outfall Pipe Repairs

Outfall pipes that were noted as damaged in the District Engineer's report dated July 1, 2025 should be repaired as soon as possible when the lake level is low and prior to any permanent lake bank restoration. Some outfalls are in need of dredging in front of the pipe.

Lake 3
30" CAP (Corrugated Aluminum pipe) outfall north end of the lake needs repair. This should be replaced back to the band at the concrete collar.

Lake #4
30" CAP outfall in the NW corner needs repair. This should be replaced back to the band at the concrete collar.

Lake #9
18' CAP outfall on the east side needs repair. This should be replaced back to the band at the concrete collar.

Lake #11
18" CAP outfall on the east side (mid lake) needs repair. This should be replaced back to the band at the concrete collar. The north end of the lake also has 24" CAP outfall that needs dredging done in front of the pipe.

II.3 Temporary Repair Method

Temporary repairs can be made in all other areas, not mentioned with the downspout piping into the lake by backfilling the wash out with clean fill and then sod until the permanent solution is rendered.

II.4 Permanent Repair Method

The permanent solution to re-establish the design lake bank shall consist of installing one (1) layer of 404 woven monofilament polypropylene geo-tube installed on an anti-scour layer of geo-tube to prevent tube erosion during low water events. The contractor will scour the existing lake slope to provide a flat area to install the permanent geo-tube. A sacrificial bag shall be used to fill behind the permanent geo-tube to provide proper slope. There should be no more than a 12” step down from the permanent geo-tube to the slope into the lake. Slope under design water level shall be a minimum of 4:1 to 8’ beyond design water’s edge. This should be staked out by a professional surveyor. The maximum slope from the edge of water to the lake maintenance easement (LME) shall be 4:1. The maximum slope in the LME shall be 8:1.

II.5 Lake Bank Restoration Priority

There are drop-offs on the water’s edge on all lakes. Some are more severe than others ranging from 12” to 24”. There should be funds set aside in the budget to remediate the lake banks to meet the SFWMD permit requirements. Once the immediate issues are corrected noted in the Major Erosion Areas, the following order of lake repairs should be done.

Lake #3 Priority High. This lake has 2,173 LF of shoreline

Lake #4 Priority High. This lake has 1 733 LF of shoreline

Lake #8 Priority High. This lake has 1,676 LF of shoreline

Lake #10 Priority High. This lake has 1,641 LF of shoreline

Lake #5 Priority Medium. This lake has 2,203 LF of shoreline.

Lake #6 Priority Medium. This lake has 2,077 LF of Shoreline.

Lake #11 Priority Medium. This lake has 2,042 LF of shoreline.

Lake #12 Priority Medium. This lake has 1,488LF of shoreline.

Lake #9 Priority Medium. This lake has 1,003LF of shoreline.

Lake #7 Priority Low. This lake has 1,131LF of shoreline
.

Lake #1 Priority Low. This lake has 1,529 LF of shoreline.

Lake #2 Priority Low. This lake has 1,117LF of shoreline

Exhibit A – Photographs

Photo 1: Lake 12 east side north end

Photo 2: Lake 12 east side far north end

Photo 3: Lake 12 east side north end

947 Clint Moore Road, Boca Raton, Florida 33487
Telephone (561) 241-6455 Fax (561) 241-5182 E-Mail: jeff@schnars.com

Photo 4: Lake 12 east side north & south of outfall pipe

Photo 5: Lake 12 east side far south end

Photo 6: Lake 12 has buried downspout piping

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Telephone (561) 241-6455 Fax (561) 241-5182 E-Mail: jeff@schnars.com

Photo 7: Lake 11 east side north end

Photo 8: Lake 11 east side north end

Photo 9: Lake 11 east side north end buried downspout piping

Photo 10: Lake 11 east side south end

Photo 11: Lake 11 east side far south end.

