



**TERRACINA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 14, 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**  
November 14, 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. September 12, 2022 Regular Board Meeting Minutes.....Page 3
- G. Old Business
  - 1. Discussion Regarding SFWMD Water Use Permit Renewal Proposal
  - 2. Discussion Regarding Lake Maintenance Proposal.....Page 5
- H. New Business
  - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget..Page 24
  - 2. Discussion Regarding Allstate Increase.....Page 29
- I. Administrative Matters
  - 1. Financial Report.....Page 30
  - 2. Lake Vendor Reports.....Page 39
- J. Board Members Comments
- K. Adjourn



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Terracina Cdd  
Terracina Cdd  
2501 BURNS RD  
STE A

PALM BEACH GARDENS FL 334105207

STATE OF FLORIDA, COUNTY OF PALM BEACH

The Palm Beach Post, a daily newspaper printed and published in the city of West Palm Beach and of general circulation in Palm Beach, Martin, Okeechobee and St Lucie Counties, Florida; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

09/30/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 09/30/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$247.20

Order No: 7814397

Customer No: 730524

PO #:

**THIS IS NOT AN INVOICE!**

Please do not use this form for payment remittance.

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 tele-  
phone; therefore, of 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 discus-  
sions taking place either in  
person or by telephone communi-  
cation. 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 inter-  
preter 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 meet-  
ing.  
Meetings may be cancelled from  
time to time without advertised  
notice.

TERRACINA COMMUNITY  
DEVELOPMENT DISTRICT  
www.terracinacdd.org  
September 30, 2022 7814397

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 12, 2022**

**A. CALL TO ORDER**

The September 12, 2022, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:05 a.m. in a Meeting Room of the Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

**B. PROOF OF PUBLICATION**

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 1, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Present and constituting a quorum were Chairman Guy Colella, Vice Chairman Chesley Saunders and Supervisors Sheik Ameer, Linda Colella and 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. August 8, 2022, Public Hearing & Regular Board Meeting**

The minutes of the August 8, 2022, Public Hearing & 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 August 8, 2022, Public Hearing & Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Lake Levels**

Ms. Bethel advised that she had contacted the District Engineer, Keith Jackson, about recommendations for the lakes. She was directed to Mr. Prevost from Orlando. He was very informative about the well recharging system. He advised Ms. Bethel that he would travel to the

District to take a look at the lakes, but would first send a proposal for his travel expenses. He also needed to know a few things before traveling down here. Ms. Bethel explained that she reached out to the HOA with his questions, but has not received a response. Mr. Ameer indicated that it was a CDD issue that is why there has been no response. Ms. Bethel reviewed the questions with Mr. Ameer. Overall, Ms. Bethel advised that Mr. Prevost stated that if they were looking at a well recharging system for lake levels, it would not be beneficial to the District. A lengthy discussion ensued, after which the Board decided to skip the option of a well recharging system and have Mr. Jackson meet with Mr. Ameer and the Terracina HOA management to walk the property. Staff will contact Mr. Jackson to get some availability dates and to set an appointment.

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

Ms. Bethel indicated that she was still waiting on Ms. Brandon from AECOM to provide a proposal. However, Mr. Colella asked at the last meeting of how this permit was the District's problem, which she directed at Mr. Palen. Mr. Palen noted, after further research, he noticed this permit was for irrigation and the District does not control irrigation. This may be an HOA issue. A lengthy discussion ensued. The Board requested that staff email SFWMD to direct them to the Terracina HOA, Seacrest Management and copy Mr. Ameer.

## **3. Discussion Regarding Lake Maintenance Proposal**

Ms. Bethel advised that Mr. Ameer had requested this proposal a few meetings ago and it was brought back due to him since he was on vacation during the last meeting. A lengthy discussion ensued, after which Mr. Ameer stated that the lakes were not clean. The Board requested tabling this proposal until November/December.

## **H. NEW BUSINESS**

### **1. Consider Proposal for Fountain Repair**

A **motion** was made by Mr. Esquerete, seconded by Mr. Colella and passed unanimously approving the Allstate Fountain Equipment proposal for power unit repair of Fountain #4 in the estimated total of \$200 up to \$2,000.

## **I. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

Ms. Bethel directed the Board's attention to Page 25 of the meeting book. Mr. Colella gave his analysis of the report.

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

Ms. Bethel directed the Board's attention to Page 33 of the meeting book and asked them to review the reports.

## **J. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Ameer, seconded by Mr. Esquerete adjourning the Regular Board Meeting at 10:06 a.m. Upon being put to a vote, the **motion** carried 5 to 0.

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Secretary/Assistant Secretary

---

Chair/Vice-Chair

## WATERWAY SURVEY REPORT

Customer: Terracina

Inspection Date: April 27, 2021

Waterway #	Perimeter (Linear Feet)
1. Lake #1	1,095
2. Lake #2	1,258
3. Lake #3	2,108
4. Lake #4	1,626
5. Lake #5	1,707
6. Lake #6	1,994
7. Lake #7	1,036
8. Lake #8	1,372
9. Lake #9	880
10. Lake #10	1,213
11. Lake #11	1,831
12. Lake #12	1,299
Total: 17,419*	

