



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 11, 2022
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
April 11, 2022
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. March 14, 2022 Regular Board Meeting Minutes.....Page 3
- G. Old Business
 - 1. Discussion Regarding Lake Vendor
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget...Page 5
- I. Administrative Matters
 - 1. Financial Report.....Page 12
 - 2. Lake Vendor Reports.....Page 19
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, 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 - Public Notice was published in said newspaper in issues dated: first date of Publication 10/01/2021 and last date of Publication 10/01/2021. 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.

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

Invoice/Order Number:	0000662071
Ad Cost:	\$275.20
Paid:	\$0.00
Balance Due:	\$275.20

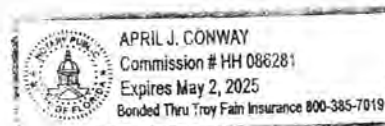
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 6th day of October, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

Invoice/Order Number:	0000662071
Ad Cost:	\$275.20
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Balance Due:	\$275.20

**TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
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 11, 2021
November 8, 2021
December 13, 2021
January 10, 2022
February 7, 2022
March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022

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
10-1/2021

0000662071-01

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 14, 2022**

A. CALL TO ORDER

The March 14, 2022, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:01 a.m. in a Meeting Room of the Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 1, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Chairman Guy Colella, Vice Chairman Chesley Saunders, Supervisors Sheik Ameer, Linda Colella and José Esquerete (who arrived at 9:15 a.m.) and all was in order to proceed with the meeting.

Staff present were: District Managers Andrew Karmeris and Sylvia Bethel of Special District Services, Inc.; and General Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Engineer’s Report discussion was added to Administrative Items #2.

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. December 13, 2021, Regular Board Meeting

The minutes of the December 13, 2021, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

There being no comments or questions, a **motion** was then made by Mrs. Colella, seconded by Mr. Colella and passed unanimously approving the minutes of the December 13, 2021, Regular Board Meeting, amending Item J by correcting the sentence, “There we no Board Member comments.” to read “There were no Board Member comments.”

G. OLD BUSINESS

1. Discussion Regarding Lake Vendor

Ms. Bethel addressed the email Mrs. Colella sent early last week about a fountain spraying out of the side by following up that the property manager, Georkis, would check this week. A lengthy discussion

ensued. Mr. Ameer stated the lake vendor was not doing what they said they would do when it comes to cleaning the lakes. The Board would like staff to have Allstate at the next meeting for staff to address fountain maintenance, lake debris removal, repair response time and vendor sign in/sign out. The Board would also like the lake reports included in the meeting books and emailed to them.

H. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget

Mr. Karmeris presented Resolution No. 2022-01, entitled:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

Mr. Karmeris went over the proposed budget and indicated that the line item Contingency/Fountains was lowered a bit so assessments are a few cents lower. Mr. Karmeris also went over options for Contingency/Fountains, how it could be used and/or used to build a fund balance. A lengthy discussion ensued about fountains. Mr. Ameer stated his biggest concern was getting the lake locks checked.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Karmeris advised that nothing had changed on the financial report and that the District was on track with the budget.

