



**TERRACINA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
JULY 8, 2019  
9:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.terracinacdd.org](http://www.terracinacdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
The Nexus at Vista Park  
2101 Vista Parkway  
West Palm Beach, Florida 33411  
**REGULAR BOARD MEETING**  
June 6, 2019  
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. June 6, 2019 Regular Board Meeting & Public Hearing Minutes.....Page 3
- G. Old Business
  - 1. Discussion Regarding Lake Maintenance
- H. New Business
- I. Administrative Matters
  - 1. Financial Report.....Page 6
- J. Board Members Comments
- K. Adjourn

## PROOF OF PUBLICATION

STATE OF FLORIDA

## PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper on: first date of Publication 09/28/2018 and last date of Publication 09/28/2018. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

TERRACINCA CDD  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

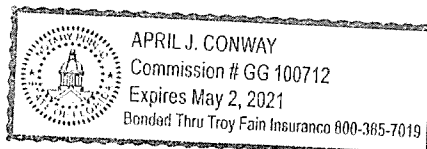
Invoice/Order Number:	0000426192
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Paid:	\$0.00
Balance Due:	\$278.64

Signed Suzanne Casey (Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 28th day of September, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed April J. Conway (Notary)

Please see Ad on following page(s).



TERRACINCA CDD  
2501 BURNS RD  
STE A  
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number: 0000426192  
Ad Cost: \$278.64  
Paid: \$0.00  
Balance Due: \$278.64

**TERRACINA COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019  
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, 2018  
November 19, 2018  
December 10, 2018  
January 14, 2019  
February 11, 2019  
March 11, 2019  
April 8, 2019  
May 13, 2019  
June 10, 2019  
July 8, 2019  
August 12, 2019  
September 9, 2019

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 insure 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](http://www.terracinacdd.org)  
9-28/2018

0000426192-01

RECEIVED  
SEP 28 2018  
TERRACINA COMMUNITY DEVELOPMENT DISTRICT

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JUNE 6, 2019**

**A. CALL TO ORDER**

The June 6, 2019, Regular Board Meeting of the Terracina Community Development District was called to order at 9:01 a.m. at 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 28, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Present and constituting a quorum were Chairman Guy Colella, Vice Chairman Chesley Saunders and Supervisors Sheik Ameer, Linda Colella and José Esquerete.

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

Also present were John Natale and Matt of Palm Beach Aquatics.

**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, 2019, Regular Board Meeting**

The minutes of the May 13, 2019, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

Mrs. Colella **moved** approval, seconded by Mr. Ameer that the minutes of the May 13, 2019, Regular Board Meeting be approved, as presented and the **motion** carried 5 to 0.

The Regular Board Meeting was 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 May 21, 2019, and May 28, 2019, as legally required.

## **2. Receive Public Comment on Adopting a Fiscal Year 2019/2020 Final Budget**

There was no public comment on the adoption of a fiscal year 2019/2020 final budget.

## **3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget**

Resolution No. 2019-02 was presented, entitled:

### **RESOLUTION NO. 2019-02**

#### **A RESOLUTION OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2019/2020 BUDGET.**

A **motion** was made by Mrs. Colella, seconded by Mr. Saunders and passed unanimously to adopt Resolution No. 2019-02, as presented.

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

## **H. OLD BUSINESS**

### **1. Discussion Regarding Lake Maintenance**

Jason Levis of Palm Beach Aquatics provided a graph illustrating the results of the two different lake water tests that were done. Mr. Colella proposed that the Board re-sample the lakes in 6 months, as we continue to compile data on the lakes.

Mr. Ameer reminded the Board that the Terracina HOA had fixed the irrigation lines, reattached them to the floating ducks, and cleaned all the intake screens. He believes monitoring the houses that have repainted over the rust stains for future rust stains will be necessary.

Mr. Esquerete asked what was done to circulate the water to prevent the sediment buildup at the bottom. He encouraged the Board to add more fountains to continue to improve the lake conditions.

