



**TERRACINA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 9, 2024  
9:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.terracinacdd.org](http://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**  
September 9, 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. May 13, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Discussion Regarding Allstate’s Rate Increase.....Page 5
  - 2. Consider Resolution No. 2024-04 – Adopting Goals and Objectives.....Page 6
- I. Administrative Matters
  - 1. Financial Report.....Page 9
- J. Board Members Comments
- K. Adjourn

# LOCALiQ

The Gainesville Sun | The Ledger  
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News Herald | The Palm Beach Post  
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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  
PUBLIC HEARING & REGULAR BOARD MEETING  
MAY 13, 2024**

**A. CALL TO ORDER**

The May 13, 2024, 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 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 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. April 8, 2024, Regular Board Meeting**

The minutes of the April 8, 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. Ameer and unanimously passed approving the minutes of the April 8, 2024, Regular Board Meeting, as presented.

Ms. Bethel then recessed the Regular Board Meeting and opened the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

Proof of publication was presented indicating that notice of the Public Hearing had been published in the *Palm Beach Post* on April 23, 2024, and April 30, 2024, as legally required.

## **2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

There was no public comment on the Fiscal Year 2024/2025 Final Budget.

## **3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-02 was presented, entitled:

### **RESOLUTION NO. 2024-02**

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

Ms. Bethel explained that this was the budget previously approved a few meetings ago. She asked to please review it and let her know if anyone has any questions.

Mr. Colella gave his analysis to the Board. Mr. Ameer inquired about the decrease of the Lake Aquatic Maintenance. Ms. Bethel explained that line items are decreased to keep the assessments the same and normally a buffer is added for extra expenses.

A **motion** was made by Mrs. Colella, seconded by Mr. Ameer and unanimously passed adopting Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget, as presented.

Ms. Bethel then closed the Public Hearing and reconvened the Regular Board Meeting.

## **H. OLD BUSINESS**

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

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Resolution No. 2024-03 was presented, entitled:

### **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.**

Ms. Bethel directed the Board's attention to the Meeting Schedule and pointed out the highlighted dates. Ms. Bethel explained that these dates were the first Monday of the month instead of the second Monday due to a scheduling conflict.

A **motion** was made by Mrs. Colella, seconded by Mr. Ameer and unanimously passed adopting Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule, as presented.

## 2. Review Fountain Spreadsheet

Ms. Bethel advised of the Board's request for revised warranty dates to show exact dates and she indicated that she was still working on this. Mr. Roberts from Allstate has been extremely busy. As soon as the information is available, she will update the spreadsheet and email it to the Board.

### J. ADMINISTRATIVE MATTERS

#### 1. Financial Report

Ms. Bethel directed the Board's attention to the financial report and requested that if anyone had questions, to please let her know.

Pursuant to the Board's request, Ms. Bethel advised that she had emailed the HOA about the sinkholes and they responded that it had been received. Mr. Colella requested that Ms. Bethel send the letter to him for review.

Ms. Bethel reminded the Board that Form 1 will now only be accepted electronically and it is due July 1<sup>st</sup>.

Ms. Bethel also advised that Special District Services was offering two (2) free four-hour classes online for ethics training which must be completed by December 31, 2024.

### K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

### L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Colella, seconded by Mr. Ameer adjourning the Regular Board Meeting at 9:22 a.m. Upon being put to a vote, the **motion** carried unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair



**Allstate**  
**RESOURCE MANAGEMENT, INC.**

6900 S.W. 21st Court . Building 9 . Davie, FL 33317  
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770  
Email: [info@allstatemanagement.com](mailto:info@allstatemanagement.com)

Thank you to all our customers. We appreciate the opportunity to serve your communities and municipalities. Many of you have been with us for over fifteen years.

We understand budgets are tight and with the current climate of inflation they may get even tighter. With this in mind we are only moving forward with a 3% increase for 2025. Please do not hesitate to contact us with any questions or concerns.

## **RESOLUTION 2024-04**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Terracina Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.



