



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 11, 2025
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
June 11, 2025
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. March 5, 2025 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Fiscal Year 2025/2025 Final Budget
 - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 5
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.Page 12
 - 2. Review Fountain Spreadsheet.....Page 14
- J. Administrative Matters
 - 1. Financial Report.....Page 15
- K. Board Member 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

AFFIDAVIT 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 Govt 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:

11/01/2024

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 11/01/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$239.93

Tax Amount: \$0.00

Payment Cost: \$239.93

Order No: 10707416

Customer No: 730524

PO #: reg meeting schedule

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS
Notary Public
State of Wisconsin

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 follow-
ing 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 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 tele-
phone; 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 neces-
sary 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 meet-
ings, 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 accom-
modations 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
MARCH 5, 2025**

A. CALL TO ORDER

The March 5, 2025, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:18 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 November 1, 2024, as part of the District’s Fiscal Year 2024/2025 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 Jason Pierman of Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 13, 2024, Regular Board Meeting

The minutes of the November 13, 2024, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and unanimously passed approving the minutes of the November 13, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and passed unanimously adopting Resolution No. 2025-01, as presented, setting the Public Hearing for June 11, 2025.

2. Consider Allstate's Fountain Repair Proposal

Mr. Pierman presented a proposal from Allstate for fountain repair, including recommended repairs totaling \$5,630.

Following discussion, a **motion** was made by Mr. Ameer, seconded by Mr. Esquerete and unanimously passed approving Allstate's fountain repair proposal in the amount of \$5,630, as presented.

Mr. Ameer noted that he would like to see before and after pictures of the repairs and replacements that are being done.

3. Review Fountain Spreadsheet

Following review of the Fountain Spreadsheet, the Board requested that the maintenance provider be added.

I. ADMINISTRATIVE MATTERS

1. Financial Report

J. BOARD MEMBER COMMENTS

Mr. Ameer noted that lake levels were down and requested that Allstate inspect the weirs to ensure that the seals were not leaking. He also noted that Allstate needed to do a better job picking up coconuts.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella adjourning the Regular Board Meeting at 9:43 a.m. Upon being put to a vote, the **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Publication Date
2025-05-29

Subcategory
Miscellaneous Notices

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 June 11, 2025, 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 2025/2026 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

5/22, 5/29/25 #11325025

RESOLUTION NO. 2025-02

A RESOLUTION OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Terracina Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 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 2025/2026 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 11th day of June, 2025.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Terracina
Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

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

FINAL BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M ASSESSMENTS	171,024
DEBT ASSESSMENTS	314,087
OTHER REVENUES	0
INTEREST INCOME	1,200
TOTAL REVENUES	\$ 486,311
EXPENDITURES	
SUPERVISOR FEES	7,000
PAYROLL TAXES - EMPLOYER	560
AQUATIC LAKE MAINTENANCE	23,000
FOUNTAIN MAINTENANCE	18,000
ENGINEERING/INSPECTIONS	5,500
MANAGEMENT	39,228
SECRETARIAL	4,200
LEGAL	3,500
ASSESSMENT ROLL	8,000
AUDIT FEES	3,600
INSURANCE	7,800
LEGAL ADVERTISING	1,350
MISCELLANEOUS	950
POSTAGE	250
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,900
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
CONTINGENCY/FOUNTAINS	32,000
TOTAL EXPENDITURES	\$ 161,963
REVENUES LESS EXPENDITURES	\$ 324,348
BOND PAYMENTS	(295,242)
BALANCE	\$ 29,106
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)
DISCOUNT FOR EARLY PAYMENTS	(19,404)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	171,261	171,041	171,024	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS	313,039	314,087	314,087	Bond Payment /.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	10,302	480	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 494,602	\$ 485,608	\$ 486,311	
EXPENDITURES				
SUPERVISOR FEES	4,800	7,000	7,000	No Change From 2024/2025 Budget
PAYROLL TAXES - EMPLOYER	367	560	560	Supervisor Fees * 8.00%
AQUATIC LAKE MAINTENANCE	20,940	23,000	23,000	No Change From 2024/2025 Budget
FOUNTAIN MAINTENANCE	13,423	18,000	18,000	No Change From 2024/2025 Budget
ENGINEERING/INSPECTIONS	2,302	6,000	5,500	\$500 Decrease From 2024/2025 Budget
MANAGEMENT	37,020	38,124	39,228	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2024/2025 Budget
LEGAL	2,894	7,000	3,500	\$3,500 Decrease From 2024/2025 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	No Change From 2024/2025 Budget
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
INSURANCE	6,925	7,500	7,800	Fiscal Year 2024/2025 Expenditure Was \$7,202
LEGAL ADVERTISING	631	1,400	1,350	\$50 Decrease From 2024/2025 Budget
MISCELLANEOUS	537	1,000	950	\$50 Decrease From 2024/2025 Budget
POSTAGE	101	250	250	No Change From 2024/2025 Budget
OFFICE SUPPLIES	393	600	600	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
TRUSTEE FEES	3,500	4,000	3,900	\$100 Decrease From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
CONTINGENCY/FOUNTAINS	15,250	28,600	32,000	Contingency
TOTAL EXPENDITURES	\$ 127,208	\$ 161,259	\$ 161,963	
REVENUES LESS EXPENDITURES	\$ 367,394	\$ 324,349	\$ 324,348	
BOND PAYMENTS	(298,676)	(295,242)	(295,242)	2026 Principal & Interest Payments
BALANCE	\$ 68,718	\$ 29,107	\$ 29,106	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,636)	(9,702)	(9,702)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(17,635)	(19,405)	(19,404)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 48,447	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 48,447	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,890	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	298,676	295,242	295,242	Maximum Debt Service Collection
Total Revenues	\$ 304,566	\$ 295,642	\$ 296,242	
EXPENDITURES				
Principal Payments	241,000	247,000	253,000	Principal Payment Due In 2026
Interest Payments	56,165	47,599	41,724	Interest Payments Due In 2026
Bond Redemption	0	1,043	1,518	Estimated Excess Debt Collections
Total Expenditures	\$ 297,165	\$ 295,642	\$ 296,242	
Excess/ (Shortfall)	\$ 7,401	\$ -	\$ -	

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 1/1/25 =	\$2,149,000		

Terracina Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M	\$ 372.67	\$ 372.50	\$ 371.83	\$ 371.80
Debt	\$ 684.29	\$ 684.29	\$ 684.29	\$ 684.29
Total	\$ 1,056.96	\$ 1,056.79	\$ 1,056.12	\$ 1,056.09

* 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. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of June, 2025.

ATTEST:

**TERRACINA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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 8, 2025
November 12, 2024
December 10, 2024
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026**

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 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

PUBLISH: THE PALM BEACH POST 00/00/2025

TERRACINA FOUNTAIN INFORMATION LIST (12/1/2020) updated 05.13.24

TERRACINA FOUNTAIN INFORMATION LIST (12/1/2020) updated 05.13.24														Altstate	Altstate	Altstate	Altstate			
Lake #	Fountain #	BRAND	SIZE (HP)	VOLTAGE	MOELE /SERIES	MOELE TYPE	PURCHASE DATE	WARRANTY PUMP/MAIN ENDS	WARRANTY LIGHT TYPE	CABLE LENGTH	LIGHT WARRANTY	LIGHT WARRANTY REMOS	REPAIRS MADE 2022	Cost of Repairs	REPAIRS MADE 2023	Cost of Repairs	REPAIRS MADE 2024	Cost of Repairs	REPAIRS MADE 2025	Cost of Repairs
1	1	Aqua Control	7.5	230v / 1p	Titian	Fluer Di Lis	2019	4 Year	2023	4 x 80w LED	250'	3 YEARS	2022	2019 - Replaced Both Cables after install						
2	2	Aqua Control	7.5	230v / 1p	Titian	Fluer Di Lis	2019	4 Year	2023	4 x 80w LED	250'	3 YEARS	2022	2019 - Replaced Both Cables after install						
3	3	Aqua Master	5	230v / 1p	N/A	Geyser	2018	N/A	N/A	4 x 30w LED	450'	N/A	N/A	2019-Replaced Motor, replaced capacitors , Repaired Lights		02.20.23 Fountain Lights		\$1730.00 Total Inv \$3460 Inv#24676	09.23.24 New 5 HP AM Power Unit (3 year Warranty Sept 2027)	\$4,275.00
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	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 Delux 7.Shp	1195	05.15.2025 1X Fountain / Aerator Maintenance Services-Lake #5 Light Cable-Fountain 250 Feet, Pump Cable Lake #5 Fountain 250 Feet, Motor Control Box Delux 7.SHP; Warranty: 1 Year Parts & Labor Approve: 03.05.25 Meeting	\$5,630.00
6	6	Cascade	7.5	230v / 1p	N/A	Geyser	N/A		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	10.26.25	3 x 30w LED	250'	3 YEARS	2023	Replaced Both Motor and Light Cables	04.08.22 Proposal Approved: 04.11.22 New Set of White LED Submersible Fountain Lights Warranty: 3 year Parts, 1 year Labor	Est \$2,630.00	12.19.23 1x Motor Replacement Only Part Covered under Warranty	600		
12	8	Aqua Control	5	230v / 1p	Select Series 2	Trillium	2020	5 Year	10.26.25	3 x 30w LED	250'	3 YEARS	2023	Replaced Both Motor and Light Cables						
LAST 9 REMOVED FOUNTAINS																				
Lake 1 then Lake 11	11	Cascade	7.5	230v / 1p	Geyser	N/A	N/A	N/A	N/A	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	12.14.23 1x Fountain/ Aerator Maint Services-Parts under warranty, install & Materials only 12.14.23 Fountain/Service- Motor Cable 4-were 8 ft, 275 Feet 8ft, install & Materials			
Lake 2 then Lake 12	12	Cascade	7.5	230v / 1p	Geyser	N/A	N/A	N/A	N/A	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 \$600 12.14.23 3,348.00					

Terracina
Community Development District

**Financial Report For
May 2025**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual May-25	Year To Date Actual 10/1/24 - 5/31/25
REVENUES			
O & M ASSESSMENTS	171,041	0	165,042
DEBT ASSESSMENTS	314,087	0	302,428
OTHER REVENUES	0	0	0
INTEREST INCOME	480	0	5,076
Total Revenues	\$ 485,608	\$ -	\$ 472,546
EXPENDITURES			
SUPERVISOR FEES	7,000	0	1,600
PAYROLL TAXES - EMPLOYER	560	0	122
AQUATIC LAKE MAINTENANCE	23,000	1,796	14,215
FOUNTAIN MAINTENANCE	18,000	6,289	15,120
ENGINEERING/INSPECTIONS	6,000	0	0
MANAGEMENT	38,124	3,177	25,416
SECRETARIAL	4,200	350	2,800
LEGAL	7,000	0	703
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	3,500	0	0
INSURANCE	7,500	0	7,202
LEGAL ADVERTISING	1,400	0	240
MISCELLANEOUS	1,000	0	342
POSTAGE	250	0	34
OFFICE SUPPLIES	600	4	191
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,000	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,334
CONTINGENCY/FOUNTAINS	28,600	0	0
Total Expenditures	\$ 161,259	\$ 11,783	\$ 69,494
REVENUES LESS EXPENDITURES	\$ 324,349	\$ (11,783)	\$ 403,052
BOND PAYMENTS	(295,242)	0	(288,042)
BALANCE	\$ 29,107	\$ (11,783)	\$ 115,010
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,702)	0	(5,404)
DISCOUNTS FOR EARLY PAYMENTS	(19,405)	0	(17,727)
EXCESS/ (SHORTFALL)	\$ -	\$ (11,783)	\$ 91,879
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (11,783)	\$ 91,879

Bank Balance As Of 5/31/25	\$ 257,851.18
Accounts Payable As Of 5/31/25	\$ 11,880.06
Accounts Receivable As Of 5/31/25	\$ -
Available Funds As Of 5/31/25	\$ 245,971.12

Terracina Community Development District
Budget vs. Actual
October 2024 through May 2025

	Oct 24 - May 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	165,041.73	171,041.00	-5,999.27	96.49%
363.810 · Debt Assessments	302,428.37	314,087.00	-11,658.63	96.29%
363.820 · Debt Assessment-Paid To Trustee	-288,041.85	-295,242.00	7,200.15	97.56%
363.830 · Tax Collector Fee	-5,403.50	-9,702.00	4,298.50	55.7%
363.831 · Discounts For Early Payment	-17,727.21	-19,405.00	1,677.79	91.35%
369.401 · Interest Income	5,076.20	480.00	4,596.20	1,057.54%
Total Income	161,373.74	161,259.00	114.74	100.07%
Expense				
511.122 · PR Tax Expense	122.40	560.00	-437.60	21.86%
511.131 · Supervisor Fees	1,600.00	7,000.00	-5,400.00	22.86%
511.301 · Aquatic Lake Maintenance	14,215.00	23,000.00	-8,785.00	61.8%
511.307 · Fountain Maintenance	15,120.00	18,000.00	-2,880.00	84.0%
511.310 · Engineering	0.00	6,000.00	-6,000.00	0.0%
511.311 · Management Fees	25,416.00	38,124.00	-12,708.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
511.315 · Legal Fees	703.01	7,000.00	-6,296.99	10.04%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
511.450 · Insurance	7,202.00	7,500.00	-298.00	96.03%
511.480 · Legal Advertisements	239.93	1,400.00	-1,160.07	17.14%
511.512 · Miscellaneous	342.73	1,000.00	-657.27	34.27%
511.513 · Postage and Delivery	34.14	250.00	-215.86	13.66%
511.514 · Office Supplies	191.05	600.00	-408.95	31.84%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,000.00	-4,000.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,333.28	2,000.00	-666.72	66.66%
511.800 · Contingency/Fountains	0.00	28,600.00	-28,600.00	0.0%
Total Expense	69,494.54	161,259.00	-91,764.46	43.1%
Net Income	91,879.20	0.00	91,879.20	100.0%

Terracina Community Development District
Expenditures
October 2024 through May 2025

	Date	Num	Name	Memo	Amount
Expenditures					
511.122 · PR Tax Expense					
	11/15/2024	PR 11.13.24		mtg 11.13.24 ck 11.18.24 (Colella L, Colella G, Ameer S, Saunders C)	61.20
	03/10/2025	PR 03.05.25		mtg 03.05.25 ck 03.11.25 (Colella L, Colella G, Ameer S, Esquerete J)	61.20
Total 511.122 · PR Tax Expense					122.40
511.131 · Supervisor Fees					
	11/15/2024	PR 11.13.24		mtg 11.13.24 ck 11.18.24 (Colella L, Colella G, Ameer S, Saunders C)	800.00
	03/10/2025	PR 03.05.25		mtg 03.05.25 ck 03.11.25 (Colella L, Colella G, Ameer S, Esquerete J)	800.00
Total 511.131 · Supervisor Fees					1,600.00
511.301 · Aquatic Lake Maintenance					
	10/01/2024	12050	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	10/01/2024	12050	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	11/01/2024	12842	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	11/01/2024	12842	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	12/01/2024	13601	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	12/01/2024	13601	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	01/01/2025	14412	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	01/01/2025	14412	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	02/01/2025	15228	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	02/01/2025	15228	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	03/01/2025	15979	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	03/01/2025	15979	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	04/01/2025	17173	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,745.00
	04/01/2025	17173	Allstate Resource Management Inc.	Debris Removal Services Recurring	51.00
	05/01/2025	18308	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services	1,745.00
	05/01/2025	18308	Allstate Resource Management Inc.	Debris Removal Services	51.00
Total 511.301 · Aquatic Lake Maintenance					14,215.00
511.307 · Fountain Maintenance					
	10/01/2024	12050	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	11/01/2024	12842	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	12/01/2024	13601	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	12/06/2024	14976	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-5HP AM Power Unit wXL	4,275.00
	01/01/2025	14412	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	02/01/2025	15228	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	03/01/2025	15979	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	04/01/2025	17173	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	659.00
	05/01/2025	18308	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services	659.00
	05/15/2025	0016	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-Lake #5 Light Cable-Fountain	5,630.00
Total 511.307 · Fountain Maintenance					15,120.00

Terracina Community Development District
Expenditures
October 2024 through May 2025

	Date	Num	Name	Memo	Amount
511.311 · Management Fees					
	10/31/2024	2024-1419	Special District Services, Inc.	Management Fee Oct 2024	3,177.00
	11/30/2024	2024-1555	Special District Services, Inc.	Management Fee Nov 2024	3,177.00
	12/31/2024	2024-1786	Special District Services, Inc.	Management Fee Dec 2024	3,177.00
	01/31/2025	2025-0028	Special District Services, Inc.	Management Jan 2025	3,177.00
	02/28/2025	2025-0141	Special District Services, Inc.	Management Feb 2025	3,177.00
	03/31/2025	2025-0269	Special District Services, Inc.	Management March 2025	3,177.00
	04/30/2025	2025-0401	Special District Services, Inc.	Management April 2025	3,177.00
	05/31/2025	2025-0643	Special District Services, Inc.	Management May 2025	3,177.00
Total 511.311 · Management Fees					25,416.00
511.312 · Secretarial Fees					
	10/31/2024	2024-1419	Special District Services, Inc.	Secretarial Oct 2024	350.00
	11/30/2024	2024-1555	Special District Services, Inc.	Secretarial Nov 2024	350.00
	12/31/2024	2024-1786	Special District Services, Inc.	Secretarial Dec 2024	350.00
	01/31/2025	2025-0028	Special District Services, Inc.	Secretarial Jan 2025	350.00
	02/28/2025	2025-0141	Special District Services, Inc.	Secretarial Feb 2025	350.00
	03/31/2025	2025-0269	Special District Services, Inc.	Secretarial March 2025	350.00
	04/30/2025	2025-0401	Special District Services, Inc.	Secretarial April 2025	350.00
	05/31/2025	2025-0643	Special District Services, Inc.	Secretarial May 2025	350.00
Total 511.312 · Secretarial Fees					2,800.00
511.315 · Legal Fees					
	10/29/2024	132092	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Oct 2024	90.00
	11/25/2024	132134	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Nov 2024	112.50
	12/30/2024	132189	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Dec 2024	67.51
	01/28/2025	132266	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Jan 2025	45.00
	02/25/2025	132298	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Feb 2025	225.00
	03/25/2025	132425	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Feb and March 2025	95.50
	04/21/2025	132476	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Feb and April 2025	67.50
Total 511.315 · Legal Fees					703.01
511.450 · Insurance					
	10/01/2024	24789	Egis Insurance & Risk Advisors	Policy #100124064 10/01/2024-10/01/2025Florida Insurance Alliance	7,202.00
Total 511.450 · Insurance					7,202.00
511.480 · Legal Advertisements					
	11/30/2024	0006818889	Gannett Florida LocalQ	FY 24/25 Mtg Schedule	239.93
Total 511.480 · Legal Advertisements					239.93

Terracina Community Development District
Expenditures
October 2024 through May 2025

	Date	Num	Name	Memo	Amount
511.512 · Miscellaneous					
	10/31/2024	2024-1419	Special District Services, Inc.	Travel Sept 2024	4.82
	11/15/2024	PR 11.13.24		mtg 11.13.24 ck 11.18.24 (Colella L, Colella G, Ameer S, Saunders C)	53.00
	11/27/2024	24392	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	53.50
	12/22/2024	25265	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	58.85
	12/31/2024	2024-1786	Special District Services, Inc.	Travel Nov 2024	10.45
	01/23/2025	25657	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	0.54
	01/30/2025		Paymaster	W2 processing fee	86.75
	03/10/2025	PR 03.05.25		mtg 03.05.25 ck 03.11.25 (Colella L, Colella G, Ameer S, Esquerete J)	53.12
	04/30/2025	2025-0401	Special District Services, Inc.	Travel March 2025	21.70
Total 511.512 · Miscellaneous					342.73
511.513 · Postage and Delivery					
	02/28/2025	2025-0141	Special District Services, Inc.	Postage Jan 2025	3.45
	03/31/2025	2025-0269	Special District Services, Inc.	Postage Feb 2025	0.69
	04/25/2025	FY 2025 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs - FY 2025	30.00
Total 511.513 · Postage and Delivery					34.14
511.514 · Office Supplies					
	10/31/2024	2024-1419	Special District Services, Inc.	Copier Sept 2024	48.15
	10/31/2024	2024-1419	Special District Services, Inc.	Meeting Book Sept 2024	28.00
	11/30/2024	2024-1555	Special District Services, Inc.	Copier Oct 2024	3.75
	12/31/2024	2024-1786	Special District Services, Inc.	Copier Nov 2024	12.90
	12/31/2024	2024-1786	Special District Services, Inc.	Meeting Books Nov 2024	20.00
	01/31/2025	2025-0028	Special District Services, Inc.	Copier Dec 2024	5.55
	02/28/2025	2025-0141	Special District Services, Inc.	Copier Jan 2025	1.95
	03/31/2025	2025-0269	Special District Services, Inc.	Copier Feb 2025	4.80
	04/30/2025	2025-0401	Special District Services, Inc.	Copier March 2025	34.05
	04/30/2025	2025-0401	Special District Services, Inc.	Meeting Books March 2025	28.00
	05/31/2025	2025-0643	Special District Services, Inc.	Copier April 2025	3.90
Total 511.514 · Office Supplies					191.05
511.540 · Dues, License & Subscriptions					
	10/01/2024	90751	Florida Commerce	Fiscal Year 2024 - 2025 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions					175.00