J. BOARD MEMBER COMMENTS

Mr. Ameer would like staff to obtain quotes for changing nozzles and older lighting on fountains to new LED lighting.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Colella, seconded by Mr. Esquerete to adjourn the Regular Board Meeting at 9:46 a.m. Upon being put to a vote, the **motion** carried 5 to 0.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Terracina Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2022 at 9:00 a.m. in the Nexus at Vista Park, 2101 Vista Parkway, West Palm Beach, Florida 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 11th day of April, 2022.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Terracina
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M ASSESSMENTS	171,428
DEBT ASSESSMENTS	314,087
OTHER REVENUES	0
INTEREST INCOME	120
TOTAL REVENUES	\$ 485,635
EXPENDITURES	
SUPERVISOR FEES	7,000
PAYROLL TAXES - EMPLOYER	560
AQUATIC LAKE MAINTENANCE	25,000
FOUNTAIN MAINTENANCE	15,000
ENGINEERING/INSPECTIONS	6,000
MANAGEMENT	35,952
SECRETARIAL	4,200
LEGAL	5,000
ASSESSMENT ROLL	8,000
AUDIT FEES	4,225
INSURANCE	6,400
LEGAL ADVERTISING	1,500
MISCELLANEOUS	1,100
POSTAGE	300
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
CONTINGENCY/FOUNTAINS	33,400
TOTAL EXPENDITURES	\$ 161,262
REVENUES LESS EXPENDITURES	\$ 324,373
BOND PAYMENTS	(295,242)
BALANCE	\$ 29,131
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,710)
DISCOUNT FOR EARLY PAYMENTS	(19,421)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	131,379	171,487	171,428	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS	333,676	314,087	314,087	Bond Payment /.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	100	120	120	Projected At \$10 Per Month
TOTAL REVENUES	\$ 465,155	\$ 485,694	\$ 485,635	
EXPENDITURES				
SUPERVISOR FEES	8,000	7,000	7,000	No Change From 2021/2022 Budget
PAYROLL TAXES - EMPLOYER	612	560	560	Supervisor Fees * 8.00%
AQUATIC LAKE MAINTENANCE	15,435	25,000	25,000	No Change From 2021/2022 Budget
FOUNTAIN MAINTENANCE	15,110	15,000	15,000	No Change From 2021/2022 Budget
ENGINEERING/INSPECTIONS	4,482	6,000	6,000	No Change From 2021/2022 Budget
MANAGEMENT	34,428	34,908	35,952	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2021/2022 Budget
LEGAL	6,074	4,500	5,000	\$500 Increase From 2021/2022 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	No Change From 2021/2022 Budget
AUDIT FEES	4,120	4,225	4,225	Accepted Amount For 2021/2022 Audit
INSURANCE	5,789	6,400	6,400	Insurance Estimate
LEGAL ADVERTISING	1,434	1,500	1,500	No Change From 2021/2022 Budget
MISCELLANEOUS	1,024	1,100	1,100	No Change From 2021/2022 Budget
POSTAGE	307	300	300	No Change From 2021/2022 Budget
OFFICE SUPPLIES	631	600	600	No Change From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	4,500	4,500	4,500	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2021/2022 Budget
CONTINGENCY/FOUNTAINS	9,994	35,000	33,400	Contingency
TOTAL EXPENDITURES	\$ 126,665	\$ 161,318	\$ 161,262	
REVENUES LESS EXPENDITURES	\$ 338,490	\$ 324,376	\$ 324,373	
BOND PAYMENTS	(318,120)	(295,242)	(295,242)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 20,370	\$ 29,134	\$ 29,131	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,010)	(9,711)	(9,710)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(17,248)	(19,423)	(19,421)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 112	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 112	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	29	25	25	Projected Interest For 2022/2023
NAV Tax Collection	318,120	295,242	295,242	Maximum Debt Service Collection
Total Revenues	\$ 318,149	\$ 295,267	\$ 295,267	
EXPENDITURES				
Principal Payments	175,000	230,000	236,000	Principal Payment Due In 2023
Interest Payments	106,675	64,414	58,938	Interest Payments Due In 2023
Bond Redemption	35,000	853	329	Estimated Excess Debt Collections
Total Expenditures	\$ 316,675	\$ 295,267	\$ 295,267	
Excess/ (Shortfall)	\$ 1,474	\$ -	\$ -	

Series 2021 Bond Refunding Information

Original Par Amount =	\$2,856,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.350%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2021		
Maturity Date =	May 2032		
Par Amount As Of 1/1/22 =	\$2,856,000		

Terracina Community Development District Assessment Comparison

	Fiscal Year 2018/2019 <u>Assessment*</u>	Fiscal Year 2019/2020 <u>Assessment*</u>	Fiscal Year 2020/2021 <u>Assessment*</u>	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Projected Assessment*</u>
O & M	\$ 274.79	\$ 281.04	\$ 285.95	\$ 372.80	\$ 372.67
Debt	\$ 740.46	\$ 733.14	\$ 727.99	\$ 684.29	\$ 684.29
Total	\$ 1,015.25	\$ 1,014.18	\$ 1,013.94	\$ 1,057.09	\$ 1,056.96

