



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 10, 2020
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
The Nexus at Vista Park
2101 Vista Parkway
West Palm Beach, Florida 33411
REGULAR BOARD MEETING
February 10, 2020
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. December 9, 2019 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Rust Stains from the Lakes
 - 2. Consider Proposal Fountain Cable Replacement.....Page 6
- I. Administrative Matters
 - 1. Financial Report.....Page 8
- 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 09/26/2019 and last date of Publication 09/26/2019. 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:	0000515261
Ad Cost:	\$278.64
Paid:	\$0.00
Balance Due:	\$278.64

Signed Suzanne Casey
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 27th day of September, 2019 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed Donna Taylor
(Notary)



DONNA S. TAYLOR
MY COMMISSION # GG 031838
EXPIRES: September 19, 2020
Bonded Thru Budget Notary Services

Please see Ad on following page(s).

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

Invoice/Order Number: 0000515261
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**TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
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 7, 2019
November 11, 2019
December 9, 2019
January 13, 2020
February 10, 2020
March 9, 2020
April 13, 2020
May 11, 2020
June 8, 2020
July 13, 2020
August 10, 2020
September 14, 2020

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
9-26/2019

0000515261-01

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 9, 2019**

A. CALL TO ORDER

The December 9, 2019, Regular Board Meeting of the Terracina Community Development District was called to order at 9:03 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 26, 2019, as part of the District's Fiscal Year 2019/2020 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.; District Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.; and District Engineer Keith Jackson of Engenuity.

Also present was Jason Levis 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. October 7, 2019, Regular Board Meeting

The minutes of the October 7, 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. Esquerete that the minutes of the October 7, 2019, Regular Board Meeting be approved, as presented, and the **motion** carried 5 to 0.

G. OLD BUSINESS

1. Discussion Regarding Lake Maintenance

Mr. Levis advised that the fountains had been installed. Several Board Members commented that they looked great. Mr. Ameer indicated that a light was out on the new fountain in Lake #2. Mr. Ameer

asked why the fountains were being tripped and needed repair so soon after purchase and installation. Mr. Levis explained that the factory settings must be adjusted after installation in order to get the proper calibrations. Mr. Ameer then asked for the fountains in the back of the neighborhood to be moved closer to the center of the lakes and further from the street. Mrs. Colella also expressed disappointment that the fountains were very off center and not near the middle of the lakes. Mr. Levis explained that the fountains were placed near the entrances in order to be viewed from the road upon entrance to the neighborhood. Mr. Colella suggested that Mr. Levis get a quote for additional cable in case the Board decides to move the fountains closer to the center of the lakes.

Mr. Colella asked several questions about the Palm Beach Aquatics (PBA) contract. He asked that staff include the PBA reports in the meeting booklets moving forward.

Mr. Colella then moved on to the engineering reports and had some questions for District Engineer Keith Jackson. Mr. Jackson explained that he bills on an hourly rate, depending on how long it takes to walk each lake and draft the reports. He explained that his process for preparing the annual engineer's report includes walking the lakes, making notes, and preparing the report with recommendations, concerns and observations.

Mr. Jackson went over the 2016 lake level study that was done. He gave an overview of what was observed and addressed several repairs that need to be made, but are not immediate emergencies. Mr. Ameer requested photos be presented the next time with what needs to be repaired in order to give the Board a better understanding.

Mr. Ameer then recommend the Board wait until the next rainy season to determine if the steps taken this year will help resolve the low lake levels and rust issues that were noted during 2019.

H. NEW BUSINESS

1. Consider Resolution No. 2019-04 – Adopting a Fiscal Year 2018/2019 Amended Budget

Resolution No. 2019-04 was presented, entitled:

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Esquerete, seconded by Mr. Ameer and passed unanimously to adopt Resolution No. 2019-04, as presented.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Karmeris presented the Financial Report provided in the agenda packet.

