



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
SEPTEMBER 12, 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
September 12, 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. August 8, 2022 Regular Board Meeting & Public Hearing Minutes.....Page 3
- G. Old Business
 - 1. Discussion Regarding Lake Levels
 - 2. Discussion Regarding SFWMD Water Use Permit Renewal Proposal.....Page 6
 - 3. Discussion Regarding Lake Maintenance Proposal.....Page 13
- H. New Business
 - 1. Consider Approval of Proposal for Fountain Repair.....Page 24
- I. Administrative Matters
 - 1. Financial Report.....Page 25
 - 2. Lake Vendor Reports.....Page 33
- 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

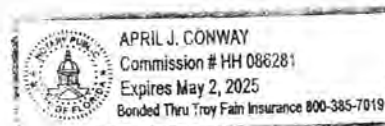
Signed



(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
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 8, 2022**

A. CALL TO ORDER

The August 8, 2022, Regular Board Meeting of the Terracina Community Development District (the "District") was called to order at 9:04 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 and Supervisors Linda Colella Jose Esquerete 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. July 11, 2022, Regular Board Meeting

The minutes of the July 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. Esquerete and passed unanimously approving the minutes of the July 11, 2022, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented indicating that notice of the Public Hearing had been published in *The Palm Beach Post* on July 19, 2022, and July 26, 2022, as legally required.

2. Receive Public Comment on Fiscal Year 2022/2023 Final Budget

There was no public comment on the Fiscal Year 2022/2023 Final Budget.

3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Resolution No. 2022-02 was presented, entitled:

RESOLUTION NO. 2022-02

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

Ms. Bethel indicated that there were no changes to the budget and if the Board would like to make any changes, this would be the time to do so. Mr. Colella gave his synopsis of the budget. Mr. Esquerete noted that in the future the Board should look into solar panels for the pumps since solar offers rebates and tax credits for the District. Mr. Palen stated he would look into rebates and tax credits. Mrs. Colella asked Ms. Bethel if there were any other districts that use solar energy. Ms. Bethel indicated she would look into the matter and report any findings at the next meeting.

A **motion** was made by Mrs. Colella, seconded by Mr. Esquerete and unanimously passed adopting Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

1. Discussion Regarding Lake Levels

Ms. Bethel reminded the Board of their request at the last meeting to see if Mr. Jackson would attend this meeting. Ms. Bethel stated that she had emailed and called Mr. Jackson and he indicated that he was on vacation and had been very busy, but would get back to her soon. Ms. Bethel indicated she would follow-up again with Mr. Jackson.

2. Discussion Regarding South Florida Water Management District (SFWMD) Water Use Permit Renewal Proposal

Ms. Bethel updated Mr. Esquerete on the details surrounding the SFWMD Water Permit and the Board requested a proposal from AECOM. Ms. Bethel indicated she had contacted Ms. Brandon for a proposal and she would follow-up on her request once she returns from vacation.

Mr. Colella asked why the District had to pay for the permit, shouldn't it be the buyer/seller. Mr. Palen requested that staff obtain this information about the permit from the engineer. Staff acknowledged the request.

I. NEW BUSINESS

1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Resolution No. 2022-03 was presented, entitled:

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.

A motion was made by Mr. Esquerete, seconded by Mrs. Colella and passed unanimously adopting Resolution No. 2022-03, as presented.

2. Discussion Regarding Lake Maintenance Proposal

Ms. Bethel advised that that this proposal was requested by Mr. Ameer. Mr. Colella compared Allstate and Superior Waterway. The Board decided to table this item until Mr. Ameer can be present.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel directed the Board's attention to Page 34 of the meeting book and directed the Board to advise her of any questions.

2. Lake Vendor Reports

Ms. Bethel requested that the Board review the report and advise if they had any questions.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella adjourning the Regular Board Meeting at 9:41 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
<NFiguroa@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!

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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>

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.

