



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JULY 11, 2022
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
July 11, 2022
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 9, 2022 Regular Board Meeting Minutes.....Page 3
- G. Old Business
- H. New Business
 - 1. Discussion Regarding SFWMD Water Use Permit Renewal Proposal.....Page 6
 - 2. Discussion Regarding Lake Levels.....Page 13
- I. Administrative Matters
 - 1. Financial Report.....Page 16
 - 2. Lake Vendor Reports.....Page 24
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Public Notice was published in said newspaper in issues dated: first date of Publication 10/01/2021 and last date of Publication 10/01/2021. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

TERRACINA CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000662071
Ad Cost:	\$275.20
Paid:	\$0.00
Balance Due:	\$275.20

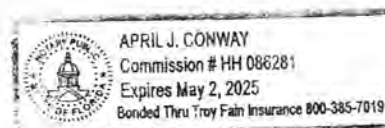
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 6th day of October, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



Please see Ad on following page(s).

Invoice/Order Number: 0000662071
Ad Cost: \$275.20
Paid: \$0.00
Balance Due: \$275.20

**TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
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 11, 2021
November 8, 2021
December 13, 2021
January 10, 2022
February 7, 2022
March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
www.terracinacdd.org
10-1/2021

0000662071-01

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 9, 2022**

A. CALL TO ORDER

The May 9, 2022, 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 October 1, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Chairman Guy Colella, Vice Chairman Chesley Saunders and Supervisors Sheik Ameer and Linda Colella and all was in order to proceed with the meeting.

Staff present were: District Manager Sylvia Bethel of Special District Services, Inc.; and General 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

Mr. Ameer noted that a homeowner would like a fountain. Mr. Palen indicated that this item could be discussed under Board Member Comments.

F. APPROVAL OF MINUTES

1. April 11, 2022, Regular Board Meeting

The minutes of the April 11, 2022, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

There being no comments or questions, a **motion** was then made by Mrs. Colella, seconded by Mr. Saunders and passed unanimously approving the minutes of the April 11, 2022, Regular Board Meeting, as presented.

G. OLD BUSINESS

Mr. Colella inquired about updates on the fountain. Ms. Bethel noted that Mr. Roberts had called and advised that the lights could not be fixed and he would go ahead and put a new light set in the fountain. Ms. Bethel will follow-up with Mr. Roberts about the completion of the work for the new light sets. Mr. Ameer would like the lake locks checked. Ms. Bethel will set this up with the engineer.

The Board requested that these items stay on the agenda until the work has been completed.

Mr. Ameer would also like a start and end date for any work being completed going forward. Mr. Colella asked Ms. Bethel about the spreadsheet and Ms. Bethel stated that the Board would have it by the end of the week.

H. NEW BUSINESS

1. Consider Engineer Proposals for Stormwater/Wastewater 20-Year Needs Analysis

Mrs. Colella noted on AECOM Exhibit B 6.1, the verbiage contradicts the not to exceed amount contract. The Board would like to approve this proposal if Exhibit B 6.1 is removed. Ms. Bethel will contact AECOM to see if they will remove it.

Mr. Colella would like for staff to go back to Engenuity to see if they will match AECOM's proposal.

A **motion** was made by Mr. Ameer, seconded by Mr. Colella and unanimously passed approving Engenuity to prepare the analysis if they match AECOM's proposal. If Engenuity does not match AECOM's proposal, then is approving AECOM's proposal with Exhibit B 6.1 removed.

2. Consider Allstate Debris Removal Proposal

A **motion** was made by Mr. Ameer, seconded by Mr. Saunders and unanimously passed approving addition of Allstate's debris removal proposal in the amount \$50.00 annually.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Colella asked if the District was over budget. Mr. Colella replied that the District is not over budget.

2. Lake Vendor Reports

Mrs. Colella indicated within the reports, under debris trash removal, it appears that Allstate does remove everything the Board has asked to be removed.

Ms. Colella asked if they were able to take advantage of the fish restocking by Allstate and Ms. Bethel responded no.

J. BOARD MEMBER COMMENTS

Mr. Ameer noted that he wanted to bring to the Board's attention about a resident wanting a new fountain in the lake by the clubhouse. The Board briefly discussed this item and decided no extra fountains were needed at this time. Mr. Colella noted that 8 out of 12 lakes had fountains. More fountains means higher assessments and you also have to consider fountain maintenance.

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 9:45 a.m. Upon being put to a vote, the **motion** carried 4 to 0.

Secretary/Assistant Secretary

Chair/Vice-Chair

June 15, 2022

Sylvia Bethel
Special District Services, Inc.
2501 Burns Rd., Suite A
Palm Beach Gardens, FL 33410
(Via email: sbethel@sdsinc.org)

**Re: Professional Civil Engineering Services
SFWMD Water Use Permit Renewal
Palm Beach County, Florida
Engenuity Group Project No. 4028.01.17**

Dear Ms. Bethel:

We are pleased to offer this proposal to render professional civil engineering services in connection with the renewal of the SFWMD Water Use Permit (hereinafter called the 'Project'). The existing SFWMD Water Use permit number is 50-05898-W, issued on April 25, 2003 and expiring on April 25, 2023.

Our services will consist of the following:

- Meet onsite with HOA representatives to confirm the location, size and make of the existing irrigation pump stations that draw irrigation water from the lake system.
- Prepare a graphic map showing the lake system and the pump station locations. Outparcel area (proposed PBC Sheriff's office facility) to be removed from overall irrigated area calculations.
- Coordinate with irrigation contractor/consultant to verify flow and usage rates to properly address the permit renewal application data.
- Submit application to SFWMD and address any requests for additional information needed for permit issuance.

Total Fee (Lump Sum): \$5,500.00

The cost of printing, reproduction, facsimile, mileage, and postage are included in our lump sum fee.

Agency permitting fees are NOT included in our fees and are the responsibility of the Owner.

This proposal represents the entire understanding between you and us with respect to the Project. If this satisfactorily sets forth your understanding of our agreement, please sign and return this proposal at your earliest convenience.

PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS CONTRACT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT, AS LONG AS THE CONSULTANT MAINTAINS THE PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT AND AS LONG AS ANY DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT.

