



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
SEPTEMBER 9, 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
September 9, 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. August 12, 2026 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding Lake Bank Erosion Project
 - Discussion Regarding the Lake Bank Evaluation Report
 - Discussion Regarding Engenuity’s Proposal.....Page 6
 - 2. Discussion Regarding Allstate.....Page 13
- H. New Business
- I. Administrative Matters
 - 1. Financial Report.....Page 14
- 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

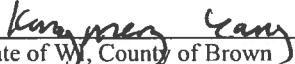
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach 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 WI, County of Brown

9-3-29

My commission expires

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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
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 12, 2026**

A. CALL TO ORDER

The August 12, 2026, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:04 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 July 23, 2026, and July 30, 2026, 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 of Caldwell Pacetti Edwards Schoech & Viator LLP.

Also present were:

Jason Pierman of Special District Services, Inc.; Jeff Schnars and Tim Meloy of Schnars Engineering; and District residents Rick Silva and Ben Parin.

D. ADDITIONS OR DELETIONS TO THE AGENDA

An additional item was added under New Business number 4: Consider Allstate’s Fountain #12 Repair Proposal

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. June 10, 2026, Regular Board Meeting

The minutes of the June 10, 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 June 10, 2026, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented indicating that notice of the Public Hearing had been published in *The Palm Beach Post* on July 23, 2026, and July 30, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

The Board discussed the budget. Mr. Parin asked the Board if this increase would run over the next 4/5 years. Mr. Colella stated that we will not know that until we get the numbers back.

3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

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

A motion was made by Mrs. Colella, seconded by Mr. Esquerete and passed unanimously adopting Resolution No. 2026-03, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

1. Discussion Regarding Lake Bank Erosion Project

• Discussion Regarding Lake Bank Evaluation Report

Ms. Bethel reminded the Board that they had requested that Schnars be available to discuss the Lake Bank Evaluation Report. Mr. Schnars and Mr. Meloy were present review the evaluation and answer any questions. Ms. Bethel stated that she also had Mr. Pierman present to answer any questions about financing and/or loans. Mr. Schnars went over the lake bank evaluation. A lengthy discussion ensued. Mr. Schnars mentioned that the lake's water levels were being affected by the well field in Palm Beach County and wave action from wind affects. Mr. Pierman mentioned that once we receive bids from the RFP then we will have an accurate number to reach out to the banks.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed approving management issue an RFP once information has been obtained from Schnars Engineering.

I. NEW BUSINESS

1. Consider Ratification of Lake 6 Fountain Repair

Ms. Bethel stated this item was sent to the Chairman for approval. She requested that the Board review the information and recommended ratification.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed ratifying the proposal for the Lake 6 fountain repair in the amount of \$5,225.00.

2. Consider Rate Increase to Allstate Resource Management, Inc.

Mr. Ameer stated that Allstate had not been spraying the lakes for weeds and the lakes looked terrible. He wants a schedule of when they spray/clean the lakes. The Board would like management to reach out to Allstate.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed approving a rate increase in the amount of 5% to Allstate Resource Management, Inc.

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-04 was presented, entitled:

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.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and unanimously passed adopting Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule, as presented.

4. Consider Allstate’s Proposal for Fountain 12 Repair

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and unanimously passed approving Allstate’s proposal for Fountain 12 repair in the amount of \$5,295.00.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel advised that all Supervisor had completed their 2025 Form 1 – Statement of Financial Interests except for one Board Member.

Ms. Bethel reminded the Board to complete their 4 hours of ethics training by December 31, 2026.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. 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 10:21 a.m. Upon being put to a vote, the **motion** carried **unanimously**.

Secretary/Assistant Secretary

Chair/Vice-Chair

Sylvia Bethel

From: Lisa Tropepe <ltropepe@engenuitygroup.com>
Sent: Monday, August 17, 2026 10:56 AM
To: Frank Palen; Sylvia Bethel
Cc: Frances Penton; Andre Rayman; Brock Chase; Adam Swaney
Subject: RE: Lake Bank Evaluation
Attachments: 2026 03-16 Proposal.pdf

Good Morning Frank and Sylvia,

As we are the District Engineers, thank you for keeping us apprised as to what the Board has been contemplating regarding the degradation of the lake banks.

The Schnars report states basically the same observations that we have been observing every year when we produce our annual reports.

