



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 13, 2023
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
November 13, 2023
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. September 11, 2023 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding POA Electrical Service to Fountains/Aerators in District Lakes
 - a. Consider Approval of Banner Electric’s Proposal for Fountain Meters.....Page 5
 - 2. Consider Approval of Sinkhole Proposals.....Page 6
- H. New Business
- I. Auditor Selection Committee
 - 1. Ranking of Proposals/Consider Selection of an Auditor.....Page 8
- J. Administrative Matters
 - 1. Financial Report.....Page 9
- K. Board Members Comments
- L. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Terracina Cdd
Terracina Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/29/2023

Legal Clerk
Nicole Jacobs

Notary, State of WI, County of Brown
8-21-26

My commission expires

Publication Cost: \$241.02
Order No: 9317567 # of Copies: 1
Customer No: 730524
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Terracina Community Development District will hold Regular Meetings of 9:00 a.m. in a Meeting Room of The Nexus at Visto Park located at 2101 Visto Parkway, West Palm Beach, Florida 33411, on the following dates:
October 9, 2023
November 13, 2023
December 11, 2023
January 8, 2024
February 12, 2024
March 4, 2024
April 8, 2024
May 13, 2024
June 10, 2024
July 8, 2024
August 12, 2024
September 9, 2024

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 of 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
9/29/23 9317567

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 11, 2023**

A. CALL TO ORDER

The September 11, 2023, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:05 a.m. in a Meeting Room of the Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 30, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Chairman Guy Colella and Supervisors Sheik Ameer, Linda Colella and Jose Esquerte and all was in order to proceed with the meeting.

Staff present were: District Manager 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

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. July 10, 2023, Public Hearing & Regular Board Meeting

The minutes of the July 10, 2023, Public Hearing & Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

Mrs. Colella advised of one revision of the time adjourned of 11:06 a.m. should be 10:06 a.m. Mr. Esquerete advised of another correction under adopting the fiscal year budget 2023/2024 in the motion his name is listed a “Ms. Esquerete” and it should be “Mr. Esquerete.”

A **motion** was made by Mrs. Colella, seconded by Mr. Esquerete and unanimously passed approving the minutes of the July 10, 2023 Regular Board Meeting & Public Hearing, as amended.

G. OLD BUSINESS

1. Discussion Regarding POA Electrical Service to Fountains/Aerators in District Lakes

- **Consider Banner Electric’s Proposal for Fountain Meters**

Ms. Bethel indicated she had reached out to FPL who advised her to go through the projects portal and open a new project. Once that had been completed, someone reached out to her about the project. She was contacted by the project manager and noted that they did not provide proposals, but they would just go out and complete the project. Therefore, Ms. Bethel reached out to Banner Electric and the proposal was provided in the meeting materials. Ms. Bethel stated that Mr. Banner explained that two fountains would have to run cables underground. Ms. Bethel went on to explain that the amended budget allows for one special project, either the meters for the fountains or the sinkholes. A lengthy discussion ensued. Mr. Colella indicated that maybe they could figure out a payment for the HOA, but the sinkhole project was more important. Mrs. Colella and Mr. Esquerete agreed with Mr. Colella. Mr. Ameer stated that the proposals were expensive and they should reach out to a few other vendors to get a few more. Mr. Palen agreed with multiple proposals and indicated state law for 3 bids and a buy. Mr. Ameer noted he would reach out to the landscaper for a proposal for the sinkholes and send Ms. Bethel the contact information for an electrician for the fountain meter project.

H. NEW BUSINESS

1. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2022/2023 Revised Budget

Resolution No. 2023-04 was presented, entitled:

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Bethel went over the budget with the Board and stated that it was in line with their projected budget. A few little overages but everything was in order. In addition, a line item was added for special projects, as discussed earlier, the meters for the fountains or the sinkholes. Mr. Colella gave his summary of the budget. After a lengthy discussion, the following motion was made:

A **motion** was made by Ms. Esquerete, seconded by Mr. Colella and unanimously passed adopting Resolution No. 2023-04 – Adopting a Fiscal Year 2022/2023 Revised Budget, as presented.

2. Consider Allstate’s Sinkhole Proposal

This was previously discussed under Old Business.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Ameer inquired about insurance coverage. Ms. Bethel indicated she knew insurance covers Board Members but was not sure what else. Messrs. Ameer and Esquerete would like to know if it covers sinkholes. Ms. Bethel will find out and advise accordingly.

