



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 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
November 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. September 9, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Amended Budget..Page 5
- I. Administrative Matters
 - 1. Financial Report.....Page 10
- J. Board Members Comments
- K. Adjourn

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:

November 13, 2024

December 11, 2024

January 8, 2025

February 12, 2025

March 5, 2025

April 9, 2025

May 14, 2025

June 11, 2025

July 9, 2025

August 13, 2025

September 10, 2025

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 Districts 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 ensure 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

No.10707416 Nov. 1, 2024

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2024**

A. CALL TO ORDER

The September 9, 2024, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:03 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 Esquerete 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. May 13, 2024, Regular Board Meeting

The minutes of the May 13, 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. Esquerete and unanimously passed approving the minutes of the May 13, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Discussion Regarding Allstate’s Rate Increase

Ms. Bethel advised that Allstate was increasing their rates, again, by 3%, the same as last year. Ms. Bethel asked Mr. Palen if we needed an updated contract. Mr. Palen stated that an addendum would suffice. After further discussion, the Board agreed to the increase.

2. Consider Resolution No. 2024-04 – Adopting Goals and Objectives

Resolution No. 2024-04 was presented, entitled:

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.

Ms. Bethel stated that the Florida Legislature now requires that community development districts to adopt goals and objectives and directed the board to Page 8 of the meeting books. Ms. Bethel asked the Board to review and explained that by next year, December 2025, the Board would determine whether the goals were met. A lengthy discussion ensued.

A **motion** was made by Mr. Ameer, seconded by Mr. Esquerete and unanimously passed adopting Resolution No. 2024-04, as presented.

I. 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.

J. BOARD MEMBER COMMENTS

Ms. Bethel reminded the Board that their Form 1 should have been submitted by now.

She also advised of the ethics training, which is due December 31st. Ms. Bethel indicated that Special District Services offers free training on the website.

The Board discussed changing the meeting dates to the second Wednesday of the month. Ms. Bethel stated she would check and get back 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. Ameer adjourning the Regular Board Meeting at 9:20 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Terracina Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 November, 2024.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Terracina
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
O & M ASSESSMENTS	171,346	171,261	171,261
DEBT ASSESSMENTS	314,087	313,039	313,039
OTHER REVENUES	0	0	0
INTEREST INCOME	240	10,302	10,302
TOTAL REVENUES	\$ 485,673	\$ 494,602	\$ 494,602
EXPENDITURES			
SUPERVISOR FEES	7,000	4,800	4,800
PAYROLL TAXES - EMPLOYER	560	367	367
CONTINGENCY/FOUNTAINS	32,100	25,000	15,250
AQUATIC LAKE MAINTENANCE	25,000	20,940	20,940
FOUNTAIN MAINTENANCE	15,000	15,000	13,423
ENGINEERING/INSPECTIONS	6,000	4,300	2,303
MANAGEMENT	37,020	37,020	37,020
SECRETARIAL	4,200	4,200	4,200
LEGAL	5,000	3,500	2,894
ASSESSMENT ROLL	8,000	8,000	8,000
AUDIT FEES	4,325	3,400	3,400
INSURANCE	7,000	6,925	6,925
LEGAL ADVERTISING	1,400	1,400	631
MISCELLANEOUS	1,050	1,000	537
POSTAGE	275	120	101
OFFICE SUPPLIES	600	425	393
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,250	3,500	3,500
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	2,000	2,000
TOTAL EXPENDITURES	\$ 161,305	\$ 142,422	\$ 127,209
REVENUES LESS EXPENDITURES	\$ 324,368	\$ 352,180	\$ 367,393
BOND PAYMENTS	(295,242)	(298,676)	(298,676)
BALANCE	\$ 29,126	\$ 53,504	\$ 68,717
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,709)	(5,470)	(5,470)
DISCOUNTS FOR EARLY PAYMENT	(19,417)	(17,635)	(17,635)
EXCESS/ (SHORTFALL)	\$ -	\$ 30,399	\$ 45,612
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 30,399	\$ 45,612

FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

\$105,645
\$30,399
\$136,044

AMENDED FINAL BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	5,890	5,890
NAV Tax Collection	295,242	298,676	298,676
Total Revenues	\$ 295,342	\$ 304,566	\$ 304,566
EXPENDITURES			
Principal Payments	241,000	241,000	241,000
Interest Payments	53,333	56,165	56,165
Bond Redemption	1,009	0	0
Total Expenditures	\$ 295,342	\$ 297,165	\$ 297,165
Excess/ (Shortfall)	\$ -	\$ 7,401	\$ 7,401

FUND BALANCE AS OF 9/30/23	\$67,256
FY 2023/2024 ACTIVITY	\$7,401
FUND BALANCE AS OF 9/30/24	\$74,657

Notes

Reserve Fund Balance = \$16,254*. Revenue Fund Balances = \$58,403*.

Revenue Account Balance To Be Used To Make 11/1/2024 Interest Payment Of \$25,251.

* Approximate Amounts

Series 2021 Bond Refunding Information

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

Par Amount As Of 9/30/24 = \$2,149,000

Terracina
Community Development District

**Financial Report For
September 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Sep-24	Year To Date Actual 10/1/23 - 9/30/24
REVENUES			
O & M ASSESSMENTS	171,346	0	171,261
DEBT ASSESSMENTS	314,087	0	313,039
OTHER REVENUES	0	0	0
INTEREST INCOME	240	583	10,302
Total Revenues	\$ 485,673	\$ 583	\$ 494,602
EXPENDITURES			
SUPERVISOR FEES	7,000	800	4,800
PAYROLL TAXES - EMPLOYER	560	61	367
AQUATIC LAKE MAINTENANCE	25,000	1,745	20,940
FOUNTAIN MAINTENANCE	15,000	640	13,423
ENGINEERING/INSPECTIONS	6,000	0	2,303
MANAGEMENT	37,020	3,085	37,020
SECRETARIAL	4,200	350	4,200
LEGAL	5,000	234	2,894
ASSESSMENT ROLL	8,000	8,000	8,000
AUDIT FEES	4,325	0	3,400
INSURANCE	7,000	0	6,925
LEGAL ADVERTISING	1,400	0	631
MISCELLANEOUS	1,050	53	537
POSTAGE	275	14	101
OFFICE SUPPLIES	600	30	393
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,250	0	3,500
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	167	2,000
CONTINGENCY/FOUNTAINS	32,100	0	15,250
Total Expenditures	\$ 161,305	\$ 15,529	\$ 127,209
REVENUES LESS EXPENDITURES	\$ 324,368	\$ (14,946)	\$ 367,393
BOND PAYMENTS	(295,242)	0	(298,676)
BALANCE	\$ 29,126	\$ (14,946)	\$ 68,717
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,709)	0	(5,470)
DISCOUNTS FOR EARLY PAYMENTS	(19,417)	0	(17,635)
EXCESS/ (SHORTFALL)	\$ -	\$ (14,946)	\$ 45,612
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (14,946)	\$ 45,612

Bank Balance As Of 9/30/24	\$ 166,074.74
Accounts Payable As Of 9/30/24	\$ 14,817.26
Accounts Receivable As Of 9/30/24	\$ -
Available Funds As Of 9/30/24	\$ 151,257.48

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

	<u>Oct 23 - Sept 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
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	10,301.61	240.00	10,061.61	4,292.34%
Total Income	<u>172,819.68</u>	<u>161,305.00</u>	<u>11,514.68</u>	<u>107.14%</u>
Expense				
511.122 · PR Tax Expense	367.20	560.00	-192.80	65.57%
511.131 · Supervisor Fees	4,800.00	7,000.00	-2,200.00	68.57%
511.301 · Aquatic Lake Maintenance	20,940.00	25,000.00	-4,060.00	83.76%
511.307 · Fountain Maintenance	13,423.00	15,000.00	-1,577.00	89.49%
511.310 · Engineering	2,302.50	6,000.00	-3,697.50	38.38%
511.311 · Management Fees	37,020.00	37,020.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	2,893.90	5,000.00	-2,106.10	57.88%
511.318 · Assessment/Tax Roll	8,000.00	8,000.00	0.00	100.0%
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	536.31	1,050.00	-513.69	51.08%
511.513 · Postage and Delivery	101.11	275.00	-173.89	36.77%
511.514 · Office Supplies	392.85	600.00	-207.15	65.48%
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	350.00	350.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
511.800 · Contingency/Fountains	15,250.00	32,100.00	-16,850.00	47.51%
Total Expense	<u>127,207.41</u>	<u>161,305.00</u>	<u>-34,097.59</u>	<u>78.86%</u>
Net Income	<u><u>45,612.27</u></u>	<u><u>0.00</u></u>	<u><u>45,612.27</u></u>	<u><u>100.0%</u></u>

Terracina Community Development District
Expenditures
October 2023 through September 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 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
	09/09/2024	PR 09.09.24		mtg 09.09.24 ck 09.11.24 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
Total 511.122 · PR Tax Expense					367.20
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
	05/08/2024	PR 05.13.24		mtg 05.13.24 ck 05.15.24 (Colella L, Colella G, Ameer S)	600.00
	09/09/2024	PR 09.09.24		mtg 09.09.24 ck 09.11.24 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
Total 511.131 · Supervisor Fees					4,800.00
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
	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
	09/01/2024	11241	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	09/01/2024	11241	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
Total 511.301 · Aquatic Lake Maintenance					20,940.00

Terracina Community Development District
Expenditures
October 2023 through September 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</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	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	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
	09/01/2024	11241	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
Total 511.307 · Fountain Maintenance					<u>13,423.00</u>
511.310 · Engineering					
	07/31/2024	52039	Engenuity Group, Inc. (formally SFRN)	Annual Report 2024	2,302.50
Total 511.310 · Engineering					<u>2,302.50</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
	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
	09/30/2024	2024-1147	Special District Services, Inc.	Management Fee Sept 2024	3,085.00
Total 511.311 · Management Fees					<u>37,020.00</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

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	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
	09/30/2024	2024-1147	Special District Services, Inc.	Secretarial Fee Sept 2024	350.00
Total 511.312 · Secretarial Fees					<u>4,200.00</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
	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
	08/30/2024	131919	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Aug 2024	202.50
	09/09/2024	132015	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Sept 2024	234.10
Total 511.315 · Legal Fees					<u>2,893.90</u>
511.318 · Assessment/Tax Roll					
	09/29/2024	2024-1356	Special District Services, Inc.	Assessment Roll Preparation (per agreement) 2024	8,000.00
Total 511.318 · Assessment/Tax Roll					<u>8,000.00</u>
511.320 · Audit Fees					
	07/01/2024	26191	Grau & Associates	FY 22/23 AUDIT FEES	3,400.00
Total 511.320 · Audit Fees					<u>3,400.00</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
	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					<u>630.62</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

**Terracina Community Development District
Expenditures
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<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
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
09/09/2024	PR 09.09.24		mtg 09.09.24 ck 09.11.24 (Colella L, Colella G, Ameer S, Esquerete J)	53.00
Total 511.512 · Miscellaneous				536.31
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
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
09/30/2024	2024-1147	Special District Services, Inc.	Postage Sept 2024	14.35
Total 511.513 · Postage and Delivery				101.11
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
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
09/30/2024	2024-1147	Special District Services, Inc.	Copier Aug 2024	1.65
09/30/2024	2024-1147	Special District Services, Inc.	Meeting Books Aug 2024	28.00
Total 511.514 · Office Supplies				392.85
511.540 · Dues, License & Subscriptions				
10/02/2023	88718	Florida Commerce	Fiscal Year 2023 2024 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions				175.00
511.733 · Trustee Fees				

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Total 511.733 · Trustee Fees	06/27/2024	2349416	Computershare Trust Company, N.A.	Series 2021 Administration Charges For the Period 06/30/2...	3,500.00
511.734 · Continuing Disclosure Fee					<u>3,500.00</u>
Total 511.734 · Continuing Disclosure Fee	09/28/2024	2024-1278	Special District Services, Inc.	Continuing Disclosure Fee - Fiscal Year 2023/2024	350.00
511.750 · Website Management					<u>350.00</u>
Total 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
	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
	09/30/2024	2024-1147	Special District Services, Inc.	Website Fee Sept 2024	166.66
511.800 · Contingency/Fountains					<u>1,999.92</u>
Total 511.800 · Contingency/Fountains	12/19/2023	4401	Green Cactus Lawn & Tree Services Inc	Washout repair project	15,250.00
Total Expenditures					<u>15,250.00</u> <u>127,207.41</u>

**Terracina Community Development District
Balance Sheet
As of September 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	166,074.74	0.00	0.00	0.00	0.00	166,074.74
Total Checking/Savings	166,074.74	0.00	0.00	0.00	0.00	166,074.74
Total Current Assets	166,074.74	0.00	0.00	0.00	0.00	166,074.74
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	-1,003,085.00	0.00	-1,003,085.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-21,648.00	0.00	-21,648.00
Total Fixed Assets	0.00	0.00	0.00	860,030.00	0.00	860,030.00
Other Assets						
Investments - Interest Account	0.00	0.00	4.27	0.00	0.00	4.27
Investments - Reserve Account	0.00	0.00	16,253.97	0.00	0.00	16,253.97
Investments - Revenue Account	0.00	0.00	58,363.15	0.00	0.00	58,363.15
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	35.85	0.00	0.00	35.85
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	74,657.24	74,657.24
Amount To Be Provided	0.00	0.00	0.00	0.00	2,074,342.76	2,074,342.76
Total Other Assets	0.00	0.00	74,657.24	0.00	2,149,000.00	2,223,657.24
TOTAL ASSETS	166,074.74	0.00	74,657.24	860,030.00	2,149,000.00	3,249,761.98
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	14,817.26	0.00	0.00	0.00	0.00	14,817.26
Total Accounts Payable	14,817.26	0.00	0.00	0.00	0.00	14,817.26
Total Current Liabilities	14,817.26	0.00	0.00	0.00	0.00	14,817.26
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	14,817.26	0.00	0.00	0.00	2,149,000.00	2,163,817.26
Equity						
Net Income	45,612.27	0.00	7,400.95	0.00	0.00	53,013.22
Current Year Depreciation	0.00	0.00	0.00	-63,157.00	0.00	-63,157.00
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	151,257.48	0.00	74,657.24	860,030.00	0.00	1,085,944.72
TOTAL LIABILITIES & EQUITY	166,074.74	0.00	74,657.24	860,030.00	2,149,000.00	3,249,761.98