Mr. Natale of Palm Beach Aquatics recommended adding aeration systems on the bottoms of the lakes. He explained that these aeration systems do a much better job of adding oxygen to the water compared to standard fountains.

Mr. Colella added that a fountain light was out on one of the lakes, to which Mr. Natale responded that he would send a technician today to look at it.

Mr. Ameer suggested the following steps be taken: 1.) Do depth readings on all 12 lakes; 2.) Research dredging costs; and 3.) Find out the cost of additional fountains, both regular fountains and aeration fountains. He also requested the cost of aeration systems.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule**

Resolution No. 2019-03 was presented, entitled:

**RESOLUTION NO. 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Ameer, seconded by Mr. Saunders and passed unanimously to adopt Resolution No. 2019-03, as presented.

**J. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Mr. Karmeris presented the Financial Report. There were no questions from the Board Members.

**2. Statement of Financial Interests – 2018 Form 1**

Mr. Karmeris reminded the Board of their 2018 Form 1 filing requirements.

**K. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Saunders, seconded by Mrs. Colella to adjourn the Regular Board Meeting at 9:52 a.m. Upon being put to a vote, the **motion** carried 5 to 0.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

Terracina  
Community Development District

**Financial Report For  
June 2019**



**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JUNE 2019**

	Annual Budget 10/1/18 - 9/30/19	Actual Jun-19	Year To Date Actual 10/1/18 - 6/30/19
<b>REVENUES</b>			
O & M ASSESSMENTS	126,401	1,415	122,953
DEBT ASSESSMENTS	339,872	3,813	330,356
OTHER REVENUES	0	0	0
INTEREST INCOME	240	0	252
<b>Total Revenues</b>	<b>\$ 466,513</b>	<b>\$ 5,228</b>	<b>\$ 453,561</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	6,000	1,000	6,600
PAYROLL TAXES - EMPLOYER	480	77	505
AQUATIC LAKE MAINTENANCE	20,000	1,690	16,235
FOUNTAIN MAINTENANCE	3,000	0	583
ENGINEERING/INSPECTIONS	6,000	0	4,413
MANAGEMENT	33,036	2,753	24,777
SECRETARIAL	4,200	350	3,150
LEGAL	3,500	0	2,765
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,220	4,000	4,000
INSURANCE	6,646	0	5,250
LEGAL ADVERTISING	1,150	0	241
MISCELLANEOUS	1,000	126	975
POSTAGE	300	2	121
OFFICE SUPPLIES	500	99	647
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	4,500	4,500
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	1,500	125	1,125
CONTINGENCY	14,500	0	0
<b>Total Expenditures</b>	<b>\$ 119,057</b>	<b>\$ 14,722</b>	<b>\$ 76,062</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 347,456</b>	<b>\$ (9,494)</b>	<b>\$ 377,499</b>
BOND PAYMENTS	(319,480)	(3,775)	(314,843)
<b>BALANCE</b>	<b>\$ 27,976</b>	<b>\$ (13,269)</b>	<b>\$ 62,656</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,325)	(52)	(5,283)
DISCOUNTS FOR EARLY PAYMENTS	(18,651)	0	(16,913)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (13,321)</b>	<b>\$ 40,460</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (13,321)</b>	<b>\$ 40,460</b>

<b>Bank Balance As Of 5/31/19</b>	<b>\$ 146,944.08</b>
<b>Funds Received: 6/1/19 - 6/30/19</b>	<b>\$ 5,176.21</b>
<b>Disbursements: 6/1/19 - 6/30/19</b>	<b>\$ 18,848.78</b>
<b>Bank Balance As Of 6/30/19</b>	<b>\$ 133,271.51</b>
<b>Accounts Payable As Of 6/30/19</b>	<b>\$ 18,139.74</b>
<b>Accounts Receivable As Of 6/30/19</b>	<b>\$ -</b>
<b>Available Funds As Of 6/30/19</b>	<b>\$ 115,131.77</b>

