



**TERRACINA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MAY 8, 2023  
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**  
May 8, 2023  
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. February 13, 2023 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Discussion Regarding Lake Maintenance Proposals.....Page 5
  - 2. Update Regarding Fountain Repairs
  - 3. Consider Approval of Lake Erosion Proposal from Allstate.....Page 27
- H. New Business
  - 1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget...Page 30
  - 2. Discussion Regarding Engineer’s Field Observation Report.....Page 37
- I. Administrative Matters
  - 1. Financial Report.....Page 41
- J. Board Members Comments
- K. Adjourn

# LOCALiQ

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  
1-25

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.terraccinacdd.org  
September 30, 2022 781.4397

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 13, 2023**

**A. CALL TO ORDER**

The February 13, 2023, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:02 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 September 30, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

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

Staff present were: District Manager Sylvia Bethel of Special District Services, Inc.; and General Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**F. APPROVAL OF MINUTES**

**1. November 14, 2022, Regular Board Meeting**

The minutes of the November 14, 2022, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

There being no comments or questions, a **motion** was then made by Mrs. Colella, seconded by Mr. Colella and passed unanimously approving the minutes of the November 14, 2022, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Lake Maintenance Proposals**

Ms. Bethel reminded the Board that they wanted to bring this back to the next meeting. She further noted that Mr. Ameer wanted to gather information and speak to all three companies. Mr. Ameer advised that he had not had the chance to do so.

A lengthy discussion ensued. Mr. Ameer indicated the lakes and fountains were not being maintained and he was leaning towards Palm Beach Aquatics. He would like to contact Palm Beach Aquatics to negotiate adding to the contract for the District to be able have any repairs not completed within a few weeks outsourced to another vendor.

## **2. Discussion Regarding Fountain Repairs**

Ms. Bethel advised that Allstate had confirmed that the fountain had been repaired. Mr. Ameer noted that Fountain No. 1, behind his house, the light was out. Ms. Bethel noted she would reach out to Allstate to have them take a look at it.

## **H. NEW BUSINESS**

### **1. Consider Lake Erosion Proposal**

Mr. Ameer noted that at the last meeting he suggested the landscaper fill the sinkholes, but it was suggested that the engineer should get involved. There are more sinkholes now and he believes that the landscaper could fill them for a better price. Mr. Colella suggested that they approve this item and get the sinkholes taken care of. Mr. Ameer suggested approving a not to exceed amount and he will get a proposal from the landscaper. The Board agreed.

A **motion** was made by Mrs. Colella, seconded by Mr. Ameer and unanimously passed approving all sinkhole repairs not to exceed \$5,000.

## **I. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

Ms. Bethel directed the Board's attention to the financial report the meeting book. Mr. Colella indicated that the report represented 3 months of financial information, so not much had changed and finances looked good.

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

Mr. Colella suggested that these reports were a waste of paper and if needed, Ms. Bethel could email the reports. Mr. Ameer indicated that he did not need the reports and that Ms. Bethel could just save them. The Board decided to not include Lake Vendor Reports in the meeting books and to change the agenda item title to Discussion of Lake Vendor Reports.

## **J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mrs. Colella, seconded by Mr. Ameer adjourning the Regular Board Meeting at 9:36 a.m. Upon being put to a vote, the **motion** carried 4 to 0.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**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	<u>1,299</u>
<b>Total:</b>	<b>17,419*</b>