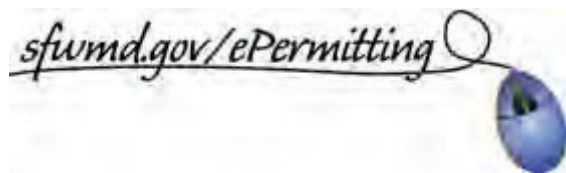
Vincent Migliore

**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.



**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.

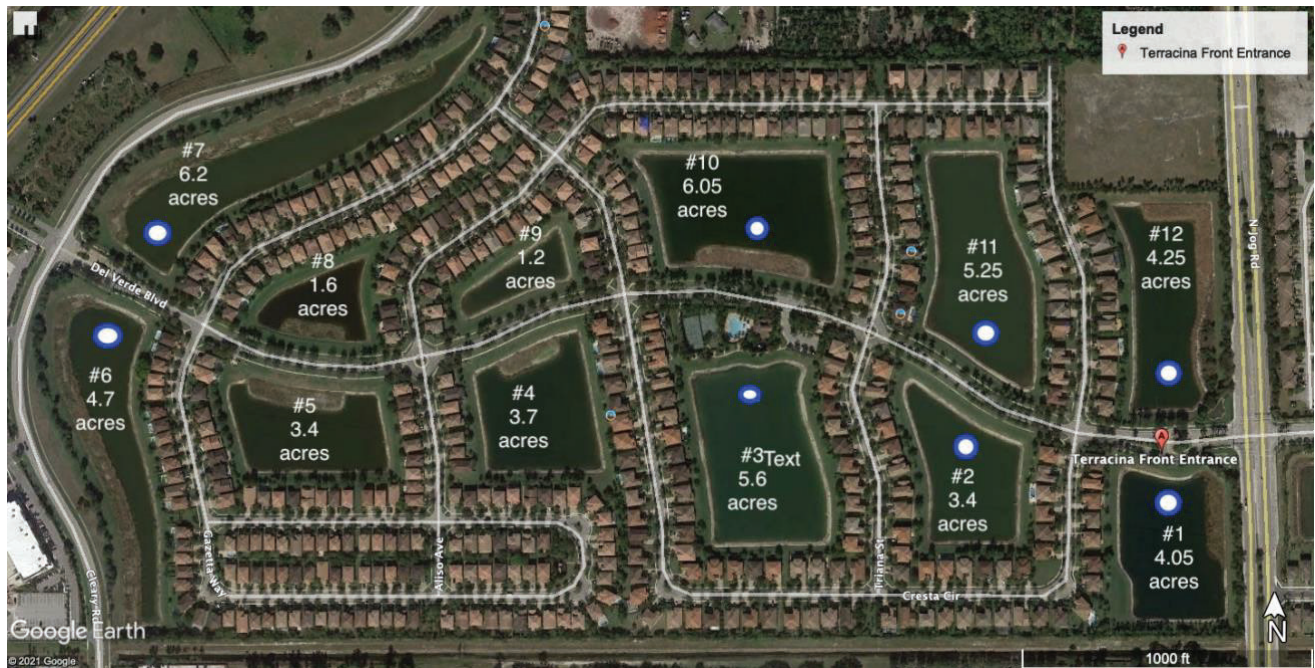
Biological Control Agent Permit Application For Triploid Grass Carp And Mosquito Fish – Assistance in the permitting process from the Florida Fish & Wildlife Conservation Commission for the importation of restricted fish species.

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 FOUNTAINMN 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 20217, 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.

ESTIMATE / FOUNTAIN EQUIPMENT

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

DATE: 8/10/22 TERMS: Balance due on installation DELIVERY: 8 to 10 weeks /TBD

Lake Fountain		
<u>QUANTITY</u>	<u>DESCRIPTION – Power Unit Repair</u>	<u>AMOUNT</u>
One (1)	Inspect & Test Motor Disconnect and Cable	\$ 200.00
One (1)	5 HP Power Unit Factory Repair (Only if necessary)	\$1,500.00
One (1)	Fountain Removal, Disassembly & Shipping Prep	\$ 550.00
One (1)	Estimated Shipping & Handling Charge	\$ 200.00
One (1)	Re-assembly and Installation in the lake	\$ 450.00

Estimated Total:\$200.00 up to \$2,900.00*

* Sales Tax Not Included

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 signers acknowledge that they are authorized to execute this document.

