



**TERRACINA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 8, 2022  
9:00 A.M.**

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

[www.terracinacdd.org](http://www.terracinacdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
Meeting Room of The Nexus at Vista Park  
2101 Vista Parkway  
West Palm Beach, Florida 33411  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
August 8, 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. July 11, 2022 Regular Board Meeting Minutes.....Page 3
- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 7
- H. Old Business
  - 1. Discussion Regarding Lake Levels
  - 2. Discussion Regarding SFWMD Water Use Permit Renewal Proposal.....Page 14
- I. New Business
  - 1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.Page 21
  - 2. Discussion Regarding Lake Maintenance Proposal.....Page 23
- J. Administrative Matters
  - 1. Financial Report.....Page 34
  - 2. Lake Vendor Reports.....Page 42
- K. Board Members Comments
- L. 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

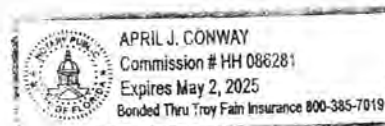
Signed



(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](http://www.terracinacdd.org)  
10-1/2021

0000662071-01



**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JULY 11, 2022**

**A. CALL TO ORDER**

The July 11, 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 (who arrived at 9:19 a.m.) 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**

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

**F. APPROVAL OF MINUTES**

**1. May 9, 2022, Regular Board Meeting**

The minutes of the May 9, 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. Colella and passed unanimously approving the minutes of the May 9, 2022, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

The Board requested an updated lake spreadsheet be sent to them.

**H. NEW BUSINESS**

## **1. Discussion Regarding South Florida Water Management District Water (SFWMD) Use Permit Renewal Proposal**

Ms. Bethel directed the Board's attention to Page 6 of the Meeting booklet and explained that she had been contacted by Mr. Migliore from SFWMD. Mr. Migliore emailed about a water permit that expires in April 2023. Ms. Bethel forwarded the email to Mr. Jackson, the District's engineer and he spoke to Mr. Migliore about the permit. Mr. Jackson provided a proposal to renew the permit. The Board reviewed the proposal and would like staff to get another proposal from AECOM.

## **2. Discussion Regarding Lake Levels**

Ms. Bethel directed the Board's attention to Page 13 in the Meeting booklet to review the Field Report. Ms. Bethel explained that the Board had previously requested that the District Engineer come out and check the lake locks. Mr. Jackson is currently on vacation, therefore Mr. Swaney will be available to answer any of the Board's questions. The Board requested that Ms. Bethel get Mr. Swaney on the phone. Ms. Bethel got Mr. Swaney on the phone and a lengthy discussion ensued. The Board would like Ms. Bethel to get proposals for a Flapgate and recharging well system, and have Mr. Jackson attend the next meeting.

### **I. ADMINISTRATIVE MATTERS**

#### **1. Financial Report**

#### **2. Lake Vendor Reports**

Mr. Colella mentioned Allstate's increase and that he was ok with the increase. He would also like Ms. Bethel to update the Lake/Fountain spreadsheet and send it to the Board. Mr. Ameer noted he was not happy with current lake vendor and would like staff to get lake maintenance proposals. Mr. Colella thinks they should work with Allstate instead of switching. The Board will get proposals for lake maintenance.

Ms. Bethel directed the Board's attention to a proposal from Allstate to repair Fountain # 11.

A **motion** was made by Mr. Ameer, seconded by Ms. Colella and unanimously passed approving Allstate's proposal in the amount of \$775 to repair Fountain #11.

### **J. BOARD MEMBER COMMENTS**

Mr. Colella suggested that the Board read the material before the meeting so that meeting actions can be taken.

### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mrs. Colella, seconded by Mr. Colella adjourning the Regular Board Meeting at 10:14 a.m. Upon being put to a vote, the **motion** carried 4 to 0.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

## Miscellaneous Notices



Published in The Palm Beach Post on July 19, 2022

### Location

Palm Beach County,

### Notice Text

Notice of Public Hearing and  
Regular Board Meeting of the  
Terracina Community  
Development District

The Board of Supervisors (the Board ) of the Terracina Community Development District (the District ) will hold a Public Hearing and Regular Board Meeting on August 8, 2022, at 9:00 a.m., or as soon thereafter as can be heard, in a Meeting Room of The Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District s website or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Terracina Community Development District

[www.terracinacdd.org](http://www.terracinacdd.org)

July 19, 26, 2022 #7530075

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.**

**WHEREAS**, the Terracina Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of August, 2022.

**ATTEST:**

**TERRACINA  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Terracina  
Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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

**FINAL BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	171,428
DEBT ASSESSMENTS	314,087
OTHER REVENUES	0
INTEREST INCOME	120
<b>TOTAL REVENUES</b>	<b>\$ 485,635</b>
<b>EXPENDITURES</b>	
SUPERVISOR FEES	7,000
PAYROLL TAXES - EMPLOYER	560
AQUATIC LAKE MAINTENANCE	25,000
FOUNTAIN MAINTENANCE	15,000
ENGINEERING/INSPECTIONS	6,000
MANAGEMENT	35,952
SECRETARIAL	4,200
LEGAL	5,000
ASSESSMENT ROLL	8,000
AUDIT FEES	4,225
INSURANCE	6,400
LEGAL ADVERTISING	1,500
MISCELLANEOUS	1,100
POSTAGE	300
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
CONTINGENCY/FOUNTAINS	33,400
<b>TOTAL EXPENDITURES</b>	<b>\$ 161,262</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,373</b>
BOND PAYMENTS	(295,242)
<b>BALANCE</b>	<b>\$ 29,131</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,710)
DISCOUNT FOR EARLY PAYMENTS	(19,421)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>