J. BOARD MEMBER COMMENTS

Mrs. Colella inquired about the downed fountains. Ms. Bethel stated that Mr. Roberts from Allstate had been notified of the recent fountain issues and was working on them. Mr. Ameer mentioned the fountain by the clubhouse, southside was rocking. Ms. Bethel advised she would notify Allstate.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mr. Ameer adjourning the Regular Board Meeting at 9:53 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Proposal 880

Banner Electric Inc.

LIC. # EC 13007194
 P.O. Box 20064
 WPB, FL. 33416
 (561) 541-1873
 lorenbanner@gmail.com



To Sylvia Bethel

Atten:

Date

08/27/23

Ship To

Instruction: Terracina
 6565 Del Verde Blvd.
 WPB, FL. 33413
 RE: New electrical services for 8 pond fountains

QuWPB< FL.antity	Description	Unit Price	Total
	Starting from East (Jog) entrance:		
	1)Fountains 1 & 2, 200-amp.		\$18,920.00
	Includes \$10,000.00 for directional boring.		
	2)Fountains 3 & 4, 200-amp.		\$7,792.97
	3)Fountain 5, 100-amp.		\$7,500.00
	4)Fountain 6, 100-amp.		\$17,500.00
	Including \$10,000 for directional boring.		
	5)Fountains 7 & 8, 200-amp.		\$7,792.97
	If there are any questions or concerns please feel free to call.		
		Total:	\$59,506.04
		Due date:	

Thank you for your business!

Tel: [Telephone]
 Fax: [Fax]

Email: [Email]
 Web: [Web address]

SPECIAL SERVICE AGREEMENT / SINKHOLE REPAIR

Terracina Community Development District
 c/o Special District Services
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 561-630-4922 Ext 227
sbethel@sdsinc.org

DATE: 08/11/2023 TERMS: Balance due upon job completion DELIVERY: Five to six (5 to 6) weeks

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Repair eighteen (18) eroded shoreline areas as follows: <ul style="list-style-type: none"> Remove old sod within sinkholes Add riprap bags at immediate washed-out shoreline area for stabilization Riprap bags will be staggered two rows high and secured with rebar Backfill washed out area with fresh fill Install geotextile fabric on top of fresh fill to reduce future washout Install sod over fabric / repaired areas (watering of sod responsibility of HOA) Sod will be pinned in place to prevent movement 	\$ 53,750.00 / one-time

Areas of work: lake #1, 1 area lake #3, 1 area lake #4, 1 area lake #5, 1 area lake #6, 3 areas lake #7, 1 area lake #8, 4 areas lake #10, 3 areas lake #11, 1 area lake #12, 2 areas

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

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

ALLSTATE (Signature)

CUSTOMER (Signature)

NAME / TITLE (Printed)

NAME / TITLE (Printed)

DATE

DATE

ABOUT THE PROJECT

PROPOSAL FOR TERRACINA HOA

WASHOUT REPAIR

Scope of work:

Green Cactus agrees to complete and fulfill all specifications listed.

Upon agreement of this proposal Owner agrees that Green cactus has complied with all provisions of this contract.

A 50% deposit is required to start project. Once project is completed the remainder balance will be billed accordingly.

This contract is valid for 10 business days.



Specifications

Install Fill to repair washout locations.

16-18 total locations throughout community.

Install Turf reinforced matting over fill and Resod the 16-18 areas.

Total:\$15,250

Labor and Material Included

By signing below, I/we hereby accept the proposal as indicated above:

Date: **OCTOBER 10, 2023**

TERRACINA COMMUNITY DEVELOPMENT DISTRICT
RANKING OF AUDITOR PROPOSALS
FOR FISCAL YEAR ENDING 9/30/23

Criteria	Point Range	Audit Firms		
		Berger Toombs Elam Gaines & Frank	Grau & Associates	Nowlen, Holt & Miner
<u>Ability of Personnel:</u> (E.g., geographic locations of the firms headquarters of permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load).	1-10	9	9	9
<u>Proposer's Experience:</u> (E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation).	1-10	8	9	8
<u>Understanding of Scope of Work:</u> Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	1-10	9	8	8
<u>Ability to Furnish the Required Services:</u> Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.	1-10	9	8	8
<u>Price:</u> Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.	1-10	8	9	8
TOTAL POINTS	50	43	43	41
BID PRICE - 2022/2023 AUDIT		\$4,130.00	\$3,400.00	\$3,800.00
BID PRICE - 2023/2024 AUDIT		\$4,130.00	\$3,500.00	\$3,900.00
BID PRICE - 2024/2025 AUDIT		\$4,130.00	\$3,600.00	\$4,000.00
BID PRICE - 2025/2026 AUDIT		\$4,130.00	\$3,700.00	\$4,100.00
BID PRICE - 2026/2027 AUDIT		\$4,130.00	\$3,800.00	\$4,200.00

COMMENTS:	Currently the auditing firm for more than 40 CDD's.	Currently the auditing firm for more than 200 CDD's.	Currently the auditing firm for thirty governmental entities

RECOMMENDATION:	All three firms have the capacity to perform the audit. Management recommends that either Grau & Associates, the firm with the most experience and the low bidder, or Berger Toombs Elam Gaines & Frank, the current auditor for the District, be selected to perform the September 30, 2023, 2024 and 2025 annual audits with an option, subject to fee adjustments for inflation, to perform the fiscal year end audits for the following two years (FYE 9/30/26 and 9/30/27).
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Note: 2023/2024 Budget For Audit Services is \$4,325.00

Terracina
Community Development District

**Financial Report For
September 2023**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
REVENUES			
O & M ASSESSMENTS	171,428	0	171,453
DEBT ASSESSMENTS	314,087	0	313,602
OTHER REVENUES	0	0	0
INTEREST INCOME	120	0	5,460
Total Revenues	\$ 485,635	\$ -	\$ 490,515
EXPENDITURES			
SUPERVISOR FEES	7,000	800	5,400
PAYROLL TAXES - EMPLOYER	560	61	413
AQUATIC LAKE MAINTENANCE	25,000	1,745	20,940
CONTINGENCY	33,400	0	11,900
FOUNTAIN MAINTENANCE	15,000	640	21,655
ENGINEERING/INSPECTIONS	6,000	3,728	5,312
MANAGEMENT	35,952	2,996	35,952
SECRETARIAL	4,200	350	4,200
LEGAL	5,000	630	7,453
ASSESSMENT ROLL	8,000	8,000	8,000
AUDIT FEES	4,225	0	4,225
INSURANCE	6,400	0	6,442
LEGAL ADVERTISING	1,500	467	1,153
MISCELLANEOUS	1,100	53	469
POSTAGE	300	31	98
OFFICE SUPPLIES	600	11	612
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	3,500
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	166	2,000
Total Expenditures	\$ 161,262	\$ 20,028	\$ 140,249
REVENUES LESS EXPENDITURES	\$ 324,373	\$ (20,028)	\$ 350,266
BOND PAYMENTS	(295,242)	0	(298,958)
BALANCE	\$ 29,131	\$ (20,028)	\$ 51,308
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,710)	0	(5,504)
DISCOUNTS FOR EARLY PAYMENTS	(19,421)	0	(18,036)
EXCESS/ (SHORTFALL)	\$ -	\$ (20,028)	\$ 27,768
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (20,028)	\$ 27,768

Bank Balance As Of 9/30/23	\$ 126,256.29
Accounts Payable As Of 9/30/23	\$ 23,518.99
Accounts Receivable As Of 9/30/23	\$ -
Available Funds As Of 9/30/23	\$ 102,737.30