Sincerely,



Adam Swaney, PE
Director of Engineering

Approved By:



Keith Jackson, PE
Vice President

Authorization: Professional Civil Engineering Services
SFWMD Water Use Permit Renewal
Palm Beach County, Florida
Engenuity Group Project No. 4028.01.17

By: _____ Date: _____
(Name & Title)

For: _____
(Name of Company)

Contract Amount: (Lump Sum): \$5,500.00

I am ____ I am not ____ The Owner of the Property

The Property Owner Is: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

From: Keith Jackson [<mailto:kjackson@engenuitygroup.com>]
Sent: Wednesday, June 15, 2022 3:41 PM
To: Sylvia Bethel <sbethel@sdsinc.org>
Cc: Adam Swaney <aswaney@engenuitygroup.com>; 4028.01 TERRACINA CDD
<4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com>; Nury Figueroa
<NFigueroa@engenuitygroup.com>
Subject: FW: Terracina CDD - SFWMD Water Use Permit Renewal

Sylvia, please find our proposal attached for the SFWMD Water Use Permit renewal. Thanks.

Keith B. Jackson, P.E.
Vice President



O: (561) 655-1151
F: (561) 832-9390
M: (561) 758-8581



kjackson@engenuitygroup.com
www.EngenuityGroup.com

1280 North Congress Avenue, Suite 101
West Palm Beach, FL 33409

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From: Sylvia Bethel <sbethel@sdsinc.org>
Sent: Tuesday, June 14, 2022 12:18 PM
To: Keith Jackson <kjackson@engenuitygroup.com>
Cc: Frank S Palen <palen@caldwellpacetti.com>; 4028.01 TERRACINA CDD
<4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com>; Adam Swaney
<aswaney@engenuitygroup.com>
Subject: RE: Terracina Community Development District WUP 50-05898-W

Hello Keith,

Thank you for speaking with Vincent. Yes, please provide a proposal thank you

Best Regards,

Sylvia Bethel
Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410
P: 561-630-4922 Ext 227
F: 561-630-4923



www.sdsinc.org

BOARD MEMBERS: Please do not use the “Reply All” feature of your e-mail, as it may be deemed a violation of the Sunshine Law. Please reply only to the management office. Thank you!

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

From: Keith Jackson [<mailto:kjackson@engenuitygroup.com>]

Sent: Monday, June 13, 2022 4:26 PM

To: Sylvia Bethel <sbethel@sdsinc.org>

Cc: Frank S Palen <palen@caldwellpacetti.com>; 4028.01 TERRACINA CDD <4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com>; Adam Swaney <aswaney@engenuitygroup.com>

Subject: RE: Terracina Community Development District WUP 50-05898-W

Sylvia, yes, we can help. I just spoke with Vincent.

Water Use permits are good for 20 years and yours, attached, expires on April 25, 2023.

The email was triggered by the sale of the out parcel, and subsequent permit application to SFWMD for the Sheriff Station HQ Annex project by PBC. Our office is actually doing the civil for the architect chosen by PBC for that project.

We will need to “reapply” to SFWMD for a new water use permit with a modified boundary (taking out the parcel) and verification of the pumping systems, locations, volumes, etc. etc. that are currently being used.

Do you want a proposal for this work?

Keith B. Jackson, P.E.
Vice President



O: (561) 655-1151
F: (561) 832-9390
M: (561) 758-8581



kjackson@engenuitygroup.com
www.EngenuityGroup.com

1280 North Congress Avenue, Suite 101
West Palm Beach, FL 33409

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From: Sylvia Bethel <sbethel@sdsinc.org>
Sent: Monday, June 13, 2022 12:17 PM
To: Keith Jackson <kjackson@engenuitygroup.com>
Cc: Frank S Palen <palen@caldwellpacetti.com>
Subject: FW: Terracina Community Development District WUP 50-05898-W

Keith,

I received this email below, could you please assist me with this request?

Thank you

Best Regards,

Sylvia Bethel
Special District Services
2501A Burns Road
Palm Beach Gardens, FL 33410
P: 561-630-4922 Ext 227
F: 561-630-4923



www.sdsinc.org

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From: Migliore, Vincent [<mailto:vmiglior@sfwmd.gov>]
Sent: Monday, June 13, 2022 10:36 AM
To: Sylvia Bethel <sbethel@sdsinc.org>
Cc: colellaguy145@gmail.com; Linda.BerbusseColella@Cerner.com; shkameer@gmail.com; camas41@hotmail.com; jose.esquerete@gmail.com; Naya, Alberto <anaya@sfwmd.gov>
Subject: Terracina Community Development District WUP 50-05898-W

Hello

Please contact me asap regarding a water use permit that needs attention due to property no longer controlled by the Permittee and the Permittee on record apparently being the developer EQUITY INVESTMENTS LLC.

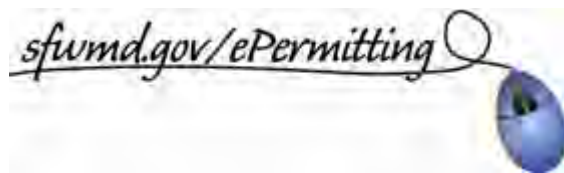
Vincent Migliore

**Water Use Bureau
Regulation Division
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
561-682-6231 or 1-800-432-2045 ext. 6231
Fax: (561)682-5220**

**Mailing Address:
South Florida Water Management District
MSC 9310
3301 Gun Club Road
West Palm Beach, FL 33406**

NOTE:

While the District supports that it is commonplace and convenient to collaborate via email during the pre-application/application process, Permit Applications and Responses to a Request for Additional Information (RAI) submitted via email are not an official submittal (Section 40E-2.101, Florida Administrative Code). For timely and efficient processing of permit applications and RAI responses, submit online using [ePermitting](https://sfwmd.gov/ePermitting)



Florida enjoys a broad public records law. This email and any response to this email are subject to that law and may be reviewed by the public.

FIELD OBSERVATION REPORT

1280 N. Congress Ave., Suite 101
West Palm Beach, FL 33409
Tel. 561.655.1151 Fax 561.832.9390
E-mail: info@engenuitygroup.com
Website: www.engenuitygroup.com

PROJECT: Terracina, CDD	
PROJECT NO: 4028	DATE: May 20, 2022
CONTRACTOR:	ARRIVAL TIME: 2:30
TYPE OF OBSERVATION: Lakes and Control Structures	DEPARTURE TIME: 3:30

OBSERVATIONS:

SDS requested follow-up site visit to review lake levels and control structure function.