**DETAILED FINAL BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	131,379	171,487	171,428	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS	333,676	314,087	314,087	Bond Payment /.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	100	120	120	Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 465,155</b>	<b>\$ 485,694</b>	<b>\$ 485,635</b>	
<b>EXPENDITURES</b>				
SUPERVISOR FEES	8,000	7,000	7,000	No Change From 2021/2022 Budget
PAYROLL TAXES - EMPLOYER	612	560	560	Supervisor Fees * 8.00%
AQUATIC LAKE MAINTENANCE	15,435	25,000	25,000	No Change From 2021/2022 Budget
FOUNTAIN MAINTENANCE	15,110	15,000	15,000	No Change From 2021/2022 Budget
ENGINEERING/INSPECTIONS	4,482	6,000	6,000	No Change From 2021/2022 Budget
MANAGEMENT	34,428	34,908	35,952	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2021/2022 Budget
LEGAL	6,074	4,500	5,000	\$500 Increase From 2021/2022 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	No Change From 2021/2022 Budget
AUDIT FEES	4,120	4,225	4,225	Accepted Amount For 2021/2022 Audit
INSURANCE	5,789	6,400	6,400	Insurance Estimate
LEGAL ADVERTISING	1,434	1,500	1,500	No Change From 2021/2022 Budget
MISCELLANEOUS	1,024	1,100	1,100	No Change From 2021/2022 Budget
POSTAGE	307	300	300	No Change From 2021/2022 Budget
OFFICE SUPPLIES	631	600	600	No Change From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	4,500	4,500	4,500	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2021/2022 Budget
CONTINGENCY/FOUNTAINS	9,994	35,000	33,400	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 126,665</b>	<b>\$ 161,318</b>	<b>\$ 161,262</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 338,490</b>	<b>\$ 324,376</b>	<b>\$ 324,373</b>	
BOND PAYMENTS	(318,120)	(295,242)	(295,242)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 20,370</b>	<b>\$ 29,134</b>	<b>\$ 29,131</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,010)	(9,711)	(9,710)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(17,248)	(19,423)	(19,421)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 112</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 112</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	29	25	25	Projected Interest For 2022/2023
NAV Tax Collection	318,120	295,242	295,242	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 318,149</b>	<b>\$ 295,267</b>	<b>\$ 295,267</b>	
<b>EXPENDITURES</b>				
Principal Payments	175,000	230,000	236,000	Principal Payment Due In 2023
Interest Payments	106,675	64,414	58,938	Interest Payments Due In 2023
Bond Redemption	35,000	853	329	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 316,675</b>	<b>\$ 295,267</b>	<b>\$ 295,267</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 1,474</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2021 Bond Refunding Information**

Original Par Amount =	\$2,856,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.350%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2021		
Maturity Date =	May 2032		
Par Amount As Of 1/1/22 =	\$2,856,000		

## Terracina Community Development District Assessment Comparison

	Fiscal Year 2018/2019 <u>Assessment*</u>	Fiscal Year 2019/2020 <u>Assessment*</u>	Fiscal Year 2020/2021 <u>Assessment*</u>	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Projected Assessment*</u>
<b>O &amp; M</b>	\$ 274.79	\$ 281.04	\$ 285.95	\$ 372.80	\$ 372.67
<b>Debt</b>	\$ 740.46	\$ 733.14	\$ 727.99	\$ 684.29	\$ 684.29
<b>Total</b>	<b>\$ 1,015.25</b>	<b>\$ 1,014.18</b>	<b>\$ 1,013.94</b>	<b>\$ 1,057.09</b>	<b>\$ 1,056.96</b>

\* 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

June 15, 2022

Sylvia Bethel  
Special District Services, Inc.  
2501 Burns Rd., Suite A  
Palm Beach Gardens, FL 33410  
(Via email: [sbethel@sdsinc.org](mailto: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](mailto:sbethel@sdsinc.org)>  
**Cc:** Adam Swaney <[aswaney@engenuitygroup.com](mailto:aswaney@engenuitygroup.com)>; 4028.01 TERRACINA CDD <[4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com](mailto:4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com)>; Nury Figueroa <[NFiguerroa@engenuitygroup.com](mailto:NFiguerroa@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](mailto:kjackson@engenuitygroup.com)  
[www.EngenuityGroup.com](http://www.EngenuityGroup.com)

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

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**From:** Sylvia Bethel <[sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)>  
**Sent:** Tuesday, June 14, 2022 12:18 PM  
**To:** Keith Jackson <[kjackson@engenuitygroup.com](mailto:kjackson@engenuitygroup.com)>  
**Cc:** Frank S Palen <[palen@caldwellpacetti.com](mailto:palen@caldwellpacetti.com)>; 4028.01 TERRACINA CDD <[4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com](mailto:4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com)>; Adam Swaney <[aswaney@engenuitygroup.com](mailto: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](http://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!

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

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

**To:** Sylvia Bethel <[sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)>

**Cc:** Frank S Palen <[palen@caldwellpacetti.com](mailto:palen@caldwellpacetti.com)>; 4028.01 TERRACINA CDD  
<[4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com](mailto:4028.01TERRACINACDD@engenuitygroupinc.onmicrosoft.com)>; Adam Swaney  
<[aswaney@engenuitygroup.com](mailto: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](mailto:kjackson@engenuitygroup.com)  
[www.EngenuityGroup.com](http://www.EngenuityGroup.com)

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

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**From:** Sylvia Bethel <[sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)>  
**Sent:** Monday, June 13, 2022 12:17 PM  
**To:** Keith Jackson <[kjackson@engenuitygroup.com](mailto:kjackson@engenuitygroup.com)>  
**Cc:** Frank S Palen <[palen@caldwellpacetti.com](mailto: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](http://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](mailto:sbethel@sdsinc.org)>  
**Cc:** [colellaguy145@gmail.com](mailto:colellaguy145@gmail.com); [Linda.BerbusseColella@Cerner.com](mailto:Linda.BerbusseColella@Cerner.com); [shkameer@gmail.com](mailto:shkameer@gmail.com); [camas41@hotmail.com](mailto:camas41@hotmail.com); [jose.esquerete@gmail.com](mailto:jose.esquerete@gmail.com); Naya, Alberto <[anaya@sfwmd.gov](mailto: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.