J. BOARD MEMBER COMMENTS

Mr. Ameer requested that vendors provide photos moving forward in order to give the Board a clear picture of issues and repair decisions.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Ameer, seconded by Mrs. Colella to adjourn the Regular Board Meeting at 9:58 a.m. Upon being put to a vote, the **motion** carried 5 to 0.

Secretary/Assistant Secretary

Chair/Vice-Chair



Palm Beach Aquatics

"Your Lakes Best Friend"

P.O. Box 541510 Lake Worth FL 33454

* Phone: (888) 391-5253 (LAKE) * Fax: (561) 790-7220

Jlevis@PBAquatics.com

ATTN: Andrew Karmeris

Account Terracina Community
 Address: Del Verde Blvd. West Palm Beach, Fl. 33413
 Phone: (561) 642-6080
 Email: jpierman@sdsinc.org

Job Name: LED Light Set Replacement
 Address: Del Verde Blvd. West Palm Beach, Fl. 33413
 Contact: Andrew Karmeris
 Phone: (561) 642-6080

Scope of Work: Fountain Cable Replacement

Date: Thursday, December 19, 19

This quote is for the installation of a new 80w Stainless Steel 80w LED Light Fixture and cable for the lake fountain by Palm Beach Aquatics.

Amount	Taxed Items	Cost	Total
1	80w Stainless Steel Seeled 3 fixture LED Light Set	\$ 1,899.00	\$ 1,899.00
	16 Gauge 3 Wire SOOW Light Cable	\$ -	\$ -
1	Cable Side 3/wire Quick Disconnect & Splice	\$ 129.00	\$ 129.00
1	Light Side 3/wire Quick Disconnect & Splice Included		\$ -
Amount	Non- Taxed Items	Cost	Total
2	Labor	\$ 85.00	\$ 170.00
1	Delivary & Shipping	\$ 25.00	\$ 25.00
		\$ -	\$ -
Sub-Total :			2,223.00
Sales Tax :			141.96

50% Deposit of: \$ 1,182.48

Total Cost \$ 2,364.96

To start the production or services listed above, Please Initial (page 1), Sign & date (page 2) and return with the 50% deposit to the P/O box listed above.

Initial

Quote #: _____

SPECIAL CONDITIONS:

Services: Any alteration from the listed specifications that may arise due to any unforeseen issues may change the scope of work and may have additional costs or specification other than what is listed on this agreement. If this happens then PBA will stop the project and submit an additional quote for that extra project/parts. Both the original quote given and the new one must be signed and returned to PBA before we are to proceed with the listed job/service. Both quotes will be billed as separate invoices and the terms will still apply.

Fountain Sales, Installation and Repairs: Its the reasonability of The HOA to provide 230v power supply for each system. If none is available then a electrician may be subcontracted out from PBA to tap into a FPL transformer to supply a independent electrical service for power to supply corect power to control panels. Includes (Permits Trenching Parts, Stand and labor)

Reusing Parts: PBA recommends new parts including cable for all new fountain or aeration job. Dew to the stress put onto the new parts by the reuse of old parts may cause the integrity new parts to fail. PBA can not guarantied or how these parts may function or if the manufacture warranty will apply in such cases. PBA will not be held responsible for any additional parts or labor needed to fix any such problem. Any additional any costs due to this will be the reasonability of the party listed.

Service Requests: For all service request on fountains and aeration a diagnosis fee of \$125 will apply for the first 30 mins. If the work is done through PBA the diagnosis fee will be waived. Standered Labor Rates still apply. No diagnosis fee for all 12 month contracted fountain maintenance customers. This does not apply to the standered cleaning thats included on the Lake maintenance contracts. Futhermore any repairs or components replacements needed to fix the issue for the service request is under \$250.00 (Does Not include labor or diagnosis fee) PBA is autherised replace the part without a written authorization. If the total parts cost is over 250 then PBA will require a written consent to proceed.

CONDITIONS:

Palm Beach Aquatics shall be entitled to reasonable attorney's fees (including appeal) for purposes of endorsement of the terms and conditions listed here and shall be entitled to an award of reasonable attorney's fees (including appeal) together with costs and expenses thereof in the event of prevailing in litigation arising under the terms and conditions of this agreement.