**Terracina Community Development District**  
**Expenditures**  
**October 2018 through June 2019**

Expenditures	Date	Num	Name	Memo	Amount
<b>511.122 · PR Tax Expense</b>					
	11/26/2018	11.27.18		mtg 11.19.2018 ck 11.27.2018 (Colella L, Colella G, Esquerete J, Saunders C)	61.20
	01/14/2019	PR 01.14.19		mtg 01.14.19 ck 01.16.19 (Colella L, Colella G, Esquerete J, Saunders C, Sheik A)	76.50
	02/11/2019	PR 02.11.19		mtg 02.11.19 ck 02.12.19 (Colella L, Colella G, Esquerete J, Saunders C, Sheik A)	76.50
	03/13/2019	PR 03.11.19		mtg 03.11.19 ck 03.13.19 (Colella L, Colella G, Saunders C, Sheik A)	61.20
	04/08/2019	PR 04.08.19		mtg 04.08.19 ck 04.09.19 (Sheik A, Colella L, Colella G, Esquerete, Saunders C)	76.50
	05/14/2019	PR 05.15.19		mtg 05.13.19 ck 05.15.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	76.50
	06/11/2019	PR 06.12.19		mtg 06.10.19 ck 06.12.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	76.50
Total 511.122 · PR Tax Expense					504.90
<b>511.131 · Supervisor Fees</b>					
	11/26/2018	11.27.18		mtg 11.19.2018 ck 11.27.2018 (Colella L, Colella G, Esquerete J, Saunders C)	800.00
	01/14/2019	PR 01.14.19		mtg 01.14.19 ck 01.16.19 (Colella L, Colella G, Esquerete J, Saunders C, Sheik A)	1,000.00
	02/11/2019	PR 02.11.19		mtg 02.11.19 ck 02.12.19 (Colella L, Colella G, Esquerete J, Saunders C, Sheik A)	1,000.00
	03/13/2019	PR 03.11.19		mtg 03.11.19 ck 03.13.19 (Colella L, Colella G, Saunders C, Sheik A)	800.00
	04/08/2019	PR 04.08.19		mtg 04.08.19 ck 04.09.19 (Sheik A, Colella L, Colella G, Esquerete, Saunders C)	1,000.00
	05/14/2019	PR 05.15.19		mtg 05.13.19 ck 05.15.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	1,000.00
	06/11/2019	PR 06.12.19		mtg 06.10.19 ck 06.12.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	1,000.00
Total 511.131 · Supervisor Fees					6,600.00
<b>511.301 · Aquatic Lake Maintenance</b>					
	10/01/2018	37066	Palm Beach Aquatics, Inc.	Invoice #37066 Monthly Lake and Littoral Zone Maint Oct 2018	1,690.00
	11/01/2018	37236	Palm Beach Aquatics, Inc.	Invoice #37236 Monthly Lake and Littoral Zone Maint for Nov 2018	1,690.00
	12/01/2018	37410	Palm Beach Aquatics, Inc.	Inv #37410 Monthly Lake and Littoral Zone Maint Dec 2018	1,690.00
	01/01/2019	37587	Palm Beach Aquatics, Inc.	Inv #37587 Monthly Lake and Littoral Zone Maint Jan 19	1,690.00
	02/01/2019	37743	Palm Beach Aquatics, Inc.	Inv #37743 Monthly Lake and Littoral Zone Maint Feb 19	1,690.00
	03/01/2019	37904	Palm Beach Aquatics, Inc.	Inv #37904 Monthly Lake & Littoral Zone Maint March 2019	1,690.00
	03/13/2019	37974	Palm Beach Aquatics, Inc.	Inv #37974 Meeting with Herman Taub	300.00
	03/22/2019	38115	Palm Beach Aquatics, Inc.	Invoice #38115 Lock for Aquanmaster Panel, Latch, Installation	106.40
	03/29/2019	38135	Palm Beach Aquatics, Inc.	Invoice #38135 Water Testing on Front 6 Lakes	619.00
	04/01/2019	38069	Palm Beach Aquatics, Inc.	Invoice #38069 Monthly Lake and Littoral Zone Maint April 2019	1,690.00
	05/01/2019	38259	Palm Beach Aquatics, Inc.	Invoice #38259 Monthly Lake and Littoral Zone Maint May 2019	1,690.00
	06/01/2019	38434	Palm Beach Aquatics, Inc.	Invoice #38434 Monthly Lake and Littoral Zone Maint June 2019	1,690.00
Total 511.301 · Aquatic Lake Maintenance					16,235.40
<b>511.307 · Fountain Maintenance</b>					
	10/17/2018	37290	Palm Beach Aquatics, Inc.	Invoice #37290 Installation-Splice Kit/LED Bulbs	393.50
	02/25/2019	37954	Palm Beach Aquatics, Inc.	Inv #37954 2 Capacitors Install	189.10
Total 511.307 · Fountain Maintenance					582.60
<b>511.310 · Engineering</b>					
	10/31/2018	23483	Engenuity Group, Inc. (formally SFRN)	Engineering Services for 10.01.18-10.31.18 Annual Report 2018	4,413.00
Total 511.310 · Engineering					4,413.00
<b>511.311 · Management Fees</b>					
	10/31/2018	2018-2551	Special District Services, Inc.	Management Fees Oct 2018	2,753.00
	11/30/2018	2018-2731	Special District Services, Inc.	Management Fees Nov 2018	2,753.00
	12/31/2018	2018-3228	Special District Services, Inc.	Management Fees Dec 2018	2,753.00