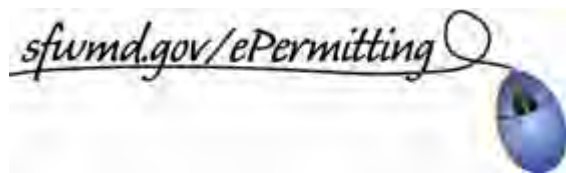
*Vincent Migliore*

**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.*

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of August, 2022.

**ATTEST:**

**TERRACINA  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 10, 2022  
November 14, 2022  
December 12, 2022  
January 9, 2023  
February 13, 2023  
March 13, 2023  
April 10, 2023  
May 8, 2023  
June 12, 2023  
July 10, 2023  
August 14, 2023  
September 11, 2023**

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](http://www.terracinacdd.org)**

**PUBLISH: PALM BEACH POST      00/00/2022**



**LAKE BEAUTIFICATION  
AND ENHANCEMENT  
TERRACINA**



Community Development District

Especially Prepared for:  
Sylvia Bethel, District Manager.

July 21, 2022

Terracina Community Development District

RE: Lake & Littoral Management Agreement

Attention: Sylvia Bethel, District Manager.

Dear Ms. Bethel,

Lakes in South Florida, whether they are man-made or natural, have a life cycle. They start balanced, fresh and clear with natural clean up mechanisms in place. As they age, increased nutrient levels can put the waterway system out of balance, often overwhelming its natural ability to dissipate problems. This often causes weed and excessive algae growth.

Waterway management programs are designed to slow down the aging process and to help prolong the peak period of desirable water quality, clarity and nutrient balance.

Every lake is a unique ecosystem. There is no magical cure for lake problems. It is why it is essential to understand the causes of problems, as well as the effects. By increasing your understanding you'll be able to develop a balanced management program for your lakes.

At your request, we surveyed the waterway system at Terracina located in West Palm Beach, Florida.

1. The property has Twelve (12) lakes totaling 49.38 surface acres along with 5.52 acres of Littoral area, in need of environmental resource management.
2. Storm water runoff enters the waterway along sodded, sloped banks and underground culverts.
3. The lakes are in good condition and are easily assessable for maintenance.

To summarize the aquatic conditions found on our survey:

- a. Shoreline growth includes minimal torpedo grass, cattails and filamentous algae.
- b. Submerged weed growth was minimal at the time of survey.
- c. Shoreline grass growth was minimal and water levels were above control elevation
- d. Aquatic growth in the water can impede flow at drainage culverts.

- e. Weed growth around irrigation (and fountain) piping exposes expensive pumping equipment to possible damage and unnecessary maintenance expenses due to aquatic weed and algae intake.
- f. Water clarity was poor due to recent heavy rains and construction activities.
- g. Our field observations indicate fish stocking will need to be discussed.

Other observations noted during the survey, which are important to a successful waterway management program are:

1. The presence of beneficial shoreline plants are visible at this time but some areas could be aesthetically enhanced by the addition of aquatic plantings. Desirable wetland plant species are important components of a balanced aquatic ecosystem. They provide sanctuary and nesting areas for waterfowl and wildlife, stabilize shorelines, improve water quality and induce greater clarity through filtration. Our firm performs wetland planting services and is licensed to transport and plant native wetland flora.
2. The waterway system provides the source of irrigation for lawn maintenance.
3. Storm water runoff and fertilization from surrounding turf areas artificially create higher nutrient levels than normal in aquatic systems. This stimulates aquatic plant growth.
4. Fountain-type aerators with decorative spray-patterns help to beautify the highly visible waterway while assisting nature with many biological benefits. Our company installs, services and maintains all makes and models of fountains and aerators systems from many manufactures.

It should be noted that the most significant factors that impact lake conditions are oxygen levels in the water, the amount of nutrients contained in the water and water temperature.

- A. OXYGEN supports the food chain and provides for a natural way to consume organic matter and undesirable bacteria.

Organic NUTRIENTS are compounds essential to the life of a plant. In water management, these are substances that contain phosphorous and nitrogen (materials found in fertilizers). As nutrient levels rise in lake water, so does algae, and aquatic weed growth, often causing severe problems.

TEMPERATURE differentials in surface and the bottom water of a lake are called thermal stratification. Variations in water temperature cause differences in density. Warm and cold layers do not mix. Warmer surface water induces algae growth. Lake “turnover” which brings oxygen deficient water to the surface is a prime cause of natural fish kills.



We recommend that this integrated program of waterway management be initiated:

- a. Control and maintenance of the algae. Fertile nutrient run-off entering the water from sodded banks and storm drainage areas will continually stimulate algae growth. Algae blooms often cause odor problems and tend to accumulate along shoreline regions.
- b. Control and maintenance of existing excessive aquatic weeds growing in the waterways.
- c. Scheduled inspections, with treatment as necessary, for the prevention of the development of new undesirable aquatic weed species through introduction by drainage transfer, or other natural processes.
- d. Control and maintenance of the shoreline grasses growing in the water to the water's edge. Some neatly maintained native plants may be left for aesthetic value and wildlife benefit, if they develop.
- e. If desired, beneficial native wetland plants may be added to aesthetically and biologically enhance the aquatic ecosystem.
- f. Additional stocking of the waters with the desirable fish species, bass and bream. SUPERIOR WATERWAY SERVICES provides this optional service.
- g. Research for the stocking of the triploid grass carp and introduction of the gambusia (mosquito fish), to assist in biological weed and mosquito control, will be conducted.
- h. Establishment of a monthly water testing program, especially since waterways may be used for fishing and irrigation.
- i. Establishment of a professional reporting system for property management administration. A sample copy of our comprehensive, monthly report is attached for your review.