By: _____

By: _____

Dated: _____

Terracina
Community Development District

**Financial Report For
August 2022**

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

	Annual Budget 10/1/21 - 9/30/22	Actual Aug-22	Year To Date Actual 10/1/21 - 8/31/22
REVENUES			
O & M ASSESSMENTS	171,487	0	171,279
DEBT ASSESSMENTS	314,087	0	313,651
OTHER REVENUES	0	0	0
INTEREST INCOME	120	0	134
Total Revenues	\$ 485,694	\$ -	\$ 485,064
EXPENDITURES			
SUPERVISOR FEES	7,000	600	4,800
PAYROLL TAXES - EMPLOYER	560	46	367
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	0	8,478
MANAGEMENT	34,908	2,909	31,999
SECRETARIAL	4,200	350	3,850
LEGAL	4,500	482	3,791
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,225	0	4,225
INSURANCE	6,400	0	5,992
LEGAL ADVERTISING	1,500	0	884
MISCELLANEOUS	1,100	62	658
POSTAGE	300	12	78
OFFICE SUPPLIES	600	146	659
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	3,500
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	1,833
Total Expenditures	\$ 161,318	\$ 4,773	\$ 92,702
REVENUES LESS EXPENDITURES	\$ 324,376	\$ (4,773)	\$ 392,362
BOND PAYMENTS	(295,242)	0	(299,025)
BALANCE	\$ 29,134	\$ (4,773)	\$ 93,337
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,711)	0	(5,512)
DISCOUNTS FOR EARLY PAYMENTS	(19,423)	0	(18,009)
EXCESS/ (SHORTFALL)	\$ -	\$ (4,773)	\$ 69,816
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (4,773)	\$ 69,816

Bank Balance As Of 8/31/22	\$ 108,108.66
Accounts Payable As Of 8/31/22	\$ 8,738.94
Accounts Receivable As Of 8/31/22	\$ -
Available Funds As Of 8/31/22	\$ 99,369.72

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

	Oct 21- Aug 22	21/22 Budget	\$ Over Budget	% of Budget
Income				
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	134.47	120.00	14.47	112.06%
Total Income	162,517.94	161,318.00	1,199.94	100.74%
Expense				
511.122 · PR Tax Expense	367.20	560.00	-192.80	65.57%
511.131 · Supervisor Fees	4,800.00	7,000.00	-2,200.00	68.57%
511.301 · Aquatic Lake Maintenance	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	31,999.00	34,908.00	-2,909.00	91.67%
511.312 · Secretarial Fees	3,850.00	4,200.00	-350.00	91.67%
511.315 · Legal Fees	3,791.10	4,500.00	-708.90	84.25%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	4,225.00	4,225.00	0.00	100.0%
511.450 · Insurance	5,992.00	6,400.00	-408.00	93.63%
511.480 · Legal Advertisements	883.93	1,500.00	-616.07	58.93%
511.512 · Miscellaneous	658.11	1,100.00	-441.89	59.83%
511.513 · Postage and Delivery	77.53	300.00	-222.47	25.84%
511.514 · Office Supplies	658.90	600.00	58.90	109.82%
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	1,833.26	2,000.00	-166.74	91.66%
511.800 · Contingency/Fountains	0.00	35,000.00	-35,000.00	0.0%
Total Expense	92,701.68	161,318.00	-68,616.32	57.47%
Net Income	69,816.26	0.00	69,816.26	100.0%

Terracina Community Development District
Expenditures
October 2021 through August 2022

	Date	Num	Name	Memo	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
	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
	08/11/2022	PR 08.08.22		mtg 08.08.22 ck 08.12.22 (Colella L, Colella G, Eaquerete J)	45.90
Total 511.122 · PR Tax Expense					367.20
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
	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
	08/11/2022	PR 08.08.22		mtg 08.08.22 ck 08.12.22 (Colella L, Colella G, Eaquerete J)	600.00
Total 511.131 · Supervisor Fees					4,800.00
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 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
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

Terracina Community Development District
Expenditures
October 2021 through August 2022

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</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
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
	07/31/2022	2022-0684	Special District Services, Inc.	Management Fee July 2022	2,909.00
	08/31/2022	2022-0787	Special District Services, Inc.	Management Fee Aug 2022	2,909.00
Total 511.311 · Management Fees					31,999.00
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
	07/31/2022	2022-0684	Special District Services, Inc.	Secretarial July 2022	350.00
	08/31/2022	2022-0787	Special District Services, Inc.	Secretarial Aug 2022	350.00
Total 511.312 · Secretarial Fees					3,850.00
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
	06/27/2022	129991	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 06.27.22	472.50
	08/01/2022	130058	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 08.01.22	481.60
Total 511.315 · Legal Fees					3,791.10
511.320 · Audit Fees					
	07/29/2022	359366	Berger, Toombs, Elam, Gaines & Frank	Audit Fee for Fiscal Year 2020/2021	4,225.00
Total 511.320 · Audit Fees					4,225.00

Terracina Community Development District
Expenditures
October 2021 through August 2022