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:

Total Units	460
Prepayments	1
Billed for Debt	459

Terracina
Community Development District

**Financial Report For
March 2022**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Mar-22	Year To Date Actual 10/1/21 - 3/31/22
REVENUES			
O & M ASSESSMENTS	171,487	1,491	161,598
DEBT ASSESSMENTS	314,087	2,737	296,620
OTHER REVENUES	0	0	0
INTEREST INCOME	120	0	64
Total Revenues	\$ 485,694	\$ 4,228	\$ 458,282
EXPENDITURES			
SUPERVISOR FEES	7,000	1,000	1,800
PAYROLL TAXES - EMPLOYER	560	77	138
AQUATIC LAKE MAINTENANCE	25,000	1,695	10,470
CONTINGENCY/FOUNTAINS	35,000	0	0
FOUNTAIN MAINTENANCE	15,000	640	3,888
ENGINEERING/INSPECTIONS	6,000	0	198
MANAGEMENT	34,908	2,909	17,454
SECRETARIAL	4,200	350	2,100
LEGAL	4,500	0	652
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,225	0	0
INSURANCE	6,400	0	5,992
LEGAL ADVERTISING	1,500	0	275
MISCELLANEOUS	1,100	78	289
POSTAGE	300	15	26
OFFICE SUPPLIES	600	9	185
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	1,000
Total Expenditures	\$ 161,318	\$ 6,939	\$ 44,642
REVENUES LESS EXPENDITURES	\$ 324,376	\$ (2,711)	\$ 413,640
BOND PAYMENTS	(295,242)	(2,683)	(282,121)
BALANCE	\$ 29,134	\$ (5,394)	\$ 131,519
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,711)	(42)	(5,172)
DISCOUNTS FOR EARLY PAYMENTS	(19,423)	(42)	(17,999)
EXCESS/ (SHORTFALL)	\$ -	\$ (5,478)	\$ 108,348
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (5,478)	\$ 108,348

Bank Balance As Of 3/31/22	\$ 149,152.13
Accounts Payable As Of 3/31/22	\$ 11,250.81
Accounts Receivable As Of 3/31/22	\$ -
Available Funds As Of 3/31/22	\$ 137,901.32

Terracina Community Development District
Budget vs. Actual
October 2021 through March 2022

	Oct 21- March 22	21/22 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	161,597.97	171,487.00	-9,889.03	94.23%
363.810 · Debt Assessments	296,619.79	314,087.00	-17,467.21	94.44%
363.820 · Debt Assessment-Paid To Trustee	-282,121.13	-295,242.00	13,120.87	95.56%
363.830 · Tax Collector Fee	-5,172.19	-9,711.00	4,538.81	53.26%
363.831 · Discounts For Early Payment	-17,998.90	-19,423.00	1,424.10	92.67%
369.401 · Interest Income	64.25	120.00	-55.75	53.54%
Total Income	152,989.79	161,318.00	-8,328.21	94.84%
Expense				
511.122 · PR Tax Expense	137.70	560.00	-422.30	24.59%
511.131 · Supervisor Fees	1,800.00	7,000.00	-5,200.00	25.71%
511.301 · Aquatic Lake Maintenance	10,470.00	25,000.00	-14,530.00	41.88%
511.307 · Fountain Maintenance	3,888.15	15,000.00	-11,111.85	25.92%
511.310 · Engineering	198.00	6,000.00	-5,802.00	3.3%
511.311 · Management Fees	17,454.00	34,908.00	-17,454.00	50.0%
511.312 · Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
511.315 · Legal Fees	652.50	4,500.00	-3,847.50	14.5%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	0.00	4,225.00	-4,225.00	0.0%
511.450 · Insurance	5,992.00	6,400.00	-408.00	93.63%
511.480 · Legal Advertisements	275.20	1,500.00	-1,224.80	18.35%
511.512 · Miscellaneous	289.10	1,100.00	-810.90	26.28%
511.513 · Postage and Delivery	25.67	300.00	-274.33	8.56%
511.514 · Office Supplies	184.65	600.00	-415.35	30.78%
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	999.96	2,000.00	-1,000.04	50.0%
511.800 · Contingency/Fountains	0.00	35,000.00	-35,000.00	0.0%
Total Expense	44,641.93	161,318.00	-116,676.07	27.67%
Net Income	108,347.86	0.00	108,347.86	100.0%