Enclosed is a contract covering the lake management services you will require. Monthly payments as indicated include visits twice per month with treatment as necessary, management post treatment reports, monthly water testing, and fish stocking of bass and bream, if this option is desired. Kindly sign the original copy of the contract and return it to us so that we may schedule your program.

Our price is predicated on the initiation of lake maintenance before noxious growth develops further. Please note that although we will treat border grasses and brush, certain plants, such as brush, grasses and cattail, leave visible structure, which may take time to decompose.

The installation of an optional fountain/aerator should also be considered.

Aesthetic enhancement and biological benefits that may be expected from your fountain/aerator are:

- Increased circulation and destratification.
- Reduced water stagnation.
- Increased life-sustaining oxygen for fish populations.
- Increased oxygen for the improvement of bottom-water quality.
- Increased oxygen for rapid decomposition of organic sediment.
- Increased oxygen to help control undesirable bacteria.
- Creative water display for the evening, with standard lighting patterns.
- A "healthier" aquatic environment.

The units come in all shapes, sizes and pump capacities. An agreement for this special equipment will be prepared upon request.

Properly managed waterways will maintain water quality and adequate water clarity, while providing an environmental and recreational asset to the property owners at the least cost of maintenance.

We look forward to the opportunity of serving the Terracina Community Development District.

Respectfully yours,

*Louis Palermo*

Louis Palermo  
Executive V.P. Sales and Operations  
Superior Waterway Services, Inc.

## **AQUATIC MANAGEMENT AGREEMENT**

This agreement, dated Jul 21, 2022, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER; To begin service September 1, 2022, or earlier if requested.

Terracina Community Development District  
736 Cresta Circle. West Palm Beach, FL. 33413  
Attention: Sylvia Bethel, District Manager.

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic site: Twelve (12) lakes @ 49.38 surface acres along with 5.52 acres of Littoral area, located at West Palm Beach, Florida,

Algae and Aquatic Plant Control, Submersed and Floating vegetation	\$1,850.00/ M
Littoral Maintenance based on quarterly visits	\$850.00/ Q
Quarterly Fountain Cleaning	\$800.00/ Q
Border Grass and Brush Control to Water's Edge	Included
Monthly Water Testing	Included
Fish & Wildlife Monitoring-	Included
Management Reporting	Included

One (1) visit per month by boat or ATV for lake management with treatment as necessary with additional visits, if necessary, at no additional cost. 1 Quarterly visit with our maintenance crew to maintain the littoral zones and keep them free of invasive exotic vegetation.

House trash, i.e. plastic bottles, bags, cups and papers will be picked by both lake spray technicians and littoral maintenance staff. Coconut, Palm Fronds and residential dumping is not included. A clean-up crew can be sent out at a daily rate for a crew to come out and pick up coconuts and other debris at your request.

## AQUATIC MANAGEMENT AGREEMENT

2. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal monthly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.
3. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
4. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.
5. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Road, Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. There will be no less than 30 days written notice if any increase is to be imposed for any reason whatsoever.
6. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice
7. FISH STOCKING: Annual Spring Fish Stocking optional
  - A. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates.
  - B. Care for aquatic sanctuary areas and littoral shelves planted with sensitive aquatic flora is included herein only if referenced. All littoral zone areas are to be maintained at a level to be in compliance with the appropriate rules and codes set forth by the Palm Beach County Department of Environmental Resource Management and any other governing agencies which may have any jurisdiction. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.

### AQUATIC MANAGEMENT AGREEMENT

Definitions of services referred to in Paragraph 1 are as follows:

**Algae and Aquatic Plant Control** – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association to control algae, submersed and floating vegetation. Treatments are to be made with E.P.A. registered aquatic herbicides.

**Quarterly Littoral Zone Care-** The management of littoral zone areas with native aquatic plants. Techniques include the application of approved herbicides to control exotic species at a level acceptable t\by all governing bodies.

**Border Grass And Brush Control To Water's Edge** – The treatment of all undesirable emergent vegetation around the lake edge up to the turf line. This service does not include the treatment of littoral zone areas.

**Monthly Water Testing** – Water testing as needed for the success of the lake management program. Parameters include Dissolved Oxygen, Ph, Clarity and Water Temperature.

**Quarterly Lake Fountains Maintenance-** A quarterly program would be established to ensure all fountain equipment is working correctly and efficiently. All nozzles, light lens, floats, and suction screens, will be inspected and cleaned as well as all electrical components checked and adjusted if needed, for proper incoming voltage and amperage draw.

**Fish & Wildlife Monitoring** – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

**Biological Control Agent Permit Application For Triploid Grass Carp And Mosquito Fish** – Assistance in the permitting process from the Florida Fish & Wildlife Conservation Commission for the importation of restricted fish species.

**Management Reporting** – A comprehensive report filled out each visit for the specific activity performed on the property, and provided to Customer.

