



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 13, 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 & PUBLIC HEARING
May 13, 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. April 8, 2024 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
 - 3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 5
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.Page 12
 - 2. Review Fountain Spreadsheet.....Page 14
- J. Administrative Matters
 - 1. Financial Report.....Page 15
- 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

Notary, State of WI, County of Brown

My commission expires

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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 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 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
APRIL 8, 2024**

A. CALL TO ORDER

The April 8, 2024, 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, Vice Chairman Chesley Saunders and Supervisors Sheik Ameer (via phone) and Linda Colella and all was in order to proceed with the meeting.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.; and District 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. February 12, 2024, Regular Board Meeting

The minutes of the February 12, 2024, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

A **motion** was made by Mrs. Colella, seconded by Mr. Saunders and unanimously passed approving the minutes of the February 12, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

• Review Letter to HOA

Ms. Bethel reminded the Board that at the last meeting they had requested that Mr. Palen prepare correspondence to the HOA confirming the electricity to the fountains would remain with the HOA

and they no longer wanted the District to take it over. Mr. Palen stated the letter had been sent to the HOA but he has not yet received confirmation.

H. NEW BUSINESS

There were no New Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel directed the Board to the financial report for their review. Mr. Colella looked over the financial report and indicated that he did not see anything that stood out.

J. BOARD MEMBER COMMENTS

Mr. Colella stated that he had spoken with Ms. Bethel last Friday and the reason he wanted to have this meeting was to cover a few things. Firstly, the sink hole project. Mr. Colella asked if everyone had a chance to review the pictures and had any questions. He furthered that this was a question for Mr. Palen: If the homeowners are causing this, can the HOA or District do anything to prevent this from happening again? Should the District communicate with the HOA to inform them of this issue? A lengthy discussion ensued. Mr. Palen stated that the District should inform the HOA that this was an issue caused by the runoff between the homes. Mr. Colella asked who should write the letter and Mr. Palen responded the District Manager. Mr. Colella directed Ms. Bethel to prepare a letter to the HOA informing them of this issue and that the District had resolved it this time. The Board agreed.

Mr. Colella asked Ms. Bethel if the fountain spreadsheet had been updated with the warranty dates. Ms. Bethel indicated that she thought it was moving forward with any new fountain repairs for which there have not been any for 2024. Mr. Colella reviewed the spreadsheet and stated there were none except two for Fountains 11 and 12. Ms. Bethel stated she would update those fountains and resend the spreadsheet to the Board.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Colella, seconded by Mr. 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

Notice of Public Hearing and
Regular Board Meeting of the
Terracina Community
Development District

The Board of Supervisors (the Board) of the Terracina Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on May 13, 2024, at 9:00 a.m., or as soon thereafter as can be heard, in a Meeting Room of The Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2024/2025 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the Districts website or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Terracina Community Development District

www.terracinacdd.org

April 23,30, 2024 10083340

RESOLUTION NO. 2024-02

A RESOLUTION OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Terracina Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 13th day of May, 2024.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Terracina
Community Development District

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

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- I FINAL BUDGET**
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- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL 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 FINAL 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 FINAL 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 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 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

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Terracina Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of May, 2024.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Terracina Community Development District will hold Regular Meetings at 9:00 a.m. in a Meeting Room of The Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411, on the following dates:

October 7, 2024
November 4, 2024
December 9, 2024
January 13, 2025
February 10, 2025
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April 14, 2025
May 12, 2025
June 9, 2025
July 14, 2025
August 11, 2025
September 8, 2025

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TERRACINA COMMUNITY DEVELOPMENT DISTRICT

www.terracinacdd.org

PUBLISH: PALM BEACH POST 09/29/23

TERRACINA FOUNTAIN INFORMATION LIST (12/1/2020) update

Allstate

Lake #	Fontain #	BRAND	SIZE (HP)	VOLTAGE	MODEL SERIES	NOZZLE TYPE	PURCHASE DATE	WARRANT YEAR	WARRANT Y ENDS	LIGHT TYPE	CABLE LENGTH	LIGHT WARRANTY	LIGHT WARRANTY ENDS	REPAIRS MADE	REPAIRS MADE 2023	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	Year	2023	4 x 80w LED	250'	3 YEARS	2022	2019 - Replaced Both Cables after install						
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 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	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		