Terracina Community Development District

Budget vs. Actual

October 2022 through September 2023

	<u>Oct 22 - Sept 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	171,452.67	171,428.00	24.67	100.01%
363.810 · Debt Assessments	313,602.01	314,087.00	-484.99	99.85%
363.820 · Debt Assessment-Paid To Trustee	-298,957.96	-295,242.00	-3,715.96	101.26%
363.830 · Tax Collector Fee	-5,504.44	-9,710.00	4,205.56	56.69%
363.831 · Discounts For Early Payment	-18,036.26	-19,421.00	1,384.74	92.87%
369.401 · Interest Income	5,460.64	120.00	5,340.64	4,550.53%
Total Income	<u>168,016.66</u>	<u>161,262.00</u>	<u>6,754.66</u>	<u>104.19%</u>
Expense				
511.122 · PR Tax Expense	413.10	560.00	-146.90	73.77%
511.131 · Supervisor Fees	5,400.00	7,000.00	-1,600.00	77.14%
511.301 · Aquatic Lake Maintenance	20,940.00	25,000.00	-4,060.00	83.76%
511.307 · Fountain Maintenance	21,655.00	15,000.00	6,655.00	144.37%
511.310 · Engineering	5,312.00	6,000.00	-688.00	88.53%
511.311 · Management Fees	35,952.00	35,952.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	7,452.76	5,000.00	2,452.76	149.06%
511.318 · Assessment/Tax Roll	8,000.00	8,000.00	0.00	100.0%
511.320 · Audit Fees	4,225.00	4,225.00	0.00	100.0%
511.450 · Insurance	6,442.00	6,400.00	42.00	100.66%
511.480 · Legal Advertisements	1,152.57	1,500.00	-347.43	76.84%
511.512 · Miscellaneous	469.39	1,100.00	-630.61	42.67%
511.513 · Postage and Delivery	98.17	300.00	-201.83	32.72%
511.514 · Office Supplies	611.85	600.00	11.85	101.98%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,500.00	4,500.00	-1,000.00	77.78%
511.734 · Continuing Disclosure Fee	350.00	350.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
511.800 · Contingency/Fountains	11,900.00	33,400.00	-21,500.00	35.63%
Total Expense	<u>140,248.76</u>	<u>161,262.00</u>	<u>-21,013.24</u>	<u>86.97%</u>
Net Income	<u>27,767.90</u>	<u>0.00</u>	<u>27,767.90</u>	<u>100.0%</u>

Terracina Community Development District
Expenditures
October 2022 through September 2023

Expenditures	Date	Invoice #	Vendor	Memo	Amount
511.122 · PR Tax Expense					
	11/17/2022	PR 11.14.22		mtg 11.14.22 ck 11.18.22 (Colella L, Colella G, Eaquerete J, Ameer S)	61.20
	02/16/2023	PR 02.13.23		mtg 02.13.23 ck 02.16.23 (Colella L, Colella G, Saunders C., Ameer S)	61.20
	05/23/2023	PR 05.04.23		mtg 05.08.23 ck 05.10.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	76.50
	06/14/2023	PR 06.12.23		mtg 06.12.23 ck 06.15.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	76.50
	07/10/2023	PR 07.10.23		mtg 07.10.23 ck 07.12.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	76.50
	09/14/2023	PR 09.11.23		mtg 09.11.23 ck 09.14.23 (Colella L, Colella G, Esquerete J, Ameer S)	61.20
Total 511.122 · PR Tax Expense					<u>413.10</u>
511.131 · Supervisor Fees					
	11/17/2022	PR 11.14.22		mtg 11.14.22 ck 11.18.22 (Colella L, Colella G, Eaquerete J, Ameer S)	800.00
	02/16/2023	PR 02.13.23		mtg 02.13.23 ck 02.16.23 (Colella L, Colella G, Saunders C., Ameer S)	800.00
	05/23/2023	PR 05.04.23		mtg 05.08.23 ck 05.10.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	1,000.00
	06/14/2023	PR 06.12.23		mtg 06.12.23 ck 06.15.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	1,000.00
	07/10/2023	PR 07.10.23		mtg 07.10.23 ck 07.12.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	1,000.00
	09/14/2023	PR 09.11.23		mtg 09.11.23 ck 09.14.23 (Colella L, Colella G, Esquerete J, Ameer S)	800.00
Total 511.131 · Supervisor Fees					<u>5,400.00</u>
511.301 · Aquatic Lake Maintenance					
	10/01/2022	188174	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,745.00
	11/01/2022	188883	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	11/01/2022	188883	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	12/01/2022	189594	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,745.00
	01/01/2023	190332	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,745.00
	02/01/2023	191125	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,695.00
	02/01/2023	191125	Allstate Resource Management Inc.	Debris Removal	50.00
	03/01/2023	19126	Allstate Resource Management Inc.	Fountain Maint	1,695.00
	03/01/2023	19126	Allstate Resource Management Inc.	Debris Removal	50.00
	04/01/2023	19903	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,695.00
	04/01/2023	19903	Allstate Resource Management Inc.	Debris Removal	50.00
	05/01/2023	21001	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,695.00
	05/01/2023	21001	Allstate Resource Management Inc.	Debris Removal	50.00
	06/01/2023	21710	Allstate Resource Management Inc.	Lake Maint June 2023	1,695.00
	06/01/2023	21710	Allstate Resource Management Inc.	Lake Maint June 2023	50.00
	07/01/2023	22527	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	07/01/2023	22527	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	08/01/2023	23246	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	08/01/2023	23246	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	09/01/2023	24034	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	09/01/2023	24034	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
Total 511.301 · Aquatic Lake Maintenance					<u>20,940.00</u>