Lakes now appear very low compared to photos from my annual report of August 2021.

I observed both the operable control structures that control lakes 1 and 3-12. These control structures have locked chains preventing any adjustment of the operable weir/bleeder system and appear to still be in place and visually functional. Water levels in both the lake(s) and the LWDD canal are equalized and well below the weir and bleeder inverts. Photos attached.

As documented in my earlier field observation reports:

Community is experiencing low lake levels in ALL lakes. Lake # 2 has a 42" culvert that discharges stormwater from Jog Rd. The invert elevation of this culvert is well above the current lake water elevation, which is approximately 18" below the bleeder invert elevation of the control structure discharging to the LWDD L-4 canal. Lake #2 is isolated from the other 11 lakes with it's own control structure. A review of the construction plans shows this lake as an existing lake, apparently excavated prior to the Terracina development, solely for drainage of Jog Rd., and incorporated into the development for aesthetics and further stormwater storage. The other 11 lakes are NOT connected to Lake #2, but are interconnected with each other and discharge thru the other 2 independent control structures.

Based on the appearance of low lake levels, I offer the following factors that may be influencing these lower levels at this time:

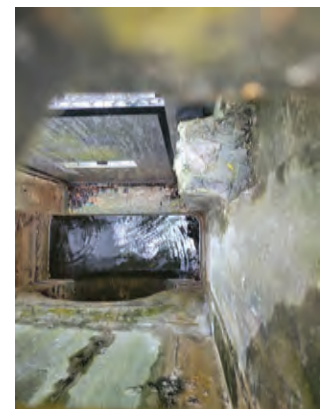
1. We have been in the "dry" season for the last several months. Rainy season traditionally begins June 1 and I expect with increased rain, the lake levels will rebound.
2. Irrigation withdrawals from lakes - The common area irrigation system draws from the lake system, which are all interconnected. While this is common practice, it may be contributing to the overall drawdown of the lake system. A recharging well system could be explored to help sustain the lake levels. A system design would be needed and the proper agency permitting for "Water Use" would be required to implement such a system. These systems are common in South Florida.
3. Terracina is in close proximity to a regional water supply wellfield located at the NE corner of Jog Rd and Belvedere Rd. This wellfield is owned and operated by the PBC Water Utilities Department and has been long established for regional public water supply, including Terracina. These well fields create a groundwater drawdown and a cone of influence that most likely includes the area in and around the Terracina lake system. Further research would be needed to approximate the effect these wellfields may be having on the Terracina lake system.

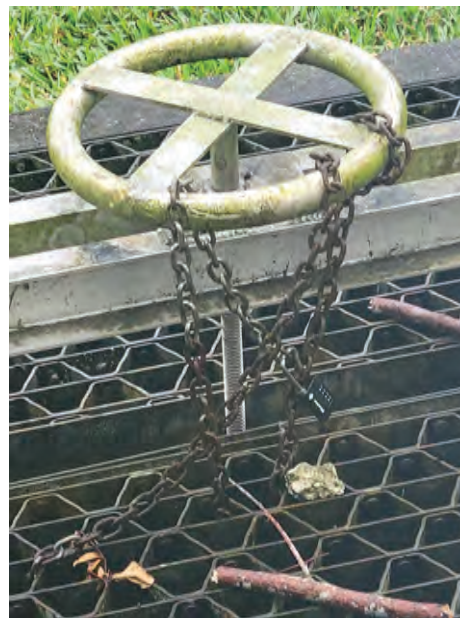
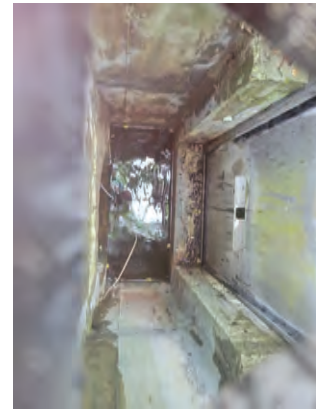
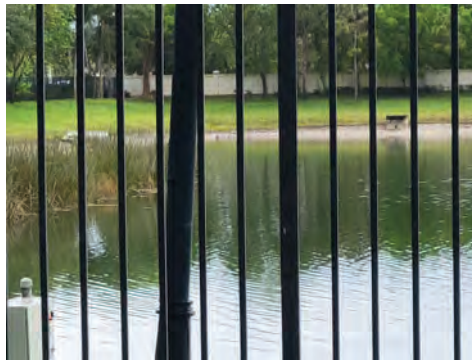
In conclusion, I have been documenting the lower lakes levels in Terracina for several years in my annual reports.

Items 1 and 3 above are issues that cannot be controlled or influenced by Terracina action, without significant cost, namely lake lining.

Item 2 can be discussed further for study and implementation, if desired.

The situation in Lake #2 could be controlled by placing a flap-gate or an "outlet controlled" discharge flapper on the outlet end of the 42" culvert. This would allow discharge into the lake from Jog Rd. as intended, but not allow "bleed off" from the lake back into the Jog Rd system, thus lowering Lake #2 by 18" +/- . Other influences mentioned above may also be a factor here as well.





REPORT BY: Keith B. Jackson, P.E.

COPIES TO: Sylvia Bethel, SDS

Handwritten signature of Keith B. Jackson, P.E.

Terracina
Community Development District

**Financial Report For
June 2022**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Jun-22	Year To Date Actual 10/1/21 - 6/30/22
REVENUES			
O & M ASSESSMENTS	171,487	1,536	168,591
DEBT ASSESSMENTS	314,087	2,819	308,717
OTHER REVENUES	0	0	0
INTEREST INCOME	120	0	114
Total Revenues	\$ 485,694	\$ 4,355	\$ 477,422
EXPENDITURES			
SUPERVISOR FEES	7,000	0	3,400
PAYROLL TAXES - EMPLOYER	560	0	260
AQUATIC LAKE MAINTENANCE	25,000	1,745	15,605
CONTINGENCY/FOUNTAINS	35,000	0	0
FOUNTAIN MAINTENANCE	15,000	640	5,808
ENGINEERING/INSPECTIONS	6,000	0	6,510
MANAGEMENT	34,908	2,909	26,181
SECRETARIAL	4,200	350	3,150
LEGAL	4,500	0	2,837
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,225	0	0
INSURANCE	6,400	0	5,992
LEGAL ADVERTISING	1,500	0	445
MISCELLANEOUS	1,100	9	469
POSTAGE	300	0	66
OFFICE SUPPLIES	600	133	508
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	3,500	3,500
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	1,500
Total Expenditures	\$ 161,318	\$ 9,452	\$ 76,406
REVENUES LESS EXPENDITURES	\$ 324,376	\$ (5,097)	\$ 401,016
BOND PAYMENTS	(295,242)	(2,791)	(294,091)
BALANCE	\$ 29,134	\$ (7,888)	\$ 106,925
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,711)	(44)	(5,513)
DISCOUNTS FOR EARLY PAYMENTS	(19,423)	0	(18,009)
EXCESS/ (SHORTFALL)	\$ -	\$ (7,932)	\$ 83,403
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (7,932)	\$ 83,403