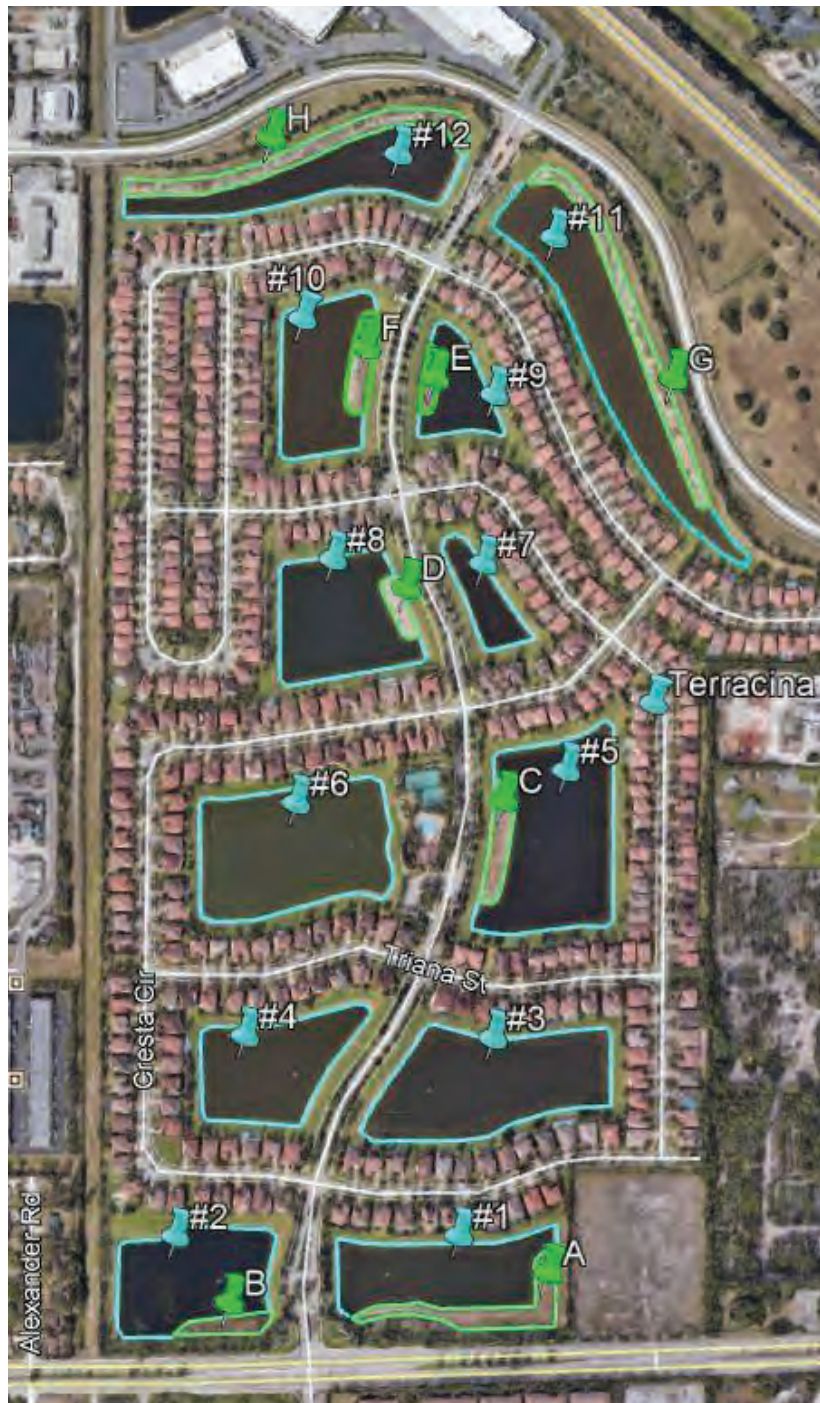
Preserve #	Area (Acres)
A. Preserve 'A'	0.50
B. Preserve 'B'	0.25
C. Preserve 'C'	0.50
D. Preserve 'D'	0.25
E. Preserve 'E'	0.50
F. Preserve 'F'	0.50
G. Preserve 'G'	1.00
H. Preserve 'H'	<u>1.00</u>
<b>Total:</b>	<b>4.50*</b>

\*Dimensions taken by satellite imaging





**SITE MAP**







**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





**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.

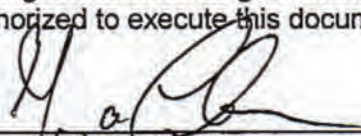


- 6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail; return receipt requested, to ALLSTATE RESOURCE MANAGEMENT, INC., 6900 SW 21<sup>st</sup> Court, Unit #9, Davie, Florida 33317. CUSTOMER agrees to pay for all services 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 YACO / 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.