Photo 12: Lake 3 east side

Photo 13: Lake 3 north side

Photo 14: Lake 3 west side 3-4 house from north end

Photo 15: Lake 3 NW corner

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Photo 16: Lake 3 south east side

Photo 17: Lake 10 east side south end

Photo 18: Lake 10 south side

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Telephone (561) 241-6455 Fax (561) 241-5182 E-Mail: jeff@schnars.com

Photo 19: Lake 10 south side by out fall

Photo 20: Lake 10 south side west end

Photo 21: Lake 8 east side

Photo 22: Lake 8 east side

Photo 23: Lake 8 east side

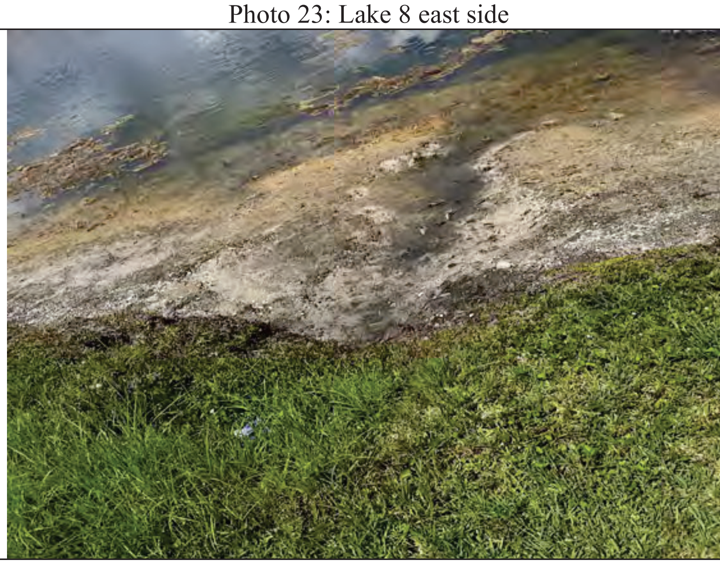

Photo 24: Lake 8 east side

947 Clint Moore Road, Boca Raton, Florida 33487
Telephone (561) 241-6455 Fax (561) 241-5182 E-Mail: jeff@schnars.com

Photo 25: Lake 6 east side by outfall pipe

Photo 26: Lake 6 south side by outfall pipe

Photo 27: Lake 2 north end of west side

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Telephone (561) 241-6455 Fax (561) 241-5182 E-Mail: jeff@schnars.com

Photo 28: Lake 4 south side

Allstate RESOURCE MANAGEMENT, INC.

6900 S.W. 21st Court . Building 9 . Davie, FL 33317
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
Email: info@allstatemanagement.com

ESTIMATE / FOUNTAIN EQUIPMENT

Terracina Community Development District
c/o Special District Services, Inc
2501A Burns Road
Palm Beach Gardens, Florida 33410

DATE:	TERMS:	DELIVERY:
7/6/26	Balance due on installation	4 weeks

Lake 6 Fountain Repair

QUANTITY	DESCRIPTION	AMOUNT
One (1)	Sub Pump End Kit for 7.5 HP Fountain • Two-Year Warranty	$4,475.00
One (1)	Installation & Materials	$1,500.00
One (1)	Discount	($750.00)

Estimated Total: $5,225.00

*The condition of the motor, cables and other submersed components will be evaluated upon dismantling. If necessary, additional repairs or replacement will be quoted separately.

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

By: ______________________________

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

By:_________________________

Dated:______________________

Allstate
RESOURCE MANAGEMENT, INC.

6900 S.W. 21st Court, Building 9 · Davie, FL 33317
Phone: 954.382.9766 · Fax: 954.382.9770
Email: info@allstatemanagement.com
www.allstatemanagement.com

Dear Loyal Customers,

Heading into budget season, we appreciate your budget concerns. Unfortunately, the cost of our products, fuel and labor has seen a severe spike during the last year. Some products we use to make your water healthy have risen as much as 50% in the last year. Effective January 1, 2027, we will be implementing a nominal five percent (5%) increase for our professional services.