**Terracina Community Development District**  
**Expenditures**  
**October 2018 through June 2019**

Date	Num	Name	Memo	Amount
01/31/2019	2019-0147	Special District Services, Inc.	Management Fees Jan 2019	2,753.00
02/28/2019	2019-0434	Special District Services, Inc.	Management Fees Feb 2019	2,753.00
03/31/2019	2019-631	Special District Services, Inc.	Management Fees March 2019	2,753.00
04/30/2019	2019-1008	Special District Services, Inc.	Management Fees April 2019	2,753.00
05/31/2019	2019-1292	Special District Services, Inc.	Management Fees May 2019	2,753.00
06/30/2019	2019-1489	Special District Services, Inc.	Management Fees June 2019	2,753.00
Total 511.311 · Management Fees				24,777.00
<b>511.312 · Secretarial Fees</b>				
10/31/2018	2018-2551	Special District Services, Inc.	Secretarial Fee Oct 2018	350.00
11/30/2018	2018-2731	Special District Services, Inc.	Secretarial Fees Nov 2018	350.00
12/31/2018	2018-3228	Special District Services, Inc.	Secretarial Fees Dec 2018	350.00
01/31/2019	2019-0147	Special District Services, Inc.	Secretarial Fees Jan 2019	350.00
02/28/2019	2019-0434	Special District Services, Inc.	Secretarial Fees Feb 2019	350.00
03/31/2019	2019-631	Special District Services, Inc.	Secretarial Fees March 2019	350.00
04/30/2019	2019-1008	Special District Services, Inc.	Secretarial Fees April 2019	350.00
05/31/2019	2019-1292	Special District Services, Inc.	Secretarial Fees May 2019	350.00
06/30/2019	2019-1489	Special District Services, Inc.	Secretarial Fees June 2019	350.00
Total 511.312 · Secretarial Fees				3,150.00
<b>511.315 · Legal Fees</b>				
10/30/2018	126729	Caldwell Pacetti Edwards Schoech & Viator	Invoice #126729 Legal Services Oct 2018	45.00
11/26/2018	126843	Caldwell Pacetti Edwards Schoech & Viator	Invoice #126843 Legal Services Nov 2018	485.25
12/20/2018	126907	Caldwell Pacetti Edwards Schoech & Viator	Invoice #126907 Legal Services Dec 2018	54.75
01/31/2019	12696	Caldwell Pacetti Edwards Schoech & Viator	Invoice #126969 Legal Services Jan 2019	482.25
02/25/2019	127099	Caldwell Pacetti Edwards Schoech & Viator	Invoice #127099 Legal Services Feb 2019	80.25
03/26/2019	127143	Caldwell Pacetti Edwards Schoech & Viator	Invoice #127143 Legal Services March 2019	607.50
05/01/2019	127193	Caldwell Pacetti Edwards Schoech & Viator	Invoice #127193 Legal Services	479.25
05/31/2019	127241	Caldwell Pacetti Edwards Schoech & Viator	Invoice #127241 Legal Services May 2019	530.75
Total 511.315 · Legal Fees				2,765.00
<b>511.320 · Audit Fees</b>				
06/06/2019	345960	Berger, Toombs, Elam, Gaines & Frank	Invoice #345960 Fee for FY 17/18 Audit	4,000.00
Total 511.320 · Audit Fees				4,000.00
<b>511.450 · Insurance</b>				
10/01/2018	8075	Egis Insurance & Risk Advisors	Invoice #8075 Renew Policy #100118064 10/1/18-10/1/19	5,250.00
Total 511.450 · Insurance				5,250.00
<b>511.480 · Legal Advertisements</b>				
05/29/2019	I00483355-05212019	PBN	Invoice #I00483355-05212019 Notice of PH (FY 19/20 Budget) & Reg Board Mtg	240.80
Total 511.480 · Legal Advertisements				240.80
<b>511.512 · Miscellaneous</b>				
10/31/2018	2018-2551	Special District Services, Inc.	Travel Sept 2018	28.88
11/21/2018	15550172	The Commons Vista Park, LLC	Invoice #15550172 Terracina CDD Reg Board Mtg 11.19.18	25.00
11/26/2018	11.27.18		mtg 11.19.2018 ck 11.27.2018 (Colella L, Colella G, Esquerete J, Saunders C)	52.20
12/31/2018	2018-3228	Special District Services, Inc.	Travel Nov 2018	28.89
01/14/2019	PR 01.14.19		mtg 01.14.19 ck 01.16.19 (Colella L, Colella G, Esquerete J, Saunders C, Sheik A)	52.75