The main objective is to repair the lake banks back to its permitted cross section as per the South Florida Water Management and Lake Worth Drainage District permits. This objective needs to be accomplished by a licensed contractor who understands the amount of materials needed, the slope to be accomplished, the standard methods of compaction, the standard methods of re-construction. All of this knowing exactly where the bank is supposed to be and not interfering with private property if possible.

In order to provide to a contractor these specifics to ensure a competitive bid, a reasonable bid (based on quantities of materials), surveying is needed. Surveys of the lake banks are necessary **before** construction to determine the extent/type of the repair and **after** construction to ensure that the contractor constructed the job per the plans/permits. The contractor must re-construct the bank in the proper locations, at the proper slope and to a standard that is sustainable.

We have submitted to you our Surveying costs to provide this service along with our Engineering costs to review the surveys and recommend solutions. If the Board wishes to discuss this further, I have copied my partner, Andre Rayman, who is a licensed Professional Land Surveyor. He can explain this further if the Board needs further explanation.

I have attached our proposal and thank you for keeping us informed.

Lisa Tropepe

March 16, 2026

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

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

Dear Ms. Bethel:

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

Surveying Services

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

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

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

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

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

Engineering Services

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

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

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

Engineering Fee: \$9,450.00

Invoicing and Payment

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

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

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

Sincerely,



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

Approved by,



Lisa Tropepe, P.E.
Vice President

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

By: _____ **Date:** _____
(Name & Title)

For: _____
(Name of Company)

Contract Amount: \$

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

The Property Owner Is: _____

Address: _____

Telephone: _____

Fax: _____

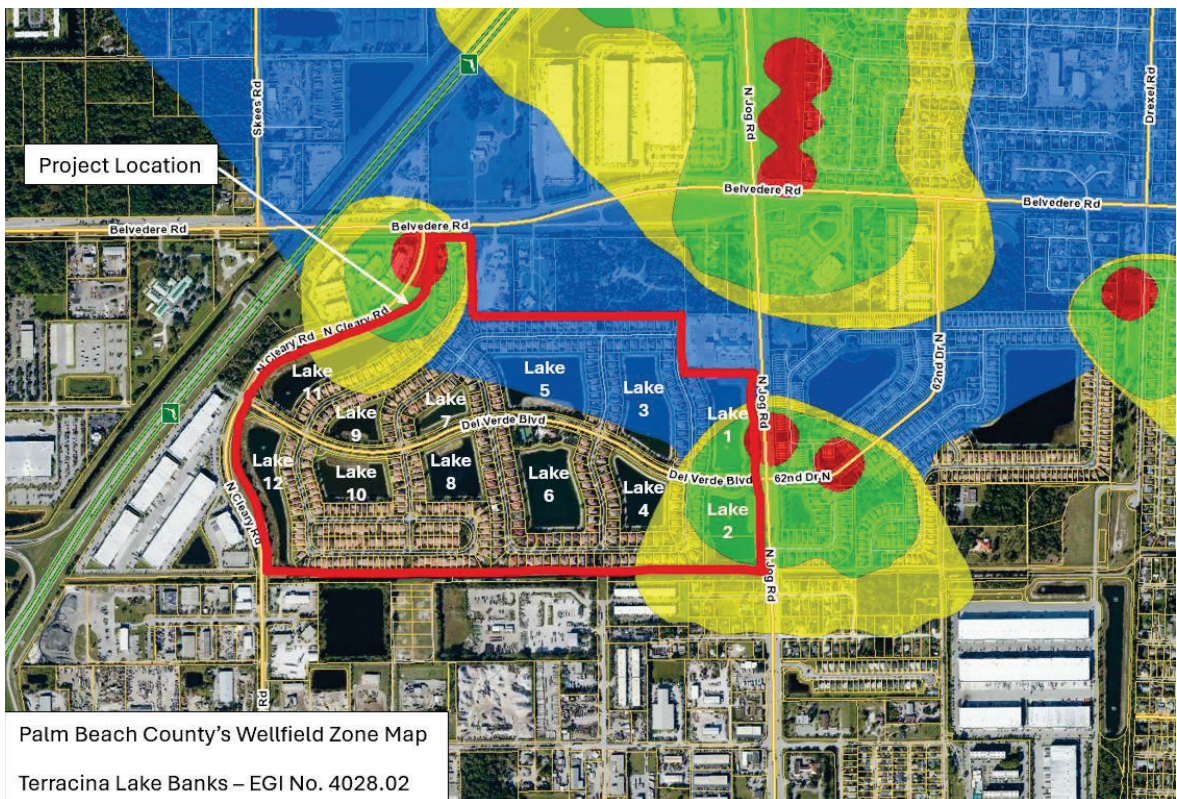
DESIGNATED SCOPE OF SERVICES: TOPOGRAPHIC/TREE SURVEY**NAME: TERRACINA LAKE BANKS****ENGENUITY PROJECT NO. 4028.02****DATE: 3/16/2026**