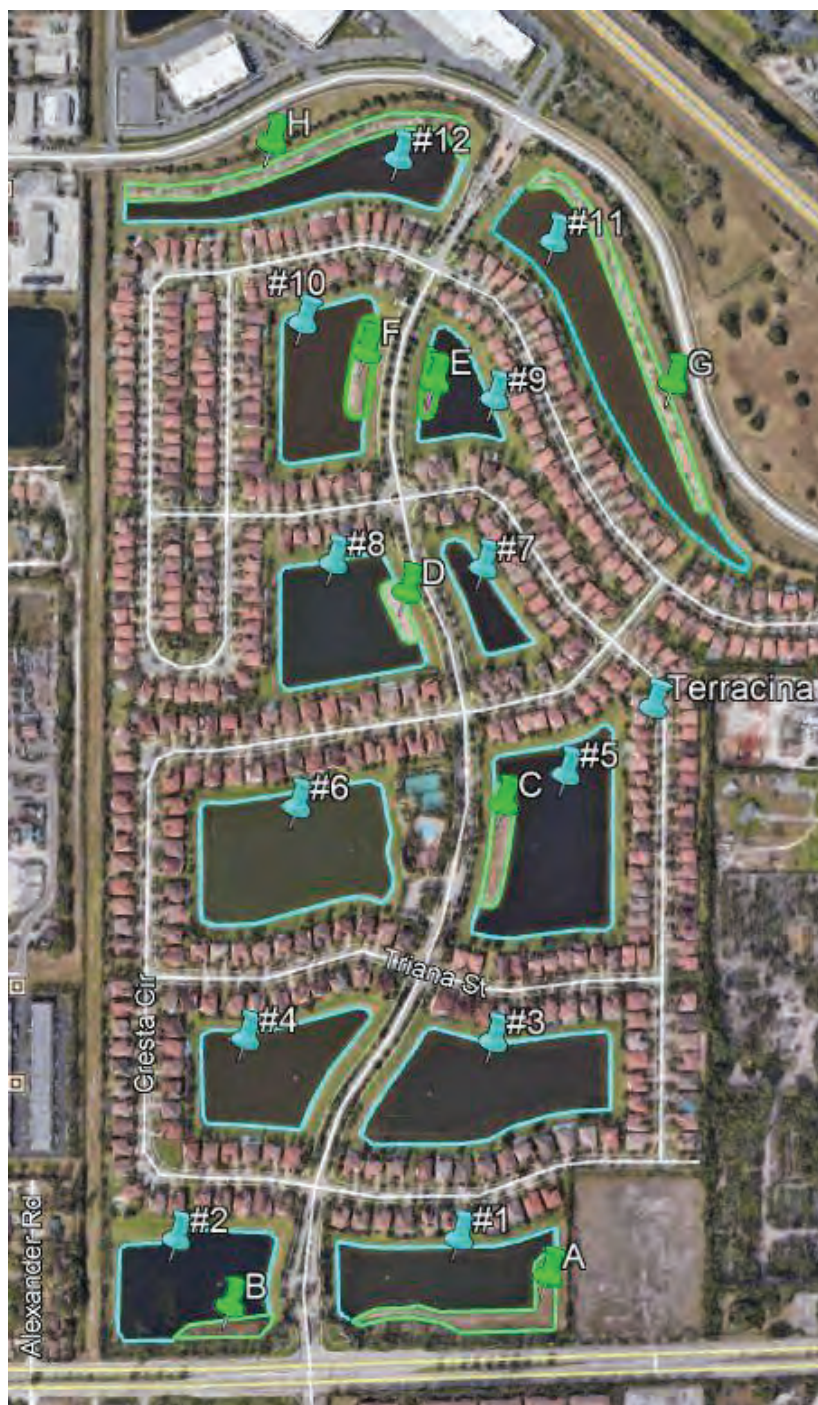
Preserve #	Area (Acres)
A. Preserve 'A'	0.50
B. Preserve 'B'	0.25
C. Preserve 'C'	0.50
D. Preserve 'D'	0.25
E. Preserve 'E'	0.50
F. Preserve 'F'	0.50
G. Preserve 'G'	1.00
H. Preserve 'H'	1.00
Total: 4.50*	

\*Dimensions taken by satellite imaging





**SITE MAP**





## RESOURCE MANAGEMENT AGREEMENT

This agreement, dated July 1, 2021, is made between ALLSTATE RESOURCE MANAGEMENT, INC. (ARMI) and CUSTOMER:

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

561-630-4922 Ext 227  
[sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)

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

1. ARMI will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:  
  
Twelve (12) lakes (17,419 total linear foot perimeter), eight (8) fountains and 4.50 acres of wetland preserve located at Terracina in Palm Beach County, Florida - map attached.
2. Customer agrees to pay ARMI the following amounts during the term of this agreement for these specific waterway management services:

Algae & Aquatic Plant Control	\$ 1,695.00 / monthly
Border Grass & Brush Control to Water's Edge	Included
Monthly Water Testing (dissolved oxygen, pH, clarity, temp)	Included
Debris Removal (see addendum 'G')	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

**Twenty-four (24) visits per year minimum, with treatment as necessary (lake maintenance)**  
**Additional necessary visits at no extra cost**

Wetland Preserve Maintenance (Manual Care)	Included
Debris Removal (see addendum 'G')	Included
Management Reporting	Included

**Twelve (12) visits per year minimum, with treat as necessary (preserve maintenance)**  
**Additional necessary visits at no extra cost**

Fountain Maintenance - Eight (8) Fountains	\$ 360.00 / monthly
Management Reporting	Included

**Six (6) visits per year (fountain maintenance)**  
**Service calls will result in site visit within 48 hours**

**Optional Services**

- Fish Stocking (Bass, Catfish, Mosquitofish, Bluegill, Triploid Grass Carp\*)
- Wetland Planting
- Debris Removal
- Water-related Insect & Mosquito Control
- Surface Skimming Boat with Offsite Disposal
- Storm Drain System Cleaning and Repair
- Shoreline Restoration / Erosion Control
- Time-Zero (Initial) Preserve Monitoring Report, if required
- Subsequent Preserve Monitoring Reports
- Comprehensive Water Quality Testing

\* Triploid grass carp stocking subject to required approval of Florida Fish & Wildlife Conservation Commission. Biological Control Agent Permit Application is included.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in advance in equal monthly installments.
4. 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.
5. ARMI agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife.
6. 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 ALLSTATE RESOURCE MANAGEMENT, INC., 6900 SW 21<sup>st</sup> Court, Unit #9, Davie, Florida 33317. CUSTOMER agrees to pay for all services rendered by ARMI to date of termination of contract. ARMI reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products and fuel.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. FISH STOCKING: Annual Spring Fish Stocking optional - at an additional cost.