Page 4

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 to 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.

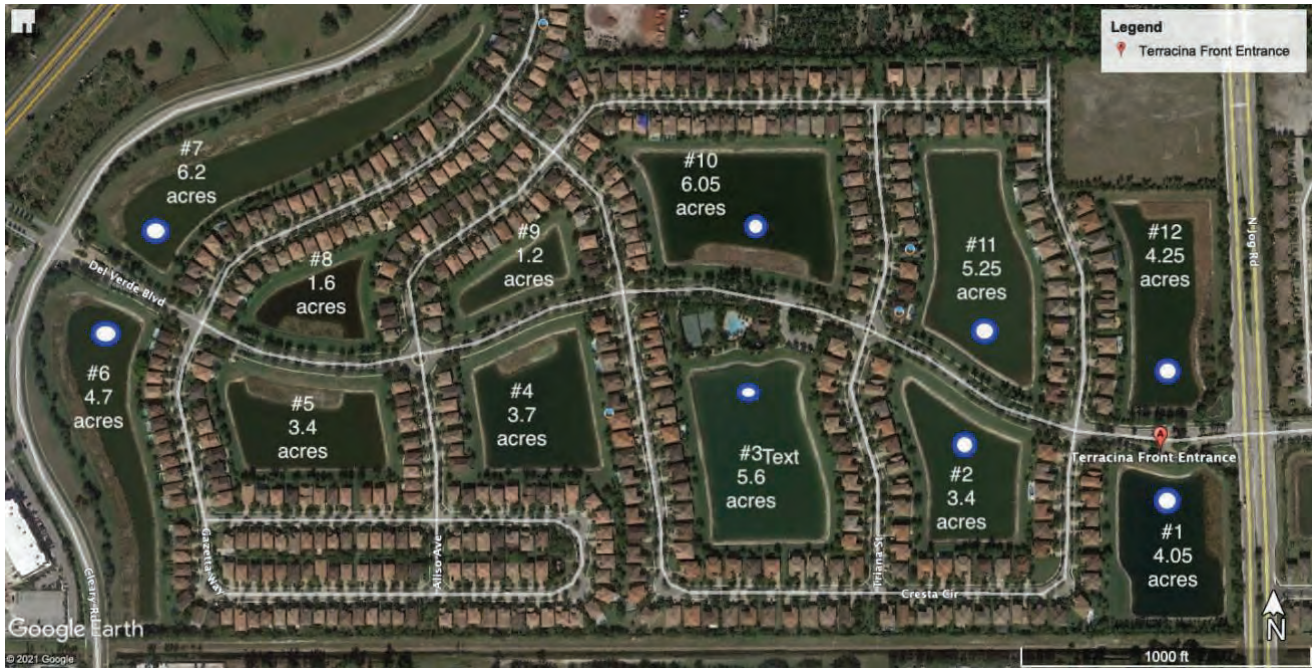
10. SWS will provide CUSTOMER with certificates of insurance upon request. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates
11. This agreement constitutes the entire agreement of SWS and the CUSTOMER.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



# PALM BEACH AQUATICS

1555 FOLSOM RD. LOXAHATCHEE, FL. 33470  
PHONE (561)-719-8900 FAX (561)-790-7220

## WATERWAYS & ENVIRONMENTAL AREAS MANAGEMENT AGREEMENT

**ATTN:** *Andrew Karmeris & Sylvia Bethel*

Property : Terracina / Special District Services  
 Address : 2501A Burns Road Palm Beach Gardens, FL 33410  
 Phone : 561-630-4922 Ext 227  
 Email : sbethel@sdsinc.org

Job Name : Lake / Littoral / Fountain Maintenance  
 Address : Jog Rd West Palm Beach FL  
 Contact : Sylvia Bethel  
 Phone : 561-630-4922 Ext 227

Palm Beach Aquatics, Inc. (PBA) shall manage the waterways and/or environmental areas covered herein from the date of acceptance of this proposal, unless an alternative start date is specified herein, in accordance with the terms and conditions of this Waterways and Environmental Areas Management Agreement.