	Date	Num	Name	Memo	Amount
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
	07/31/2022	0004771314	CA Florida Holdings, LLC	Notice of PH & Reg Board Mtg	438.78
Total 511.480 · Legal Advertisements					883.93
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
	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
	08/11/2022	PR 08.08.22		mtg 08.08.22 ck 08.12.22 (Colella L, Colella G, Eaquerete J)	51.95
	08/31/2022	2022-0787	Special District Services, Inc.	Travel July 2022	9.75
Total 511.512 · Miscellaneous					658.11
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
	08/31/2022	2022-0787	Special District Services, Inc.	FedEx July 2022	11.70
Total 511.513 · Postage and Delivery					77.53
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

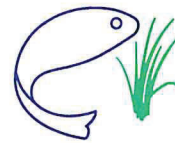
Terracina Community Development District
Expenditures
October 2021 through August 2022

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	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
	07/31/2022	2022-0684	Special District Services, Inc.	Copier June 2022	4.35
	08/31/2022	2022-0787	Special District Services, Inc.	Copier July 2022	114.45
	08/31/2022	2022-0787	Special District Services, Inc.	Meeting Books July 2022	32.00
Total 511.514 · Office Supplies					<u>658.90</u>
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					<u>175.00</u>
511.733 · Trustee Fees					
	06/03/2022	2101463	Computershare Trust Company, N.A.	Series 2021 Admin Charges - 06/30/2022 through 06/29/2023	3,500.00
Total 511.733 · Trustee Fees					<u>3,500.00</u>
511.750 · Website Management					
	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
	08/31/2022	2022-0787	Special District Services, Inc.	Website Aug 2022	166.66
Total 511.750 · Website Management					<u>1,833.26</u>
Total Expenditures					<u>92,701.68</u>

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

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Bank Account	108,108.66	0.00	0.00	0.00	0.00	108,108.66
Total Checking/Savings	108,108.66	0.00	0.00	0.00	0.00	108,108.66
Total Current Assets	108,108.66	0.00	0.00	0.00	0.00	108,108.66
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	14,760.96	0.00	0.00	14,760.96
Investments - Revenue Account	0.00	0.00	45,757.62	0.00	0.00	45,757.62
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	60,518.58	60,518.58
Amount To Be Provided	0.00	0.00	0.00	0.00	2,565,481.42	2,565,481.42
Total Other Assets	0.00	0.00	60,518.58	0.00	2,626,000.00	2,686,518.58
TOTAL ASSETS	108,108.66	0.00	60,518.58	1,039,674.00	2,626,000.00	3,834,301.24
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	8,738.94	0.00	0.00	0.00	0.00	8,738.94
Total Accounts Payable	8,738.94	0.00	0.00	0.00	0.00	8,738.94
Total Current Liabilities	8,738.94	0.00	0.00	0.00	0.00	8,738.94
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	8,738.94	0.00	0.00	0.00	2,626,000.00	2,634,738.94
Equity						
Net Income	69,816.26	0.00	13,033.00	0.00	0.00	82,849.26
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	99,369.72	0.00	60,518.58	1,039,674.00	0.00	1,199,562.30
TOTAL LIABILITIES & EQUITY	108,108.66	0.00	60,518.58	1,039,674.00	2,626,000.00	3,834,301.24

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: 7/20/22 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: Returned to check status on lake Fnt #
4, All Fnts Running

WATERWAY MANAGEMENT REPORT



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CUSTOMER TEMAACINA EDD ACCOUNT # 2845 DATE 7/26/22

WEATHER CONDITIONS cloudy - WARM - RAIN BIOLOGIST RAFAEL
MOVING IN.
WATERWAY I.D. 11 12

ALGAE/AQUATIC WEED CONTROL

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING WEEDS

WATER LEVEL

RESTRICTION (# HRS.)

	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BORDER GRASSES		✓								
SUBMERSED AQUATICS		✓		✓		✓	✓			
FLOATING WEEDS										
WATER LEVEL	low - low - low - low -									
RESTRICTION (# HRS.)	/ 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0 / 0									

REMARKS:

TREATED LAKES FOR ALGAE
CONTROL, PONDWEED AND TORPEDO-
GRASS.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O

DISSOLVED OXYGEN

pH READING

WATER CLARITY

WATER SAMPLE TO LAB

82 °F.

7.9 ppm.

