



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 12, 2024
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
February 12, 2024
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 11, 2023 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding POA Electrical Service to Fountains/Aerators in District Lakes.....Page 4
 - 2. Update on Sinkhole Project
- H. New Business
 - 1. Review of Fountain Spreadsheet.....Page 6
 - 2. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget...Page 7
- I. Administrative Matters
 - 1. Financial Report.....Page 14
- J. Board Members Comments
- K. Adjourn

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

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

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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 follow-
ing 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 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
9/29/23 9317567

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

A. CALL TO ORDER

The December 11, 2023, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:04 a.m. in a Meeting Room of the Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on September 29, 2023, as part of the District’s Fiscal Year 2023/2024 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 included District Manager Sylvia Bethel of Special District Services, Inc.

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. November 13, 2023, Regular Board Meeting

The minutes of the November 13, 2023, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and unanimously passed approving the minutes of the November 13, 2023, Regular Board Meeting, as presented.

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 advised that FPL had been back and forth and indicated that they did not do proposals. They will send the meters out, but do not offer proposals for this work. Ms. Bethel explained that she and Mr. Banner had a meeting with the newest representative, Francesca, who explained that they do not do this work, they would get a third party to complete this for commercial properties. They take care of meters and inspections. Ms. Bethel stated that the first representative, Mary, was correct, and

the District would still need an electrician to complete the project. Mr. Colella inquired about the solar proposal, asking if both proposals were needed. Mr. Esquerete replied that they were. The meters would have to be in place first then solar. Mrs. Colella asked about the proposal Mr. Ameer was supposed to provide, in which Mr. Ameer stated he did not have it. Mr. Ameer asked that Ms. Bethel reach out to the HOA manager to get the information for the electrician to get another proposal for the fountain meters. The Board agreed to get another proposal before making a final decision.

2. Update on Sinkhole Project

Ms. Bethel stated that the contract was signed by Mr. Colella and the vendor began the project last Thursday, December 7th - Saturday, December 9th. If they need more time, it will run into this week's Thursday. Mr. Colella suggested that the vendor send before and after pictures. Mr. Ameer asked who would check the work to confirm completion and Mr. Colella stated that would be what the pictures were for, showing the job completed.

H. NEW BUSINESS

1. Consider Han Solar Proposal for Fountains

Ms. Bethel indicated she would bring this proposal, as well as a second one, to the next meeting for discussion.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel directed the Board to the financial report for their review. Mr. Colella noted it was the first month of the new fiscal year, so there was not much to explain.

J. BOARD MEMBER COMMENTS

Mrs. Colella advised that the back right fountain was out. Ms. Bethel indicated she would, again, follow-up with Mr. Roberts, noting that he was busy and was out in the field when she previously called him for an update.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella adjourning the Regular Board Meeting at 9:23 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

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]



PROPOSAL
HAN SOLAR
 561-320-6188
info@hansolar.com

1401 Forum Way #210
 West Palm Beach FL
 33401

Attention: Terracina HOA

Date: 11/22/23

Project Title: Terracina
 Project Description: Electrical

Invoice Number: 67890

Terms:

Description	Quantity	Unit Price	Cost
Fountain #1 and #2 200 amps (includes directional boring)		\$17,890.00	\$17,890.00
Fountain #3 and #4 200 amps		\$7,150.00	\$7,150.00
Fountain #5 100 amps		\$6,990.00	\$6,990.00
Fountain #6 100 amps (with directional boring)		\$17,490.00	\$17,490.00
Fountain #7 and #8 200 amps		\$7,150.00	\$7,150.00
			\$0.00
			\$0.00
			\$0.00
		Subtotal	\$56,670.00
			\$0.00
		Total	\$56,670.00