Terracina Community Development District
Expenditures
October 2021 through March 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Expenditure					
511.122 · PR Tax Expense					
	12/13/2021	PR 12.13.21		mtg 12.13.21 ck 12.14.21 (Sheik A., Colella L, Colella G, Saunders C)	61.20
	03/17/2022	PR 03.14.22		mtg 03.14.22 ck 03.16.22 (Sheik A., Colella L, Colella G, Saunders C, Esquerete J)	76.50
Total 511.122 · PR Tax Expense					<u>137.70</u>
511.131 · Supervisor Fees					
	12/13/2021	PR 12.13.21		mtg 12.13.21 ck 12.14.21 (Sheik A., Colella L, Colella G, Saunders C)	800.00
	03/17/2022	PR 03.14.22		mtg 03.14.22 ck 03.16.22 (Sheik A., Colella L, Colella G, Saunders C, Esquerete J)	1,000.00
Total 511.131 · Supervisor Fees					<u>1,800.00</u>
511.301 · Aquatic Lake Maintenance					
	10/01/2021	179225	Allstate Resource Management Inc.	Lake Maint - October 2021	1,695.00
	11/01/2021	179909	Allstate Resource Management Inc.	Lake Maint - November 2021	1,695.00
	11/08/2021	1002	USA Garden Services, LLC	Gazetta Way: Removed 1 coconut palm in back of the residence near the lake	300.00
	12/01/2021	180599	Allstate Resource Management Inc.	Lake Maint	1,695.00
	01/01/2022	181325	Allstate Resource Management Inc.	Lake Maint	1,695.00
	02/01/2022	182041	Allstate Resource Management Inc.	Lake Maint	1,695.00
	03/01/2022	182762	Allstate Resource Management Inc.	Lake Maint	1,695.00
Total 511.301 · Aquatic Lake Maintenance					<u>10,470.00</u>
511.307 · Fountain Maintenance					
	10/01/2021	179225	Allstate Resource Management Inc.	Fountain Maint - October 2021	640.00
	11/01/2021	179909	Allstate Resource Management Inc.	Fountain Maint - November 2021	640.00
	12/01/2021	180599	Allstate Resource Management Inc.	Fountain Maint	640.00
	12/03/2021	180546	Allstate Resource Management Inc.	Fountain Maint	48.15
	01/01/2022	181325	Allstate Resource Management Inc.	Fountain Maint	640.00
	02/01/2022	182041	Allstate Resource Management Inc.	Fountain/Aerator Maint	640.00
	03/01/2022	182762	Allstate Resource Management Inc.	Fountain/Aerator Maint	640.00
Total 511.307 · Fountain Maintenance					<u>3,888.15</u>
511.310 · Engineering					
	12/31/2021	28865	Engenuity Group, Inc. (formerly SFRN)	Professional Services for the Period: 12/1/2021 to 12/31/2021	198.00
Total 511.310 · Engineering					<u>198.00</u>
511.311 · Management Fees					
	10/31/2021	2021-2163	Special District Services, Inc.	inv# 2021-2163 management Oct 2021	2,909.00
	11/30/2021	2021-2277	Special District Services, Inc.	inv# 2021-2277 management Nov 2021	2,909.00
	12/31/2021	2021-2492	Special District Services, Inc.	inv# 2021-2492 management Dec 2021	2,909.00
	01/31/2022	2022-0032	Special District Services, Inc.	Management Fee Jan 2022	2,909.00
	02/28/2022	2022-0185	Special District Services, Inc.	Management Fee Feb 2022	2,909.00
	03/31/2022	2022-0285	Special District Services, Inc.	Management Fee March 2022	2,909.00
Total 511.311 · Management Fees					<u>17,454.00</u>
511.312 · Secretarial Fees					
	10/31/2021	2021-2163	Special District Services, Inc.	secretarial Oct 201	350.00
	11/30/2021	2021-2277	Special District Services, Inc.	secretarial Nov 201	350.00