TASK:	Included in Contract (Yes/No)
Topographical Survey	
Minimum of two permanent benchmarks per every 500' on site; description and elevation to nearest .01'.	Yes
Contours at 1-foot intervals; error shall not exceed one half contour interval.	No
Cross sections will be taken every 50 feet around each lake and commence at the building face and extend 20 feet into the water. Shots along each cross sections will not exceed 5 foot spacing and will include any apparent grade breaks.	Yes
Spot elevations at street intersection and at 50 feet on center curb, sidewalk and edge of paving including far side of paving.	No
Topographic data will be obtained at 50-foot intervals of the road from right-of-way to right-of-way.	No
Plotted location of structures, man-made (e.g., paved areas) and natural features.	Yes
Location of water mains, and other utilities on the property based on as-built information supplied by utility companies.	No
Location of fire hydrants available to the property.	Yes
Location and characteristics of power and communications systems above grade.	Yes
Location, size, depth and direction of flow of sanitary sewers, storm drains and culverts serving, or on, the property; location of catch basins and manholes, and inverts of pipe at each.	Yes
Name of the operating authority of each utility.	No
Elevation of water in any excavation, well or nearby body of water.	No
Extent of watershed onto the property.	No
Trees of 6" and over (caliper 3' above ground); locate within 1' tolerance and give species in English or botanical terms.	Yes
Specimen trees flagged by the Owner or the Architect (___ in number); locate to the center within 1' tolerance; give species in English or botanical terms, give caliper and ground elevation on upper slope side.	No
Perimeter outline only of thickly wooded areas unless otherwise directed.	Yes
Confirm soil boring location(s).	No
SUE Services included in the scope	No
Scale of drawing is typically 1"=20' but will be determined by Engenuity Group, Inc. unless the client specifies a scale they would like the drawing at.	
Other (specify): 1. Datum will be National American Vertical Datum 1988 (NAVD 88) 2. SUE Services and tree tagging are not included in the services 3. Cross sections are in addition to topographic survey services within scope area. All outfall pipes will be traced back to the next connecting structure	

Surveying Graphic



Wellfield Zone Graphic



Sylvia Bethel

From: Matt Yaco <myaco@allstatemanagement.com>
Sent: Tuesday, August 18, 2026 12:31 PM
To: Sylvia Bethel
Subject: RE: Terracina CDD
Attachments: Terracina Lake #5.jpg

Hi Sylvia,

Thanks so much for forwarding the pictures, they detail what I thought the situation.

The open waterways look perfect; no evidence of even algae, which is super rare for this time of the year, especially with the record heat we have been experiencing.

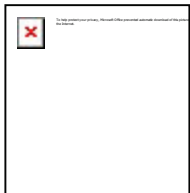
The issue is they are confusing the mandated preserve areas with a lack of maintenance though. All the areas with the plants growing in the areas near the shoreline are the mandated preserve areas. These areas are designed to have plants growing in them for wildlife habitat. They have existed since the community was developed year ago. Attached is a satellite photo of Lake #5 as an example, that image is from November 2005, you will see the shallow shelf that was dug purposely for these plants to grow.

Water levels are extremely low due to a lack of consistent rain. The mandated preserve areas are dug very shallow so the plants can grow in them. When the water level drops, it will expose the bottom of some of these shallow areas, as shown in some of the pictures. The lakes are only filled by stormwater so anytime we go an extended period of time without consistent rain, the lake levels will drop, especially during the summer due to accelerated evaporation.

Honestly, the lakes look fantastic. This has been another brutal summer of high heat and low rain which has resulted in increase algae production and extended time to decompose, the lakes at Terracina have avoided this situation due to our recurring lake maintenance services.

Don't hesitate to contact me with any additional questions.