Start Date: Tuesday, September 1, 2020

Renewal Date: Thursday, September 1, 2022

**A. LOCATION:** The following waterways / environmental areas are covered under this agreement:

LAKE 1	-	Littoral A	0.40 Ac	Fountain	7.5 HP (ACI)	Lake Acreage	4.2	Length	1700	Avg Depth	7
LAKE 2	-	Littoral B	1.00 Ac	Fountain	7.5 HP (ACI)	Lake Acreage	4.6	Length	2100	Avg Depth	8
LAKE 3	-			Fountain	5 HP (AM)	Lake Acreage	5.5	Length	1700	Avg Depth	9
LAKE 4	-			Fountain	5 HP (AM)	Lake Acreage	3.5	Length	2150	Avg Depth	8
LAKE 5	-			Fountain	7.5 HP (CFI)	Lake Acreage	6.1	Length	2050	Avg Depth	9
LAKE 6	-	Littoral C	0.60 Ac	Fountain	7.5 HP (CFI)	Lake Acreage	5.8	Length	2150	Avg Depth	8
LAKE 7	-	Littoral C	0.35 Ac			Lake Acreage	1.3	Length	1650	Avg Depth	5
LAKE 8	-					Lake Acreage	4	Length	1100	Avg Depth	7
LAKE 9	-	Littoral D	0.50 Ac			Lake Acreage	1.8	Length	1600	Avg Depth	4
LAKE 10	-	Littoral E	0.30 Ac			Lake Acreage	3.6	Length	1200	Avg Depth	7
LAKE 11	-	Littoral F	1.75 Ac	Fountain	5 HP (ACI)	Lake Acreage	6.7	Length	2650	Avg Depth	6
LAKE 12	-	Littoral G	1.70 Ac	Fountain	5 HP (ACI)	Lake Acreage	5.15	Length	3300	Avg Depth	6
<b>TOTALS</b>	-	Littorals	<b>6.60 Ac</b>	Fountain	<b>8</b>	Acreage	<b>52.25</b>	Length	<b>23350</b>	Avg Depth	<b>7.0</b>

**B. SERVICES:** Waterway management/Littorals/Services shall be provided by PBA ( \* are Recommended)

Lake Maintenance to Control Algae, floating or Submersed Aquatic vegetation and Bank Grasses	Included
Littoral Maintenance to Control Grasses, Brush and other Invasive Vegetation	Included
Wetland, Upland or Preserve Maintenance to Control Grasses, Brush and other Invasive Vegetation	Included
Littoral, Wetland & Preserve Compliance Guarantee Program ( Included with Littoral, Wetland, Upland & Preserve Maintenance)	Included
Small Debris and Litter Removal during Monthly Visits	Included
Tree Trimming, Mechanical Cleanup and Large Disposal Removal	Optional
Triploid Grass Carp and Native Fish Permitting and Stocking	Optional
* Sonar Program - A Preventive Submersed Application done at the start of the Summer and Winter growing seasons	Optional
* Phoslock Program - A Winter time Algae Preventive treatment that reduces phosphorus levels & improve water clarity	Optional
* Fountain Maintenance Program - Details Outlined on Line "S" Below	Optional
* Mosquitos Treatment Program - A Monthly Aquatic treatment that targets larvae to help reduce overall populations.	Optional
* Monthly Bacteria Blocks Program For Water Quality and Nurturance Control	Optional
Blue or Black Dye Applications As Needed to Slow Algae Growth for Longer Control	Included
Monthly Water Chemistry Testing PH, Do, Temp	Included
Monthly Online Reporting and Consulting	Included

Thank you for this opportunity to submit to you the following proposal for the monthly services you requested. With our highly trained staff and years of experience I am confident that Palm Beach Aquatics Inc. will provide the very best service in the industry and can perpetually maintain the property at a level that will not only protect the natural resources but also be aesthetically pleasing area that you and your visitors can enjoy all year long.