Terracina Community Development District
Expenditures
October 2021 through March 2022

	Date	Invoice #	Vendor	Description	Amount
	12/31/2021	2021-2492	Special District Services, Inc.	secretarial Dec 201	350.00
	01/31/2022	2022-0032	Special District Services, Inc.	Secretarial Jan 2022	350.00
	02/28/2022	2022-0185	Special District Services, Inc.	Secretarial Feb 2022	350.00
	03/31/2022	2022-0285	Special District Services, Inc.	Secretarial March 2022	350.00
Total 511.312 · Secretarial Fees					2,100.00
511.315 · Legal Fees					
	11/01/2021	129421	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Oct 2021	45.00
	12/01/2021	129497	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Nov 2021	67.50
	12/21/2021	129614	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Dec 2021	427.50
	01/31/2022	129649	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Jan 2022	112.50
Total 511.315 · Legal Fees					652.50
511.450 · Insurance					
	10/01/2021	14466	Egis Insurance & Risk Advisors	Renew Policy #100121064 10/01/2021-10/01/2022	5,992.00
Total 511.450 · Insurance					5,992.00
511.480 · Legal Advertisements					
	10/01/2021	100662071-10012021	PBN	FY 21/22 regular meeting schedule	275.20
Total 511.480 · Legal Advertisements					275.20
511.512 · Miscellaneous					
	12/13/2021	PR 12.13.21		mtg 12.13.21 ck 12.14.21 (Sheik A., Colella L, Colella G, Saunders C)	52.60
	12/21/2021	15582089	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	12/30/2021			Paymaster fee for W2s	133.25
	03/17/2022	PR 03.14.22		mtg 03.14.22 ck 03.16.22 (Sheik A., Colella L, Colella G, Saunders C, Esquerete J)	53.25
	03/20/2022	15585011	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
Total 511.512 · Miscellaneous					289.10
511.513 · Postage and Delivery					
	10/31/2021	2021-2163	Special District Services, Inc.	postage Sept 2021	7.33
	02/28/2022	2022-0185	Special District Services, Inc.	Postage Jan 2022	3.18
	03/31/2022	2022-0285	Special District Services, Inc.	Postage	0.00
	03/31/2022	2022-0285	Special District Services, Inc.	FedEx Feb 2022	15.16
Total 511.513 · Postage and Delivery					25.67
511.514 · Office Supplies					
	10/31/2021	2021-2163	Special District Services, Inc.	copies Sept 2021	63.45
	10/31/2021	2021-2163	Special District Services, Inc.	meeting books Sept 2021	32.00
	11/30/2021	2021-2277	Special District Services, Inc.	copies Oct 2021	4.95
	12/31/2021	2021-2492	Special District Services, Inc.	copies Nov 2021	7.80
	01/31/2022	2022-0032	Special District Services, Inc.	Copier Dec 2021	34.65
	01/31/2022	2022-0032	Special District Services, Inc.	Meeting Books Dec 2021	28.00
	02/28/2022	2022-0185	Special District Services, Inc.	Copier Jan 2022	4.35
	03/31/2022	2022-0285	Special District Services, Inc.	Copier Feb 2022	9.45
Total 511.514 · Office Supplies					184.65
511.540 · Dues, License & Subscriptions					