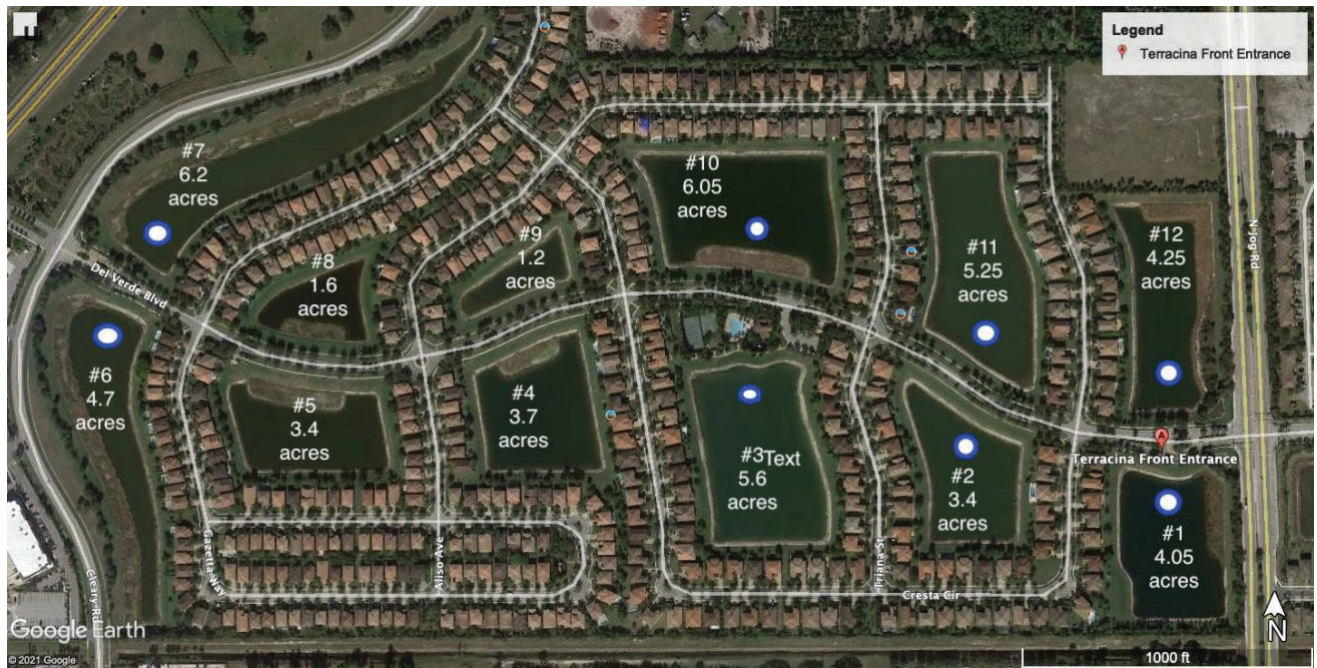
10. SWS will provide CUSTOMER with certificates of insurance upon request. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates
11. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
12. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

---

CUSTOMER SIGNATURE

---

DATE



## PRICING FOR FOUNTAINM EQUIPMENT VALID THROUGH DECEMBER 31, 2021

- 1) The following are pricing examples that will be valid throughout 2021 fiscal year.  
The two Cascade Fountains located on lakes 3 & 10 are 5HP 230V 1Ph Motors, their cost for this motor & pump replacement is \$2,485.00 ++ and includes a 2-year part warranty. Labor not included.
- 2) It's also noted that there are two (2) additional fountains added to lakes 6 & 7, both Aqua Control fountains along with two (2) new Aqua Control entrance fountains, lakes 1 & 12.  
Superior Waterway Services is also an Aqua Control distributor and can obtain all parts needed for repairs. 5HP 240V 1PH replacement fountain motor assemblies will cost \$2,700.00 ++ Labor not included
- 3) Our labor rate is priced at \$98.00/ Hr.
- 4) Also, while reviewing meeting minutes, it showed work performed on the two (2) Aqua Master Fountains installed June 2021, they're still under warranty including labor cost. It was noted that there were charges in-regards to these two fountains. Going forward, please call us for service on these units, under warranty till 06/2022.
- 5) Also noted in previous minutes is the notion that shoreline restoration is being explored. Superior Waterway Services, Inc. is also involved with shoreline restoration for erosion control. We are able to provide you pricing on any shoreline areas you would like addressed.  
Our pricing is set between \$75.00-\$80.00/ ft. with limited life-time warranty.
- 6) Lastly, the littoral shelves, as of today, remain high above the current water level and are continuing to dry out. There are some alternatives that may be enticing to the HOA. We are able to Hydro-seed with an aquatic mix of seed that would allow plants to grow and when water levels rise and fall, the plants will still provide some ground cover. Pricing TBD.

Terracina  
Community Development District

**Financial Report For  
July 2022**



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

	<b>Annual Budget 10/1/21 - 9/30/22</b>	<b>Actual Jul-22</b>	<b>Year To Date Actual 10/1/21 - 7/31/22</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	171,487	2,688	171,279
DEBT ASSESSMENTS	314,087	4,934	313,651
OTHER REVENUES	0	0	0
INTEREST INCOME	120	0	114
<b>Total Revenues</b>	<b>\$ 485,694</b>	<b>\$ 7,622</b>	<b>\$ 485,044</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	7,000	800	4,200
PAYROLL TAXES - EMPLOYER	560	61	321
AQUATIC LAKE MAINTENANCE	25,000	0	15,605
CONTINGENCY/FOUNTAINS	35,000	0	0
FOUNTAIN MAINTENANCE	15,000	0	5,808
ENGINEERING/INSPECTIONS	6,000	1,968	8,478
MANAGEMENT	34,908	2,909	29,090
SECRETARIAL	4,200	350	3,500
LEGAL	4,500	0	3,310
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	128	596
POSTAGE	300	0	66
OFFICE SUPPLIES	600	4	512
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	3,500
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	1,667
<b>Total Expenditures</b>	<b>\$ 161,318</b>	<b>\$ 6,386</b>	<b>\$ 83,265</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,376</b>	<b>\$ 1,236</b>	<b>\$ 401,779</b>
BOND PAYMENTS	(295,242)	(4,934)	(299,025)
<b>BALANCE</b>	<b>\$ 29,134</b>	<b>\$ (3,698)</b>	<b>\$ 102,754</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,711)	0	(5,513)
DISCOUNTS FOR EARLY PAYMENTS	(19,423)	0	(18,009)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (3,698)</b>	<b>\$ 79,232</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (3,698)</b>	<b>\$ 79,232</b>