ACCEPTANCE:

By signing this quote you understand and accept this document as a legal contract between the above listed parites as is and you accept all terms special conditions and conditions as is, you agree that the above price, specifications, scope of work and conditions are satisfactory to you, additionally you are authorizing Palm Beach Aquatics Inc. and/or a subcontracted vendor by PBA as needed to complete the above listed service in accordance within all the terms and conditions specified in this contracts scope of work.

TERMS:

Please return a signed copy of this agreement plus a 50% nonrefundable Deposit. The remaining 50% is due no later than 10 days after completion of the above listed job or service. Quote valid for 30 days after date listed above.

A diagnosis fee of \$125 will apply to the first 30 mins. If the work is done with PBA the diagnosis fee will be waived.

Standered PBA Labor rates may apply

Please allow for a minimum of 6-8 weeks for Processing and assembly of Fountains and Aeration Systems

*Thank You,
Palm Beach Aquatics*

Print Name

PBA Signature:

Date

Print Name

Signature:

Date

Terracina
Community Development District

**Financial Report For
January 2020**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual Jan-20	Year To Date Actual 10/1/19 - 1/31/20
REVENUES			
O & M ASSESSMENTS	129,278	3,669	116,800
DEBT ASSESSMENTS	336,511	9,573	304,692
OTHER REVENUES	0	0	0
INTEREST INCOME	240	0	33
Total Revenues	\$ 466,029	\$ 13,242	\$ 421,525
EXPENDITURES			
SUPERVISOR FEES	6,000	0	1,800
PAYROLL TAXES - EMPLOYER	480	0	138
AQUATIC LAKE MAINTENANCE	21,000	2,010	7,619
FOUNTAINS	0	0	25,626
FOUNTAIN MAINTENANCE	4,000	0	3,678
ENGINEERING/INSPECTIONS	6,000	0	297
MANAGEMENT	33,660	2,805	11,220
SECRETARIAL	4,200	350	1,400
LEGAL	3,500	0	775
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,000	0	0
INSURANCE	6,646	0	5,513
LEGAL ADVERTISING	1,250	0	0
MISCELLANEOUS	1,000	0	365
POSTAGE	300	1	15
OFFICE SUPPLIES	500	79	255
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	667
CONTINGENCY	14,200	0	0
Total Expenditures	\$ 121,761	\$ 5,412	\$ 59,543
REVENUES LESS EXPENDITURES	\$ 344,268	\$ 7,830	\$ 361,982
BOND PAYMENTS	(316,320)	(9,185)	(289,641)
BALANCE	\$ 27,948	\$ (1,355)	\$ 72,341
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,316)	(128)	(4,817)
DISCOUNTS FOR EARLY PAYMENTS	(18,632)	(407)	(16,773)
EXCESS/ (SHORTFALL)	\$ -	\$ (1,890)	\$ 50,751
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (1,890)	\$ 50,751

Bank Balance As Of 12/31/19	\$ 387,230.70
Funds Received: 1/1/20 - 1/31/20	\$ 12,706.20
Disbursements: 1/1/20 - 1/31/20	\$ 30,631.29
Bank Balance As Of 1/31/20	\$ 369,305.61
Accounts Payable As Of 1/31/20	\$ 270,262.26
Accounts Receivable As Of 1/31/20	\$ -
Available Funds As Of 1/31/20	\$ 99,043.35

Terracina Community Development District
Budget vs. Actual
October 2019 through January 2020