**PASSED AND ADOPTED** this 9<sup>th</sup> day of September, 2024.

**ATTEST:**

**TERRACINA COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting

## **Exhibit A**

**Program/Activity: District Administration**

**Goal:** Remain compliant with Florida Law for all district meetings

**Objectives:**

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

**Performance Measures:**

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

**Program/Activity: District Finance**

**Goal:** Remain Compliant with Florida Law for all district financing activities

**Objectives:**

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

**Performance Measures:**

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
  - If “yes” explain

**Program/Activity: District Operations**

**Goal:** Insure, Operate and Maintain District owned Infrastructure & assets

**Objectives:**

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

**Performance Measures:**

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

Terracina  
Community Development District

**Financial Report For  
August 2024**

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

	<b>Annual Budget 10/1/23 - 9/30/24</b>	<b>Actual Aug-24</b>	<b>Year To Date Actual 10/1/23 - 8/31/24</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	171,346	73	171,261
DEBT ASSESSMENTS	314,087	0	313,039
OTHER REVENUES	0	0	0
INTEREST INCOME	240	0	9,035
<b>Total Revenues</b>	<b>\$ 485,673</b>	<b>\$ 73</b>	<b>\$ 493,335</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	7,000	0	4,000
PAYROLL TAXES - EMPLOYER	560	0	306
AQUATIC LAKE MAINTENANCE	25,000	1,745	19,195
FOUNTAIN MAINTENANCE	15,000	640	12,783
ENGINEERING/INSPECTIONS	6,000	0	2,303
MANAGEMENT	37,020	3,085	33,935
SECRETARIAL	4,200	350	3,850
LEGAL	5,000	180	2,457
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,325	0	3,400
INSURANCE	7,000	0	6,925
LEGAL ADVERTISING	1,400	0	631
MISCELLANEOUS	1,050	0	483
POSTAGE	275	9	87
OFFICE SUPPLIES	600	3	363
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,250	0	3,500
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,833
CONTINGENCY/FOUNTAINS	32,100	0	15,250
<b>Total Expenditures</b>	<b>\$ 161,305</b>	<b>\$ 6,179</b>	<b>\$ 111,476</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,368</b>	<b>\$ (6,106)</b>	<b>\$ 381,859</b>
BOND PAYMENTS	(295,242)	0	(298,676)
<b>BALANCE</b>	<b>\$ 29,126</b>	<b>\$ (6,106)</b>	<b>\$ 83,183</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,709)	0	(5,470)
DISCOUNTS FOR EARLY PAYMENTS	(19,417)	0	(17,635)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (6,106)</b>	<b>\$ 60,078</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (6,106)</b>	<b>\$ 60,078</b>

<b>Bank Balance As Of 8/31/24</b>	<b>\$ 174,203.76</b>
<b>Accounts Payable As Of 8/31/24</b>	<b>\$ 8,481.03</b>
<b>Accounts Receivable As Of 8/31/24</b>	<b>\$ -</b>
<b>Available Funds As Of 8/31/24</b>	<b>\$ 165,722.73</b>

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

	<b>Oct 23 - August 24</b>	<b>23/24 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessments	171,260.58	171,346.00	-85.42	99.95%
363.810 · Debt Assessments	313,038.68	314,087.00	-1,048.32	99.67%
363.820 · Debt Assessment-Paid To Trustee	-298,676.10	-295,242.00	-3,434.10	101.16%
363.830 · Tax Collector Fee	-5,470.23	-9,709.00	4,238.77	56.34%
363.831 · Discounts For Early Payment	-17,634.86	-19,417.00	1,782.14	90.82%
369.401 · Interest Income	9,035.40	240.00	8,795.40	3,764.75%
<b>Total Income</b>	<b>171,553.47</b>	<b>161,305.00</b>	<b>10,248.47</b>	<b>106.35%</b>
<b>Expense</b>				
511.122 · PR Tax Expense	306.00	560.00	-254.00	54.64%
511.131 · Supervisor Fees	4,000.00	7,000.00	-3,000.00	57.14%
511.301 · Aquatic Lake Maintenance	19,195.00	25,000.00	-5,805.00	76.78%
511.307 · Fountain Maintenance	12,783.00	15,000.00	-2,217.00	85.22%
511.310 · Engineering	2,302.50	6,000.00	-3,697.50	38.38%
511.311 · Management Fees	33,935.00	37,020.00	-3,085.00	91.67%
511.312 · Secretarial Fees	3,850.00	4,200.00	-350.00	91.67%
511.315 · Legal Fees	2,457.30	5,000.00	-2,542.70	49.15%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	3,400.00	4,325.00	-925.00	78.61%
511.450 · Insurance	6,925.00	7,000.00	-75.00	98.93%
511.480 · Legal Advertisements	630.62	1,400.00	-769.38	45.04%
511.512 · Miscellaneous	483.31	1,050.00	-566.69	46.03%
511.513 · Postage and Delivery	86.76	275.00	-188.24	31.55%
511.514 · Office Supplies	363.20	600.00	-236.80	60.53%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,500.00	4,250.00	-750.00	82.35%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,833.26	2,000.00	-166.74	91.66%
511.800 · Contingency/Fountains	15,250.00	32,100.00	-16,850.00	47.51%
<b>Total Expense</b>	<b>111,475.95</b>	<b>161,305.00</b>	<b>-49,829.05</b>	<b>69.11%</b>
<b>Net Income</b>	<b>60,077.52</b>	<b>0.00</b>	<b>60,077.52</b>	<b>100.0%</b>