Please plan accordingly when preparing your 2027 budget.

Respectfully,

Andy Fuhrman
President
Allstate Resource Management, Inc

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Terracina Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit “A” is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of August, 2026.

ATTEST:	**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**
By:______________________________ Secretary/Assistant Secretary	By:_____________________________________ Chairperson/Vice Chairperson

TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 14, 2026
November 4, 2026
December 09, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 09, 2027
July 14, 2027
August 11, 2027
September 08, 2027

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

PUBLISH: THE PALM BEACH POST 09/24/25

Terracina
Community Development District

Financial Report For
July 2026

TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2026

REVENUES	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
O & M ASSESSMENTS	171,024	2,298	171,373
DEBT ASSESSMENTS	314,087	4,229	313,657
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	4,823
Total Revenues	**$ 486,311**	**$ 6,527**	**$ 489,853**
EXPENDITURES			
SUPERVISOR FEES	7,000	0	4,000
PAYROLL TAXES - EMPLOYER	560	0	306
AQUATIC LAKE MAINTENANCE	23,000	1,796	16,874
FOUNTAIN MAINTENANCE	18,000	2,597	14,454
ENGINEERING/INSPECTIONS	5,500	7,250	10,500
MANAGEMENT	39,228	3,269	32,690
SECRETARIAL	4,200	350	3,500
LEGAL	3,500	0	6,075
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,600	0	3,600
INSURANCE	7,800	0	7,634
LEGAL ADVERTISING	1,350	0	175
MISCELLANEOUS	950	47	602
POSTAGE	250	61	102
OFFICE SUPPLIES	600	74	668
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,900	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,667
CONTINGENCY (FOUNTAINS, ETC.)	32,000	0	899
Total Expenditures	**$ 161,963**	**$ 15,611**	**$ 103,921**
REVENUES LESS EXPENDITURES	**$ 324,348**	**$ (9,084)**	**$ 385,932**
BOND PAYMENTS	(295,242)	(4,229)	(299,206)
BALANCE	**$ 29,106**	**$ (13,313)**	**$ 86,726**
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	0	(5,478)
DISCOUNTS FOR EARLY PAYMENTS	(19,404)	0	(17,771)
EXCESS/ (SHORTFALL)	**$ -**	**$ (13,313)**	**$ 63,477**
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	**$ -**	**$ (13,313)**	**$ 63,477**

Bank Balance As Of 7/31/26	**$ 293,865.17**
Accounts Payable As Of 7/31/26	**$ 20,822.07**
Accounts Receivable As Of 7/31/26	**$ -**
Available Funds As Of 7/31/26	**$ 273,043.10**

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

	Oct 25 - July 26	25/26 Budget	$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	171,373.32	171,024.00	349.32	100.2%
363.810 · Debt Assessments	313,657.42	314,087.00	-429.58	99.86%
363.820 · Debt Assessment-Paid To Trustee	-299,205.77	-295,242.00	-3,963.77	101.34%
363.830 · Tax Collector Fee	-5,477.75	-9,702.00	4,224.25	56.46%
363.831 · Discounts For Early Payment	-17,771.58	-19,404.00	1,632.42	91.59%
369.401 · Interest Income	4,822.66	1,200.00	3,622.66	401.89%
Total Income	167,398.30	161,963.00	5,435.30	103.36%
Expense				
511.122 · PR Tax Expense	306.00	560.00	-254.00	54.64%
511.131 · Supervisor Fees	4,000.00	7,000.00	-3,000.00	57.14%
511.301 · Aquatic Lake Maintenance	16,874.00	23,000.00	-6,126.00	73.37%
511.307 · Fountain Maintenance	14,454.00	18,000.00	-3,546.00	80.3%
511.310 · Engineering	10,500.00	5,500.00	5,000.00	190.91%
511.311 · Management Fees	32,690.00	39,228.00	-6,538.00	83.33%
511.312 · Secretarial Fees	3,500.00	4,200.00	-700.00	83.33%
511.315 · Legal Fees	6,075.00	3,500.00	2,575.00	173.57%
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	175.04	1,350.00	-1,174.96	12.97%
511.512 · Miscellaneous	601.95	950.00	-348.05	63.36%
511.513 · Postage and Delivery	102.00	250.00	-148.00	40.8%
511.514 · Office Supplies	667.57	600.00	67.57	111.26%
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	1,666.60	2,000.00	-333.40	83.33%
511.800 · Contingency/Fountains	900.00	32,000.00	-31,100.00	2.81%
Total Expense	103,921.16	161,963.00	-58,041.84	64.16%
Net Income	**63,477.14**	**0.00**	**63,477.14**	**100.0%**