**Terracina Community Development District
Expenditures
October 2022 through September 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.307 · Fountain Maintenance					
	10/01/2022	188174	Allstate Resource Management Inc.	Fountain Maint	640.00
	10/09/2022	188080	Allstate Resource Management Inc.	Fountain Service- Replace White LED White 80-watt SS Set_4 Light	7,890.00
	11/01/2022	188883	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	12/01/2022	189594	Allstate Resource Management Inc.	Fountain Maint	640.00
	01/01/2023	190332	Allstate Resource Management Inc.	Fountain Maint	640.00
	02/01/2023	191125	Allstate Resource Management Inc.	Fountain Maint	640.00
	03/01/2023	19126	Allstate Resource Management Inc.	Lake, Mitigation and Debris	640.00
	04/01/2023	19903	Allstate Resource Management Inc.	Fountain Maint	640.00
	04/12/2023	20527	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-AM Power Unit FactoryRepair	2,625.00
	05/01/2023	21001	Allstate Resource Management Inc.	Fountain/ Aerator Maint	640.00
	06/01/2023	21710	Allstate Resource Management Inc.	Lake Maint June 2023	640.00
	07/01/2023	22527	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	08/01/2023	23246	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	08/21/2023	24676	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services- Two AM LED Light Set	3,460.00
	09/01/2023	24034	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
Total 511.307 · Fountain Maintenance					<u>21,655.00</u>
511.310 · Engineering					
	03/31/2023	31048	Engenuity Group, Inc. (formally SFRN)	Professional Services for the Period: 3/1/2023 to 3/31/2023	594.00
	05/31/2023	50149	Engenuity Group, Inc. (formally SFRN)	Work Included Lake Bank Washout Site Visits, Coordination 17 Annual Report (2022)	594.00
	06/28/2023	50309	Engenuity Group, Inc. (formally SFRN)	Electric fountain coordination with FPalin	198.00
	07/31/2023	50519	Engenuity Group, Inc. (formally SFRN)	Site Meeting on Lakes with Ameer and Sylvia on July 25.	198.00
	09/30/2023	50745	Engenuity Group, Inc. (formally SFRN)	Annual Report 2023	<u>3,728.00</u>
Total 511.310 · Engineering					5,312.00
511.311 · Management Fees					
	10/31/2022	2022-1627	Special District Services, Inc.	Management Oct 2022	2,996.00
	11/30/2022	2022-1731	Special District Services, Inc.	Management Nov 2022	2,996.00
	12/31/2022	2022-1941	Special District Services, Inc.	Management Dec 2022	2,996.00
	01/31/2023	2023-0028	Special District Services, Inc.	Management Fee Jan 2023	2,996.00
	02/28/2023	2023-0136	Special District Services, Inc.	Management Fee Feb 2023	2,996.00
	03/31/2023	2023-0245	Special District Services, Inc.	Management Fee March 2023	2,996.00
	04/30/2023	2023-0352	Special District Services, Inc.	Management Fee April 2023	2,996.00
	05/31/2023	2023-0477	Special District Services, Inc.	Management Fee May 2023	2,996.00
	06/30/2023	2023-0588	Special District Services, Inc.	Management Fee June 2023	2,996.00
	07/31/2023	2023-0711	Special District Services, Inc.	Management Fee July 2023	2,996.00
	08/31/2023	2023-0826	Special District Services, Inc.	Management Fee Aug 2023	2,996.00
	09/30/2023	2023-0944	Special District Services, Inc.	Management Fee Sept 2023	<u>2,996.00</u>
Total 511.311 · Management Fees					<u>35,952.00</u>