TERRACINA FOUNTAIN INFORMATION LIST (12/1/2020) updated 05.11.22

Allstate

LAKE #	FOUNTAIN #	BRAND	SIZE (HP)	VOLTAGE	MODEL /SERIES	NOZZLE TYPE	PURCHASE DATE	WARRANTY	FOUNTAIN WARRANTY ENDS	LIGHT TYPE	CABLE LENGTH	LIGHT WARRANTY	LIGHT WARRANTY ENDS	REPAIRS MADE	REPAIRS MADE 2022	Cost of Repairs	REPAIRS MADE 2023	Cost of Repairs	REPAIRS MADE 2024	Cost of Repairs
1	1	Aqua Control	7.5	230v / 1p	Titian	Fluer Di Lis	2019	4 Year	2023	4 x 80w LED	250'	3 YEARS	2022	2019 - Replaced Both Cables after install						
2	2	Aqua Control	7.5	230v / 1p	Titian	Fluer Di Lis	2019	4 Year	2023	4 x 80w LED	250'	3 YEARS	2022	2019 - Replaced Both Cables after install				\$2,625.00		
3	3	Aqua Master	5	230v / 1p	N/A	Geyser	2018	N/A	N/A	4 x 30w LED	450'	N/A	N/A	Replaced Motor, replaced capacitors , Repaired Lights			02.20.23 Fountain Lights	\$1730.00 Total Inv \$3460 Inv#24676		
4	4	Aqua Master	5	230v / 1p	N/A	Geyser	2018	N/A	N/A	4 x 30w LED	300'	N/A	N/A	Replaced Motor, replaced GFCI	08.10.22 1X Fountain / Aerator Maintenance Services-AM Power Unit Factory Repair-SHP, Removal, Handling Shipment Prep, Re-Assembly and Installation Approved 09.12.22	\$2,625 Paid 06.01.23	02.20.23 Fountain Lights 02.20.23 Fountain Lights 04.12.23 1X Fountain/Aerator Maint Services-AM Power Unit Factory Repair-SHP, Removal, Handling Shipment Prep, Re-Assembly and Installation	\$1730.00 Total Inv \$3460 Inv#24676 \$2625.00 Inv#20527		
5	5	Cascade	7.5	230v / 1p	N/A	Geyser	N/A	No	No	3 x 80w LED	300'	3 YEARS	N/A	12/2020 - Replaced Pump Cables Motor and Pump) 6/2019 - replaced Light cable, Installed New LED	04.08.22 Proposal Approved: 04.11.22 New Set of White LED Submersible Fountain Lights Warranty: 3 year Parts, 1 year Labor	\$2,630.00 (2630*3 for fountain 5,6,7 paid 7890.00 on 01.06.23)	12.14.23 Motor Control Box Delox 7.5hp	1195		
6	6	Cascade	7.5	230v / 1p	N/A	Geyser	N/A	No	No	3 x 80w LED	200'	3 YEARS	N/A	2016 - New Motor, New Nozzle, Replaced Motor Control, 2017 - Replaced capacitors 2018 - placed capacitors and GFI, 2019 - Installed New LED	04.08.22 Proposal Approved: 04.11.22 New Set of White LED Submersible Fountain Lights Warranty: 3 year Parts, 1 year Labor	Est \$2,630.00				
7																				
8																				
9																				
10																				
11	7	Aqua Control	5	230v / 1p	Select Series 2	Trillium	2020	5 Year	2025	3 x 30w LED	250'	3 YEARS	2023	Replaced Both Motor and Light Cables	04.08.22 Proposal Approved: 04.11.22 New Set of White LED Submersible Fountain Lights Warranty: 3 year Parts, 1 year Labor	Est \$2,630.00	12.19.23 1x Motor Replacement Only Part Covered under Warranty	600		
12	8	Aqua Control	5	230v / 1p	Select Series 2	Trillium	2020	5 Year	2025	3 x 30w LED	250'	3 YEARS	2023	Replaced Both Motor and Light Cables						

LAST 2 REMOVED FOUNTAINS

Lake 1 then Lake 11	Cascade	7.5	230v / 1p		Geyser	N/A	No			3 x 80w LED	250			Moved from Lake 1 to Lake 11, Lots of work been done to fountain prior to being moved	05.25.22 Proposal Approved 07.11.22 New light cable 275ft-	Est \$775.00				
Lake 2 then Lake 12	Cascade	7.5	230v / 1p		Geyser	N/A	No			3 x 80w LED	250			Moved from Lake 2 to Lake 12, Lots of work been done to fountain prior to being moved						

12.14.23 1x Fountain/ Aerator Maint Services-Parts under warranty, Install & Materials only 12.14.23 Fountain/Service-Motor Cable 4-wire 8 G, 275 Feet Kit, Install & Materials
12.14.23 \$600 12.14.23 3,348.00

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for April 8, 2024 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 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 12th day of February, 2024.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Terracina
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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