Bank Balance As Of 6/30/22	\$ 126,830.26
Accounts Payable As Of 6/30/22	\$ 13,873.49
Accounts Receivable As Of 6/30/22	\$ -
Available Funds As Of 6/30/22	\$ 112,956.77

Terracina Community Development District
Budget vs. Actual
October 2021 through June 2022

	Oct 21- June 22	21/22 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	168,591.29	171,487.00	-2,895.71	98.31%
363.810 · Debt Assessments	308,717.39	314,087.00	-5,369.61	98.29%
363.820 · Debt Assessment-Paid To Trustee	-294,090.99	-295,242.00	1,151.01	99.61%
363.830 · Tax Collector Fee	-5,512.69	-9,711.00	4,198.31	56.77%
363.831 · Discounts For Early Payment	-18,009.46	-19,423.00	1,413.54	92.72%
369.401 · Interest Income	113.85	120.00	-6.15	94.88%
Total Income	159,809.39	161,318.00	-1,508.61	99.07%
Expense				
511.122 · PR Tax Expense	260.10	560.00	-299.90	46.45%
511.131 · Supervisor Fees	3,400.00	7,000.00	-3,600.00	48.57%
511.301 · Aquatic Lake Maintenance	15,605.00	25,000.00	-9,395.00	62.42%
511.307 · Fountain Maintenance	5,808.15	15,000.00	-9,191.85	38.72%
511.310 · Engineering	6,510.00	6,000.00	510.00	108.5%
511.311 · Management Fees	26,181.00	34,908.00	-8,727.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.315 · Legal Fees	2,837.00	4,500.00	-1,663.00	63.04%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	0.00	4,225.00	-4,225.00	0.0%
511.450 · Insurance	5,992.00	6,400.00	-408.00	93.63%
511.480 · Legal Advertisements	445.15	1,500.00	-1,054.85	29.68%
511.512 · Miscellaneous	468.81	1,100.00	-631.19	42.62%
511.513 · Postage and Delivery	65.83	300.00	-234.17	21.94%
511.514 · Office Supplies	508.10	600.00	-91.90	84.68%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,500.00	4,500.00	-1,000.00	77.78%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,499.94	2,000.00	-500.06	75.0%
511.800 · Contingency/Fountains	0.00	35,000.00	-35,000.00	0.0%
Total Expense	76,406.08	161,318.00	-84,911.92	47.36%
Net Income	83,403.31	0.00	83,403.31	100.0%

Terracina Community Development District
Expenditures
October 2021 through June 2022

	Date	Invoice #	Vendor	Description	Amount
Expenditures					
511.122 · PR Tax Expense					
	12/13/2021	PR 12.13.21		mtg 12.13.21 ck 12.14.21 (Sheik A., Colella L, Colella G, Saunders C)	61.20
	03/17/2022	PR 03.14.22		mtg 03.14.22 ck 036.16.22 (Sheik A., Colella L, Colella G, Saunders C, Esquerete J)	76.50
	04/11/2022	PR 04.11.22		mtg 04.11.22 ck 04.13.22 (Sheik A, Colella L, Colella G, Esquerete J)	61.20
	05/09/2022	PR 05.09.22		mtg 05.09.22 ck 05.10.22 (Sheik A, Colella L, Colella G, Saunders C)	61.20
Total 511.122 · PR Tax Expense					260.10
511.131 · Supervisor Fees					
	12/13/2021	PR 12.13.21		mtg 12.13.21 ck 12.14.21 (Sheik A., Colella L, Colella G, Saunders C)	800.00
	03/17/2022	PR 03.14.22		mtg 03.14.22 ck 03.16.22 (Sheik A., Colella L, Colella G, Saunders C, Esquerete J)	1,000.00
	04/11/2022	PR 04.11.22		mtg 04.11.22 ck 04.13.22 (Sheik A, Colella L, Colella G, Esquerete J)	800.00
	05/09/2022	PR 05.09.22		mtg 05.09.22 ck 05.10.22 (Sheik A, Colella L, Colella G, Saunders C)	800.00
Total 511.131 · Supervisor Fees					3,400.00
511.301 · Aquatic Lake Maintenance					
	10/01/2021	179225	Allstate Resource Management Inc.	Lake Maint - October 2021	1,695.00
	11/01/2021	179909	Allstate Resource Management Inc.	Lake Maint - November 2021	1,695.00
	11/08/2021	1002	USA Garden Services, LLC	Gazetta Way: Removed 1 coconut palm in back of the residence	300.00
	12/01/2021	180599	Allstate Resource Management Inc.	Lake Maint	1,695.00
	01/01/2022	181325	Allstate Resource Management Inc.	Lake Maint	1,695.00
	02/01/2022	182041	Allstate Resource Management Inc.	Lake Maint	1,695.00
	03/01/2022	182762	Allstate Resource Management Inc.	Lake Maint	1,695.00
	04/01/2022	183485	Allstate Resource Management Inc.	Lake Maint	1,695.00
	05/01/2022	184485	Allstate Resource Management Inc.	Lake Maint	1,695.00
	06/01/2022	185203	Allstate Resource Management Inc.	Lake Maint	1,695.00
	06/01/2022	185203	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
Total 511.301 · Aquatic Lake Maintenance					15,605.00
511.307 · Fountain Maintenance					
	10/01/2021	179225	Allstate Resource Management Inc.	Fountain Maint - October 2021	640.00
	11/01/2021	179909	Allstate Resource Management Inc.	Fountain Maint - November 2021	640.00
	12/01/2021	180599	Allstate Resource Management Inc.	Fountain Maint	640.00
	12/03/2021	180546	Allstate Resource Management Inc.	Fountain Maint	48.15
	01/01/2022	181325	Allstate Resource Management Inc.	Fountain Maint	640.00
	02/01/2022	182041	Allstate Resource Management Inc.	Fountain/Aerator Maint	640.00
	03/01/2022	182762	Allstate Resource Management Inc.	Fountain/Aerator Maint	640.00
	04/01/2022	183485	Allstate Resource Management Inc.	Fountain/Aerator Maint	640.00
	05/01/2022	184485	Allstate Resource Management Inc.	Fountain/Aerator Maint	640.00
	06/01/2022	185203	Allstate Resource Management Inc.	Fountain/Aerator Maint	640.00
Total 511.307 · Fountain Maintenance					5,808.15
511.310 · Engineering					
	12/31/2021	28865	Engenuity Group, Inc. (formally SFRN)	Professional Services for the Period: 12/1/2021 to 12/31/2021	198.00
	04/19/2022	26758	Engenuity Group, Inc. (formally SFRN)	Professional Services for the Period: 8/1/20 to 8/31/20 - Engineering Report	5,619.00
	05/31/2022	29576	Engenuity Group, Inc. (formally SFRN)	Professional Services for the Period: 5/1/2022 to 5/31/2022	693.00