	<u>Oct '19 - Jan 20</u>	<u>19-20 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	116,799.90	129,278.00	-12,478.10	90.35%
363.810 · Debt Assessments	304,692.11	336,511.00	-31,818.89	90.54%
363.820 · Debt Assessment-Paid To Trustee	-289,640.71	-316,320.00	26,679.29	91.57%
363.830 · Tax Collector Fee	-4,817.19	-9,316.00	4,498.81	51.71%
363.831 · Discounts For Early Payment	-16,772.83	-18,632.00	1,859.17	90.02%
369.401 · Interest Income	33.27	240.00	-206.73	13.86%
Total Income	<u>110,294.55</u>	<u>121,761.00</u>	<u>-11,466.45</u>	<u>90.58%</u>
Expense				
511.122 · PR Tax Expense	137.70	480.00	-342.30	28.69%
511.131 · Supervisor Fees	1,800.00	6,000.00	-4,200.00	30.0%
511.301 · Aquatic Lake Maintenance	7,619.00	21,000.00	-13,381.00	36.28%
511.305 · Fountains	25,626.50	0.00	25,626.50	100.0%
511.307 · Fountain Maintenance	3,678.40	4,000.00	-321.60	91.96%
511.310 · Engineering	297.00	6,000.00	-5,703.00	4.95%
511.311 · Management Fees	11,220.00	33,660.00	-22,440.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	774.75	3,500.00	-2,725.25	22.14%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	0.00	4,000.00	-4,000.00	0.0%
511.450 · Insurance	5,513.00	6,646.00	-1,133.00	82.95%
511.480 · Legal Advertisements	0.00	1,250.00	-1,250.00	0.0%
511.512 · Miscellaneous	365.25	1,000.00	-634.75	36.53%
511.513 · Postage and Delivery	14.80	300.00	-285.20	4.93%
511.514 · Office Supplies	255.20	500.00	-244.80	51.04%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,500.00	-4,500.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
511.800 · Contingency	0.00	14,200.00	-14,200.00	0.0%
Total Expense	<u>59,543.24</u>	<u>121,761.00</u>	<u>-62,217.76</u>	<u>48.9%</u>
Net Income	<u><u>50,751.31</u></u>	<u><u>0.00</u></u>	<u><u>50,751.31</u></u>	<u><u>100.0%</u></u>

Terracina Community Development District
Expenditures
October 2019 through January 2020

Expenditures	Date	Invoice #	Vendor	Description	Amount
511.122 · PR Tax Expense					
	10/08/2019	PR 10.09.19		mtg 10.07.19 ck 10.09.19 (Sheik A, Colella L, Colella G, , Saunders C)	61.20
	12/10/2019	PR 12.11.19		mtg 12.09.19 ck 12.11.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	76.50
Total 511.122 · PR Tax Expense					<u>137.70</u>
511.131 · Supervisor Fees					
	10/08/2019	PR 10.09.19		mtg 10.07.19 ck 10.09.19 (Sheik A, Colella L, Colella G, , Saunders C)	800.00
	12/10/2019	PR 12.11.19		mtg 12.09.19 ck 12.11.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	1,000.00
Total 511.131 · Supervisor Fees					<u>1,800.00</u>
511.301 · Aquatic Lake Maintenance					
	10/01/2019	39173	Palm Beach Aquatics, Inc.	Invoice #39173 Monthly Lake and Litoral Zone Maint -Oct 2019	1,690.00
	10/01/2019	39250	Palm Beach Aquatics, Inc.	Invoice #39250 Pulled out & Reinstalled Aqua Master Fountain	424.00
	10/28/2019	39405	Palm Beach Aquatics, Inc.	Spliced Cable on One Canister, Moved Fountain in to Reduce Tension Splice	115.00
	11/01/2019	39355	Palm Beach Aquatics, Inc.	Invoice #39355 Monthly Lake and Littoral Zone Maint Nov 2019	1,690.00
	12/01/2019	39545	Palm Beach Aquatics, Inc.	Monthly Lake and Littoral Zone Maintenance- Dec 2019	1,690.00
	01/01/2020	39729	Palm Beach Aquatics, Inc.	Monthly lake and littoral zone maintenance	1,690.00
	01/22/2020	39973	Palm Beach Aquatics, Inc.	Replaced light sets under warranty 130.00 plus Shipping 125.00	255.00
	01/27/2020	39977	Palm Beach Aquatics, Inc.	Reset timer	65.00
Total 511.301 · Aquatic Lake Maintenance					<u>7,619.00</u>
511.305 · Fountains					
	11/22/2019	39598	Palm Beach Aquatics, Inc.	Titan Fountain & Installation	25,626.50
Total 511.305 · Fountains					<u>25,626.50</u>
511.307 · Fountain Maintenance					
	12/11/2019	39620	Palm Beach Aquatics, Inc.	Moved Front Fountain to Back Lakes-Cables, Capacitor, Splice, Float, Conduit	3,678.40
Total 511.307 · Fountain Maintenance					<u>3,678.40</u>
511.310 · Engineering					
	12/31/2019	25592	Engenuity Group, Inc. (formally SFRN)	Professional Services for the Period: 12/1/2019 to 12/31/2019	297.00
Total 511.310 · Engineering					<u>297.00</u>
511.311 · Management Fees					
	10/31/2019	2019-2776	Special District Services, Inc.	Management Fees Oct 2019	2,805.00
	11/30/2019	2019-3163	Special District Services, Inc.	Management Fees Nov 2019	2,805.00
	12/31/2019	2019-3366	Special District Services, Inc.	Management Fee Dec 2019	2,805.00
	01/31/2020	2020-0128	Special District Services, Inc.	Management Fee Jan 20	2,805.00
Total 511.311 · Management Fees					<u>11,220.00</u>
511.312 · Secretarial Fees					
	10/31/2019	2019-2776	Special District Services, Inc.	Secretarial Fees Oct 2019	350.00
	11/30/2019	2019-3163	Special District Services, Inc.	Secretarial Fees Nov 2019	350.00
	12/31/2019	2019-3366	Special District Services, Inc.	Secretarial Fee Dec 2019	350.00
	01/31/2020	2020-0128	Special District Services, Inc.	Secretarial Fee Jan 20	350.00
Total 511.312 · Secretarial Fees					<u>1,400.00</u>
511.315 · Legal Fees					