9. Addendums: See attached map, survey and report (where applicable).
- A. Monthly water testing (dissolved oxygen, pH, clarity, temperature) and monitoring as necessary for the success of the aquatic weed control program is included.
  - B. Additional comprehensive water quality tests can be performed for an additional cost to the CUSTOMER.
  - C. Except as noted herein, 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 will be invoiced separately at our current hourly equipment and labor rates.
  - D. Care for aquatic sanctuary areas and littoral shelves planted with sensitive aquatic flora is included herein.
  - E. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.
  - F. CUSTOMER is responsible for providing access to the lakefront for workboat launch.
  - G. Debris will be defined as individual bottles, cups, cans, paper and other items not natural to the shoreline aquatic environment. We are not equipped to remove large items, or quantities of dumped trash that are not easily handled by our workboat. Debris removal does not include vegetation of any kind.
  - H. Marking of staff gauge elevations must be measured by a licensed surveyor. This cost is not included herein.
  - I. Customer will provide Allstate Resource Management, Inc. with a copy of permits, and a Time-Zero Monitoring Report (when prepared by others)
  - J. Mitigation site must be in compliance with the governing agency prior to contract start date or a separate price will be quoted to bring the site into compliance.
  - K. The fountain maintenance program, six (6) visits annually, includes cleaning of the fountain float, pump intake screen, lights and display heads. No parts or special; repairs are included in our service. Upon customer's request, extra services and repairs will be performed and invoiced separately on a "time and materials" basis.
  - L. Pest control services will be priced based on the number of storm drains at a site (mosquito control), or the shoreline perimeter of the waterways to be serviced (midge control).

10. Proof of insurance included.
11. This agreement constitutes the entire agreement of ARMI 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 ARMI and CUSTOMER.

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.

\_\_\_\_\_  
ALLSTATE (Signature)

\_\_\_\_\_  
CUSTOMER (Signature)

\_\_\_\_\_  
NAME / TITLE (Printed)

\_\_\_\_\_  
NAME / TITLE (Printed)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE





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

6900 S.W. 21st Court . Building 9 . Davie, FL 33317  
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770  
Email: [info@allstatemanagement.com](mailto:info@allstatemanagement.com)

### DEBRIS REMOVAL ADD-ON AGREEMENT

This agreement, dated April 12, 2022, is made between ALLSTATE RESOURCE MANAGEMENT, INC. (ARMI) and CUSTOMER:

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

561-630-4922 Ext 227  
[sbethel@sdsinc.org](mailto:sbethel@sdsinc.org)

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

1. ARMI will provide debris removal services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic site:

Twelve (12) lakes (17,419 total linear foot perimeter) located at Terracina in Palm Beach County, Florida map attached.

2. Customer agrees to pay ARMI the following amount during the term of this agreement for these specific waterway management services:

Monthly Debris Removal	\$50.00 / monthly
Management Reporting	Included

Debris (within this agreement) will be defined as coconuts, palm fronds and light branches. We are not equipped to remove large items or quantities of dumped debris that are not easily handled by our workboat. Manual removal of aquatic vegetation of any kind is not included.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in advance in equal monthly installments.
4. 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.
5. ARMI agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife.



6. 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 ALLSTATE RESOURCE MANAGEMENT, INC., 6900 SW 21<sup>st</sup> Court, Unit #9, Davie, Florida 33317. CUSTOMER agrees to pay for all services rendered by ARMI to date of termination of contract. ARMI reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products and fuel.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. Addendums: See attached map, survey and report (where applicable).
  - A. Additional work as requested by customer such as physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.
  - B. Debris (within this agreement) will be defined as coconuts, palm fronds and light branches. We are not equipped to remove large items or quantities of dumped debris that are not easily handled by our workboat. Manual removal of aquatic vegetation of any kind is not included.
  - C. CUSTOMER is responsible for providing access to the lakefront for workboat launch.
10. Proof of insurance included.
11. This agreement constitutes the entire agreement of ARMI 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 ARMI and CUSTOMER.

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.

  
\_\_\_\_\_  
ALLSTATE (Signature)  
Matt Vaco / Acct. Mgr  
\_\_\_\_\_  
NAME / TITLE (Printed)  
5/12/2022  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
CUSTOMER (Signature)  
\_\_\_\_\_  
NAME / TITLE (Printed)  
5/9/22  
\_\_\_\_\_  
DATE