PROPOSED BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M ASSESSMENTS	171,041
DEBT ASSESSMENTS	314,087
OTHER REVENUES	0
INTEREST INCOME	480
TOTAL REVENUES	\$ 485,608
EXPENDITURES	
SUPERVISOR FEES	7,000
PAYROLL TAXES - EMPLOYER	560
AQUATIC LAKE MAINTENANCE	23,000
FOUNTAIN MAINTENANCE	18,000
ENGINEERING/INSPECTIONS	6,000
MANAGEMENT	38,124
SECRETARIAL	4,200
LEGAL	7,000
ASSESSMENT ROLL	8,000
AUDIT FEES	3,500
INSURANCE	7,500
LEGAL ADVERTISING	1,400
MISCELLANEOUS	1,000
POSTAGE	250
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,000
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
CONTINGENCY/FOUNTAINS	28,600
TOTAL EXPENDITURES	\$ 161,259
REVENUES LESS EXPENDITURES	\$ 324,349
BOND PAYMENTS	(295,242)
BALANCE	\$ 29,107
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)
DISCOUNT FOR EARLY PAYMENTS	(19,405)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	171,453	171,346	171,041	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS	313,602	314,087	314,087	Bond Payment /.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	5,964	240	480	Projected At \$40 Per Month
TOTAL REVENUES	\$ 491,019	\$ 485,673	\$ 485,608	
EXPENDITURES				
SUPERVISOR FEES	5,400	7,000	7,000	No Change From 2023/2024 Budget
PAYROLL TAXES - EMPLOYER	413	560	560	Supervisor Fees * 8.00%
AQUATIC LAKE MAINTENANCE	20,940	25,000	23,000	\$2,000 Decrease From 2023/2024 Budget
FOUNTAIN MAINTENANCE	21,655	15,000	18,000	\$3,000 Increase From 2023/2024 Budget
ENGINEERING/INSPECTIONS	5,312	6,000	6,000	No Change From 2023/2024 Budget
MANAGEMENT	35,952	37,020	38,124	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2023/2024 Budget
LEGAL	7,453	5,000	7,000	\$2,000 Increase From 2023/2024 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	No Change From 2023/2024 Budget
AUDIT FEES	4,225	4,325	3,500	Accepted Amount For 2023/2024 Audit
INSURANCE	6,442	7,000	7,500	Fiscal Year 2023/2024 Expenditure Was \$6,925
LEGAL ADVERTISING	1,153	1,400	1,400	No Change From 2023/2024 Budget
MISCELLANEOUS	469	1,050	1,000	\$50 Decrease From 2023/2024 Budget
POSTAGE	98	275	250	\$25 Decrease From 2023/2024 Budget
OFFICE SUPPLIES	612	600	600	No Change From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
TRUSTEE FEES	3,500	4,250	4,000	\$250 Decrease From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2023/2024 Budget
CONTINGENCY/FOUNTAINS	11,900	32,100	28,600	Contingency
TOTAL EXPENDITURES	\$ 140,249	\$ 161,305	\$ 161,259	
REVENUES LESS EXPENDITURES	\$ 350,770	\$ 324,368	\$ 324,349	
BOND PAYMENTS	(298,958)	(295,242)	(295,242)	2025 Principal & Interest Payments
BALANCE	\$ 51,812	\$ 29,126	\$ 29,107	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,100)	(9,709)	(9,702)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(18,036)	(19,417)	(19,405)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 30,676	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 30,676	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,326	100	400	Projected Interest For 2024/2025
NAV Tax Collection	298,958	295,242	295,242	Maximum Debt Service Collection
Total Revenues	\$ 304,284	\$ 295,342	\$ 295,642	
EXPENDITURES				
Principal Payments	236,000	241,000	247,000	Principal Payment Due In 2025
Interest Payments	61,711	53,333	47,599	Interest Payments Due In 2025
Bond Redemption	0	1,009	1,043	Estimated Excess Debt Collections
Total Expenditures	\$ 297,711	\$ 295,342	\$ 295,642	
Excess/ (Shortfall)	\$ 6,573	\$ -	\$ -	

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 1/1/24 =	\$2,390,000		

Terracina Community Development District Assessment Comparison

	Fiscal Year 2021/2022	Fiscal Year 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025
	Assessment*	Assessment*	Assessment*	Projected Assessment*
O & M	\$ 372.80	\$ 372.67	\$ 372.50	\$ 371.83
Debt	\$ 684.29	\$ 684.29	\$ 684.29	\$ 684.29
Total	\$ 1,057.09	\$ 1,056.96	\$ 1,056.79	\$ 1,056.12