<b>Bank Balance As Of 7/31/22</b>	<b>\$ 126,830.26</b>
<b>Accounts Payable As Of 7/31/22</b>	<b>\$ 13,873.49</b>
<b>Accounts Receivable As Of 7/31/22</b>	<b>\$ -</b>
<b>Available Funds As Of 7/31/22</b>	<b>\$ 112,956.77</b>

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

	<b>Oct 21- July 22</b>	<b>21/22 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessments	171,279.22	171,487.00	-207.78	99.88%
363.810 · Debt Assessments	313,651.06	314,087.00	-435.94	99.86%
363.820 · Debt Assessment-Paid To Trustee	-299,024.66	-295,242.00	-3,782.66	101.28%
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%
<b>Total Income</b>	<b>162,497.32</b>	<b>161,318.00</b>	<b>1,179.32</b>	<b>100.73%</b>
<b>Expense</b>				
511.122 · PR Tax Expense	321.30	560.00	-238.70	57.38%
511.131 · Supervisor Fees	4,200.00	7,000.00	-2,800.00	60.0%
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	8,477.50	6,000.00	2,477.50	141.29%
511.311 · Management Fees	29,090.00	34,908.00	-5,818.00	83.33%
511.312 · Secretarial Fees	3,500.00	4,200.00	-700.00	83.33%
511.315 · Legal Fees	3,309.50	4,500.00	-1,190.50	73.54%
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	596.41	1,100.00	-503.59	54.22%
511.513 · Postage and Delivery	65.83	300.00	-234.17	21.94%
511.514 · Office Supplies	512.45	600.00	-87.55	85.41%
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	1,666.60	2,000.00	-333.40	83.33%
511.800 · Contingency/Fountains	0.00	35,000.00	-35,000.00	0.0%
<b>Total Expense</b>	<b>83,264.89</b>	<b>161,318.00</b>	<b>-78,053.11</b>	<b>51.62%</b>
<b>Net Income</b>	<b>79,232.43</b>	<b>0.00</b>	<b>79,232.43</b>	<b>100.0%</b>

**Terracina Community Development District**  
**Expenditures**  
**October 2021 through July 2022**

	Date	Invoice #	Vendor	Description	Amount
<b>Expenditures</b>					
<b>511.122 · PR Tax Expense</b>					
	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 03.16.22 ( 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
	07/12/2022	PR 07.11.22		mtg 07.11.22 ck 07.13.22 ( Sheik A, Colella L, Colella G, Saunders C)	61.20
Total 511.122 · PR Tax Expense					321.30
<b>511.131 · Supervisor Fees</b>					
	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
	07/12/2022	PR 07.11.22		mtg 07.11.22 ck 07.13.22 ( Sheik A, Colella L, Colella G, Saunders C)	800.00
Total 511.131 · Supervisor Fees					4,200.00
<b>511.301 · Aquatic Lake Maintenance</b>					
	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 near the lake	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
<b>511.307 · Fountain Maintenance</b>					
	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
<b>511.310 · Engineering</b>					
	12/31/2021	28865	Engenuity Group, Inc. (formally SFRN)	Professional Services for the Period: 12/1/2021 to 12/31/2021	198.00

**Terracina Community Development District**  
**Expenditures**  
**October 2021 through July 2022**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	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
	07/20/2022	2000647766	AECOM	SW Needs Analysis	1,967.50
Total 511.310 · Engineering					8,477.50
<b>511.311 · Management Fees</b>					
	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
	07/31/2022	2022-0684	Special District Services, Inc.	Management Fee July 2022	2,909.00
Total 511.311 · Management Fees					29,090.00
<b>511.312 · Secretarial Fees</b>					
	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
	07/31/2022	2022-0684	Special District Services, Inc.	Secretarial July 2022	350.00
Total 511.312 · Secretarial Fees					3,500.00
<b>511.315 · Legal Fees</b>					
	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
	06/27/2022	129991	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 06.27.22	472.50
Total 511.315 · Legal Fees					3,309.50
<b>511.450 · Insurance</b>					
	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

**Terracina Community Development District**  
**Expenditures**  
**October 2021 through July 2022**

	<b>Date</b>	<b>Invoice #</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
<b>511.480 · Legal Advertisements</b>					
	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
<b>511.512 · Miscellaneous</b>					
	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
	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
	07/12/2022	PR 07.11.22		mtg 07.11.22 ck 07.13.22 ( Sheik A, Colella L, Colella G, Saunders C)	52.60
	07/20/2022	15589042	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	75.00
Total 511.512 · Miscellaneous					596.41
<b>511.513 · Postage and Delivery</b>					
	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
<b>511.514 · Office Supplies</b>					
	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

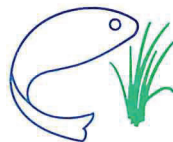
**Terracina Community Development District**  
**Expenditures**  
October 2021 through July 2022