Terracina
Community Development District

**Financial Report For
April 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Apr-24	Year To Date Actual 10/1/23 - 4/30/24
REVENUES			
O & M ASSESSMENTS	171,346	5,851	164,773
DEBT ASSESSMENTS	314,087	9,311	301,255
OTHER REVENUES	0	0	0
INTEREST INCOME	240	0	6,003
Total Revenues	\$ 485,673	\$ 15,162	\$ 472,031
EXPENDITURES			
SUPERVISOR FEES	7,000	800	3,400
PAYROLL TAXES - EMPLOYER	560	61	260
AQUATIC LAKE MAINTENANCE	25,000	1,745	12,215
FOUNTAIN MAINTENANCE	15,000	640	10,223
ENGINEERING/INSPECTIONS	6,000	0	0
MANAGEMENT	37,020	3,085	21,595
SECRETARIAL	4,200	350	2,450
LEGAL	5,000	0	1,359
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	53	335
POSTAGE	275	0	42
OFFICE SUPPLIES	600	4	240
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,250	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,167
CONTINGENCY/FOUNTAINS	32,100	0	15,249
Total Expenditures	\$ 161,305	\$ 6,905	\$ 75,653
REVENUES LESS EXPENDITURES	\$ 324,368	\$ 8,257	\$ 396,378
BOND PAYMENTS	(295,242)	(9,218)	(286,938)
BALANCE	\$ 29,126	\$ (961)	\$ 109,440
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,709)	(298)	(5,400)
DISCOUNTS FOR EARLY PAYMENTS	(19,417)	0	(17,635)
EXCESS/ (SHORTFALL)	\$ -	\$ (1,259)	\$ 86,405
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (1,259)	\$ 86,405

Bank Balance As Of 4/30/24	\$ 207,852.94
Accounts Payable As Of 4/30/24	\$ 15,772.84
Accounts Receivable As Of 4/30/24	\$ -
Available Funds As Of 4/30/24	\$ 192,080.10

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

	Oct '23 - April 24	23/24 Budget	\$ Over Budget	% of Budget
Income				
363.100 • O & M Assessments	164,773.23	171,346.00	-6,572.77	96.16%
363.810 • Debt Assessments	301,254.98	314,087.00	-12,832.02	95.92%
363.820 • Debt Assessment-Paid To Trustee	-286,937.97	-295,242.00	8,304.03	97.19%
363.830 • Tax Collector Fee	-5,399.84	-9,709.00	4,309.16	55.62%
363.831 • Discounts For Early Payment	-17,634.86	-19,417.00	1,782.14	90.82%
369.401 • Interest Income	6,002.61	240.00	5,762.61	2,501.09%
Total Income	162,058.15	161,305.00	753.15	100.47%
Expense				
511.122 • PR Tax Expense	260.10	560.00	-299.90	46.45%
511.131 • Supervisor Fees	3,400.00	7,000.00	-3,600.00	48.57%
511.301 • Aquatic Lake Maintenance	12,215.00	25,000.00	-12,785.00	48.86%
511.307 • Fountain Maintenance	10,223.00	15,000.00	-4,777.00	68.15%
511.310 • Engineering	0.00	6,000.00	-6,000.00	0.0%
511.311 • Management Fees	21,595.00	37,020.00	-15,425.00	58.33%
511.312 • Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 • Legal Fees	1,359.10	5,000.00	-3,640.90	27.18%
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	335.16	1,050.00	-714.84	31.92%
511.513 • Postage and Delivery	41.68	275.00	-233.32	15.16%
511.514 • Office Supplies	239.70	600.00	-360.30	39.95%
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	1,166.62	2,000.00	-833.38	58.33%
511.800 • Contingency/Fountains	15,250.00	32,100.00	-16,850.00	47.51%
Total Expense	75,653.26	161,305.00	-85,651.74	46.9%
Net Income	86,404.89	0.00	86,404.89	100.0%