Terracina Community Development District
Expenditures
October 2022 through September 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.312 · Secretarial Fees					
	10/31/2022	2022-1627	Special District Services, Inc.	Secretarial Oct 2022	350.00
	11/30/2022	2022-1731	Special District Services, Inc.	Secretarial Nov 2022	350.00
	12/31/2022	2022-1941	Special District Services, Inc.	Secretarial Dec 2022	350.00
	01/31/2023	2023-0028	Special District Services, Inc.	Secretarial Fee Jan 2023	350.00
	02/28/2023	2023-0136	Special District Services, Inc.	Secretarial Fee Feb 2023	350.00
	03/31/2023	2023-0245	Special District Services, Inc.	Secretarial Fee March 2023	350.00
	04/30/2023	2023-0352	Special District Services, Inc.	Secretarial Fee April 2023	350.00
	05/31/2023	2023-0477	Special District Services, Inc.	Secretarial Fee May 2023	350.00
	06/30/2023	2023-0588	Special District Services, Inc.	Secretarial Fee June 2023	350.00
	07/31/2023	2023-0711	Special District Services, Inc.	Secretarial Fee July 2023	350.00
	08/31/2023	2023-0826	Special District Services, Inc.	Secretarial Fee Aug 2023	350.00
	09/30/2023	2023-0944	Special District Services, Inc.	Secretarial Fee Sept 2023	350.00
Total 511.312 · Secretarial Fees					<u>4,200.00</u>
511.315 · Legal Fees					
	10/31/2022	130272	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 10.31.22	1,089.10
	11/29/2022	130360	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 11.29.22	481.60
	12/29/2022	130427	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 12.29.22	108.85
	02/24/2023	130560	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 02.24.23	540.00
	03/29/2023	130620	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 03.29.23	121.60
	04/21/2023	130706	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 04.21.23	157.50
	05/31/2023	130795	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 05.31.23	820.36
	06/30/2023	131047	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 06.30.23	2,347.15
	06/30/2023	131047	Caldwell Pacetti Edwards Schoech & Viator	credit \$22.50 per Sandra Bolin	-22.50
	07/31/2023	131094	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 07.31.23	999.10
	08/24/2023	131176	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 08.24.23	180.00
	09/22/2023	131252	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 09.22.23	630.00
Total 511.315 · Legal Fees					<u>7,452.76</u>
511.318 · Assessment/Tax Roll					
	09/29/2023	2023-1146	Special District Services, Inc.	Assessment Roll Preparation (per agreement) 2023	8,000.00
Total 511.318 · Assessment/Tax Roll					<u>8,000.00</u>
511.320 · Audit Fees					
	08/29/2023	363784	Berger, Toombs, Elam, Gaines & Frank	Audit Fee for Fiscal Year 2021/2022	4,225.00
Total 511.320 · Audit Fees					<u>4,225.00</u>
511.450 · Insurance					
	10/01/2022	16401	Egis Insurance & Risk Advisors	Renew Policy #100122064 10/01/2022-10/01/2023	6,442.00
Total 511.450 · Insurance					<u>6,442.00</u>