**Management programs include the following:**

**Lake Maintenance - ( 24 ) visits per year or ( 2 ) Visit Per Month**

Lake Maintenance includes ongoing management of (Shoreline Grasses and Brush, Floating Vegetation, Algae and Submersed vegetation). Lake management treatments will be done within the locations stated in section {A} and no higher than the normal water line using chemical applications, mechanical or manually removal. All treatments will be done as needed. While PBA is on site or techs will pick up any small debris or trash in the water Long as it is reachable by one person while in a boat or ATV.

**Littoral Maintenance - ( 12 ) visits per year or ( 1 ) Visit Per Month**

Littoral Maintenance includes ongoing management of (Grasses and Brush) within native wetland areas located on the lakes specified in section ( A ) using chemical applications, mechanical or manually removal. All treatments will be done as needed. When crew is on site our crew will remove any small debris or trash in the littoral

**Fountain Maintenance - ( 12 ) visits per year or ( 1 ) Visit Per Month**

\* Fountain Maintenance includes a guaranteed on-site visit within 48 hour for service calls. PBA will cleaning every fountain once a month cleaning will include the (Top of Float, Light Fixture, Nozzle and Intake Screen). When fountain is shut down for cleaning PBA will preform basic tests on control panel components to head off protentional issues. However, most electrical issues do not give warning signs of failure.

\* Please Note, To speed up approval process for minor repairs when we are on-site we recommend you allow Palm Beach Aquatics to perform fountain repairs and/or replace parts without getting authorization if the repair and parts does not exceed \$500. This amount should cover most control panel components, splices and minor repairs.

**OTHER OPTIONAL RECOMMENDED SERVICES**

- Annual Phosphorus Treatments - On going Phoslock treatments done 1 time each year toward the end of December or January to target high Phosphorus levels. Because Phosphorus is needed for Algae to grow, removing the primary source of food for algae greatly reducing reoccurring algae growth. Phoslock should be applied to or bodies that I have an abundance of Nutrients. The longevity of each treatment can vary from (1 to 5 years) and is dependent upon how much pollutants are being washed back into the lake. For best results treatments should be done when no algae is present in late winter just prior to the start of summer.

- Annual Sonar Treatments - On going preventive Sonar treatment done in November to control lily's and other submersed plants. Because Sonar treats the entire waterbody and works over a 60 day period is important to have the chemical in at the start of the target plants growing season ( Summer and/or Winter )

**c. FEES AND COSTS:** Waterway management/Littorals/Services shall be provided by PBA

(Monthly) PRESERVE MAINTENANCE : \$ 700.00

(ANNUAL) COST : \$ 25,200.00

(Monthly) LAKE MAINTENANCE : \$ 1,100.00

(MONTHLY) PAYMENT : \$ 2,100.00

(Monthly) FOUNTAIN MAINTENANCE : \$ 300.00

INITIAL :