Terracina Community Development District
Expenditures
October 2021 through June 2022

	Date	Invoice #	Vendor	Description	Amount
Total 511.310 · Engineering					6,510.00
511.311 · Management Fees					
	10/31/2021	2021-2163	Special District Services, Inc.	inv# 2021-2163 management Oct 2021	2,909.00
	11/30/2021	2021-2277	Special District Services, Inc.	inv# 2021-2277 management Nov 2021	2,909.00
	12/31/2021	2021-2492	Special District Services, Inc.	inv# 2021-2492 management Dec 2021	2,909.00
	01/31/2022	2022-0032	Special District Services, Inc.	Management Fee Jan 2022	2,909.00
	02/28/2022	2022-0185	Special District Services, Inc.	Management Fee Feb 2022	2,909.00
	03/31/2022	2022-0285	Special District Services, Inc.	Management Fee March 2022	2,909.00
	04/30/2022	2022-0383	Special District Services, Inc.	Management Fee April 2022	2,909.00
	05/31/2022	2022-0487	Special District Services, Inc.	Management Fee May 2022	2,909.00
	06/30/2022	2022-0586	Special District Services, Inc.	Management Fee June 2022	2,909.00
Total 511.311 · Management Fees					26,181.00
511.312 · Secretarial Fees					
	10/31/2021	2021-2163	Special District Services, Inc.	secretarial Oct 201	350.00
	11/30/2021	2021-2277	Special District Services, Inc.	secretarial Nov 201	350.00
	12/31/2021	2021-2492	Special District Services, Inc.	secretarial Dec 201	350.00
	01/31/2022	2022-0032	Special District Services, Inc.	Secretarial Jan 2022	350.00
	02/28/2022	2022-0185	Special District Services, Inc.	Secretarial Feb 2022	350.00
	03/31/2022	2022-0285	Special District Services, Inc.	Secretarial March 2022	350.00
	04/30/2022	2022-0383	Special District Services, Inc.	Secretarial April 2022	350.00
	05/31/2022	2022-0487	Special District Services, Inc.	Secretarial May 2022	350.00
	06/30/2022	2022-0586	Special District Services, Inc.	Secretarial June 2022	350.00
Total 511.312 · Secretarial Fees					3,150.00
511.315 · Legal Fees					
	11/01/2021	129421	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Oct 2021	45.00
	12/01/2021	129497	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Nov 2021	67.50
	12/21/2021	129614	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Dec 2021	427.50
	01/31/2022	129649	Caldwell Pacetti Edwards Schoech & Viator	Legal Services Jan 2022	112.50
	03/25/2022	129760	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 03.25.22	562.50
	04/21/2022	129832	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 04.21.22	855.00
	05/31/2022	129928	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 05.31.22	767.00
Total 511.315 · Legal Fees					2,837.00
511.450 · Insurance					
	10/01/2021	14466	Egis Insurance & Risk Advisors	Renew Policy #100121064 10/01/2021-10/01/2022	5,992.00
Total 511.450 · Insurance					5,992.00
511.480 · Legal Advertisements					
	10/01/2021	I00662071-10012021	PBN	FY 21/22 regular meeting schedule	275.20
	05/24/2022	0004622398	CA Florida Holdings, LLC	2022 Notice of Qualifying Period	169.95
Total 511.480 · Legal Advertisements					445.15
511.512 · Miscellaneous					
	12/13/2021	PR 12.13.21		mtg 12.13.21 ck 12.14.21 (Sheik A., Colella L, Colella G, Saunders C)	52.60
	12/21/2021	15582089	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00