**Terracina Community Development District
Expenditures
October 2022 through September 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.480 · Legal Advertisements					
	10/31/2022	0005017002	CA Florida Holdings, LLC	FY 22/23 Mtg Schedule	247.20
	06/20/2023	0005677303	CA Florida Holdings, LLC	Notice of PH & Reg Board Mtg	438.78
	09/30/2023	0005909793	CA Florida Holdings, LLC	RFP for Auditor	225.57
	09/30/2023	0005909793	CA Florida Holdings, LLC	FY 23/24 Mtg Schedule	241.02
Total 511.480 · Legal Advertisements					<u>1,152.57</u>
511.512 · Miscellaneous					
	10/31/2022	2022-1627	Special District Services, Inc.	Travel Sept 2022	9.75
	11/17/2022	PR 11.14.22		mtg 11.14.22 ck 11.18.22 (Colella L, Colella G, Eaquerete J, Ameer S)	52.60
	12/31/2022	2022-1941	Special District Services, Inc.	Travel Nov 2022	9.75
	02/16/2023	PR 02.13.23		mtg 02.13.23 ck 02.16.23 (Colella L, Colella G, Saunders C,, Ameer S)	52.60
	03/31/2023	2023-0245	Special District Services, Inc.	Travel Feb 2023	10.21
	05/23/2023	PR 05.04.23		mtg 05.08.23 ck 05.10.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	53.25
	05/23/2023	7310	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	31.25
	06/14/2023	PR 06.12.23		mtg 06.12.23 ck 06.15.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	53.25
	06/30/2023	2023-0588	Special District Services, Inc.	Travel May 2023	10.22
	07/01/2023	7916	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	07/10/2023	PR 07.10.23		mtg 07.10.23 ck 07.12.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	53.25
	07/31/2023	2023-0711	Special District Services, Inc.	Travel June 2023	10.22
	08/01/2023	9167	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	08/31/2023	2023-0826	Special District Services, Inc.	Travel July 2023	20.44
	09/14/2023	PR 09.11.23		mtg 09.11.23 ck 09.14.23 (Colella L, Colella G, Esquerete J, Ameer S)	52.60
Total 511.512 · Miscellaneous					<u>469.39</u>
511.513 · Postage and Delivery					
	10/31/2022	2022-1627	Special District Services, Inc.	FedEx Sept 2022	1.03
	11/30/2022	2022-1731	Special District Services, Inc.	Postage Oct 2022	7.82
	02/28/2023	2023-0136	Special District Services, Inc.	Postage Jan 2023	2.85
	05/08/2023	FY 2023 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs - FY 2023	30.00
	05/31/2023	2023-0477	Special District Services, Inc.	FedEx April 2023	16.59
	06/30/2023	2023-0588	Special District Services, Inc.	FedEx May 2023	8.34
	07/31/2023	2023-0711	Special District Services, Inc.	Postage June 2023	0.60
	09/30/2023	2023-0944	Special District Services, Inc.	FedEx Aug 2023	12.76
	09/30/2023	2023-0944	Special District Services, Inc.	Postage Aug 2023	18.18
Total 511.513 · Postage and Delivery					<u>98.17</u>

**Terracina Community Development District
Expenditures
October 2022 through September 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.514 · Office Supplies					
	10/31/2022	2022-1627	Special District Services, Inc.	Copier Sept 2022	48.30
	10/31/2022	2022-1627	Special District Services, Inc.	Meeting Books Sept 2022	28.00
	11/30/2022	2022-1731	Special District Services, Inc.	Copier Oct 2022	3.75
	12/31/2022	2022-1941	Special District Services, Inc.	Copier Nov 2022	63.00
	12/31/2022	2022-1941	Special District Services, Inc.	Meeting Books Nov 2022	32.00
	01/31/2023	2023-0028	Special District Services, Inc.	Copier Dec 2022	6.90
	02/28/2023	2023-0136	Special District Services, Inc.	Copier Jan 2023	3.75
	03/31/2023	2023-0245	Special District Services, Inc.	Copier Feb 2023	88.20
	03/31/2023	2023-0245	Special District Services, Inc.	Meeting Books Feb 2023	32.00
	04/30/2023	2023-0352	Special District Services, Inc.	Copier March 2023	2.25
	05/31/2023	2023-0477	Special District Services, Inc.	Copier April 2023	9.45
	06/30/2023	2023-0588	Special District Services, Inc.	Copier May 2023	65.25
	06/30/2023	2023-0588	Special District Services, Inc.	Meeting Books May 2023	28.00
	07/31/2023	2023-0711	Special District Services, Inc.	Copier June 2023	74.85
	07/31/2023	2023-0711	Special District Services, Inc.	Meeting Books June 2023	32.00
	08/31/2023	2023-0826	Special District Services, Inc.	Copier July 2023	55.35
	08/31/2023	2023-0826	Special District Services, Inc.	Meeting Books July 2023	28.00
	09/30/2023	2023-0944	Special District Services, Inc.	Copier Aug 2023	10.80
Total 511.514 · Office Supplies					<u>611.85</u>
511.540 · Dues, License & Subscriptions					
	10/03/2022	86741	Department of Economic Opportunity	Special District Fee FY 2022/2023	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
511.733 · Trustee Fees					
	06/13/2023	2227578	Computershare Trust Company, N.A.	Series 2021 - For the Period 06/30/2023 through...	3,500.00
Total 511.733 · Trustee Fees					<u>3,500.00</u>
511.734 · Continuing Disclosure Fee					
	09/28/2023	2023-1073	Special District Services, Inc.	Continuing Disclosure Fee - 2022/2023	350.00
Total 511.734 · Continuing Disclosure Fee					<u>350.00</u>