Terracina Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	Memo	Amount
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)	61.20
	05/27/2026	PR 05.13.26		mtg 05.13.26 ck 05.18.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
	06/29/2026	PR 06.10.26		mtg 06.10.26 ck 06.29.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
Total 511.122 · PR Tax Expense					306.00
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
	05/27/2026	PR 05.13.26		mtg 05.13.26 ck 05.18.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
	06/29/2026	PR 06.10.26		mtg 06.10.26 ck 06.29.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
Total 511.131 · Supervisor Fees					4,000.00
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 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	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	51.00
	06/01/2026	222997	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	659.00
	06/01/2026	222997	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	07/01/2026	223881	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	07/01/2026	223881	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
Total 511.301 · Aquatic Lake Maintenance					16,874.00

Terracina Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	Memo	Amount
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	659.00
	05/01/2026	222194	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	06/01/2026	222997	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	1,745.00
	07/01/2026	223881	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	07/14/2026	224477	Allstate Resource Management Inc.	1X Fountain / Aerator Maint Services | AM LEDRebuild Kit 35W, AM GFCI	1,938.00
Total 511.307 · Fountain Maintenance					14,454.00
511.310 · Engineering					
	05/10/2026	11283	Schnars Engineering Corp	Professional Services through 05/10/2026	750.00
	06/07/2026	11338	Schnars Engineering Corp	Professional Services through 06/07/2026	2,500.00
	07/05/2026	11361	Schnars Engineering Corp	Professional Services through 07/05/2026	1,750.00
	07/09/2026	55481	Engenuity Group, Inc. (formally SFRN)	Services for the Period: 6/1/2026 to 7/9/2026 21 Annual Report (2026)	5,500.00
Total 511.310 · Engineering					10,500.00
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 May 2026	3,269.00
	06/30/2026	2026-2439	Special District Services, Inc.	Management June 2026	3,269.00
	07/31/2026	2026-2559	Special District Services, Inc.	Management July 2026	3,269.00
Total 511.311 · Management Fees					32,690.00

Terracina Community Development District
Expenditures
October 2025 through July 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
	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 May 2026	350.00
	06/30/2026	2026-2439	Special District Services, Inc.	Secretarial June 2026	350.00
	07/31/2026	2026-2559	Special District Services, Inc.	Secretarial July 2026	350.00
Total 511.312 · Secretarial Fees					3,500.00
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	2,452.50
	05/28/2026	133237	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Maye 2026	1,350.00
	06/29/2026	133279	Caldwell Pacetti Edwards Schoech & Viator	Legal Services June 2026	832.50
Total 511.315 · Legal Fees					6,075.00
511.320 · Audit Fees					
	04/02/2026	29173	Grau & Associates	FY 24/25 AUDIT FEES	3,600.00
Total 511.320 · Audit Fees					3,600.00
511.450 · Insurance					
	10/01/2025	29551	Egis Insurance & Risk Advisors	Policy #100125064 10/01/2025-10/01/2026 Florida Insurance Alliance	7,634.00
Total 511.450 · Insurance					7,634.00
511.480 · Legal Advertisements					
	05/31/2026	0007735002	USA Today Media Corp	Notice of Qualifying Period	175.04
Total 511.480 · Legal Advertisements					175.04