Terracina Community Development District
Expenditures
October 2021 through June 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	12/30/2021			Paymaster fee for W2s	133.25
	03/17/2022	PR 03.14.22		mtg 03.14.22 ck 036.16.22 (Sheik A., Colella L, Colella G, Saunders C, Esquerete J)	53.25
	03/20/2022	15585011	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	04/11/2022	PR 04.11.22		mtg 04.11.22 ck 04.13.22 (Sheik A, Colella L, Colella G, Esquerete J)	52.60
	04/25/2022	15586489	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	31.25
	05/09/2022	PR 05.09.22		mtg 05.09.22 ck 05.10.22 (Sheik A, Colella L, Colella G, Saunders C)	52.60
	05/20/2022	15586923	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	05/31/2022	2022-0487	Special District Services, Inc.	Travel April 2022	9.13
	06/30/2022	2022-0586	Special District Services, Inc.	Travel May 2022	9.13
Total 511.512 · Miscellaneous					468.81
511.513 · Postage and Delivery					
	10/31/2021	2021-2163	Special District Services, Inc.	postage Sept 2021	7.33
	02/28/2022	2022-0185	Special District Services, Inc.	Postage Jan 2022	3.18
	03/31/2022	2022-0285	Special District Services, Inc.	Postage	0.00
	03/31/2022	2022-0285	Special District Services, Inc.	FedEx Feb 2022	15.16
	05/02/2022	FY 2022 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs - FY 2022	32.00
	05/31/2022	2022-0487	Special District Services, Inc.	Postage April 2022	8.16
Total 511.513 · Postage and Delivery					65.83
511.514 · Office Supplies					
	10/31/2021	2021-2163	Special District Services, Inc.	copies Sept 2021	63.45
	10/31/2021	2021-2163	Special District Services, Inc.	meeting books Sept 2021	32.00
	11/30/2021	2021-2277	Special District Services, Inc.	copies Oct 2021	4.95
	12/31/2021	2021-2492	Special District Services, Inc.	copies Nov 2021	7.80
	01/31/2022	2022-0032	Special District Services, Inc.	Copier Dec 2021	34.65
	01/31/2022	2022-0032	Special District Services, Inc.	Meeting Books Dec 2021	28.00
	02/28/2022	2022-0185	Special District Services, Inc.	Copier Jan 2022	4.35
	03/31/2022	2022-0285	Special District Services, Inc.	Copier Feb 2022	9.45
	04/30/2022	2022-0383	Special District Services, Inc.	Copier March 2022	27.90
	04/30/2022	2022-0383	Special District Services, Inc.	Meeting Books March 2022	32.00
	05/31/2022	2022-0487	Special District Services, Inc.	Copier April 2022	98.85
	05/31/2022	2022-0487	Special District Services, Inc.	Meeting Books April 2022	32.00
	06/30/2022	2022-0586	Special District Services, Inc.	Copier May 2022	104.70
	06/30/2022	2022-0586	Special District Services, Inc.	Meeting Books May 2022	28.00
Total 511.514 · Office Supplies					508.10
511.540 · Dues, License & Subscriptions					
	10/01/2021	84836	Department of Economic Opportunity	Special District Fee FY 2021/2022	175.00
Total 511.540 · Dues, License & Subscriptions					175.00
511.733 · Trustee Fees					
	06/03/2022	2101463	Computershare Trust Company, N.A.	Series 2021 Admin Charges For the Period 06/30/2022 through 5/31/22	3,500.00
Total 511.733 · Trustee Fees					3,500.00
511.750 · Website Management					
	10/31/2021	2021-2163	Special District Services, Inc.	website Oct 2021	166.66

Terracina Community Development District
Expenditures
October 2021 through June 2022

Date	Invoice #	Vendor	Description	Amount
11/30/2021	2021-2277	Special District Services, Inc.	website Nov 2021	166.66
12/31/2021	2021-2492	Special District Services, Inc.	website Dec 2021	166.66
01/31/2022	2022-0032	Special District Services, Inc.	Website Jan 2022	166.66
02/28/2022	2022-0185	Special District Services, Inc.	Website Feb 2022	166.66
03/31/2022	2022-0285	Special District Services, Inc.	Website March 2022	166.66
04/30/2022	2022-0383	Special District Services, Inc.	Website April 2022	166.66
05/31/2022	2022-0487	Special District Services, Inc.	Website May 2022	166.66
06/30/2022	2022-0586	Special District Services, Inc.	Website June 2022	166.66
Total 511.750 · Website Management				1,499.94
Total Expenditures				76,406.08

Terracina Community Development District
Balance Sheet
As of June 30, 2022

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings	126,830.26	0.00	0.00	0.00	0.00	126,830.26
Bank Account	126,830.26	0.00	0.00	0.00	0.00	126,830.26
Total Checking/Savings	126,830.26	0.00	0.00	0.00	0.00	126,830.26
Total Current Assets						
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	104,607.00	0.00	104,607.00
Accum Depreciation - Storm Water Mgt	0.00	0.00	0.00	-826,070.00	0.00	-826,070.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-9,025.00	0.00	-9,025.00
Total Fixed Assets	0.00	0.00	0.00	1,039,674.00	0.00	1,039,674.00
Other Assets						
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Account	0.00	0.00	14,743.27	0.00	0.00	14,743.27
Investments - Revenue Account	0.00	0.00	35,765.09	0.00	0.00	35,765.09
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	50,508.36	50,508.36
Amount Available In DSF	0.00	0.00	0.00	0.00	2,575,491.64	2,575,491.64
Amount To Be Provided	0.00	0.00	0.00	0.00	2,676,508.36	2,676,508.36
Total Other Assets	0.00	0.00	50,508.36	0.00	2,626,000.00	2,626,000.00
TOTAL ASSETS	126,830.26	0.00	50,508.36	1,039,674.00	2,626,000.00	3,843,012.62
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	13,873.49	0.00	0.00	0.00	0.00	13,873.49
Accounts Payable	13,873.49	0.00	0.00	0.00	0.00	13,873.49
Total Accounts Payable	13,873.49	0.00	0.00	0.00	0.00	13,873.49
Total Current Liabilities						
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	2,626,000.00	2,626,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	2,626,000.00	2,626,000.00
Total Liabilities	13,873.49	0.00	0.00	0.00	2,626,000.00	2,639,873.49
Equity						
Net Income	83,403.31	0.00	3,022.78	0.00	0.00	86,426.09
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	1,874,769.00	0.00	1,874,769.00
Retained Earnings	29,553.46	0.00	47,485.58	-835,095.00	0.00	-758,055.96
Total Equity	112,956.77	0.00	50,508.36	1,039,674.00	0.00	1,203,139.13
TOTAL LIABILITIES & EQUITY	126,830.26	0.00	50,508.36	1,039,674.00	2,626,000.00	3,843,012.62

WATERWAY MANAGEMENT REPORT



Allstate
RESOURCE MANAGEMENT, INC.

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CUSTOMER TEPMAEINA EDA ACCOUNT # 2845 DATE 6/15/02
WEATHER CONDITIONS SUNNY - HOT - EASY BIOLOGIST RAFAEL

ALGAE/AQUATIC WEED CONTROL

ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING WEEDS
WATER LEVEL
RESTRICTION (# HRS.)

WATERWAY I.D.