Terracina Community Development District
Expenditures
October 2021 through March 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	10/01/2021	84836	Department of Economic Opportunity	Special District Fee FY 2021/2022	175.00
Total 511.540 · Dues, License & Subscriptions					175.00
511.750 · Website Management					
	10/31/2021	2021-2163	Special District Services, Inc.	website Oct 2021	166.66
	11/30/2021	2021-2277	Special District Services, Inc.	website Nov 2021	166.66
	12/31/2021	2021-2492	Special District Services, Inc.	website Dec 2021	166.66
	01/31/2022	2022-0032	Special District Services, Inc.	Website Dec 2021	166.66
	02/28/2022	2022-0185	Special District Services, Inc.	Website Feb 2021	166.66
	03/31/2022	2022-0285	Special District Services, Inc.	Website March 2022	166.66
Total 511.750 · Website Management					999.96
Total Expenditures					44,641.93

Terracina Community Development District
Balance Sheet
As of March 31, 2022

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Bank Account	149,152.13	0.00	0.00	0.00	0.00	149,152.13
Total Checking/Savings	149,152.13	0.00	0.00	0.00	0.00	149,152.13
Total Current Assets	149,152.13	0.00	0.00	0.00	0.00	149,152.13
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	104,607.00	0.00	104,607.00
Accum Depreciation - Storm Water Mgt	0.00	0.00	0.00	-826,070.00	0.00	-826,070.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-9,025.00	0.00	-9,025.00
Total Fixed Assets	0.00	0.00	0.00	1,039,674.00	0.00	1,039,674.00
Other Assets						
Investments - Interest Account	0.00	0.00	0.76	0.00	0.00	0.76
Investments - Reserve Account	0.00	0.00	14,763.04	0.00	0.00	14,763.04
Investments - Revenue Account	0.00	0.00	275,397.28	0.00	0.00	275,397.28
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Cost Of Issuance Account	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non-Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00
Amount Available In DSF	0.00	0.00	0.00	0.00	290,161.08	290,161.08
Amount To Be Provided	0.00	0.00	0.00	0.00	2,565,838.92	2,565,838.92
Total Other Assets	0.00	0.00	290,161.08	0.00	2,856,000.00	3,146,161.08
TOTAL ASSETS	149,152.13	0.00	290,161.08	1,039,674.00	2,856,000.00	4,334,987.21
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	11,250.81	0.00	0.00	0.00	0.00	11,250.81
Total Accounts Payable	11,250.81	0.00	0.00	0.00	0.00	11,250.81
Total Current Liabilities	11,250.81	0.00	0.00	0.00	0.00	11,250.81
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	2,856,000.00	2,856,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	2,856,000.00	2,856,000.00
Total Liabilities	11,250.81	0.00	0.00	0.00	2,856,000.00	2,867,250.81
Equity						
Net Income	108,347.86	0.00	242,675.50	0.00	0.00	351,023.36
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	1,874,769.00	0.00	1,874,769.00
Retained Earnings	29,553.46	0.00	47,485.58	-835,095.00	0.00	-758,055.96
Total Equity	137,901.32	0.00	290,161.08	1,039,674.00	0.00	1,467,736.40
TOTAL LIABILITIES & EQUITY	149,152.13	0.00	290,161.08	1,039,674.00	2,856,000.00	4,334,987.21



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FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER Terracina ACCOUNT #:

DATE: 2/28/22 TECHNICIAN: JK EG

SERVICE REPORT

FOUNTAIN:

CLEANING SERVICES:

Display Heads

Floats

Intake Screens

Light Fixtures

1	2	3	4	5	6	7	8	9	10
							Like 11		
					X		X		

CHECK LIST:

Anchor Lines

Float Ballast

Pump / Motor

✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		

AERATION SYSTEM:

Compressor(s)

Diffuser(s)

PARTS:

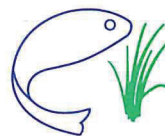
Light Bulbs - 200W / 300W / 500W

Light Gaskets - 1-Piece / 2-Piece

Lens - Colored / Clear

Sockets

REMARKS: Returned to troubleshoot light on Lake 6 and 11. Recommend light replacement on Lake 6 and 11