	Date	Invoice #	Vendor	Memo	Amount
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
	05/27/2026	PR 05.13.26		mtg 05.13.26 ck 05.18.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	05/31/2026	2026-2319	Special District Services, Inc.	Travel April 2026	22.62
	06/03/2026	202600000508	The Commons Vista Park, LLC	Inv#202600000508 Terracina CDD Reg Board Mtg	62.50
	06/29/2026	PR 06.10.26		mtg 06.10.26 ck 06.29.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	06/30/2026	2026-2439	Special District Services, Inc.	Travel May 2026	21.84
	07/01/2026	202600000679	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	07/31/2026	2026-2559	Special District Services, Inc.	Travel June 2026	21.84
Total 511.512 · Miscellaneous					601.95
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	10.83
	07/31/2026	2026-2559	Special District Services, Inc.	FedEx June 2026	61.17
Total 511.513 · Postage and Delivery					102.00

Terracina Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	Memo	Amount
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
	06/30/2026	2026-2439	Special District Services, Inc.	Copier May 2026	21.60
	06/30/2026	2026-2439	Special District Services, Inc.	Meeting Books May 2026	28.00
	07/31/2026	2026-2559	Special District Services, Inc.	Copier June 2026	42.00
	07/31/2026	2026-2559	Special District Services, Inc.	Meeting Books June 2026	32.00
Total 511.514 · Office Supplies					667.57
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
	05/31/2026	2026-2319	Special District Services, Inc.	Website May 2026	166.66
	06/30/2026	2026-2439	Special District Services, Inc.	Website June 2026	166.66
	07/31/2026	2026-2559	Special District Services, Inc.	Website July 2026	166.66
Total 511.750 · Website Management					1,666.60
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					900.00
Total Expenditures					**103,921.16**

Terracina Community Development District
Balance Sheet
As of July 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	293,865.17	0.00	0.00	0.00	0.00	293,865.17
Total Checking/Savings	293,865.17	0.00	0.00	0.00	0.00	293,865.17
Total Current Assets	293,865.17	0.00	0.00	0.00	0.00	293,865.17
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	2.22	0.00	0.00	2.22
Investments - Reserve Account	0.00	0.00	17,453.12	0.00	0.00	17,453.12
Investments - Revenue Account	0.00	0.00	60,945.10	0.00	0.00	60,945.10
Investments - Prepayment Fund	0.00	0.00	12.38	0.00	0.00	12.38
Investments - Sinking Fund	0.00	0.00	24.81	0.00	0.00	24.81
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	78,437.63	78,437.63
Amount To Be Provided	0.00	0.00	0.00	0.00	1,565,562.37	1,565,562.37
Total Other Assets	0.00	0.00	78,437.63	0.00	1,644,000.00	1,722,437.63
TOTAL ASSETS	**293,865.17**	**0.00**	**78,437.63**	**796,873.00**	**1,644,000.00**	**2,813,175.80**
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	20,822.07	0.00	0.00	0.00	0.00	20,822.07
Total Accounts Payable	20,822.07	0.00	0.00	0.00	0.00	20,822.07
Total Current Liabilities	20,822.07	0.00	0.00	0.00	0.00	20,822.07
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	20,822.07	0.00	0.00	0.00	1,644,000.00	1,664,822.07
Equity						
Net Income	63,477.14	0.00	-8,646.57	0.00	0.00	54,830.57
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	273,043.10	0.00	78,437.63	796,873.00	0.00	1,148,353.73
TOTAL LIABILITIES & EQUITY	**293,865.17**	**0.00**	**78,437.63**	**796,873.00**	**1,644,000.00**	**2,813,175.80**