**Terracina Community Development District
Expenditures
October 2022 through September 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.750 · Website Management					
	10/31/2022	2022-1627	Special District Services, Inc.	Website Oct 2022	166.66
	11/30/2022	2022-1731	Special District Services, Inc.	Website Nov 2022	166.66
	12/31/2022	2022-1941	Special District Services, Inc.	Website Dec 2022	166.66
	01/31/2023	2023-0028	Special District Services, Inc.	Website Fee Jan 2023	166.66
	02/28/2023	2023-0136	Special District Services, Inc.	Website Fee Feb 2023	166.66
	03/31/2023	2023-0245	Special District Services, Inc.	Website Fee March 2023	166.66
	04/30/2023	2023-0352	Special District Services, Inc.	Website Fee April 2023	166.66
	05/31/2023	2023-0477	Special District Services, Inc.	Website Fee May 2023	166.66
	06/30/2023	2023-0588	Special District Services, Inc.	Website Fee June 2023	166.66
	07/31/2023	2023-0711	Special District Services, Inc.	Website Fee July 2023	166.66
	08/31/2023	2023-0826	Special District Services, Inc.	Website Fee Aug 2023	166.66
	09/30/2023	2023-0944	Special District Services, Inc.	Website Fee Sept 2023	166.66
Total 511.750 · Website Management					<u>1,999.92</u>
511.800 · Contingency/Fountains					
	07/25/2023	1874	Russ Total Lawn Maintenance	secured sinkholes	150.00
	07/31/2023	23911	Allstate Resource Management Inc.	1X Stormwater Pipe Inspection Service	6,150.00
	07/31/2023	23910	Allstate Resource Management Inc.	Erosion Repair	5,600.00
Total 511.800 · Contingency/Fountains					<u>11,900.00</u>
Total Expenditures					<u>140,248.76</u>

**Terracina Community Development District
Balance Sheet
As of September 30, 2023**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Bank Account	126,256.29	0.00	0.00	0.00	0.00	126,256.29
Total Checking/Savings	126,256.29	0.00	0.00	0.00	0.00	126,256.29
Total Current Assets	126,256.29	0.00	0.00	0.00	0.00	126,256.29
Fixed Assets						
Storm Water Management	0.00	0.00	0.00	1,770,162.00	0.00	1,770,162.00
Fountains	0.00	0.00	0.00	114,601.00	0.00	114,601.00
Accum Depreciation - Storm Water Mgt	0.00	0.00	0.00	-885,075.00	0.00	-885,075.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-13,344.00	0.00	-13,344.00
Total Fixed Assets	0.00	0.00	0.00	986,344.00	0.00	986,344.00
Other Assets						
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Account	0.00	0.00	15,431.33	0.00	0.00	15,431.33
Investments - Revenue Account	0.00	0.00	51,824.96	0.00	0.00	51,824.96
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	67,256.29	67,256.29
Amount To Be Provided	0.00	0.00	0.00	0.00	2,322,743.71	2,322,743.71
Total Other Assets	0.00	0.00	67,256.29	0.00	2,390,000.00	2,457,256.29
TOTAL ASSETS	126,256.29	0.00	67,256.29	986,344.00	2,390,000.00	3,569,856.58
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	23,518.99	0.00	0.00	0.00	0.00	23,518.99
Total Accounts Payable	23,518.99	0.00	0.00	0.00	0.00	23,518.99
Total Current Liabilities	23,518.99	0.00	0.00	0.00	0.00	23,518.99
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	2,390,000.00	2,390,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	2,390,000.00	2,390,000.00
Total Liabilities	23,518.99	0.00	0.00	0.00	2,390,000.00	2,413,518.99
Equity						
Net Income	27,767.90	0.00	6,572.99	0.00	0.00	34,340.89
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investments in Gen Fixed Assets	0.00	0.00	0.00	1,884,763.00	0.00	1,884,763.00
Retained Earnings	74,969.40	0.00	60,683.30	-898,419.00	0.00	-762,766.30
Total Equity	102,737.30	0.00	67,256.29	986,344.00	0.00	1,156,337.59
TOTAL LIABILITIES & EQUITY	126,256.29	0.00	67,256.29	986,344.00	2,390,000.00	3,569,856.58