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CUSTOMER TEHHAICINA EDD ACCOUNT # 2845 DATE 3/2/22
WEATHER CONDITIONS cloudy - warm - breeze BIOLOGIST RAFAEL

ALGAE/AQUATIC WEED CONTROL

	WATERWAY I.D.									
	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BORDER GRASSES						✓	✓	✓		✓
SUBMERSED AQUATICS				✓		✓	✓	✓		✓
FLOATING WEEDS										
WATER LEVEL	- low - low - low - low -									
RESTRICTION (# HRS.)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

REMARKS: TREATED LAKES FOR ALGAE, PONDWEED, AND TORPEDOGRASS.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 76 °F. ☐ High ☒ Normal ☐ Low
 DISSOLVED OXYGEN 7.8 ppm. ☐ High ☒ Normal ☐ Low
 pH READING 8.0 ☐ Acid 1-7 ☒ Neutral 7 ☒ Base 7-14
 WATER CLARITY 3-4 FT ☐ Good ☒ Fair ☐ Poor
 WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST normal

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED JANISOGRA

LITTORAL SHELF CARE ☐ Manual Removal ☒ Algae Treated ☐ No Treatment

REMARKS: _____

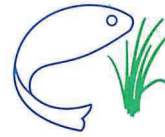
FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☒ Catfish
 BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☒ Mosquitofish
 UNDESIRABLE SPECIES ☐ Gar ☐ Exotics
 BIRDS ☐ Wading ☐ Wild Ducks ☒ Muscovies ☐ Coot ☐ Gallinule
☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE _____

REMARKS: _____

DEBRIS/TRASH REMOVAL



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CUSTOMER Terracina ACCOUNT# 2845 DATE 3/16/22
WEATHER CONDITIONS Cloudy / Light Rain BIOLOGIST RL

WATERWAY I.D.

1	2	3	4	5	6	7	8	9	10
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
✓	✓								

REMARKS Cleared the area for any debris. Including -
Bags, Bottles, cans, wrappers, etc. All debris was removed
from the area & disposed of offsite.

FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED _____

SPORT FISH ☐ Largemouth Bass ☐ Bream ☐ Catfish

BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish ☐ Gar ☐ Exotics _____

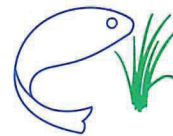
BIRDS ☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

☐ Wading ☐ Wild Ducks ☐ Muscovies ☐ Coot ☐ Gallinule

OTHER WILDLIFE _____

REMARKS _____

WATERWAY MANAGEMENT REPORT



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CUSTOMER TEHPACINA CDD ACCOUNT # 2845 DATE 3/16/22
WEATHER CONDITIONS SUNNY - WARM - LT BREEZE BIOLOGIST RAFAEL

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING WEEDS

WATER LEVEL

RESTRICTION (# HRS.)

1	2	3	4	5	6	7	8	9	10
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
				✓					
		✓		✓				✓	
low - low - low -									
0 0 0 0									

REMARKS: LAKE TREATED FOR ALGAE CONTROL, EELGRASS, PONDWEED AND TORPEDOGRASS.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O

DISSOLVED OXYGEN

pH READING

WATER CLARITY

WATER SAMPLE TO LAB ☐ Yes ☒ No

77.8°F.

7.8 ppm.