Thanks,



Matt Yaco – Senior Account Manager
Allstate Resource Management – Lake Pros

6900 SW 21st Court, Bldg 9 | Davie, FL 33317

📞 954-382-9766 | 🌐 www.allstatelakepros.com

From: Sylvia Bethel <sbethel@sdsinc.org>
Sent: Tuesday, August 18, 2026 11:48 AM
To: Matt Yaco <myaco@allstatemanagement.com>
Subject: RE: Terracina CDD

See some photos of the lakes

Best Regards,

Terracina
Community Development District

**Financial Report For
August 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Aug-26	Year To Date Actual 10/1/25 - 8/31/26
REVENUES			
O & M ASSESSMENTS	171,024	2,289	173,662
DEBT ASSESSMENTS	314,087	4,679	318,337
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	6,600
Total Revenues	\$ 486,311	\$ 6,968	\$ 498,599
EXPENDITURES			
SUPERVISOR FEES	7,000	800	4,800
PAYROLL TAXES - EMPLOYER	560	61	367
AQUATIC LAKE MAINTENANCE	23,000	1,796	18,670
FOUNTAIN MAINTENANCE	18,000	659	15,113
ENGINEERING/INSPECTIONS	5,500	1,250	11,750
MANAGEMENT	39,228	3,269	35,959
SECRETARIAL	4,200	350	3,850
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	600
MISCELLANEOUS	950	172	774
POSTAGE	250	694	796
OFFICE SUPPLIES	600	138	806
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,900	0	3,500
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	1,833
CONTINGENCY (FOUNTAINS, ETC.)	32,000	0	900
Total Expenditures	\$ 161,963	\$ 9,355	\$ 117,202
REVENUES LESS EXPENDITURES	\$ 324,348	\$ (2,387)	\$ 381,397
BOND PAYMENTS	(295,242)	(4,679)	(303,885)
BALANCE	\$ 29,106	\$ (7,066)	\$ 77,512
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	0	(5,478)
DISCOUNTS FOR EARLY PAYMENTS	(19,404)	0	(17,772)
EXCESS/ (SHORTFALL)	\$ -	\$ (7,066)	\$ 54,262
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (7,066)	\$ 54,262

Bank Balance As Of 8/31/26	\$ 280,873.94
Accounts Payable As Of 8/31/26	\$ 17,045.48
Accounts Receivable As Of 8/31/26	\$ -
Available Funds As Of 8/31/26	\$ 263,828.46

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

	Oct 25 - Aug 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	173,662.27	171,024.00	2,638.27	101.54%
363.810 · Debt Assessments	318,336.82	314,087.00	4,249.82	101.35%
363.820 · Debt Assessment-Paid To Trustee	-303,885.17	-295,242.00	-8,643.17	102.93%
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	6,599.75	1,200.00	5,399.75	549.98%
Total Income	171,464.34	161,963.00	9,501.34	105.87%
Expense				
511.122 · PR Tax Expense	367.20	560.00	-192.80	65.57%
511.131 · Supervisor Fees	4,800.00	7,000.00	-2,200.00	68.57%
511.301 · Aquatic Lake Maintenance	18,670.00	23,000.00	-4,330.00	81.17%
511.307 · Fountain Maintenance	15,113.00	18,000.00	-2,887.00	83.96%
511.310 · Engineering	11,750.00	5,500.00	6,250.00	213.64%
511.311 · Management Fees	35,959.00	39,228.00	-3,269.00	91.67%
511.312 · Secretarial Fees	3,850.00	4,200.00	-350.00	91.67%
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	600.32	1,350.00	-749.68	44.47%
511.512 · Miscellaneous	773.54	950.00	-176.46	81.43%
511.513 · Postage and Delivery	795.65	250.00	545.65	318.26%
511.514 · Office Supplies	805.87	600.00	205.87	134.31%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,500.00	3,900.00	-400.00	89.74%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,833.26	2,000.00	-166.74	91.66%
511.800 · Contingency/Fountains	900.00	32,000.00	-31,100.00	2.81%
Total Expense	117,201.84	161,963.00	-44,761.16	72.36%
Net Income	54,262.50	0.00	54,262.50	100.0%

Terracina Community Development District
Expenditures
October 2025 through August 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
	08/17/2026	PR 08.12.26		mtg 08.12.26 ck 08.17.26 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
Total 511.122 · PR Tax Expense					367.20
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
	08/17/2026	PR 08.12.26		mtg 08.12.26 ck 08.17.26 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
Total 511.131 · Supervisor Fees					4,800.00
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
	08/01/2026	224700	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management ServicesRecurring	1,745.00
	08/01/2026	224700	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
Total 511.301 · Aquatic Lake Maintenance					18,670.00