Terracina Community Development District
Expenditures
October 2023 through April 2024

	Date	Num	Name	Memo	Amount
Expenditures					
511.122 • PR Tax Expense					
	11/16/2023	PR 11.13.23		mtg 11.13.23 ck 11.15.23 (Colella L, Colella G, Esquerete J, Ameer S)	61.20
	12/12/2023	PR 12.11.23		mtg 12.11.23 ck 12.13.23 (Colella L, Colella G, Esquerete J, Ameer S)	61.20
	02/16/2024	PR 02.12.24		mtg 02.12.24 ck 02.15.24 (Colella L, Colella G, Esquerete J, Ameer S, Saunders C)	76.50
	04/10/2024	PR 04.08.24		mtg 04.08.24 ck 04.11.24 (Colella L, Colella G, Ameer S, Saunders C)	61.20
Total 511.122 • PR Tax Expense					260.10
511.131 • Supervisor Fees					
	11/16/2023	PR 11.13.23		mtg 11.13.23 ck 11.15.23 (Colella L, Colella G, Esquerete J, Ameer S)	800.00
	12/12/2023	PR 12.11.23		mtg 12.11.23 ck 12.13.23 (Colella L, Colella G, Esquerete J, Ameer S)	800.00
	02/16/2024	PR 02.12.24		mtg 02.12.24 ck 02.15.24 (Colella L, Colella G, Esquerete J, Ameer S, Saunders C)	1,000.00
	04/10/2024	PR 04.08.24		mtg 04.08.24 ck 04.11.24 (Colella L, Colella G, Ameer S, Saunders C)	800.00
Total 511.131 • Supervisor Fees					3,400.00
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
	02/01/2024	5494	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	02/01/2024	5494	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	03/01/2024	6283	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	03/01/2024	6283	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	04/01/2024	7023	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	04/01/2024	7023	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
Total 511.301 • Aquatic Lake Maintenance					12,215.00
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 and Materials Only	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 and Materials Lake #11 Fountain	600.00
	01/01/2024	4709	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	02/01/2024	5494	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	03/01/2024	6283	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	04/01/2024	7023	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
Total 511.307 • Fountain Maintenance					10,223.00

Terracina Community Development District
Expenditures
October 2023 through April 2024

	Date	Num	Name	Memo	Amount
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
	02/29/2024	2024-0153	Special District Services, Inc.	Management Fee Feb 2024	3,085.00
	03/31/2024	2024-0390	Special District Services, Inc.	Management Fee March 2024	3,085.00
	04/30/2024	2024-0510	Special District Services, Inc.	Management Fee April 2024	3,085.00
Total 511.311 • Management Fees					<u>21,595.00</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
	02/29/2024	2024-0153	Special District Services, Inc.	Secretarial Fee Feb 2024	350.00
	03/31/2024	2024-0390	Special District Services, Inc.	Secretarial Fee March 2024	350.00
	04/30/2024	2024-0510	Special District Services, Inc.	Secretarial Fee April 2024	350.00
Total 511.312 • Secretarial Fees					<u>2,450.00</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
	01/29/2024	131436	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 01.29.2024	90.00
	02/20/2024	131522	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 02.20.24	427.50
	03/22/2024	131600	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 03.22.24	414.10
Total 511.315 • Legal Fees					<u>1,359.10</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 11.13.23		mtg 11.13.23 ck 11.15.23 (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
	12/12/2023	PR 12.11.23		mtg 12.11.23 ck 12.13.23 (Colella L, Colella G, Esquerete J, Ameer S)	52.60
	12/31/2023	2023-1839	Special District Services, Inc.	Travel Nov 2023	10.22
	01/01/2024	13931	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg DEC 2023	12.50
	01/31/2024	2024-0030	Special District Services, Inc.	Travel Dec 2023	10.45
	02/16/2024	PR 02.12.24		mtg 02.12.24 ck 02.15.24 (Colella L, Colella G, Esquerete J, Ameer S, Saunders C)	53.75
	03/31/2024	2024-0390	Special District Services, Inc.	Travel Feb 2024	4.82
	04/10/2024	PR 04.08.24		mtg 04.08.24 ck 04.11.24 (Colella L, Colella G, Ameer S, Saunders C)	53.00
Total 511.512 • Miscellaneous					<u>335.16</u>