**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.

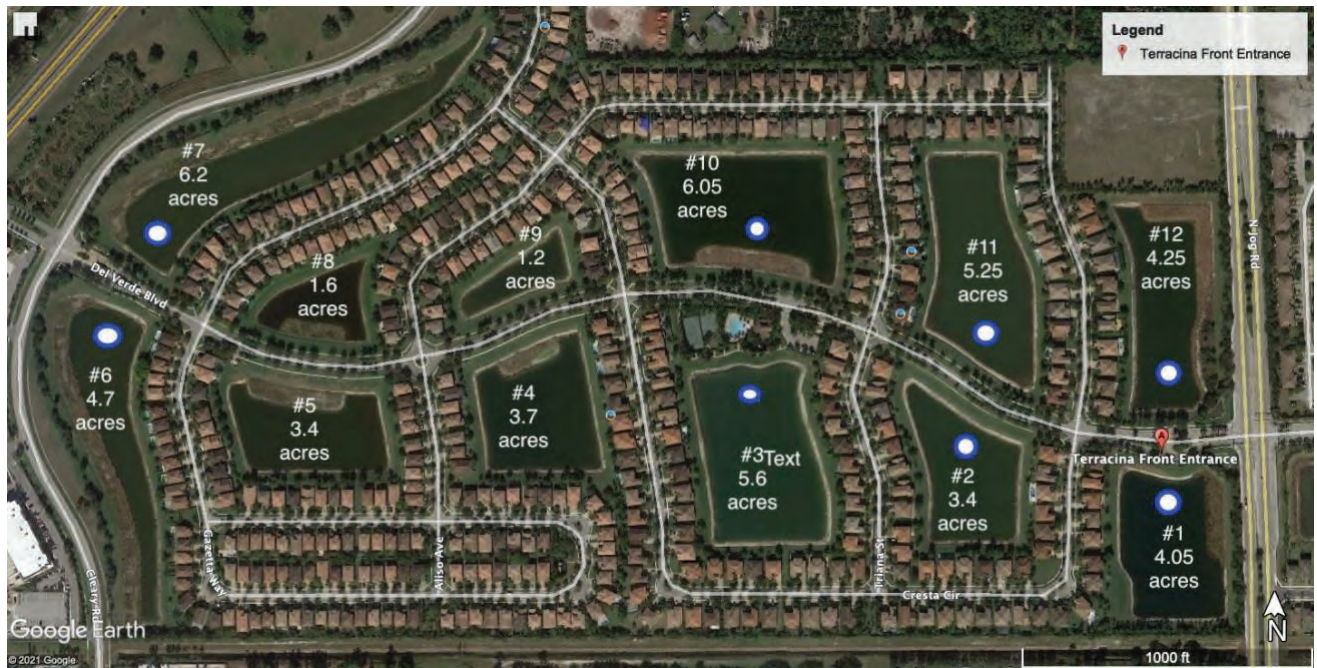
10. SWS will provide CUSTOMER with certificates of insurance upon request. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates
11. This agreement constitutes the entire agreement of SWS and the CUSTOMER. 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.

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CUSTOMER SIGNATURE

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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.

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Terracina Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant 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 14<sup>th</sup> day of November, 2022.

**ATTEST:**

**TERRACINA  
COMMUNITY DEVELOPMENT DISTRICT**

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

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



# Terracina Community Development District

**Amended Final Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

# **CONTENTS**

- I        AMENDED FINAL OPERATING FUND BUDGET**
- II       AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21 - 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 9/29/22</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	171,487	171,279	171,279
DEBT ASSESSMENTS	314,087	313,651	313,651
OTHER REVENUES	0	0	0
INTEREST INCOME	120	152	152
<b>TOTAL REVENUES</b>	<b>\$ 485,694</b>	<b>\$ 485,082</b>	<b>\$ 485,082</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	7,000	5,800	5,800
PAYROLL TAXES - EMPLOYER	560	444	444
AQUATIC LAKE MAINTENANCE	25,000	22,000	19,145
CONTINGENCY (FOUNTAINS)	35,000	20,000	0
FOUNTAIN MAINTENANCE	15,000	8,500	7,088
ENGINEERING/INSPECTIONS	6,000	15,000	13,633
MANAGEMENT	34,908	34,908	34,908
SECRETARIAL	4,200	4,200	4,200
LEGAL	4,500	5,500	4,759
ASSESSMENT ROLL	8,000	8,000	8,000
AUDIT FEES	4,225	4,225	4,225
INSURANCE	6,400	5,992	5,992
LEGAL ADVERTISING	1,500	1,350	884
MISCELLANEOUS	1,100	1,100	746
POSTAGE	300	100	92
OFFICE SUPPLIES	600	725	692
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,500	3,500	3,500
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	2,000	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 161,318</b>	<b>\$ 143,869</b>	<b>\$ 116,633</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,376</b>	<b>\$ 341,213</b>	<b>\$ 368,449</b>
BOND PAYMENTS	(295,242)	(299,025)	(299,025)
<b>BALANCE</b>	<b>\$ 29,134</b>	<b>\$ 42,188</b>	<b>\$ 69,424</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,711)	(5,513)	(5,513)
DISCOUNTS FOR EARLY PAYMENT	(19,423)	(18,009)	(18,009)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 18,666</b>	<b>\$ 45,902</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 18,666</b>	<b>\$ 45,902</b>

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$29,533
\$18,666
\$48,199

**AMENDED FINAL BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21 - 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 9/29/22</b>
<b>REVENUES</b>			
Interest Income	25	288	288
NAV Tax Collection	295,242	299,025	299,025
<b>Total Revenues</b>	<b>\$ 295,267</b>	<b>\$ 299,313</b>	<b>\$ 299,313</b>
<b>EXPENDITURES</b>			
Principal Payments	230,000	230,000	230,000
Interest Payments	64,414	56,117	56,117
Bond Redemption	853	0	0
<b>Total Expenditures</b>	<b>\$ 295,267</b>	<b>\$ 286,117</b>	<b>\$ 286,117</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 13,196</b>	<b>\$ 13,196</b>

FUND BALANCE AS OF 9/30/21	\$47,486
FY 2021/2022 ACTIVITY	\$13,196
FUND BALANCE AS OF 9/30/22	\$60,682

Notes

Reserve Fund Balance = \$14,803\*. Revenue Fund Balances = \$45,879\*.