Terracina Community Development District
Expenditures
October 2025 through August 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 Fountain	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 Maintenance Services AM LEDRebuild Kit 35W	1,938.00
	08/01/2026	224700	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
Total 511.307 · Fountain Maintenance					15,113.00
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)	Professional Services for the Period: 06/01/2026 to 07/09/2026 21 Annual Rep	5,500.00
	08/02/2026	11397	Schnars Engineering Corp	Professional Services through 08/02/2026	1,250.00
Total 511.310 · Engineering					11,750.00
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
	08/18/2026	2026-2685	Special District Services, Inc.	Management Aug 2026	3,269.00
Total 511.311 · Management Fees					35,959.00

Terracina Community Development District
Expenditures
October 2025 through August 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
	08/18/2026	2026-2685	Special District Services, Inc.	Secretarial Aug 2026	350.00
Total 511.312 · Secretarial Fees					3,850.00
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 May 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 10/01/2025-10/01/2026Florida 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
	07/31/2026	7822947	USA Today Media Corp	Notice of PH & Reg Board Mtg	425.28
Total 511.480 · Legal Advertisements					600.32

Terracina Community Development District
Expenditures
October 2025 through August 2026

	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
	08/17/2026	PR 08.12.26		mtg 08.12.26 ck 08.17.26 (Colella L, Colella G, Ameer S, Esquerete J)	53.40
	08/18/2026	2026-2685	Special District Services, Inc.	TMT Properties	28.19
	08/18/2026	2026-2685	Special District Services, Inc.	Mailouts	90.00
Total 511.512 · Miscellaneous					773.54
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
	08/18/2026	2026-2685	Special District Services, Inc.	Postage July 2026	693.65
Total 511.513 · Postage and Delivery					795.65

Terracina Community Development District
Expenditures
October 2025 through August 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
	08/18/2026	2026-2685	Special District Services, Inc.	Copier July 2026	138.30
Total 511.514 · Office Supplies					805.87
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
511.733 · Trustee Fees					
	06/03/2026	2560469	Computershare Trust Company, N.A.	Series 2021 For the Period 06/30/2026 through 06/29/2027	3,500.00
Total 511.733 · Trustee Fees					3,500.00
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
	08/18/2026	2026-2685	Special District Services, Inc.	Website Aug 2026	166.66
Total 511.750 · Website Management					1,833.26
511.800 · Contingency/Fountains					
	12/13/2025	1576	Badger Underground Construction, LLC	Investigate and Measure to identify Quantities	900.00
Total 511.800 · Contingency/Fountains					900.00
Total Expenditures					117,201.84

Terracina Community Development District
Balance Sheet
As of August 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	280,873.94	0.00	0.00	0.00	0.00	280,873.94
Total Checking/Savings	280,873.94	0.00	0.00	0.00	0.00	280,873.94
Total Current Assets	280,873.94	0.00	0.00	0.00	0.00	280,873.94
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	2.23	0.00	0.00	2.23
Investments - Reserve Account	0.00	0.00	17,503.50	0.00	0.00	17,503.50
Investments - Revenue Account	0.00	0.00	65,855.92	0.00	0.00	65,855.92
Investments - Prepayment Fund	0.00	0.00	24.88	0.00	0.00	24.88
Investments - Sinking Fund	0.00	0.00	12.43	0.00	0.00	12.43
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	83,398.96	83,398.96
Amount To Be Provided	0.00	0.00	0.00	0.00	1,560,601.04	1,560,601.04
Total Other Assets	0.00	0.00	83,398.96	0.00	1,644,000.00	1,727,398.96
TOTAL ASSETS	280,873.94	0.00	83,398.96	796,873.00	1,644,000.00	2,805,145.90
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	17,045.48	0.00	0.00	0.00	0.00	17,045.48
Total Accounts Payable	17,045.48	0.00	0.00	0.00	0.00	17,045.48
Total Current Liabilities	17,045.48	0.00	0.00	0.00	0.00	17,045.48
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	17,045.48	0.00	0.00	0.00	1,644,000.00	1,661,045.48
Equity						
Net Income	54,262.50	0.00	-3,685.24	0.00	0.00	50,577.26
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	263,828.46	0.00	83,398.96	796,873.00	0.00	1,144,100.42
TOTAL LIABILITIES & EQUITY	280,873.94	0.00	83,398.96	796,873.00	1,644,000.00	2,805,145.90