# PALM BEACH AQUATICS

## "Terms & Conditions"

- D. MATERIALS:** Only chemicals, weed control products, or other materials which have been approved by federal or state authorities shall be used by PBA.
- E. TERM OF AGREEMENT:** This agreement shall be for a term of one (1) year. At the end of the term, this Agreement shall automatically renew for subsequent one (1) year terms unless terminated by either party as otherwise set forth herein. PBA agrees to commence treatment within fifteen (15) days from the date of acceptance of this proposal by customer (weather permitting). The prices for the services to be rendered by PBA shall be in effect for twelve (12) months from date of acceptance of this proposal; provided, however, that either party may cancel this Agreement by providing the other party with thirty (30) days written notice of cancellation. Subsequent to the initial twelve (12) month term of this agreement, PBA reserves the right to implement price changes for increases in PBA costs and services to be rendered under this Waterway and Environmental Areas Management Agreement upon the provision of thirty (30) days notice by PBA. In the event that customer agrees with PBA for additional services not provided for under the initial proposal herein, such price protection as is provided for in this paragraph shall not be in effect and the additional services shall be provided at PBA's customary rate for such services at the time that such additional treatments are initiated.
- F. USE RESTRICTIONS:** PBA agrees that it shall conduct the water/environmental areas management in a manner consistent with good practice and in accordance with such methods and techniques as are reasonably necessary to maintain control. Customer agrees to abide by such time restrictions during and following treatment as are directed by PBA including, but not limited to, water use restrictions. PBA does not assume, and customer specifically waives any liability on the part of PBA, for failure by customer to abide by such directions as to time-use restrictions and for any liability as to additional parties not placed in notice of such restrictions by customer.
- G. ADMINISTRATIVE REMEDIES:** PBA shall provide services hereunder in accordance with rules and regulations of any governmental, administrative, or regulatory body with jurisdiction over the services herein, but PBA reserves the right to pursue its administrative remedies as in compliance with such governmental directions. Services to be rendered during such pursuit of administrative remedies shall be performed by PBA in accordance with this Agreement irrespective of the pendency of the administrative proceedings unless PBA has been otherwise directed by the governmental agency involved.
- H. DISCLAIMER AND TERMINATION RIGHT:** PBA specifically disclaims any liability and damages, penalties or otherwise for failure or delay in the performance of services hereunder caused by circumstances outside of its control, including, but not limited to weather conditions, strikes, riots, governmental orders and regulations preventing performance, curtailment of supply of weed control chemicals or materials or other circumstances beyond its reasonable control. In the event of the occurrence of any of the above conditions, PBA shall give notice to customer of such condition preventing performance hereunder. Customer shall have the right within thirty (30) days thereafter to terminate this agreement by providing notice to PBA in writing of the termination of this agreement.
- I. ASSIGNMENT:** This agreement is not assignable by customers except upon prior written consent by PBA.
- J. MODIFICATIONS:** This agreement constitutes the entire agreement of the parties herein and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both PBA and Customer.
- K. ATTORNEYS' FEES:** PBA shall be entitled to reasonable attorney's fees (including appeal) for purposes of endorsement of the terms and conditions hereunder and shall be entitled to an award of reasonable attorney's fees (including appeal) together with costs and expenses thereof in the event of prevailing in litigation arising under the terms and conditions of this agreement.
- L. NOTICE:** Notice required hereunder shall be made in writing to customer's address shown in this proposal and to PBA at its main office.
- M. 3RD PARTY COMPLIANCE:** If the customer requires PBA to enroll in any special third-party compliance programs, invoicing, or payment plans that charge PBA, those charges will be invoiced back to the customer.
- N. MITIGATION PERMITS:** It is the customer's responsibility to inform PBA of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. Customer agrees to provide PBA with copies of mitigation permits, site plans, plant species, etc. relating to contracted work areas. PBA assumes no responsibility for damage to desirable plants where customer has failed to disclose such information to PBA. Maintenance activities in designated mitigation areas are proposed under the assumption that there are no outstanding compliance issues with county or water management district regulators. It is the customer's responsibility to inform PBA of any such issues prior to contracting PBA or contract will need to be revised to include any mandatory cleanups to resolve said compliance issues. PBA will guarantee 80% survivorship on all plants installed and maintained by PBA (Excludes Acts of God, vandalism or any causes outside the control of Palm Beach Aquatics).
- O. BANK GRASS CONTROL:** Under our "Bank Grass Control" program PBA will treat border grasses and brush to the water's edge. Certain plants, such as grasses and cattails, leave visible structure which may take several seasons to decompose. PBA is not responsible for removing said structures unless otherwise contracted.
- P. LITTER:** Individual litter items to be removed are limited to non-natural materials; such as; paper products, Styrofoam cups, plastic bags, and aluminum cans. Construction debris, shopping carts, discarded household appliances, or any other objects not considered litter are not included in the trash/litter removal service and their removal may be subject to additional charges.
- Q. ADDITIONAL SERVICES:** Except as noted herein, additional work as requested by customer such as large debris removal, plant cutting and/or removal, washout repair, and other manual maintenance will be considered as extra work and is subject to separate invoicing.
- R. DISPOSAL:** Customer is responsible for providing an on-site location or dumpster for the disposal of collected materials. If customer is unable to provide PBA with access to such a site, customer will be responsible for any hauling or dumping fees that may be necessitated by the disposal of collected materials.
- S. WATER BODY CONTROL STRUCTURE CLEANING/MAINTENANCE:** Cleaning and maintenance activities listed in PBA proposals pertain to keeping inflow and outflow structures clear of vegetation or debris that may clog or disrupt proper flow and efficiency of structures. These activities do not include structural repairs and/or major sediment removals or underground clearings of built-up material. Sonar treatments to prevent or treat select submersed weed is not included.
- T. FOUNTAIN SERVICES:** A) Slandered fountain cleaning included in monthly service at no charge is a Superficial cleaning and includes the lights nozzle and float only. For all service request a diagnostic fee of \$125.00 for the first hour will apply. The diagnostic fee will be waived if the work is done by PBA but standard labor rates still apply. B) Fountain maintenance Program is a additional service that includes a detailed cleaning of entire fountain top, bottom and intake screen, testing of all control panel components to catch any issues before they happen. For all service with this program the first hour including the diagnostic fee will be waived. C) Any components that need to be replaced will be ordered and installed by PBA with written consent. If the part cost is under \$250.00 PBA will replace the part without a written authorization and billed as a separate invoice. standard PBA Labor rates may still apply.
- U. WATER CHEMISTRY & BACTERIA TESTING:** Any testing will be done per Pass's discretion and/or per request of property owner. Due to various tests and corresponding costs an additional proposal will be provided to Customer per desired test.
- V. TRIPLOID GRASS CARP STOCKING & PERMITTING:** A separate proposal can be provided upon request for stocking and permitting of triploid grass carp but is not included in this agreement.