Revenue Account Balance To Be Used To Make 11/1/2022 Interest Payment Of \$30,856.

\* Approximate Amounts

**Series 2021 Bond Refunding Information**

Original Par Amount =	\$2,856,000	Annual Principal Payments Due:
Interest Rate =	2.350%	May 1st
Issue Date =	June 2021	Annual Interest Payments Due:
Maturity Date =	May 2032	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$2,626,000	

Thank you to all our customers. We appreciate the opportunity to serve your communities and municipalities. Many of you have been with us for over fifteen years. These past two years have seen unprecedented challenges with Covid and skyrocketing fuel and herbicide costs. As stated before many of the vital products used to maintain the cleanliness and health of your water have risen over 50% and some over 100% since 2020.

We earlier sent a letter preparing you for increases in 2023. We have decided there will be a 7% increase in 2023. Please contact us directly if you have any questions regarding this or any of other services we provide to you.

We hope to not have to make any significant price increases in future years.

Terracina  
Community Development District

**Financial Report For  
September 2022**



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

	<b>Annual Budget 10/1/21 - 9/30/22</b>	<b>Actual Sep-22</b>	<b>Year To Date Actual 10/1/21 - 9/30/22</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	171,487	0	171,279
DEBT ASSESSMENTS	314,087	0	313,651
OTHER REVENUES	0	0	0
INTEREST INCOME	120	8	152
<b>Total Revenues</b>	<b>\$ 485,694</b>	<b>\$ 8</b>	<b>\$ 485,082</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	7,000	1,000	5,800
PAYROLL TAXES - EMPLOYER	560	77	444
AQUATIC LAKE MAINTENANCE	25,000	0	19,145
CONTINGENCY/FOUNTAINS	35,000	0	0
FOUNTAIN MAINTENANCE	15,000	0	7,088
ENGINEERING/INSPECTIONS	6,000	0	13,633
MANAGEMENT	34,908	2,909	34,908
SECRETARIAL	4,200	350	4,200
LEGAL	4,500	0	4,759
ASSESSMENT ROLL	8,000	8,000	8,000
AUDIT FEES	4,225	0	4,225
INSURANCE	6,400	0	5,992
LEGAL ADVERTISING	1,500	0	884
MISCELLANEOUS	1,100	88	746
POSTAGE	300	14	92
OFFICE SUPPLIES	600	33	692
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	3,500
CONTINUING DISCLOSURE FEE	350	350	350
WEBSITE MANAGEMENT	2,000	167	2,000
<b>Total Expenditures</b>	<b>\$ 161,318</b>	<b>\$ 12,988</b>	<b>\$ 116,633</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,376</b>	<b>\$ (12,980)</b>	<b>\$ 368,449</b>
BOND PAYMENTS	(295,242)	0	(299,025)
<b>BALANCE</b>	<b>\$ 29,134</b>	<b>\$ (12,980)</b>	<b>\$ 69,424</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>\$ (12,980)</b>	<b>\$ 45,902</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (12,980)</b>	<b>\$ 45,902</b>

<b>Bank Balance As Of 9/30/22</b>	<b>\$ 95,797.22</b>
<b>Accounts Payable As Of 9/30/22</b>	<b>\$ 20,341.51</b>
<b>Accounts Receivable As Of 9/30/22</b>	<b>\$ -</b>
<b>Available Funds As Of 9/30/22</b>	<b>\$ 75,455.71</b>

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

	<b>Oct 21- Sept 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	151.72	120.00	31.72	126.43%
<b>Total Income</b>	<b>162,535.19</b>	<b>161,318.00</b>	<b>1,217.19</b>	<b>100.76%</b>
<b>Expense</b>				
511.122 · PR Tax Expense	443.70	560.00	-116.30	79.23%
511.131 · Supervisor Fees	5,800.00	7,000.00	-1,200.00	82.86%
511.301 · Aquatic Lake Maintenance	19,145.00	25,000.00	-5,855.00	76.58%
511.307 · Fountain Maintenance	7,088.15	15,000.00	-7,911.85	47.25%
511.310 · Engineering	13,633.50	6,000.00	7,633.50	227.23%
511.311 · Management Fees	34,908.00	34,908.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	4,758.60	4,500.00	258.60	105.75%
511.318 · Assessment/Tax Roll	8,000.00	8,000.00	0.00	100.0%
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	746.11	1,100.00	-353.89	67.83%
511.513 · Postage and Delivery	91.93	300.00	-208.07	30.64%
511.514 · Office Supplies	692.10	600.00	92.10	115.35%
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	350.00	350.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
511.800 · Contingency/Fountains	0.00	35,000.00	-35,000.00	0.0%
<b>Total Expense</b>	<b>116,632.94</b>	<b>161,318.00</b>	<b>-44,685.06</b>	<b>72.3%</b>
<b>Net Income</b>	<b>45,902.25</b>	<b>0.00</b>	<b>45,902.25</b>	<b>100.0%</b>