* 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
January 2024**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Jan-24	Year To Date Actual 10/1/23 - 1/31/24
REVENUES			
O & M ASSESSMENTS	171,346	2,925	152,960
DEBT ASSESSMENTS	314,087	5,373	280,990
OTHER REVENUES	0	0	0
INTEREST INCOME	240	0	832
Total Revenues	\$ 485,673	\$ 8,298	\$ 434,782
EXPENDITURES			
SUPERVISOR FEES	7,000	0	800
PAYROLL TAXES - EMPLOYER	560	0	61
AQUATIC LAKE MAINTENANCE	25,000	1,745	6,980
FOUNTAIN MAINTENANCE	15,000	640	8,303
ENGINEERING/INSPECTIONS	6,000	0	0
MANAGEMENT	37,020	3,085	12,340
SECRETARIAL	4,200	350	1,400
LEGAL	5,000	0	427
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,325	0	0
INSURANCE	7,000	0	6,925
LEGAL ADVERTISING	1,400	0	18
MISCELLANEOUS	1,050	10	158
POSTAGE	275	0	9
OFFICE SUPPLIES	600	49	163
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,250	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	667
CONTINGENCY/FOUNTAINS	32,100	0	15,250
Total Expenditures	\$ 161,305	\$ 6,046	\$ 53,676
REVENUES LESS EXPENDITURES	\$ 324,368	\$ 2,252	\$ 381,106
BOND PAYMENTS	(295,242)	(5,160)	(267,108)
BALANCE	\$ 29,126	\$ (2,908)	\$ 113,998
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,709)	(80)	(4,937)
DISCOUNTS FOR EARLY PAYMENTS	(19,417)	(249)	(17,273)
EXCESS/ (SHORTFALL)	\$ -	\$ (3,237)	\$ 91,788
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,237)	\$ 91,788

Bank Balance As Of 1/31/24	\$ 471,276.39
Accounts Payable As Of 1/31/24	\$ 273,843.29
Accounts Receivable As Of 1/31/24	\$ -
Available Funds As Of 1/31/24	\$ 197,433.10

Terracina Community Development District
Budget vs. Actual
October 2023 through January 2024

	<u>Oct '23 - Jan 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	152,959.64	171,346.00	-18,386.36	89.27%
363.810 · Debt Assessments	280,989.95	314,087.00	-33,097.05	89.46%
363.820 · Debt Assessment-Paid To Trustee	-267,107.72	-295,242.00	28,134.28	90.47%
363.830 · Tax Collector Fee	-4,936.77	-9,709.00	4,772.23	50.85%
363.831 · Discounts For Early Payment	-17,272.74	-19,417.00	2,144.26	88.96%
369.401 · Interest Income	832.04	240.00	592.04	346.68%
Total Income	<u>145,464.40</u>	<u>161,305.00</u>	<u>-15,840.60</u>	<u>90.18%</u>
Expense				
511.122 · PR Tax Expense	61.20	560.00	-498.80	10.93%
511.131 · Supervisor Fees	800.00	7,000.00	-6,200.00	11.43%
511.301 · Aquatic Lake Maintenance	6,980.00	25,000.00	-18,020.00	27.92%
511.307 · Fountain Maintenance	8,303.00	15,000.00	-6,697.00	55.35%
511.310 · Engineering	0.00	6,000.00	-6,000.00	0.0%
511.311 · Management Fees	12,340.00	37,020.00	-24,680.00	33.33%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	427.50	5,000.00	-4,572.50	8.55%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	0.00	4,325.00	-4,325.00	0.0%
511.450 · Insurance	6,925.00	7,000.00	-75.00	98.93%
511.480 · Legal Advertisements	17.90	1,400.00	-1,382.10	1.28%
511.512 · Miscellaneous	158.49	1,050.00	-891.51	15.09%
511.513 · Postage and Delivery	8.53	275.00	-266.47	3.1%
511.514 · Office Supplies	163.25	600.00	-436.75	27.21%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,250.00	-4,250.00	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/Fountains	15,250.00	32,100.00	-16,850.00	47.51%
Total Expense	<u>53,676.51</u>	<u>161,305.00</u>	<u>-107,628.49</u>	<u>33.28%</u>
Net Income	<u><u>91,787.89</u></u>	<u><u>0.00</u></u>	<u><u>91,787.89</u></u>	<u><u>100.0%</u></u>