Terracina Community Development District
Expenditures
October 2019 through January 2020

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	11/04/2019	127885	Caldwell Pacetti Edwards Schoech & Viator	Legal Services	292.50
	12/30/2019	127957	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Dec 2019	482.25
Total 511.315 · Legal Fees					<u>774.75</u>
511.450 · Insurance					
	10/01/2019	9435	Egis Insurance & Risk Advisors	Invoice #9435 Renew Policy #100119064 10/1/19-10/1/20	5,513.00
Total 511.450 · Insurance					<u>5,513.00</u>
511.512 · Miscellaneous					
	10/01/2019	670	Spectrum Municipal Services, Inc.	Inv# 670 Updated Bond Amortization Schedule	150.00
	10/08/2019	PR 10.09.19		mtg 10.07.19 ck 10.09.19 (Sheik A, Colella L, Colella G, , Saunders C)	52.20
	10/21/2019	15559160	The Commons Vista Park, LLC	Invoice #15559160 Terracina CDD Reg Board Mtg	25.00
	10/31/2019	2019-2776	Special District Services, Inc.	Travel Sept 2019	14.27
	11/30/2019	2019-3163	Special District Services, Inc.	Travel Oct 2019	33.53
	12/10/2019	PR 12.11.19		mtg 12.09.19 ck 12.11.19 (Sheik A, Colella L, Colella G, Esquerete J, Saunders C)	52.75
	12/20/2019	15560724	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	37.50
Total 511.512 · Miscellaneous					<u>365.25</u>
511.513 · Postage and Delivery					
	10/31/2019	2019-2776	Special District Services, Inc.	Postage Sept 2019	10.80
	12/31/2019	2019-3366	Special District Services, Inc.	Postage - November 2019	3.50
	01/31/2020	2020-0128	Special District Services, Inc.	Postage Dec 2019	0.50
Total 511.513 · Postage and Delivery					<u>14.80</u>
511.514 · Office Supplies					
	10/31/2019	2019-2776	Special District Services, Inc.	Copier Sept 2019	76.35
	10/31/2019	2019-2776	Special District Services, Inc.	Meeting Books Sept 2019	36.00
	11/30/2019	2019-3163	Special District Services, Inc.	Copier Oct 2019	24.15
	11/30/2019	2019-3163	Special District Services, Inc.	Meeting Books Oct 2019	32.00
	12/31/2019	2019-3366	Special District Services, Inc.	Copier Charges - November 2019	7.80
	01/31/2020	2020-0128	Special District Services, Inc.	Copier Dec 2019	42.90
	01/31/2020	2020-0128	Special District Services, Inc.	Meeting Books Dec 2019	36.00
Total 511.514 · Office Supplies					<u>255.20</u>
511.540 · Dues, License & Subscriptions					
	10/01/2019	74131	Department of Economic Opportunity	Invoice #74131 FY 2019/2020 Special District Fee	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
511.750 · Website Management					
	10/31/2019	2019-2776	Special District Services, Inc.	Website Management Fees Oc 2019	166.66
	11/30/2019	2019-3163	Special District Services, Inc.	Website Management Fees Nov 2019	166.66
	12/31/2019	2019-3366	Special District Services, Inc.	Website Fee Dec 2019	166.66
	01/31/2020	2020-0128	Special District Services, Inc.	Website Fee Jan 20	166.66
Total 511.750 · Website Management					<u>666.64</u>
Total Expenditures					<u>59,543.24</u>