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	07/31/2022	2022-0684	Special District Services, Inc.	Copier June 2022	4.35
Total 511.514 · Office Supplies					512.45
<b>511.540 · Dues, License &amp; Subscriptions</b>					
	10/01/2021	84836	Department of Economic Opportunity	Special District Fee FY 2021/2022	175.00
Total 511.540 · Dues, License & Subscriptions					175.00
<b>511.733 · Trustee Fees</b>					
	06/03/2022	2101463	Computershare Trust Company, N.A.	Series 2021 Admin Charges	3,500.00
Total 511.733 · Trustee Fees					3,500.00
<b>511.750 · Website Management</b>					
	10/31/2021	2021-2163	Special District Services, Inc.	website Oct 2021	166.66
	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
	07/31/2022	2022-0684	Special District Services, Inc.	Website July 2022	166.66
Total 511.750 · Website Management					1,666.60
<b>Total Expenditures</b>					<b>83,264.89</b>

**Terracina Community Development District**  
**Balance Sheet**  
**As of July 31, 2022**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
Current Assets						
Checking/Savings Bank Account	119,664.57	0.00	0.00	0.00	0.00	119,664.57
Total Checking/Savings	119,664.57	0.00	0.00	0.00	0.00	119,664.57
Total Current Assets	119,664.57	0.00	0.00	0.00	0.00	119,664.57
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	14,749.90	0.00	0.00	14,749.90
Investments - Revenue Account	0.00	0.00	40,795.69	0.00	0.00	40,795.69
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	55,545.59	55,545.59
Amount To Be Provided	0.00	0.00	0.00	0.00	2,570,454.41	2,570,454.41
Total Other Assets	0.00	0.00	55,545.59	0.00	2,626,000.00	2,681,545.59
<b>TOTAL ASSETS</b>	<b>119,664.57</b>	<b>0.00</b>	<b>55,545.59</b>	<b>1,039,674.00</b>	<b>2,626,000.00</b>	<b>3,840,884.16</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Current Liabilities						
Accounts Payable	10,878.68	0.00	0.00	0.00	0.00	10,878.68
Total Accounts Payable	10,878.68	0.00	0.00	0.00	0.00	10,878.68
Total Current Liabilities	10,878.68	0.00	0.00	0.00	0.00	10,878.68
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	10,878.68	0.00	0.00	0.00	2,626,000.00	2,636,878.68
Equity						
Net Income	79,232.43	0.00	8,060.01	0.00	0.00	87,292.44
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	108,785.89	0.00	55,545.59	1,039,674.00	0.00	1,204,005.48
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>119,664.57</b>	<b>0.00</b>	<b>55,545.59</b>	<b>1,039,674.00</b>	<b>2,626,000.00</b>	<b>3,840,884.16</b>





# 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: 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
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✓	✓		
✓	✓	✓	✓	✓	✓	✗	✓		

#### 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 operating Normal.



# WATERWAY MANAGEMENT REPORT



**Allstate**  
RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

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.)

REMARKS:

WATERWAY I.D.									
1	2	3	4	5	6	7	8	9	10
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
✓		✓		✓		✓		✓	
								✓	
low - low - low - low - low									
0 0 0 0 0 0 0 0 0 0									

TREATED LAKES FOR ALGAE CONTROL,  
PONDWEEDS, EXCESSIVE CHARA AND  
TORPEDO-GRASS.

## WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O

DISSOLVED OXYGEN

pH READING

WATER CLARITY

WATER SAMPLE TO LAB

☐ Yes

☒ No

☐ High

☐ High

☐ Acid 1-7

☐ Good

☐ Test

☒ Normal

☒ Normal

☐ Neutral 7

☐ Fair

☐ Low

☐ Low

☒ Base 7-14

☐ Poor

REMARKS:

WATER TEST NORMAL -

## WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED

LITTORAL SHELF CARE

☐ Manual Removal

☒ Algae Treated

☐ No Treatment

REMARKS:

CHARA-Vallisneria

## FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

UNDESIRABLE SPECIES

BIRDS

☐ Wading

☐ Anhinga

☐ Wild Ducks

☐ Cormorant

☒ Largemouth Bass

☐ Triploid Grass Carp

☐ Gar

☐ Muscovies

☒ Kite

☒ Bream

☐ Exotics

☐ Coot

☐ Marsh Hawk

☒ Catfish

☒ Mosquitofish

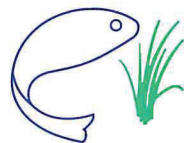
☐ Gallinule

☐ Osprey

OTHER WILDLIFE

REMARKS:

# MITIGATION AREA MANAGEMENT REPORT



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

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER Terracina CDD (MIT) ACCOUNT # 2845 DATE 6/2/12  
 WEATHER CONDITIONS Cloudy, Clear, low wind BIOLOGIST T. Green

## MAINTENANCE

G H E MITIGATION AREA I.D.

EXOTIC VEGETATION REMOVAL  
 INVASIVE WEEDS & GRASSES  
 SUBMERSED/EMERGENT AQUATICS  
 FLOATING WEEDS  
 TRASH / DEBRIS REMOVAL  
 ADDITIONAL PLANTINGS

/	/	/							

REMARKS: Today treatment was for torpedo grass, pennywort, stink weed, fennel, hemp vines and other exotic growth along mitigation areas G, H, E.

## WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O \_\_\_\_\_ °F.  
 DISSOLVED OXYGEN \_\_\_\_\_ ppm.  
 pH READING 7.1  
 WATER CLARITY \_\_\_\_\_  
 WATER SAMPLE TO LAB ☐ Yes ☐ No

☐ High ☐ Normal ☐ Low  
☐ High ☐ Normal ☐ Low  
☐ Acid 1-7 ☐ Neutral 7 ☐ Base 7-14  
☐ Good ☐ Fair ☐ Poor  
☐ Test \_\_\_\_\_

## FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED spike reeds, arrowhead, bull reed

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

OTHER WILDLIFE \_\_\_\_\_

REMARKS: \_\_\_\_\_



# WATERWAY MANAGEMENT REPORT



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RESOURCE MANAGEMENT, INC.