Terracina Community Development District
Expenditures
October 2023 through April 2024

	Date	Num	Name	Memo	Amount
511.513 • Postage and Delivery					
	10/31/2023	2023-1253	Special District Services, Inc.	Postage Sept 2023	8.53
	02/29/2024	2024-0153	Special District Services, Inc.	Postage Jan 2024	3.15
	04/25/2024	FY 2024 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs - FY 2024	30.00
Total 511.513 • Postage and Delivery					41.68
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
	02/29/2024	2024-0153	Special District Services, Inc.	Copier Jan 2024	9.45
	03/31/2024	2024-0390	Special District Services, Inc.	Copier Feb 2024	35.25
	03/31/2024	2024-0390	Special District Services, Inc.	Meeting Books Feb 2024	28.00
	04/30/2024	2024-0510	Special District Services, Inc.	Copier March 2024	3.75
Total 511.514 • Office Supplies					239.70
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					175.00
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
	02/29/2024	2024-0153	Special District Services, Inc.	Website Fee Feb 2024	166.66
	03/31/2024	2024-0390	Special District Services, Inc.	Website Fee March 2024	166.66
	04/30/2024	2024-0510	Special District Services, Inc.	Website Fee April 2024	166.66
Total 511.750 • Website Management					1,166.62
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					15,250.00
Total Expenditures					75,653.26

Terracina Community Development District
Balance Sheet
As of April 30, 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	207,852.94	0.00	0.00	0.00	0.00	207,852.94
Total Checking/Savings	207,852.94	0.00	0.00	0.00	0.00	207,852.94
Total Current Assets	207,852.94	0.00	0.00	0.00	0.00	207,852.94
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	24.65	0.00	0.00	24.65
Investments - Reserve Account	0.00	0.00	15,836.57	0.00	0.00	15,836.57
Investments - Revenue Account	0.00	0.00	300,239.04	0.00	0.00	300,239.04
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	125.38	0.00	0.00	125.38
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	9,218.33	0.00	0.00	9,218.33
Amount Available In DSF	0.00	0.00	0.00	0.00	325,443.97	325,443.97
Amount To Be Provided	0.00	0.00	0.00	0.00	2,064,556.03	2,064,556.03
Total Other Assets	0.00	0.00	325,443.97	0.00	2,390,000.00	2,715,443.97
TOTAL ASSETS	207,852.94	0.00	325,443.97	923,187.00	2,390,000.00	3,846,483.91
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	15,802.84	0.00	0.00	0.00	0.00	15,802.84
Total Accounts Payable	15,802.84	0.00	0.00	0.00	0.00	15,802.84
Total Current Liabilities	15,802.84	0.00	0.00	0.00	0.00	15,802.84
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	15,802.84	0.00	0.00	0.00	2,390,000.00	2,405,802.84
Equity						
Net Income	105,645.21	0.00	258,187.68	0.00	0.00	363,832.89
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	86,404.89	0.00	67,256.29	-961,576.00	0.00	-807,914.82
Total Equity	192,050.10	0.00	325,443.97	923,187.00	0.00	1,440,681.07
TOTAL LIABILITIES & EQUITY	207,852.94	0.00	325,443.97	923,187.00	2,390,000.00	3,846,483.91