**Terracina Community Development District**  
**Expenditures**  
**October 2018 through June 2019**

Date	Num	Name	Memo	Amount
01/18/2019	15551495	The Commons Vista Park, LLC	Invoice #15551495 Terracina CDD Reg Board Mtg	18.75
01/23/2019			Paymaster Fee for W-2 Processings	75.25
02/11/2019	PR 02.11.19		mtg 02.11.19 ck 02.12.19 (Colella L, Colella G, Esquerete J, Saunders C, Sheik A)	52.75
02/21/2019	15552321	The Commons Vista Park, LLC	Invoice #15552321 Terracina CDD Reg Board Mtg	25.00
02/27/2019	633	Spectrum Municipal Services, Inc.	Inv# 633 Updated Bond Amortization Schedule	150.00
02/28/2019	2019-0434	Special District Services, Inc.	Travel Jan 2019	28.89
03/13/2019	PR 03.11.19		mtg 03.11.19 ck 03.13.19 (Colella L, Colella G, Saunders C, Sheik A)	52.20
03/19/2019	15553140	The Commons Vista Park, LLC	Invoice #15553140 Terracina CDD Reg Board Mtg	25.00
03/31/2019	2019-631	Special District Services, Inc.	Travel Feb 2019	16.68
04/08/2019	PR 04.08.19		mtg 04.08.19 ck 04.09.19 (Sheik A, Colella L, Colella G, Esquerete, Saunders C)	52.75
04/18/2019	15553940	The Commons Vista Park, LLC	Invoice #15553940 Terracina CDD Reg Board Mtg	25.00
04/30/2019	2019-1008	Special District Services, Inc.	Travel March 2019	30.74
05/14/2019	PR 05.15.19		mtg 05.13.19 ck 05.15.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	52.75
05/20/2019	15554747	The Commons Vista Park, LLC	Invoice #15554747 Terracina CDD Reg Board Mtg	25.00
05/31/2019	2019-1292	Special District Services, Inc.	Travel April 2019	30.74
06/11/2019	PR 06.12.19		mtg 06.10.19 ck 06.12.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	52.75
06/21/2019	15556011	The Commons Vista Park, LLC	Invoice #15556011 Terracina CDD Reg Board Mtg	25.00
06/30/2019	2019-1489	Special District Services, Inc.	Travel May 2019	48.48
Total 511.512 · Miscellaneous				975.45
<b>511.513 · Postage and Delivery</b>				
10/31/2018	2018-2551	Special District Services, Inc.	FedEx Charges Sept 2018	48.40
10/31/2018	2018-2551	Special District Services, Inc.	Postage Charges Sept 2018	7.67
11/30/2018	2018-2731	Special District Services, Inc.	Postage Charges Oct 2018	2.82
12/31/2018	2018-3228	Special District Services, Inc.	Postage Charges Nov 2018	0.94
01/31/2019	2019-0147	Special District Services, Inc.	Postage Charges Dec 2018	2.82
02/28/2019	2019-0434	Special District Services, Inc.	Postage Charges Jan 2019	4.32
03/31/2019	2019-631	Special District Services, Inc.	FedEx Charges Feb 2019	8.48
04/30/2019	2019-1008	Special District Services, Inc.	Postage Charges March 2019	9.45
05/08/2019	2019 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs	30.00
05/31/2019	2019-1292	Special District Services, Inc.	Postage Charges April 2019	4.00
06/30/2019	2019-1489	Special District Services, Inc.	Postage May 2019	2.50
Total 511.513 · Postage and Delivery				121.40
<b>511.514 · Office Supplies</b>				
10/31/2018	2018-2551	Special District Services, Inc.	Copier Charges Sept 2018	18.75