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www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER VERMACINA EDD ACCOUNT # 2845 DATE 6/27/20  
WEATHER CONDITIONS SUNNY - HOT - CALM BIOLOGIST RAPHAEL

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

REMARKS: TREATED LAKES FOR ALGAE  
CONTROL, PONDWEED, CHARA, SPATTERDOCK  
AND TORPEDOGRASS

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H <sub>2</sub> O	<u>82</u> °F.	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Low
DISSOLVED OXYGEN	<u>8.0</u> ppm.	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Low
pH READING	<u>8.3</u>	<input type="checkbox"/> Acid 1-7	<input type="checkbox"/> Neutral 7	<input checked="" type="checkbox"/> Base 7-14
WATER CLARITY	<u>3 FT</u>	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
WATER SAMPLE TO LAB	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Test		

REMARKS: WATER TEST NORMAL -

## WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA-JAWISONGUA

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

REMARKS: \_\_\_\_\_

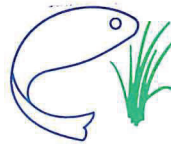
## FISH/WILDLIFE OBSERVATIONS

SPORT FISH	<input checked="" type="checkbox"/> Largemouth Bass	<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Catfish
BIOLOGICAL CONTROL FISH	<input type="checkbox"/> Triploid Grass Carp	<input type="checkbox"/> Exotics	<input checked="" type="checkbox"/> Mosquitofish
UNDESIRABLE SPECIES	<input type="checkbox"/> Gar	<input type="checkbox"/> Coot	<input type="checkbox"/> Gallinule
BIRDS	<input type="checkbox"/> Wading	<input checked="" type="checkbox"/> Muscovies	<input type="checkbox"/> Marsh Hawk
	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Kite	<input type="checkbox"/> Osprey
	<input type="checkbox"/> Wild Ducks		
	<input type="checkbox"/> Cormorant		

OTHER WILDLIFE TURTLE

REMARKS: \_\_\_\_\_

# FOUNTAIN / AERATOR SERVICE REPORT



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

Phone: 954.382.9766 • Fax: 954.382.9770

Email: info@allstatemanagement.com

www.allstatemanagement.com

CUSTOMER: Terracina ACCOUNT #: \_\_\_\_\_  
 DATE: 7/11/22 TECHNICIAN: EG, Charles

## SERVICE REPORT

### FOUNTAIN:

### CLEANING SERVICES:

Display Heads  
 Floats  
 Intake Screens  
 Light Fixtures

	1	2	3	4	5	6	7	8	9	10
Display Heads	✓	✓	✓	✓	✓	✓	✓	✓		
Floats	✓	✓	✓	✓	✓	✓	✓	✓		
Intake Screens	✓	✓	✓	✓	✓	✓	✓	✓		
Light Fixtures	✓	✓	✓	✓	✓	✓	✗	✓		

### CHECK LIST:

Anchor Lines  
 Float Ballast  
 Pump / Motor

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

### AERATION SYSTEM:

Compressor(s)  
 Diffuser(s)

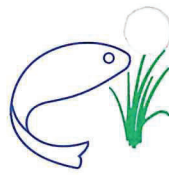

### PARTS:

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


### REMARKS:

Upon arrival fn 4 was tripped. after further inspection we reset the breaker and tested amps, amps began high and lowered back to normal after flushing impellor. proceeded to perform scheduled mtnce on all fns and left all operational.





# Allstate

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### WATERWAY MANAGEMENT REPORT

CUSTOMER TEKKACINA EDD ACCOUNT # 2845 DATE 7/13/22  
 WEATHER CONDITIONS SUNNY - HOT - CALM BIOLOGIST RAFAEL

#### ALGAE/AQUATIC WEED CONTROL

#### WATERWAY I.D.

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING WEEDS

WATER LEVEL

RESTRICTION (# HRS.)

1	2	3	4	5	6	7	8	9	10
<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"/>
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<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"/>
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<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"/>
<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"/>
<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"/>

REMARKS:

TREATED LAKES FOR ALGAE CONTROL,  
PONDWEED AND TORPEDOGRASS.

#### WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O

DISSOLVED OXYGEN

pH READING

WATER CLARITY

WATER SAMPLE TO LAB

83 °F.

7.9 ppm.

8.3

3-4 FT

☐ Yes ☒ No

☐ High

☐ High

☐ Acid 1-7

☐ Good

☐ Test

☒ Normal

☒ Normal

☐ Neutral 7

☐ Fair

☐ Low

☐ Low

☒ Base 7-14

☐ Poor

REMARKS:

WATER TEST NORMAL

#### WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED

LITTORAL SHELF CARE

☐ Manual Removal

☒ Algae Treated

☐ No Treatment

REMARKS:

CHARA - Vallisneria

#### FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

UNDESIRABLE SPECIES

BIRDS

OTHER WILDLIFE

REMARKS:

☒ Largemouth Bass

☐ Triploid Grass Carp

☐ Gar

☒ Muscovies

☐ Kite

☒ Bream

☐ Exotics

☐ Coot

☐ Marsh Hawk

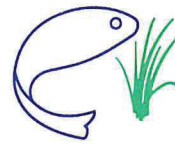
☒ Catfish

☒ Mosquitofish

☐ Gallinule

☐ Osprey

# FOUNTAIN / AERATOR SERVICE REPORT



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Phone: 954.382.9766 • Fax: 954.382.9770

Email: info@allstatemanagement.com

www.allstatemanagement.com

CUSTOMER Terracina ACCOUNT #:

DATE: 7/19/22 TECHNICIAN: E.G.

## 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:** Upon arrival ftn 4 was off. Proceeded  
to inspect ftn panel and found tripped breaker.  
Reset Breaker and checked amps. Upon  
checking amps, ftn runs normal. Left all ftns  
operational