Terracina Community Development District
Expenditures
October 2023 through January 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
511.122 · PR Tax Expense					
	11/16/2023	PR 12.11.23		mtg 12.11.23ck 12.13.23 (Colella L, Colella G, Esquerete J, Ameer S)	61.20
Total 511.122 · PR Tax Expense					<u>61.20</u>
511.131 · Supervisor Fees					
	11/16/2023	PR 12.11.23		mtg 12.11.23ck 12.13.23 (Colella L, Colella G, Esquerete J, Ameer S)	800.00
Total 511.131 · Supervisor Fees					<u>800.00</u>
511.301 · Aquatic Lake Maintenance					
	10/01/2023	24826	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	10/01/2023	24826	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	11/01/2023	25544	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	11/01/2023	25544	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	12/01/2023	3926	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	12/01/2023	3926	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	01/01/2024	4709	Allstate Resource Management Inc.	Lake, Mitigation & Debris Management	1,695.00
	01/01/2024	4709	Allstate Resource Management Inc.	Debris Removal Services	50.00
Total 511.301 · Aquatic Lake Maintenance					<u>6,980.00</u>
511.307 · Fountain Maintenance					
	10/01/2023	24826	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	11/01/2023	25544	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	12/01/2023	3926	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	12/14/2023	5323	Allstate Resource Management Inc.	Fountain Service - Motor Control Box Delox 7.5hp	1,195.00
	12/14/2023	5321	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services- Part Under Warranty, Installation & Materials	600.00
	12/14/2023	5319	Allstate Resource Management Inc.	Fountain/ Service- Motor Cable 4-wire 8 G_275 Feet Kit, Installation and Materials	3,348.00
	12/19/2023	5336	Allstate Resource Management Inc.	1X Motor replacement only Part covered under Warranty, Installation & Materials	600.00
	01/01/2024	4709	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
Total 511.307 · Fountain Maintenance					<u>8,303.00</u>
511.311 · Management Fees					
	10/31/2023	2023-1253	Special District Services, Inc.	Management Fee Oct 2023	3,085.00
	11/30/2023	2023-1590	Special District Services, Inc.	Management Fee Nov 2023	3,085.00
	12/31/2023	2023-1839	Special District Services, Inc.	Management Fee Dec 2023	3,085.00
	01/31/2024	2024-0030	Special District Services, Inc.	Management Fee Jan 2024	3,085.00
Total 511.311 · Management Fees					<u>12,340.00</u>
511.312 · Secretarial Fees					
	10/31/2023	2023-1253	Special District Services, Inc.	Secretarial Fee Oct 2023	350.00
	11/30/2023	2023-1590	Special District Services, Inc.	Secretarial Fee Nov 2023	350.00
	12/31/2023	2023-1839	Special District Services, Inc.	Secretarial Fee Dec 2023	350.00
	01/31/2024	2024-0030	Special District Services, Inc.	Secretarial Fee Jan 2024	350.00
Total 511.312 · Secretarial Fees					<u>1,400.00</u>
511.315 · Legal Fees					
	11/29/2023	131339	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 11.29.23	360.00
	12/21/2023	131413	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 12.21.23	67.50
Total 511.315 · Legal Fees					<u>427.50</u>