8.1

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:

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

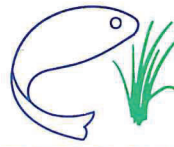
☐ Marsh Hawk

☒ Catfish

☒ Mosquitofish

☐ Gallinule

☐ Osprey



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FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER TERRACINA CDD ACCOUNT #: 2845

DATE: 7/25/22 TECHNICIAN: AR

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)

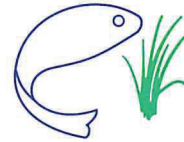
PARTS:

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

WINING CONNECTOR "FLAG"

REMARKS: SERVICE CALL LAKE 4 & 11 FOUNTAINS OFF @ ARRIVAL
LAKE 4 PUMP BREAKER TRIPPED. VOLTS/AMPS NORMAL - INSPECTED PANEL
ADJUSTED ONE LOOSE WIRE AND TIGHTENED ALL CONNECTIONS. SWAPPED LOAD
SIDE WIRING B/N THE 2 PUMP BREAKERS FOR FURTHER TROUBLESHOOTING.
ADVISE IF ISSUE STAYS WITH SAME FOUNTAIN ON NOT. LAKE 11 PUMP
BREAKER TRIPPED. RESET & OPERATION TESTED NORMAL.

MITIGATION AREA MANAGEMENT REPORT



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CUSTOMER Terracina CDD (MIT) ACCOUNT # 2845 DATE 7/29/22
 WEATHER CONDITIONS bromy, clear, low wind BIOLOGIST T. Owen

MAINTENANCE

F E D C MITIGATION AREA I.D.

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

/	/	/	/						

REMARKS: Today's treatment was for topped
grasses, pennywort, sedge, alligator
weed, and other exotic growth along
mitigation areas F, E, D, C.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 78 °F. ☐ High ☐ Normal ☐ Low
 DISSOLVED OXYGEN 7.8 ppm. ☐ High ☐ Normal ☐ Low
 pH READING 7.8 ☐ Acid 1-7 ☐ Neutral 7 ☐ Base 7-14
 WATER CLARITY 7.8 ☐ Good ☐ Fair ☐ Poor
 WATER SAMPLE TO LAB ☐ Yes ☐ No ☐ Test

FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED spike rush arrowhead,
bull rush

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:



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FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER TERNACINA CDD ACCOUNT #:

DATE: 8/2/22 TECHNICIAN: AR

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 - "FOUNTAIN 4 KEEPS TRIPPING BREAKER"
UPON RESET FOUNTAIN OPERATION IS NORMAL AND
DOES NOT TRIP WHILE ON-SITE. PANEL IS IN WORKING
ORDER. RECOMMEND REMOVING THE POWER UNIT FOR
FURTHER EVALUATION.

WATERWAY MANAGEMENT REPORT



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CUSTOMER TECHNACINA CDD ACCOUNT # 2845 DATE 8/5/22

WEATHER CONDITIONS SUNNY - HOT - WINDY 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									

TREATING LAKES FOR ALGAE Control, TORPEDOGRASS AND EXCESSIVE CHART.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O

DISSOLVED OXYGEN

pH READING

WATER CLARITY

WATER SAMPLE TO LAB ☐ Yes ☒ No

REMARKS:

83 °F.
7.9 ppm.
8.0
3-4 ft

☐ High

☐ High

☐ Acid 1-7

☐ Good

☐ Test

☒ Normal

☒ Normal

☐ Neutral 7

☐ Fair

☐ Low

☐ Low

☒ Base 7-14

☐ Poor

WATER TEST NORMAL -

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED

LITTORAL SHELF CARE

☐ Manual Removal

☒ Algae Treated

☐ No Treatment

REMARKS:

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:

WATERWAY MANAGEMENT REPORT



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CUSTOMER TEHRACINA edb ACCOUNT # 2845 DATE 8/17/22

WEATHER CONDITIONS Sunny HOT - LT breeze. BIOLOGIST RAFAEL

ALGAE/AQUATIC WEED CONTROL

	⑦	⑪	3	4	5	6	7	8	9	10
ALGAE TREATMENT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BORDER GRASSES						✓	✓			
SUBMERSED AQUATICS						✓	✓			
FLOATING WEEDS										
WATER LEVEL	<u>Low - low - low - low - low</u>									
RESTRICTION (# HRS.)	<u>0</u>									

REMARKS: TREATING LAKES FOR ALGAE Control,
PONDWEED, EELGRASS AND TORPEDOGRASS.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 85 °F. ☐ High ☒ Normal ☐ Low
 DISSOLVED OXYGEN 7.8 ppm. ☐ High ☒ Normal ☐ Low
 pH READING 8.1 ☐ Acid 1-7 ☒ Neutral 7 ☒ Base 7-14
 WATER CLARITY 3-4ft ☐ Good ☐ Fair ☐ Poor
 WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST NORMAL

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA

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: _____