**Terracina Community Development District**  
**Expenditures**  
**October 2021 through September 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
	08/11/2022	PR 08.08.22		mtg 08.08.22 ck 08.12.22 (Colella L, Colella G, Eaquerete J)	45.90
	09/12/2022	PR 09.12.22		mtg 09.12.22 ck 09.13.22 (Colella L, Colella G, Eaquerete J, Ameer S, Saunders C)	76.50
Total 511.122 · PR Tax Expense					443.70
<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
	08/11/2022	PR 08.08.22		mtg 08.08.22 ck 08.12.22 (Colella L, Colella G, Eaquerete J)	600.00
	09/12/2022	PR 09.12.22		mtg 09.12.22 ck 09.13.22 (Colella L, Colella G, Eaquerete J, Ameer S, Saunders C)	1,000.00
Total 511.131 · Supervisor Fees					5,800.00
<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
	05/12/2022	185777	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	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
	07/01/2022	185927	Allstate Resource Management Inc.	Lake, Mitigation Services Recurring	1,695.00
	07/01/2022	185927	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	08/01/2022	186660	Allstate Resource Management Inc.	Lake, Mitigation Services Recurring	1,695.00
	08/01/2022	186660	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
Total 511.301 · Aquatic Lake Maintenance					19,145.00
<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

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	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
	07/01/2022	185927	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	08/01/2022	186660	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
Total 511.307 · Fountain Maintenance					7,088.15
<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
	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
	08/31/2022	29956	Engenuity Group, Inc. (formally SFRN)	Professional Services for the Period: 8/1/2022 to 8/31/2022	5,156.00
Total 511.310 · Engineering					13,633.50
<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
	08/31/2022	2022-0787	Special District Services, Inc.	Management Fee Aug 2022	2,909.00
	09/30/2022	2022-0898	Special District Services, Inc.	Management Fee Sept 2022	2,909.00
Total 511.311 · Management Fees					34,908.00
<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
	08/31/2022	2022-0787	Special District Services, Inc.	Secretarial Aug 2022	350.00

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Total 511.312 · Secretarial Fees	09/30/2022	2022-0898	Special District Services, Inc.	Secretarial Sept 2022	350.00
<b>511.315 · Legal Fees</b>					4,200.00
	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
	08/31/2022	130123	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 08.31.22	967.50
Total 511.315 · Legal Fees					4,758.60
<b>511.318 · Assessment/Tax Roll</b>					
	09/29/2022	2022-1524	Special District Services, Inc.	Assessment Roll Preparation (per agreement) 2022	8,000.00
Total 511.318 · Assessment/Tax Roll					8,000.00
<b>511.320 · Audit Fees</b>					
	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
<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
<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
	07/31/2022	0004771314	CA Florida Holdings, LLC	Notice of PH & Reg Board Mtg	438.78
Total 511.480 · Legal Advertisements					883.93
<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

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
	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
	09/07/2022	107	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
	09/12/2022	PR 09.12.22		mtg 09.12.22 ck 09.13.22 (Colella L, Colella G, Eaquerete J, Ameer S, Saunders C)	53.25
	09/30/2022	2022-0898	Special District Services, Inc.	Travel Aug 2022	9.75
Total 511.512 · Miscellaneous					746.11
<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
	08/31/2022	2022-0787	Special District Services, Inc.	FedEx July 2022	11.70
	09/30/2022	2022-0898	Special District Services, Inc.	Postage Aug 2022	14.40
Total 511.513 · Postage and Delivery					91.93
<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
	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
	09/30/2022	2022-0898	Special District Services, Inc.	Copier Aug 2022	1.20
	09/30/2022	2022-0898	Special District Services, Inc.	Meeting Books Aug 2022	32.00
Total 511.514 · Office Supplies					692.10
<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



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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
<b>511.733 · Trustee Fees</b>					
	06/03/2022	2101463	Computershare Trust Company, N.A.	Series 2021 Admin Charges For the Period 06/30/2022 through 06/29/2023	3,500.00
Total 511.733 · Trustee Fees					3,500.00
<b>511.734 · Continuing Disclosure Fee</b>					
	09/28/2022	2022-1583	Special District Services, Inc.	Continuing Disclosure Fee Fiscal Year 2021/2022	350.00
Total 511.734 · Continuing Disclosure Fee					350.00
<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
	08/31/2022	2022-0787	Special District Services, Inc.	Website Aug 2022	166.66
	09/30/2022	2022-0898	Special District Services, Inc.	Website Sept 2022	166.66
Total 511.750 · Website Management					1,999.92
<b>Total Expenditures</b>					<b>116,632.94</b>

**Terracina Community Development District**  
**Balance Sheet**  
**As of September 30, 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	95,797.22	0.00	0.00	0.00	0.00	95,797.22
Total Checking/Savings	95,797.22	0.00	0.00	0.00	0.00	95,797.22
Total Current Assets	95,797.22	0.00	0.00	0.00	0.00	95,797.22
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	14,803.33	0.00	0.00	14,803.33
Investments - Revenue Account	0.00	0.00	45,879.97	0.00	0.00	45,879.97
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	60,683.30	60,683.30
Amount To Be Provided	0.00	0.00	0.00	0.00	2,565,316.70	2,565,316.70
Total Other Assets	0.00	0.00	60,683.30	0.00	2,626,000.00	2,686,683.30
<b>TOTAL ASSETS</b>	<b>95,797.22</b>	<b>0.00</b>	<b>60,683.30</b>	<b>1,039,674.00</b>	<b>2,626,000.00</b>	<b>3,822,154.52</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	20,341.51	0.00	0.00	0.00	0.00	20,341.51
Total Accounts Payable	20,341.51	0.00	0.00	0.00	0.00	20,341.51
Total Current Liabilities	20,341.51	0.00	0.00	0.00	0.00	20,341.51
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	20,341.51	0.00	0.00	0.00	2,626,000.00	2,646,341.51
Equity						
Net Income	45,902.25	0.00	13,197.72	0.00	0.00	59,099.97
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	75,455.71	0.00	60,683.30	1,039,674.00	0.00	1,175,813.01
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>95,797.22</b>	<b>0.00</b>	<b>60,683.30</b>	<b>1,039,674.00</b>	<b>2,626,000.00</b>	<b>3,822,154.52</b>

# MITIGATION AREA MANAGEMENT REPORT



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

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CUSTOMER Terracina CDD (MIT) ACCOUNT # 2845 DATE 8/6/22  
 WEATHER CONDITIONS Heavy Clouds, low wind BIOLOGIST T. C. C.