1	2	3	4	5	6	7	8	9	10
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
low	low	low	low	low	low	low	low	low	low
0	0	0	0	0	0	0	0	0	0

REMARKS: TREATING LAKES FOR ALGAE CONTROL,
BONDIWEEDS, EXCESSIVE CHARA AND TORPEDO-GRASS.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 81 °F. ☐ High ☒ Normal ☐ Low
DISSOLVED OXYGEN 7.9 ppm. ☐ High ☒ Normal ☐ Low
pH READING 8.0 ☐ Acid 1-7 ☒ Neutral 7 ☐ Base 7-14
WATER CLARITY 3-4 FT ☐ Good ☐ Fair ☐ Poor
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST NORMAL -

WETLAND AREA MAINTENANCE


BENEFICIAL VEGETATION NOTED CHARA-Vallisneria
LITTORAL SHELF CARE ☐ Manual Removal ☒ Algae Treated ☐ No Treatment

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☒ Catfish
BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☒ Mosquitofish
UNDESIRABLE SPECIES ☐ Gar ☐ Exotics
BIRDS ☐ Wading ☐ Wild Ducks ☒ Coot ☐ Gallinule
☐ Anhinga ☐ Cormorant ☒ Kite ☐ Marsh Hawk ☐ Osprey
OTHER WILDLIFE _____

REMARKS: _____



We understand that many of you are heading into budget season. Unfortunately, the cost of fuel and goods to maintain your accounts has seen a dramatic increase in the last year. Many products to keep waterways and preserves healthy and clean have risen as much as 80%.

There has been no decision on the final increase for next year (2023), but we recommend budgeting for an increase of 5-10%. We are hoping to keep your costs on the lower end, but unfortunately there has been no slowdown in the increase we have been incurring.

We hope you understand and if prices drop in the future we can look to adjust accordingly.



Allstate

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FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER TERRACINA ACCOUNT #:

DATE: 6/1/22 TECHNICIAN: MR/JK/EG

SERVICE REPORT

FOUNTAIN:

CLEANING SERVICES:

- Display Heads
- Floats
- Intake Screens
- Light Fixtures

1	2	3	4	5	6	7	8	9	10
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	X	✓		

CHECK LIST:

- Anchor Lines
- Float Ballast
- Pump / Motor

✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		

AERATION SYSTEM:

- Compressor(s)
- Diffuser(s)

PARTS:

- Light Bulbs - 200W / 300W / 500W
- Light Gaskets - 1-Piece / 2-Piece
- Lens - Colored / Clear
- Sockets

60uF Run Cap

20uF Run Cap

			1						
			1						

REMARKS: Performed scheduled service on Lake Ftn's. Upon arrival, Ftn #4 Pump Breaker was Tripped. Reset Breaker, checked Voltage & Amps. Amps indicated 1340 Run Caps. Replaced (1) one 60uF Run Cap & (1) one 20uF Run Cap checked Amps. Ftn Operating Normal. Light timer was reading wrong time for Ftn #3 & 4. Adjusted time clock. Ftn #8, light Breaker was off. Turned ON & Tested light, lights AERATING NORMAL.



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WATERWAY MANAGEMENT REPORT

CUSTOMER TERRACINA CDD LACES. ACCOUNT # 2845 DATE 5-25-22

WEATHER CONDITIONS Sunny HOT Windy BIOLOGIST APACOL

	WATERWAY I.D.									
ALGAE/AQUATIC WEED CONTROL	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	/	/	/	/	/	/	/	/	/	/
BORDER GRASSES										
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL	low	low	low	low	low	low	low	low	low	low
RESTRICTION (# HRS.)	0	0	0	0	0	0	0	0	0	0

REMARKS: Lower Treated today for more control

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 80 °F. ☐ High ☒ Normal ☐ Low

DISSOLVED OXYGEN 7.7 ppm. ☐ High ☒ Normal ☐ Low

pH READING 8.2 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14

WATER CLARITY 2-4 ft ☒ Good ☐ Fair ☐ Poor

WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST NORMAL

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA VALLISNERIA

LITTORAL SHELF CARE ☐ Manual Removal ☒ Algae Treated ☐ No Treatment

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☒ Catfish

BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☒ Mosquitofish

UNDESIRABLE SPECIES ☐ Gar ☐ Exotics

BIRDS ☐ Wading ☐ Wild Ducks ☒ Muscovies ☐ Coot ☐ Gallinule

☐ Anhinga ☐ Cormorant ☐ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE _____

REMARKS: Ducks feeding on



Allstate

RESOURCE MANAGEMENT, INC.

Phone: 954.382.9766 • Fax: 954.382.9770

Email: info@allstatemanagement.com

www.allstatemanagement.com

FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER TERRACINA ACCOUNT #:

DATE: 5/23/22 TECHNICIAN: MR/EG

SERVICE REPORT

FOUNTAIN:

CLEANING SERVICES:

- Display Heads
- Floats
- Intake Screens
- Light Fixtures

1	2	3	4	5	6	7	8	9	10
						LAKE 11			

CHECK LIST:

- Anchor Lines
- Float Ballast
- Pump / Motor

✓	✓	✓	✓	✓	✓	✓	✓		

AERATION SYSTEM:

- Compressor(s)
- Diffuser(s)

PARTS:

- Light Bulbs - 200W / 300W / 500W
- Light Gaskets - 1-Piece / 2-Piece
- Lens - Colored / Clear
- Sockets

REMARKS: Service call "lights not working Lake 11"

Upon arrival, Disconnected lights and performed an insulation test.
Light Cable, Test Failed. Noticed light cable is 16 AWG 3/c and
In Panel 14 AWG 3/c cable. Recommend light cable Replacement.
OLD LED'S ARE DIM. Recommend New lighting system.



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FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER TERERACINA ACCOUNT #:

DATE: 5/24/22 TECHNICIAN: MR/EG

SERVICE REPORT

FOUNTAIN:

CLEANING SERVICES:

- Display Heads
- Floats
- Intake Screens
- Light Fixtures

1	2	3	4	5	6	7	8	9	10

CHECK LIST:

- Anchor Lines
- Float Ballast
- Pump / Motor

					✓				

AERATION SYSTEM:

- Compressor(s)
- Diffuser(s)

PARTS:

- Light Bulbs - 200W / 300W / 500W
- Light Gaskets - 1-Piece / 2-Piece
- Lens - Colored / Clear

~~Sockets~~ Disconnect (FEMALE)
(4) LED lighting system w/
Disconnect

					1				
					1				

REMARKS: Service call "Replace lighting system on Ftn #6"
Installed New lighting system w/ Disconnect. Tested
lights. lights operating Normal.