10/31/2018	2018-2551	Special District Services, Inc.	Meeting Books Sept 2018	36.00
11/01/2018		Deluxe Checks	Check Order	149.99
11/30/2018	2018-2731	Special District Services, Inc.	Copier Charges Oct 2018	3.60
12/31/2018	2018-3228	Special District Services, Inc.	Copier Charges Nov 2018	19.95
12/31/2018	2018-3228	Special District Services, Inc.	Meeting Books Nov 2018	32.00
01/31/2019	2019-0147	Special District Services, Inc.	Copier Charges Dec 2018	44.70
02/28/2019	2019-0434	Special District Services, Inc.	Copier Charges Jan 2019	5.85
02/28/2019	2019-0434	Special District Services, Inc.	Meeting Books Jan 2019	36.00
03/31/2019	2019-631	Special District Services, Inc.	Copier Charges Feb 2019	27.30
03/31/2019	2019-631	Special District Services, Inc.	Meeting Books Feb 2019	36.00

**Terracina Community Development District**  
**Expenditures**  
October 2018 through June 2019

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	04/30/2019	2019-1008	Special District Services, Inc.	Copier Charges March 2019	30.15
	04/30/2019	2019-1008	Special District Services, Inc.	Meeting Books March 2019	36.00
	05/31/2019	2019-1292	Special District Services, Inc.	Copier Charges April 2019	35.25
	05/31/2019	2019-1292	Special District Services, Inc.	Meeting Books April 2019	36.00
	06/30/2019	2019-1489	Special District Services, Inc.	Copier May 2019	63.00
	06/30/2019	2019-1489	Special District Services, Inc.	Meeting Books May 2019	36.00
Total 511.514 · Office Supplies					<u>646.54</u>
<b>511.540 · Dues, License &amp; Subscriptions</b>					
	10/01/2018	72369	Department of Economic Opportunity	Invoice #72369 FY 2018/2019 Special District Fee	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
<b>511.733 · Trustee Fees</b>					
	06/06/2019	48650100	Wells Fargo Bank (trustee fee)	Acct 48650100 for Period 06.26.19-06.25.20	4,500.00
Total 511.733 · Trustee Fees					<u>4,500.00</u>
<b>511.750 · Website Management</b>					
	10/31/2018	2018-2551	Special District Services, Inc.	Website Management Oct 2018	125.00
	11/30/2018	2018-2731	Special District Services, Inc.	Website Management Fees Nov 2018	125.00
	12/31/2018	2018-3228	Special District Services, Inc.	Website Management Fees Dec 2018	125.00
	01/31/2019	2019-0147	Special District Services, Inc.	Website Management Fees Jan 2019	125.00
	02/28/2019	2019-0434	Special District Services, Inc.	Website Management Fees Feb 2019	125.00
	03/31/2019	2019-631	Special District Services, Inc.	Website Management Fees March 2019	125.00
	04/30/2019	2019-1008	Special District Services, Inc.	Website Management Fees April 2019	125.00
	05/31/2019	2019-1292	Special District Services, Inc.	Website Management Fees May 2019	125.00
	06/30/2019	2019-1489	Special District Services, Inc.	Website Management Fees June 2019	125.00
Total 511.750 · Website Management					<u>1,125.00</u>
<b>Total Expenditures</b>					<b><u>76,062.09</u></b>