Terracina Community Development District
Balance Sheet
As of January 31, 2020

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Seacoast Bank Account	369,305.61	0.00	0.00	0.00	0.00	369,305.61
Total Checking/Savings	369,305.61	0.00	0.00	0.00	0.00	369,305.61
Total Current Assets	369,305.61	0.00	0.00	0.00	0.00	369,305.61
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	33,343.00	0.00	33,343.00
Accum Depreciation - Storm Water Mgt	0.00	0.00	0.00	-708,060.00	0.00	-708,060.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-2,895.00	0.00	-2,895.00
Total Fixed Assets	0.00	0.00	0.00	1,092,550.00	0.00	1,092,550.00
Other Assets						
Investments - Interest Account	0.00	0.00	0.01	0.00	0.00	0.01
Investments - Reserve Account	0.00	0.00	149,898.80	0.00	0.00	149,898.80
Investments - Revenue Account	0.00	0.00	75,630.55	0.00	0.00	75,630.55
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	0.03	0.00	0.00	0.03
A/R Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non-Ad Valorem Receipts	0.00	0.00	264,071.95	0.00	0.00	264,071.95
Amount Available In DSF	0.00	0.00	0.00	0.00	489,601.34	489,601.34
Amount To Be Provided	0.00	0.00	0.00	0.00	2,875,398.66	2,875,398.66
Total Other Assets	0.00	0.00	489,601.34	0.00	3,365,000.00	3,854,601.34
TOTAL ASSETS	369,305.61	0.00	489,601.34	1,092,550.00	3,365,000.00	5,316,456.95
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	270,262.26	0.00	0.00	0.00	0.00	270,262.26
Total Accounts Payable	270,262.26	0.00	0.00	0.00	0.00	270,262.26
Total Current Liabilities	270,262.26	0.00	0.00	0.00	0.00	270,262.26
Long Term Liabilities						
Special Assessment Debt	0.00	0.00	0.00	0.00	3,365,000.00	3,365,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	3,365,000.00	3,365,000.00
Total Liabilities	270,262.26	0.00	0.00	0.00	3,365,000.00	3,635,262.26
Equity						
Net Income	50,751.31	0.00	193,601.53	0.00	0.00	244,352.84
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	48,292.04	0.00	295,999.81	-710,955.00	0.00	-366,663.15
Total Equity	99,043.35	0.00	489,601.34	1,092,550.00	0.00	1,681,194.69
TOTAL LIABILITIES & EQUITY	369,305.61	0.00	489,601.34	1,092,550.00	3,365,000.00	5,316,456.95