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

	Date	Num	Name	Memo	Debit
<b>Expenditures</b>					
<b>511.122 · PR Tax Expense</b>					
	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
	05/08/2024	PR 05.13.24		mtg 05.13.24 ck 05.15.24 (Colella L, Colella G, Ameer S)	45.90
Total 511.122 · PR Tax Expense					306.00
<b>511.131 · Supervisor Fees</b>					
	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
	05/08/2024	PR 05.13.24		mtg 05.13.24 ck 05.15.24 (Colella L, Colella G, Ameer S)	600.00
Total 511.131 · Supervisor Fees					4,000.00
<b>511.301 · Aquatic Lake Maintenance</b>					
	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
	05/01/2024	8124	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	05/01/2024	8124	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	06/01/2024	8914	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	06/01/2024	8914	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	07/01/2024	9705	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	07/01/2024	9705	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	08/01/2024	10468	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	08/01/2024	10468	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
Total 511.301 · Aquatic Lake Maintenance					19,195.00

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

	Date	Num	Name	Memo	Debit
<b>511.307 · Fountain Maintenance</b>					
	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, Installationand 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 MaterialsLake #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
	05/01/2024	8124	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	06/01/2024	8914	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	07/01/2024	9705	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	08/01/2024	10468	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
Total 511.307 · Fountain Maintenance					12,783.00
<b>511.310 · Engineering</b>					
	07/31/2024	52039	Engenuity Group, Inc. (formally SFRN)	Annual Report 2024	2,302.50
Total 511.310 · Engineering					2,302.50
<b>511.311 · Management Fees</b>					
	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
	05/31/2024	2024-0646	Special District Services, Inc.	Management Fee May 2024	3,085.00
	06/30/2024	2024-0770	Special District Services, Inc.	Management Fee June 2024	3,085.00
	07/31/2024	2024-0898	Special District Services, Inc.	Management Fee July 2024	3,085.00
	08/31/2024	2024-1024	Special District Services, Inc.	Management Fee Aug 2024	3,085.00
Total 511.311 · Management Fees					33,935.00

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

	Date	Num	Name	Memo	Debit
<b>511.312 · Secretarial Fees</b>					
	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
	05/31/2024	2024-0646	Special District Services, Inc.	Secretarial Fee May 2024	350.00
	06/30/2024	2024-0770	Special District Services, Inc.	Secretarial Fee June 2024	350.00
	07/31/2024	2024-0898	Special District Services, Inc.	Secretarial Fee July 2024	350.00
	08/31/2024	2024-1024	Special District Services, Inc.	Secretarial Fee Aug 2024	350.00
Total 511.312 · Secretarial Fees					3,850.00
<b>511.315 · Legal Fees</b>					
	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
	04/26/2024	131680	Caldwell Pacetti Edwards Schoech & Viator	Legal Services April 2024	391.60
	05/24/2024	131731	Caldwell Pacetti Edwards Schoech & Viator	Legal Services May 2024	427.50
	06/25/2024	131787	Caldwell Pacetti Edwards Schoech & Viator	Legal Services June 2024	99.10
	08/01/2024	131847	Caldwell Pacetti Edwards Schoech & Viator	Legal Services July 2024	180.00
Total 511.315 · Legal Fees					2,457.30
<b>511.320 · Audit Fees</b>					
	07/01/2024	26191	Grau & Associates	FY 22/23 AUDIT FEES	3,400.00
Total 511.320 · Audit Fees					3,400.00
<b>511.450 · Insurance</b>					
	10/01/2023	19774	Egis Insurance & Risk Advisors	Renew Policy #100123064 10/01/2023-10/01/2024	6,925.00
Total 511.450 · Insurance					6,925.00
<b>511.480 · Legal Advertisements</b>					
	11/30/2023	0006065188	Gannett Florida LocalIQ	Service Fee from Last Pmt of 466.59	17.90
	04/30/2024	0006396870	Gannett Florida LocalIQ	Notice of PH & Reg Board Mtg	440.78
	04/30/2024	0006396870	Gannett Florida LocalIQ	Credit on Account	-0.01
	05/31/2024	0006460373	Gannett Florida LocalIQ	Noitce of Qualifying Period	171.95
Total 511.480 · Legal Advertisements					630.62



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

	Date	Num	Name	Memo	Debit
<b>511.512 · Miscellaneous</b>					
	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
	05/01/2024	17793	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	05/08/2024	PR 05.13.24		mtg 05.13.24 ck 05.15.24 (Colella L, Colella G, Ameer S)	52.25
	05/23/2024	18485	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	50.00
	05/31/2024	2024-0646	Special District Services, Inc.	Travel April 2024	10.45
	06/30/2024	2024-0770	Special District Services, Inc.	Travel May 2024	10.45
Total 511.512 · Miscellaneous					483.31
<b>511.513 · Postage and Delivery</b>					
	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
	06/30/2024	2024-0770	Special District Services, Inc.	FedEx May 2024	36.21
	08/31/2024	2024-1024	Special District Services, Inc.	FedEx July 2024	8.87
Total 511.513 · Postage and Delivery					86.76
<b>511.514 · Office Supplies</b>					
	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
	05/31/2024	2024-0646	Special District Services, Inc.	Copier April 2024	18.30
	05/31/2024	2024-0646	Special District Services, Inc.	Meeting Books April 2024	28.00
	06/30/2024	2024-0770	Special District Services, Inc.	Copier May 2024	37.80
	06/30/2024	2024-0770	Special District Services, Inc.	Meeting Books May 2024	28.00
	07/31/2024	2024-0898	Special District Services, Inc.	Copier June 2024	8.40
	08/31/2024	2024-1024	Special District Services, Inc.	Copier July 2024	3.00
Total 511.514 · Office Supplies					363.20

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

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>
<b>511.540 · Dues, License &amp; Subscriptions</b>					
	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>
<b>511.733 · Trustee Fees</b>					
	06/27/2024	2349416	Computershare Trust Company, N.A.	Terracina CDD Series 2021 Administration Charges For the Period 06/30/2...	3,500.00
Total 511.733 · Trustee Fees					<u>3,500.00</u>
<b>511.750 · Website Management</b>					
	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
	05/31/2024	2024-0646	Special District Services, Inc.	Website Fee May 2024	166.66
	06/30/2024	2024-0770	Special District Services, Inc.	Website Fee June 2024	166.66
	07/31/2024	2024-0898	Special District Services, Inc.	Website Fee July 2024	166.66
	08/31/2024	2024-1024	Special District Services, Inc.	Website Fee Aug 2024	166.66
Total 511.750 · Website Management					<u>1,833.26</u>
<b>511.800 · Contingency/Fountains</b>					
	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>
<b>Total Expenditures</b>					<b><u>111,475.95</u></b>

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

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
Current Assets						
Checking/Savings						
Bank Account	174,203.76	0.00	0.00	0.00	0.00	174,203.76
Total Checking/Savings	174,203.76	0.00	0.00	0.00	0.00	174,203.76
Total Current Assets	174,203.76	0.00	0.00	0.00	0.00	174,203.76
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	4.23	0.00	0.00	4.23
Investments - Reserve Account	0.00	0.00	16,112.43	0.00	0.00	16,112.43
Investments - Revenue Account	0.00	0.00	50,667.16	0.00	0.00	50,667.16
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	35.53	0.00	0.00	35.53
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	66,819.35	66,819.35
Amount To Be Provided	0.00	0.00	0.00	0.00	2,082,180.65	2,082,180.65
Total Other Assets	0.00	0.00	66,819.35	0.00	2,149,000.00	2,215,819.35
<b>TOTAL ASSETS</b>	<b>174,203.76</b>	<b>0.00</b>	<b>66,819.35</b>	<b>923,187.00</b>	<b>2,149,000.00</b>	<b>3,313,210.11</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	8,481.03	0.00	0.00	0.00	0.00	8,481.03
Total Accounts Payable	8,481.03	0.00	0.00	0.00	0.00	8,481.03
Total Current Liabilities	8,481.03	0.00	0.00	0.00	0.00	8,481.03
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	2,149,000.00	2,149,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	2,149,000.00	2,149,000.00
Total Liabilities	8,481.03	0.00	0.00	0.00	2,149,000.00	2,157,481.03
Equity						
Net Income	105,645.21	0.00	-436.94	0.00	0.00	105,208.27
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	60,077.52	0.00	67,256.29	-961,576.00	0.00	-834,242.19
Total Equity	165,722.73	0.00	66,819.35	923,187.00	0.00	1,155,729.08
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>174,203.76</b>	<b>0.00</b>	<b>66,819.35</b>	<b>923,187.00</b>	<b>2,149,000.00</b>	<b>3,313,210.11</b>