**Terracina Community Development District  
Balance Sheet  
As of June 30, 2019**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
<b>Current Assets</b>						
Checking/Savings						
Seacoast Bank Account	133,271.51	0.00	0.00	0.00	0.00	133,271.51
<b>Total Checking/Savings</b>	<b>133,271.51</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>133,271.51</b>
<b>Total Current Assets</b>	<b>133,271.51</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>133,271.51</b>
<b>Fixed Assets</b>						
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	33,343.00	0.00	33,343.00
Accum Depreciation - Storm Water Mgt	0.00	0.00	0.00	-649,055.00	0.00	-649,055.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-1,784.00	0.00	-1,784.00
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,152,666.00</b>	<b>0.00</b>	<b>1,152,666.00</b>
<b>Other Assets</b>						
Investments - Interest Account	0.00	0.00	7.72	0.00	0.00	7.72
Investments - Reserve Account	0.00	0.00	148,158.41	0.00	0.00	148,158.41
Investments - Revenue Account	0.00	0.00	132,828.36	0.00	0.00	132,828.36
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	20.61	0.00	0.00	20.61
A/R Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
Amount Available In DSF	0.00	0.00	0.00	0.00	281,015.10	281,015.10
Amount To Be Provided	0.00	0.00	0.00	0.00	3,083,984.90	3,083,984.90
<b>Total Other Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>281,015.10</b>	<b>0.00</b>	<b>3,365,000.00</b>	<b>3,646,015.10</b>
<b>TOTAL ASSETS</b>	<b>133,271.51</b>	<b>0.00</b>	<b>281,015.10</b>	<b>1,152,666.00</b>	<b>3,365,000.00</b>	<b>4,931,952.61</b>
<b>LIABILITIES &amp; EQUITY</b>						
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accounts Payable						
Accounts Payable	18,139.74	0.00	0.00	0.00	0.00	18,139.74
<b>Total Accounts Payable</b>	<b>18,139.74</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,139.74</b>
<b>Total Current Liabilities</b>	<b>18,139.74</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,139.74</b>
<b>Long Term Liabilities</b>						
Special Assessment Debt	0.00	0.00	0.00	0.00	3,365,000.00	3,365,000.00
<b>Total Long Term Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,365,000.00</b>	<b>3,365,000.00</b>
<b>Total Liabilities</b>	<b>18,139.74</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,365,000.00</b>	<b>3,383,139.74</b>
<b>Equity</b>						
Net Income	40,459.66	0.00	213.45	0.00	0.00	40,673.11
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	1,803,505.00	0.00	1,803,505.00
Retained Earnings	74,672.11	0.00	280,801.65	-650,839.00	0.00	-295,365.24
<b>Total Equity</b>	<b>115,131.77</b>	<b>0.00</b>	<b>281,015.10</b>	<b>1,152,666.00</b>	<b>0.00</b>	<b>1,548,812.87</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>133,271.51</b>	<b>0.00</b>	<b>281,015.10</b>	<b>1,152,666.00</b>	<b>3,365,000.00</b>	<b>4,931,952.61</b>