## MAINTENANCE

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

A

## MITIGATION AREA I.D.


REMARKS: Today treatment was for torpedo grass, turf runner, alligator weed, beggars tick, brazilian pepper, vines, and other exotic growth along area A.

## WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O \_\_\_\_\_ °F.  
 DISSOLVED OXYGEN \_\_\_\_\_ ppm.  
 pH READING \_\_\_\_\_  
 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 reed, Arrowhead, cords grass

SPORT FISH  
 BIOLOGICAL CONTROL FISH

- ☐ Largemouth Bass ☐ Bream ☐ Catfish
- ☐ Triploid Grass Carp ☐ Mosquitofish
- ☐ Gar ☐ Exotics
- ☐ Kite ☐ Marsh Hawk ☐ Osprey
- ☐ Muscovies ☐ Coot ☐ Gallinule

BIRDS ☐ Anhinga ☐ Wading ☒ Wild Ducks

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

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



# WATERWAY MANAGEMENT REPORT



**Allstate**  
RESOURCE MANAGEMENT, INC.

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CUSTOMER TERREACINA EDA ACCOUNT # 2845 DATE 9/7/22  
WEATHER CONDITIONS SUNNY - HOT - CALM BIOLOGIST RICARDO

	⑪	⑫	1	2	3	4	5	6	7	8	9	10
ALGAE/AQUATIC WEED CONTROL												
ALGAE TREATMENT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BORDER GRASSES												
SUBMERSED AQUATICS			✓			✓	✓	✓			✓	✓
FLOATING WEEDS												
WATER LEVEL	low - low - low - low - low											
RESTRICTION (# HRS.)	00 - 00 - 00 - 00 - 00											

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

WATER TESTING (COMBINED AVERAGE)  
TEMPERATURE H<sub>2</sub>O 84 °F. ☐ High ☒ Normal ☐ Low  
DISSOLVED OXYGEN 7.9 ppm. ☐ High ☒ Normal ☐ Low  
pH READING 8.1 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14  
WATER CLARITY 3-4 FT ☐ Good ☐ Fair ☐ Poor  
WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST NORMAL

## WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA  
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:





# Allstate

## RESOURCE MANAGEMENT, INC.

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www.allstatemanagement.com

### FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER TERRACINA ACCOUNT #: 03-2845  
DATE: 9/7/22 TECHNICIAN: MR/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

3-80watt LED lighting system  
14wq submersible light cable w/  
Disconnect


275'

**REMARKS:** Performed scheduled service on LAKE Ftns. Upon  
Arrival, Ftn #4 Pump Breaker was tripping instantly. Tried  
to check Disconnect, But Ftn needs to be pulled in order to  
check Disconnect w/o it getting wet. Installed New LED lighting  
system and 275' of submersible light cable w/ Disconnect on  
Ftn #7. Lights Operating Normal.



# FOUNTAIN/AERATOR SERVICE REPORT



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

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www.allstatemanagement.com

CUSTOMER TERRACINA ACCOUNT #: 03-2845  
DATE: 9/21/22 TECHNICIAN: MR

## SERVICE REPORT

### FOUNTAIN:

### CLEANING SERVICES:

Display Heads  
Floats  
Intake Screens  
Light Fixtures

1	2	3	4	5	6	7	8	9	10

### CHECK LIST:

Anchor Lines  
Float Ballast  
Pump / Motor

✓	✓	✓	?	✓	✓	✓	✓		

### AERATION SYSTEM:

Compressor(s)  
Diffuser(s)


### PARTS:

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


**REMARKS:** SERVICE call "Ftn not Working"  
Upon Arrival, Ftn #7, Pump Breaker was Tripped, Reset Breaker  
checked Voltage & Amps. Ftn Operating Normal.





# Allstate

## WATERWAY MANAGEMENT REPORT

### RESOURCE MANAGEMENT, INC.

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CUSTOMER TEHMACINA EDD ACCOUNT # 2845 DATE 9/29/22

WEATHER CONDITIONS OVERCAST-WINDY. BIOLOGIST RAFAEL

#### WATERWAY I.D.

#### 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

*INSPECTION*

REMARKS: INSPECTED LAKES AFTER HURRICANE.

#### WATER TESTING (COMBINED AVERAGE)

- TEMPERATURE H<sub>2</sub>O 78 °F. ☐ High ☒ Normal ☐ Low
- DISSOLVED OXYGEN 7.9 ppm. ☐ High ☒ Normal ☐ Low
- pH READING 8.0 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14
- WATER CLARITY 3-4 FT ☒ Good ☐ Fair ☐ Poor
- WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST NORMAL

#### WETLAND AREA MAINTENANCE

- BENEFICIAL VEGETATION NOTED CHARA
- 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: \_\_\_\_\_



# DEBRIS/TRASH REMOVAL



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

CUSTOMER Terracina ACCOUNT# \_\_\_\_\_ DATE 9-26-22  
WEATHER CONDITIONS Sunny BIOLOGIST REN

WATERWAY I.D.

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

REMARKS Cleaned the area for excessive coconuts & debris  
Including - Bottles, Gags, Wrappers, etc. All debris removed was  
taken offsite & disposed of

## FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED \_\_\_\_\_

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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Email: info@allstatemanagement.com

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### FOUNTAIN / AERATOR SERVICE REPORT

CUSTOMER TERRACINA ACCOUNT #: 03-2845  
 DATE: 9/30/22 TECHNICIAN: MIR/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:** Performed scheduled service on lake ftn's.  
Performed an insulation test to ftn#4's power unit. Test  
Failed. Removed power unit for shop evaluation.