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FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER TERRACINA ACCOUNT #:

DATE: 5/25/22 TECHNICIAN: MR

SERVICE REPORT

FOUNTAIN:

CLEANING SERVICES:

- Display Heads
- Floats
- Intake Screens
- Light Fixtures

1	2	3	4	5	6	7	8	9	10

CHECK LIST:

- Anchor Lines
- Float Ballast
- Pump / Motor

				✓					

AERATION SYSTEM:

- Compressor(s)
- Diffuser(s)

PARTS:

- Light Bulbs - 200W / 300W / 500W
- Light Gaskets - 1-Piece / 2-Piece
- Lens - Colored / Clear

Sockets DISCONNECT (Female)
(4) LED Lighting System w/
DISCONNECT

				1					
				1					

REMARKS: Service call "Replace lights on ftn #5"
Installed New LED lighting System on ftn #5. Tested
lights, lights Operating Normal. Adjusted Time clocks.

SPECIAL SERVICE AGREEMENT / EQUIPMENT

Terracina Community Development District
c/o Special District Services, Inc
2501A Burns Road
Palm Beach Gardens, Florida 33410

DATE: 5/25/22 TERMS: Balance due on installation DELIVERY: 2-4 Weeks

<u>QUANTITY</u>	<u>DESCRIPTION - Lake Fountain #11</u>	<u>AMOUNT</u>
One (1)	New Light Cable – 275-feet, 14/3	\$575.00
One (1)	Delivery, Installation & Materials	<u>\$200.00</u>
	Total:	\$775.00

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE -
The above prices, specifications and conditions are satisfactory and are hereby accepted and the signer acknowledges that they are authorized to execute this document.

By: _____

By: _____

Dated: _____

WATERWAY MANAGEMENT REPORT



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CUSTOMER TEHNACINA CDD ACCOUNT # 2845 DATE 5/10/22

WEATHER CONDITIONS SUNNY - HOT - BREEZY BIOLOGIST RAFAEL

ALGAE/AQUATIC WEED CONTROL

	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BORDER GRASSES										
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL	<u>low - low - low - low -</u>									
RESTRICTION (# HRS.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

REMARKS: TREATED LAKES FOR ALGAE CONTROL

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 79 °F. ☐ High ☒ Normal ☐ Low
 DISSOLVED OXYGEN 8.0 ppm. ☐ High ☒ Normal ☐ Low
 pH READING 8.2 ☐ Acid 1-7 ☒ Neutral 7 ☒ Base 7-14
 WATER CLARITY 3-4 FT ☒ Good ☐ Fair ☐ Poor
 WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST NORMAL

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA - JAVISNERA
 LITTORAL SHELF CARE ☐ Manual Removal ☒ Algae Treated ☐ No Treatment

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☒ Catfish
 BIOLOGICAL CONTROL FISH ☒ Triploid Grass Carp ☒ Mosquitofish
 UNDESIRABLE SPECIES ☒ Gar ☐ Exotics
 BIRDS ☐ Wading ☐ Wild Ducks ☒ Muscovies ☐ Coot ☐ Gallinule
 ☐ Anhinga ☐ Cormorant ☒ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE _____

REMARKS: _____



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FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER Terricina ACCOUNT #:

DATE: 5/11/22 TECHNICIAN: JK EG

SERVICE REPORT

FOUNTAIN:

CLEANING SERVICES:

Display Heads
Floats
Intake Screens
Light Fixtures

	1	2	3	4	5	6	7	8	9	10
✓	✓	✓	✓	✓	✓	✓	✓			
✓	✓	✓	✓	✓	✓	✓	✓			
✓	✓	✓	✓	✓	✓	✓	✓			
✓	✓	✓	✓	?	✓	✓	✓			

CHECK LIST:

Anchor Lines
Float Ballast
Pump / Motor

✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		

AERATION SYSTEM:

Compressor(s)
Diffuser(s)

PARTS:

Light Bulbs - 200W / 300W / 500W
Light Gaskets - 1-Piece / 2-Piece
Lens - Colored / Clear
Sockets

REMARKS: Performed Schedule Maintenance on Lake Fat
Fat #5 tripped light Breaker, Fat #3 & 4 Fats Running
24/7, adjusted time clocks for Schedule, Fat #3 & 4 light
timer was incorrect, Adjusted time clocks All Fats
Running

WATERWAY MANAGEMENT REPORT



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CUSTOMER TEHNACINA CDD ACCOUNT # 2845 DATE 5/10/22

WEATHER CONDITIONS SUNNY - HOT - BREEZY BIOLOGIST RAFAEL

ALGAE/AQUATIC WEED CONTROL

	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BORDER GRASSES										
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL	<u>low - low - low - low -</u>									
RESTRICTION (# HRS.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

REMARKS: TREATED LAKES FOR ALGAE CONTROL

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 79 °F. ☐ High ☒ Normal ☐ Low
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 WATER CLARITY 3-4 FT ☒ Good ☐ Fair ☐ Poor
 WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST NORMAL

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA - JAVISNERA
 LITTORAL SHELF CARE ☐ Manual Removal ☒ Algae Treated ☐ No Treatment

REMARKS: _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☒ Largemouth Bass ☒ Bream ☒ Catfish
 BIOLOGICAL CONTROL FISH ☒ Triploid Grass Carp ☒ Mosquitofish
 UNDESIRABLE SPECIES ☒ Gar ☐ Exotics
 BIRDS ☐ Wading ☐ Wild Ducks ☒ Muscovies ☐ Coot ☐ Gallinule
 ☐ Anhinga ☐ Cormorant ☒ Kite ☐ Marsh Hawk ☐ Osprey

OTHER WILDLIFE _____

REMARKS: _____



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FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER Terracina ACCOUNT #:

DATE: 5/2/22 TECHNICIAN: JK

SERVICE REPORT

FOUNTAIN:

CLEANING SERVICES:

- Display Heads
- Floats
- Intake Screens
- Light Fixtures

1	2	3	4	5	6	7	8	9	10

CHECK LIST:

- Anchor Lines
- Float Ballast
- Pump / Motor

✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		

AERATION SYSTEM:

- Compressor(s)
- Diffuser(s)

PARTS:

- Light Bulbs - 200W / 300W / 500W
- Light Gaskets - 1-Piece / 2-Piece
- Lens - Colored / Clear
- Sockets

REMARKS: Service Call Lake 11 light not working.
upon Arrival Found Breaker Tripped, Switched
light Breaker with same Breaker From across the
Street, will continue to monitor lights.
tested lights and clocks, Everything working