8.1

3-4 ft

☐ High

☐ High

☐ Acid 1-7

☐ Good

☐ Test

☒ Normal

☒ Normal

☐ Neutral 7

☐ Fair

☐ Low

☐ Low

☐ Base 7-14

☐ Poor

REMARKS: WATER TEST NORMAL

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED

LITTORAL SHELF CARE

☐ Manual Removal

☒ Algae Treated

☐ No Treatment

REMARKS:

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

UNDESIRABLE SPECIES

BIRDS

OTHER WILDLIFE

REMARKS:

☒ Largemouth Bass

☐ Tripliod Grass Carp

☐ Gar

☐ Wild Ducks

☐ Cormorant

☐ Muscovies

☐ Kite

☒ Bream

☐ Exotics

☐ Coot

☐ Marsh Hawk

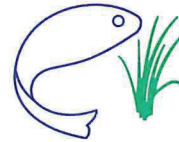
☒ Catfish

☒ Mosquitofish

☐ Gallinule

☐ Osprey

MITIGATION AREA MANAGEMENT REPORT



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CUSTOMER Terracina ACCOUNT # 2845 DATE 3/11/22
 WEATHER CONDITIONS hazy, cloudy, sun wind BIOLOGIST T-ORW

MAINTENANCE

MITIGATION AREA I.D.

EXOTIC VEGETATION REMOVAL
 INVASIVE WEEDS & GRASSES
 SUBMERSED/EMERGENT AQUATICS
 FLOATING WEEDS
 TRASH / DEBRIS REMOVAL
 ADDITIONAL PLANTINGS

A

REMARKS: Today treatment was for torpedo grass, beggars tick, turf runner, alligator weed, and other exotic growth.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O _____ °F.
 DISSOLVED OXYGEN _____ ppm.
 pH READING N/A
 WATER CLARITY _____
 WATER SAMPLE TO LAB ☐ Yes ☐ No

☐ High ☐ Normal ☐ Low
☐ High ☐ Normal ☐ Low
☐ Acid 1-7 ☐ Neutral 7 ☐ Base 7-14
☐ Good ☐ Fair ☐ Poor
☐ Test _____

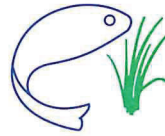
FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED Spoke reedy Arrowhead

SPORT FISH ☐ Largemouth Bass ☐ Bream ☐ Catfish
 BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish
☐ Gar ☐ Exotics _____
 BIRDS ☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey
☐ Wading ☒ Wild Ducks ☐ Muscovies ☐ Coot ☐ Gallinule

OTHER WILDLIFE _____

REMARKS: _____



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WATERWAY MANAGEMENT REPORT

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CUSTOMER TERRELLA CDD ACCOUNT # 2845 DATE 3/24/22

WEATHER CONDITIONS Sunny - warm - windy after 9:15 AM BIOLOGIST RAFAEL

ALGAE/AQUATIC WEED CONTROL

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING WEEDS

WATER LEVEL

RESTRICTION (# HRS.)

	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BORDER GRASSES	✓	✓								
SUBMERSED AQUATICS	✓	✓								
FLOATING WEEDS										
WATER LEVEL	Low - low - low - low - low									
RESTRICTION (# HRS.)	0	0	0	0	0	0	0	0	0	0

REMARKS: LAKES TREATED FOR ALGAE CONTROL, PONDWEED AND TORPEDOGRASS.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 77 °F.

DISSOLVED OXYGEN 7.09 ppm.

pH READING 8.1

WATER CLARITY 3-4 FT

WATER SAMPLE TO LAB ☐ Yes ☒ No

☐ High

☐ High

☐ Acid 1-7

☒ Good

☐ Test

☒ Normal

☒ Normal

☐ Neutral 7

☐ Fair

☐ Low

☐ Low

☒ Base 7-14

☐ Poor

REMARKS: WATER TEST NORMAL

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED VA LIGNERIA

LITTORAL SHELF CARE

☐ Manual Removal

☒ Algae Treated

☐ No Treatment

REMARKS:

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

UNDESIRABLE SPECIES

BIRDS

☐ Wading

☐ Anhinga

☐ Wild Ducks

☐ Cormorant

☒ Largemouth Bass

☐ Triploid Grass Carp

☐ Gar

☒ Muscovies

☐ Kite

☒ Bream

☐ Exotics

☐ Coot

☐ Marsh Hawk

☒ Catfish

☒ Mosquitofish

☐ Gallinule

☐ Osprey

OTHER WILDLIFE

REMARKS: