

TERRACINA COMMUNITY DEVELOPMENT DISTRICT

PALM BEACH COUNTY

REGULAR BOARD MEETING & PUBLIC HEARING JULY 9, 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

July 9, 2025 9:00 a.m.

A.	Call to Order
B.	Proof of Publication
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
G.	Old Business
Н.	New Business
	1. Consider Resolution No. 2025-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2025/2026 Final Budget
	2. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.Page 5
	3. Review Fountain Spreadsheet
I.	Public Hearing
	1. Proof of Publication
	2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
	3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final BudgetPage 9
J.	Administrative Matters
	1. Financial ReportPage 16
K.	Board Member Comments
L.	Adjourn



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

of Copies:

Customer No:

730524

PO #:

reg meeting schedule

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
Terrocina Community Development
District will hold Regular Meetings
to 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

5: Navember 13, 2024 December 11, 2024 January 8, 2025 February 12, 2025 March 5, 2025 April 9, 2025 June 11, 2025 July 9, 2025

May 14, 2025
June 11, 2025
June 11, 2025
July 9, 2025
September 10, 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 pravisions of Floridal low. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contocting the District Monager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the dote of the particular meeting. From time to time one or more Supervisors may porticipate 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 discussians 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 appead 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 verbotim record of the proceedings is made at his or her own expense and which record includes the testimony and

his or her own expense and which record includes the testimony and evidence on which the appeal is

bosed.

In accordonce with the provisions of the Americans with Disobilities Act, any person requiring special accommodations or an interpreter to porticipate at any of these meetings should contact the District Manager at (561) 630-4922 and/or tall free at 1-877-737-4922 at least seven (7) days priar to the date of the particular meetings may be cancelled from time to time without advertised notice.

TERRACINA COMMUNITY DEVELOPMENT DISTRICT www.terracinacdd.org
No.10707416 Nav. 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:

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	

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors ("Board") of the Terracina Community Development District (the "District") is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Board previously adopted Resolution 2025-01 approving a proposed budget and setting a public hearing for June 11, 2025; and

WHEREAS, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

WHEREAS, the public hearing has been rescheduled for July 9, 2025, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

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

- 1. Resolution No. 2025-01 is hereby amended to change the date and time of the Public Hearing to <u>July 9, 2025</u> at <u>9:00 a.m.</u> in the <u>Meeting Room of the Nexus at Vista Park, 2101 Vista Parkway, West Palm Beach, Florida 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.</u>
- 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 all applicable notice requirements.

PASSED, ADOPTED and EFFECTIVE this 9th day of July, 2025.

ATTEST:	TERRACINA COMMUNITY DEVELOPMENT DISTRICT
By:	By:

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 9th day of July, 2025.

ATTEST:	TERRACINA COMMUNITY DEVELOPMENT DISTRIC	Γ
By:	By:_	
Secretary/Assistant Se	retary 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

		TERRA	ACINA	FOUNT	AIN INFOR	MATION	N LIST (12	2/1/20	020) upda	ted 05.13.	24				Allstate		Allstate		Alistate		Allstate
	AE & FOUNT	BRAND	SI	E (HP) VOLTAGE	MODILE RIES	NOTTE	E PURCHASE		WARRANTY	ANTY LIGHT TYPE	CABLE.	AGTH LIGHT	ARENTY LIGHT AREN	ANTY DE REPAREDE	REP NACE 2012	Cost of Repairs	REPARE 2023	Cost of Repairs	REPARTS 2024	Cost of Repairs	REP RAFE 2015
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-5HP, 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-5HP, 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	\$2,630.00 (2630*3 for fountain 5,6,7 paid 7890.00 on 01.06.23)	12.14.23 Motor Control Box Delox 7.5hp	1195			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 Debux 7.5HP. Warramty: 1 Year Parts & Labor Approve. 200.525 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																					4
10																					-
11	7	Aqua Control	5	230v / 1p		Trillium	2020	5 Year	10.26.25	3 × 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							
11	Lake 1 then Lake 1	LAST 2 REI			INS	Geyser	N/A		N/A	3 x 80w LED	250			Moved from Lake I to Lake II, 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				
12	lake 2 then Lake 1	2 Cascade	7.5	230v / 1p		Geyser	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			Services-Parts under warranty, Install & Materials only 12.14.23 Fountain/Service- Motor Cable 4-wire 8 G_275 Feet Kit, Install	12.14.23 \$600 12.14.23 3,348.00			

DISSOLUTION OF AMERIAGE
(NO - HIS POPTA) MCARA
(TO - HIS POPTA)
(TO -

lowsuif will be moiled or e-moiled to certain of the clerk's office. On record of the clerk's office. On record of the clerk's office. WaRNING: Rule 12.285, Florida Family Low Rules of Procedure requires certain outomatic disclosionary of the clerk of

PROJECT NOTIFICATION INVITATION TO BID (ITB)

June 9,16,2,005 1198072 ...

PRYSICAL PRETREMENT NOTICE IS HERBEY GIVEN, pursuant to 8,400,975, Pls. Stat. (2014) that Howard M. Goodman, MD. is chemically stated to 1,400,000 for more construction, MD. is chemically stated to 1,400,000 for more with Florida Cancer Specialists, Pl. 1, dryke Florida Cancer with Florida Cancer with Florida Cancer with Florida Cancer Specialists, Pl. 1, dryke Florida Cancer with Florida Cancer with Florida Cancer Specialists, Pl. 1, dryke Florida Cancer Specialists, Pl. 1, dryke Florida Cancer with Florida Cancer Specialists, Pl. 1, dryke Florida Cancer Specialists, Pl. 1, dryke Florida Cancer Specialists, Pl. 1, dryke Florida Cancer With Florida Cancer With Florida Cancer With Florida Cancer With Florida Cancer Specialists, Pl. 1, dryke Florida Cancer Specialists, Pl. 1, dr June 9, 16, 23, 30 2025 LSAR0302379

LSARGO2379

IN THE CIRCUIT COURT OF THE ISTH JUDICIAL CIRCUIT IN AND FOR PAILM BEACH IN AND FOR PAILM SEACH OF THE INTEREST OF:

J.Y.M. DOB. 502/83, J.Y.M. DOB. 502/83, J.Y.M. DOB. 502/83, MINOROTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO.

TO. YOU ARE HERBEY NOTIFIED INTO HERBERT NOTIFIED IN YOU ARE HERBEY NOTIFIED IN HERBERT NOTIFIED IN H

Public Notices Public Notices Public Notices Public Notices Public Notices Public Notices

Stoke of Florida
Department of Environmental
Protection
Protection
The Opportment of Environmental
Protection
The Opportment of Environmental
Protection
The Opportment of Environmental
International Control of the Control
International Contro

NOTICE OF PUBLIC HEARING

VILLAGE OF TEQUESTA

Notice is hereby given that the Village of Tequesta shall hold a public hearing before the Village Council to consider Ordinance No. 5-25 an

application from Amy and Rob Swan regarding a voluntary annexation request of their property located adjacent to the Village of Tequesta. This

for voluntary annexation of property located at 19626 Riverside Dr., Tequesta FL, owned by Amy and Robert Swan, from Palm Beach County into the

The subject parcel is identified on the following

The hearing will be held on July 10th, 2025,

commencing at 6:00 p.m., at the Village of Tequesta,

Village Hall, 345 Tequesta Dr, Tequesta, Florida 33469. All interested parties are encouraged to

appear and be heard regarding the proposed annexation.

by metes and bounds and the ordinance shall be available for inspection on weekdays between the

hours of 9:00 a.m. and 5:00 p.m. at the Office of

the Village Clerk, Village of Tequesta, Village Hall, 345 Tequesta Dr, Tequesta, Florida 33469. In accordance with the Americans with Disabilities Act, any person requiring special accommodations at any of these meetings because

of a disability or physical impairment, should contact the Village Clerk's office at 561-768-0443,

If any person decides to appeal a decision made in any matter considered at these meetings/

hearings, such person may need to ensure that a verbatim record of the proceeding is made, to

include the testimony and evidence upon which

at least 48 hours prior to the meeting.

A copy of the complete legal description

A request from the Amy and Robert Swan

hearing is for the following:

Village of Tequesta.

pursaction under Cooler alls of the pursaction of the cooler and t

THE ANNUAL SETRING FOUNDATION ANNUAL BETURN
THE ANNUAL SETRING FOUNDATION ANNUAL BETURN
BE HILL ALOUSE CHASHIN-SHAMP FOUNDATION, INC.
REQUIRED TO BE FILED UNDER SECTION 6033, INTERNAL REVENUE CODE IS
BEERG & COMPANY, CPA?
SET 370-3900
FOUNDATION OF THE PROPERTY OF THE P

Public Notices Public Notices Public Notices

PALM BEACH COUNTY Department of Housing and Economic Development Mortgage and Housing Investments (MHI) Division NOTICE OF FUNDING AVAILABILITY

Palm Beach County Department of Housing and Economic Development hereby announces the availability of \$3,000,000 in the HOME Investment Partnership First-Time Homebuyer Program. Funding will provide up to \$100,000 to assist income-eligible applicants/households to acquire their first home (including acquisition, new construction, down payment, and closing costs) that will be used as their primary place of residence Eligible locations and processes when purchasing desired properties will be shared

Household Size and Eligible Income Categories to be served

Number of Persons in Household	Low Income - 80% (Less than or Equal to)
1	\$65,450
2	\$74,800
3	\$84,150
4	\$93,500
5	\$101,000

The online application portal will open on Wednesday, July 23, 2025, at 12:00 pm, and Close on Wednesday, August 20, 2025, at 11:59 pm (or until 100 applications have been submitted). Applications must be submitted online, and will be processed on a first submitted, first qualified, first served basis, subject to funding availability. All financial assistance will be in the form of a deferred loan secured by a recorded Mortgage, Promissory Note, and Declaration of Restrictions. Eligible applicants can apply by visiting the website at https://pbcgov.com/HED. NOTE: ALL Applicants are required to have a First Mortgage Loan approval from a lender before applying

PRE-APPLICATION ORIENTATION: Applicants may attend one of the Virtual Pre Application Orientations listed below before applying:

- Thursday, June 26, 2025, at 7:30 am
- Tuesday, July 1, 2025, at 10:00 am Thursday, July 10, 2025, at 2:00 pm
- Tuesday, July 15, 2025, at 5:00 pm
- Tuesday, July 22, 2025, at 12:00 pm

The Virtual Pre-Application Orientation Meeting WebEx link is:

https://bit.ly/HOMEorientation25

Meeting Number: 2308 109 3412 - Password: xDcDkj787XQ - (OR) Dial (904)-900-2303

NOTE: In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statute, persons needing a special accommodation to participate in the business Florida Statute, persons needing a special accommodation to participate in the business, community and/or housing programs through our online application portal, may notify the Department of Housing and Economic Development (DHED), Mortgage and Housing Investments Division at (561) 233-3600 or via email at HEDVerify@pbc.gov, five (5) business days prior to the opening of the application portal. This document may be requested in an alternate format, to help facilitate your process of applying through the online portal. If you are unable to find assistance to apply through the online portal, we can provide a list of agencies who may be able to help (charges from that agency may apply). Contact DHED for more information and the proces

For additional information, please contact: Palm Beach County Department of Housing and Economic Development (HED) Mortgage and Housing Investments Division

100 Australian Avenue, 5th Floor, West Palm Beach, FL 33406

Telephone: (561) 233-3600 Receptionist or Antoinette Prescott (561) 233-3606

Program information and required documents needed are located on the website at: https://pbcgov.com/HED PUBLISH Monday, June 23, 2025 & Sunday, July 20, 2025

Having A Garage Sale?

Let your community know by advertising in your local newspaper.

Don't wait, call today!



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.

<u>Section 2</u>. 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 9th day of July, 2025.

ATTEST:	TERRACINA COMMUNITY DEVELOPMENT DISTRICT
By:	By:
Secretary/Assistant Sec	retary 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

	F	ISCAL YEAR
		2025/2026
REVENUES		BUDGET
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 CONTINGENCY/FOUNTAINS		2,000 32,000
		- ,
TOTAL EXPENDITURES	\$	161,963
REVENUES LESS EXPENDITURES	\$	324,348
BOND PAYMENTS		(295,242)
BALANCE	\$	29,106
COUNTY APPRAISER & TAX COLLECTOR FEE		(0.702)
DISCOUNT FOR EARLY PAYMENTS		(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	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O & M ASSESSMENTS	171,261	171,041		Expenditures Less Interest & Carryover/.94
	1	,		
DEBT ASSESSMENTS	313,039	314,087		Bond Payment /.94
OTHER REVENUES				Duning the standard Control Manually
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		Supervisor Fees * 8.00%
AQUATIC LAKE MAINTENANCE	20,940	23,000		No Change From 2024/2025 Budget
FOUNTAIN MAINTENANCE	13,423	18,000		No Change From 2024/2025 Budget
ENGINEERING/INSPECTIONS	2,302	6,000		\$500 Decrease From 2024/2025 Budget
MANAGEMENT	37,020	38,124		CPI Adjustment
SECRETARIAL	4,200	4,200		No Change From 2024/2025 Budget
LEGAL	2,894	7,000		\$3,500 Decrease From 2024/2025 Budget
ASSESSMENT ROLL	8,000	8,000		No Change From 2024/2025 Budget
AUDIT FEES	3,400	3,500		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		\$50 Decrease From 2024/2025 Budget
MISCELLANEOUS	537	1,000		\$50 Decrease From 2024/2025 Budget
POSTAGE	101	250		No Change From 2024/2025 Budget
OFFICE SUPPLIES	393	600		No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175		No Change From 2024/2025 Budget
TRUSTEE FEES	3,500	4,000		\$100 Decrease From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	350	350		No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000		No Change From 2024/2025 Budget
CONTINGENCY/FOUNTAINS	15,250	28,600		Contingency
TOTAL EXPENDITURES	\$ 127,208	\$ 161,259	\$ 161,963	
	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	+ 101,000	
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)	, , ,	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	¢	\$ -	
HET LAGESS / (SHOKTFALL)	Ψ 40,447	Ψ -	-	

DETAILED FINAL DEBT SERVICE FUND BUDGET

TERRACINA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

0	сто	BER	1.	2025	- SEP	TEMBE	R 3	0.	2026
•	• • •		.,		<u> </u>				

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	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 = Interest Rate = Issue Date = Maturity Date = \$2,856,000 2.350% June 2021 May 2032 Annual Principal Payments Due = Annual Interest Payments Due =

May 1st

May 1st & November 1st

Par Amount As Of 1/1/25 = \$2,149,000

Terracina Community Development District Assessment Comparison

	Fi	iscal Year	Fi	scal Year	F	iscal Year	Fi	scal Year
	2	022/2023	2	023/2024	2	024/2025	2	025/2026
	As	sessment*	As	sessment*	As	sessment*	Projecte	ed 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

Terracina Community Development District

Financial Report For May 2025

TERRACINA COMMUNITY DEVELOPMENT DISTRICT MONTHLY FINANCIAL REPORT MAY 2025

						Year
	Α	nnual				To Date
	E	Budget		Actual		Actual
REVENUES	10/1/24 - 9/30/25			May-25	10/ ⁻	1/24 - 5/31/25
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
,	T		7	, , ,	т	,
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			, , , , , , , , , , , , , , , , , , , ,	3
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%
Income	91,879.20	0.00	91,879.20	100.0%

	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

	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 LocaliQ	FY 24/25 Mtg Schedule	239.93
Total 511.480 · Legal Advertisements					239.93

	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

	Date	Num	Name	Memo	Amount
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					1,333.28
Total Expenditures					69,494.54

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	057.054.40	2.22	0.00	0.00	0.00	057.054.40
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