Terracina Community Development District
Expenditures
October 2024 through May 2025

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.750 · Website Management					
	10/31/2024	2024-1419	Special District Services, Inc.	Website Oct 2024	166.66
	11/30/2024	2024-1555	Special District Services, Inc.	Website Nov 2024	166.66
	12/31/2024	2024-1786	Special District Services, Inc.	Website Dec 2024	166.66
	01/31/2025	2025-0028	Special District Services, Inc.	Website Jan 2025	166.66
	02/28/2025	2025-0141	Special District Services, Inc.	Website Feb2025	166.66
	03/31/2025	2025-0269	Special District Services, Inc.	Website March 2025	166.66
	04/30/2025	2025-0401	Special District Services, Inc.	Website April 2025	166.66
	05/31/2025	2025-0643	Special District Services, Inc.	Website May 2025	166.66
Total 511.750 · Website Management					<u>1,333.28</u>
Total Expenditures					<u>69,494.54</u>

Terracina Community Development District
Balance Sheet
As of May 31, 2025

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Bank Account	257,851.18	0.00	0.00	0.00	0.00	257,851.18
Total Checking/Savings	257,851.18	0.00	0.00	0.00	0.00	257,851.18
Total Current Assets	257,851.18	0.00	0.00	0.00	0.00	257,851.18
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	0.00	0.00	0.00	0.00
Investments - Reserve Account	0.00	0.00	16,683.01	0.00	0.00	16,683.01
Investments - Revenue Account	0.00	0.00	53,221.71	0.00	0.00	53,221.71
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Cost Of Issuance Account	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non-Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00
Amount Available In DSF	0.00	0.00	0.00	0.00	69,904.72	69,904.72
Amount To Be Provided	0.00	0.00	0.00	0.00	1,832,095.28	1,832,095.28
Total Other Assets	0.00	0.00	69,904.72	0.00	1,902,000.00	1,971,904.72
TOTAL ASSETS	257,851.18	0.00	69,904.72	860,030.00	1,902,000.00	3,089,785.90
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	11,880.06	0.00	0.00	0.00	0.00	11,880.06
Total Accounts Payable	11,880.06	0.00	0.00	0.00	0.00	11,880.06
Total Current Liabilities	11,880.06	0.00	0.00	0.00	0.00	11,880.06
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	1,902,000.00	1,902,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	1,902,000.00	1,902,000.00
Total Liabilities	11,880.06	0.00	0.00	0.00	1,902,000.00	1,913,880.06
Equity						
Net Income	91,879.20	0.00	-4,752.52	0.00	0.00	87,126.68
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	154,091.92	0.00	74,657.24	-1,024,733.00	0.00	-795,983.84
Total Equity	245,971.12	0.00	69,904.72	860,030.00	0.00	1,175,905.84
TOTAL LIABILITIES & EQUITY	257,851.18	0.00	69,904.72	860,030.00	1,902,000.00	3,089,785.90