**Terracina Community Development District
Expenditures
October 2023 through January 2024**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.450 · Insurance					
	10/01/2023	19774	Egis Insurance & Risk Advisors	Renew Policy #100123064 10/01/2023-10/01/2024	6,925.00
Total 511.450 · Insurance					<u>6,925.00</u>
511.480 · Legal Advertisements					
	11/30/2023	0006065188	Gannett Florida LocalIQ	Service Fee from Last Pmt of 466.59	17.90
Total 511.480 · Legal Advertisements					<u>17.90</u>
511.512 · Miscellaneous					
	10/01/2023	10952	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	10/31/2023	2023-1253	Special District Services, Inc.	Travel Sept 2023	10.22
	11/16/2023	PR 12.11.23		mtg 12.11.23ck 12.13.23 (Colella L, Colella G, Esquerete J, Ameer S)	52.60
	12/01/2023	12869	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg November/December 2023	50.00
	12/31/2023	2023-1839	Special District Services, Inc.	Travel Nov 2023	10.22
	01/31/2024	2024-0030	Special District Services, Inc.	Travel Dec 2023	10.45
Total 511.512 · Miscellaneous					<u>158.49</u>
511.513 · Postage and Delivery					
	10/31/2023	2023-1253	Special District Services, Inc.	Postage Sept 2023	8.53
Total 511.513 · Postage and Delivery					<u>8.53</u>
511.514 · Office Supplies					
	10/31/2023	2023-1253	Special District Services, Inc.	Copier Sept 2023	32.10
	10/31/2023	2023-1253	Special District Services, Inc.	Meeting Books Sept 2023	28.00
	11/30/2023	2023-1590	Special District Services, Inc.	Copier Oct 2023	2.25
	12/31/2023	2023-1839	Special District Services, Inc.	Copier Nov 2023	28.05
	12/31/2023	2023-1839	Special District Services, Inc.	Meeting Books Nov 2023	24.00
	01/31/2024	2024-0030	Special District Services, Inc.	Copier Dec 2023	20.85
	01/31/2024	2024-0030	Special District Services, Inc.	Meeting Books Dec 2023	28.00
Total 511.514 · Office Supplies					<u>163.25</u>
511.540 · Dues, License & Subscriptions					
	10/02/2023	88718	Department of Economic Opportunity	Fiscal Year 2023 2024 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
511.750 · Website Management					
	10/31/2023	2023-1253	Special District Services, Inc.	Website Fee Oct 2023	166.66
	11/30/2023	2023-1590	Special District Services, Inc.	Website Fee Nov 2023	166.66
	12/31/2023	2023-1839	Special District Services, Inc.	Website Fee Dec 2023	166.66
	01/31/2024	2024-0030	Special District Services, Inc.	Website Fee Jan 2024	166.66
Total 511.750 · Website Management					<u>666.64</u>
511.800 · Contingency/Fountains					
	12/19/2023	4401	Green Cactus Lawn & Tree Services Inc	Washout repair project	15,250.00
Total 511.800 · Contingency/Fountains					<u>15,250.00</u>
Total Expenditures					<u>53,676.51</u>

**Terracina Community Development District
Balance Sheet
As of January 31, 2024**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Bank Account	471,276.39	0.00	0.00	0.00	0.00	471,276.39
Total Checking/Savings	471,276.39	0.00	0.00	0.00	0.00	471,276.39
Total Current Assets	471,276.39	0.00	0.00	0.00	0.00	471,276.39
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	-944,080.00	0.00	-944,080.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-17,496.00	0.00	-17,496.00
Total Fixed Assets	0.00	0.00	0.00	923,187.00	0.00	923,187.00
Other Assets						
Investments - Interest Account	0.00	0.00	24.33	0.00	0.00	24.33
Investments - Reserve Account	0.00	0.00	15,632.86	0.00	0.00	15,632.86
Investments - Revenue Account	0.00	0.00	38,778.45	0.00	0.00	38,778.45
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	123.77	0.00	0.00	123.77
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	252,479.83	0.00	0.00	252,479.83
Amount Available In DSF	0.00	0.00	0.00	0.00	307,039.24	307,039.24
Amount To Be Provided	0.00	0.00	0.00	0.00	2,082,960.76	2,082,960.76
Total Other Assets	0.00	0.00	307,039.24	0.00	2,390,000.00	2,697,039.24
TOTAL ASSETS	471,276.39	0.00	307,039.24	923,187.00	2,390,000.00	4,091,502.63
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	273,843.29	0.00	0.00	0.00	0.00	273,843.29
Total Accounts Payable	273,843.29	0.00	0.00	0.00	0.00	273,843.29
Total Current Liabilities	273,843.29	0.00	0.00	0.00	0.00	273,843.29
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	273,843.29	0.00	0.00	0.00	2,390,000.00	2,663,843.29
Equity						
Net Income	91,787.89	0.00	239,782.95	0.00	0.00	331,570.84
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	1,884,763.00	0.00	1,884,763.00
Retained Earnings	105,645.21	0.00	67,256.29	-961,576.00	0.00	-788,674.50
Total Equity	197,433.10	0.00	307,039.24	923,187.00	0.00	1,427,659.34
TOTAL LIABILITIES & EQUITY	471,276.39	0.00	307,039.24	923,187.00	2,390,000.00	4,091,502.63