# WATERWAY MANAGEMENT REPORT



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CUSTOMER TERRACINA PD ACCOUNT # 2845 DATE 10/3/22  
WEATHER CONDITIONS Sunny, humid BIOLOGIST Gabriel

## WATERWAY I.D.

### 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
							✓		
		✓	✓	✓			✓		
		✓	✓				✓		
		NORMAL					NORMAL		
		Ø-Ø-Ø-Ø-Ø-Ø-Ø-Ø							

REMARKS:

lanes treated today for Algae Control,  
Border Grasses, and Submersed Aquatics.

### WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O

7.9

°F.

DISSOLVED OXYGEN

7.8

ppm.

pH READING

8.1

WATER CLARITY

5'

WATER SAMPLE TO LAB

☐ Yes

☐ No

☐ High

☒ Normal

☐ Low

☐ High

☒ Normal

☐ Low

☐ Acid 1-7

☐ Neutral 7

☒ Base 7-14

☒ Good

☐ Fair

☐ Poor

☐ 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

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**  
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CUSTOMER Terracina CDD ACCOUNT # 2845 DATE 9/29/22  
WEATHER CONDITIONS hazy, clear, low wind BIOLOGIST Terran

## MAINTENANCE

H G

## 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, leaf runner, alligator weed, sedge, Papyrus, and other exotic growth along areas H and G

## WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O 78 °F.  
DISSOLVED OXYGEN N/A ppm.  
pH READING 7.5  
WATER CLARITY 1  
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 rush, Arrowhead, bull rush

### SPORT FISH

### BIOLOGICAL CONTROL FISH

☐ Largemouth Bass ☐ Bream ☐ Catfish  
☐ Triploid Grass Carp ☐ Mosquitofish  
☐ Gar ☐ Exotics  
☐ Kite ☐ Marsh Hawk ☐ Osprey  
☐ Muscovies ☐ Coot ☐ Gallinule

☐ Anhinga ☐ Wading ☐ Cormorant ☒ Wild Ducks

### OTHER WILDLIFE

### REMARKS:



# MITIGATION AREA MANAGEMENT REPORT



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CUSTOMER Terracina CDD (MT) ACCOUNT # 28415 DATE 10/10/22  
WEATHER CONDITIONS warm, clear, br wind BIOLOGIST Foren

## MAINTENANCE

F E

## 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 torpedos grass, Pennywort, alligator weed, sedge, lotus, Primrose, and other exotic growth along areas F and 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 rush, Arrowweed, lotus  
rush

### SPORT FISH

### BIOLOGICAL CONTROL FISH

☐ Largemouth Bass ☐ Bream ☐ Catfish  
☐ 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 ACCOUNT #: 03-2845

DATE: 10/24/22 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

12" MISC 86 WIRE

				①					

**REMARKS:** SERVICE CALL - "FOUNTAIN 5 NOT WORKING" UPON  
ARRIVAL, NOTED A BURNT CONNECTING WIRE IN PANEL.  
REPLACED THE WIRE AND TESTED PANEL COMPONENTS  
FOUNTAIN OPERATION TESTED NORMAL. IF PROBLEM RE OCCURS  
RECOMMEND NEW MOTOR CONTROL BOX.





# Allstate

## RESOURCE MANAGEMENT, INC.

### WATERWAY MANAGEMENT REPORT

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CUSTOMER TERRACINA ESS ACCOUNT # 2845 DATE 6/25/22

WEATHER CONDITIONS SUNNY WARM - BREEZE BIOLOGIST RAFAEL

#### ALGAE/AQUATIC WEED CONTROL

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

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

#### WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O 79 °F. ☐ High ☒ Normal ☐ Low

DISSOLVED OXYGEN 7.8 ppm. ☐ High ☒ Normal ☐ Low

pH READING 8.0 ☐ Acid 1-7 ☐ Neutral 7 ☒ Base 7-14

WATER CLARITY 3-4 ft ☒ Good ☐ Fair ☐ Poor

WATER SAMPLE TO LAB ☐ Yes ☒ No ☐ Test

REMARKS: WATER TEST NORMAL

#### WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED CHARA

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: \_\_\_\_\_



# DEBRIS/TRASH REMOVAL



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CUSTOMER Terracina ACCOUNT# \_\_\_\_\_ DATE 10-26-22

WEATHER CONDITIONS Sunny BIOLOGIST REN

WATERWAY I.D.

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

REMARKS Cleared the area for any debris. Including -  
Coconuts, plastics, styrofoam, pipes, cans, etc. All debris was  
removed from the area & disposed of offsite

## FISH/WILDLIFE OBSERVATIONS

BENEFICIAL VEGETATION NOTED \_\_\_\_\_

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 \_\_\_\_\_



# MITIGATION AREA MANAGEMENT REPORT



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CUSTOMER Terracina CDD ACCOUNT # 2815 DATE 10/27/12

WEATHER CONDITIONS hazy, clear, low wind BIOLOGIST TCW

## MAINTENANCE

A B

## 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 torpedo grass, turf runner, alligator weed, pennywort, beggars tick, sedge, brazilian pepper, and other exotic plants along areas A and B.

## WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H<sub>2</sub>O \_\_\_\_\_ °F.  
DISSOLVED OXYGEN \_\_\_\_\_ ppm.  
pH READING 7.4  
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 rush, Arrowhead, hard grass, oak

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_