Print Name

Client Signature

Date

JASON LEVIS

Print Name

PBA Signature

Date

**SPECIAL SERVICE AGREEMENT / SINKHOLE REPAIR**

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)

<u>DATE:</u>	<u>TERMS:</u>	<u>DELIVERY:</u>
11/21/2022	Balance due upon job completion.	Three (3) weeks

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Within lakes #6 & #10, repair two (2) sinkholes as follows: <ul style="list-style-type: none"> <li>• Remove old sod within sinkholes</li> <li>• Add riprap bags at immediate washed out shoreline area for stabilization</li> <li>• Riprap bags will be two rows high and secured with rebar</li> <li>• Backfill washed out area with fresh fill</li> <li>• Install geotextile fabric on top of fresh fill to reduce future washout</li> <li>• Install sod over fabric / repaired areas (watering of sod responsibility of HOA)</li> <li>• Sod will be pinned in place to prevent movement</li> </ul>	\$5,600.00 / one-time

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.
------------------------------------	--

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

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

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

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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE











**RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRACINA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 12, 2023 at 9:00 a.m. in the Nexus at Vista Park, 2101 Vista Parkway, West Palm Beach, Florida 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of May, 2023.

**ATTEST:**

**TERRACINA  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman



Terracina  
Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	171,346
DEBT ASSESSMENTS	314,087
OTHER REVENUES	0
INTEREST INCOME	240
<b>TOTAL REVENUES</b>	<b>\$ 485,673</b>
<b>EXPENDITURES</b>	
SUPERVISOR FEES	7,000
PAYROLL TAXES - EMPLOYER	560
AQUATIC LAKE MAINTENANCE	25,000
FOUNTAIN MAINTENANCE	15,000
ENGINEERING/INSPECTIONS	6,000
MANAGEMENT	37,020
SECRETARIAL	4,200
LEGAL	5,000
ASSESSMENT ROLL	8,000
AUDIT FEES	4,325
INSURANCE	7,000
LEGAL ADVERTISING	1,400
MISCELLANEOUS	1,050
POSTAGE	275
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,250
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
CONTINGENCY/FOUNTAINS	32,100
<b>TOTAL EXPENDITURES</b>	<b>\$ 161,305</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,368</b>
BOND PAYMENTS	(295,242)
<b>BALANCE</b>	<b>\$ 29,126</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,709)
DISCOUNT FOR EARLY PAYMENTS	(19,417)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
CARRYOVER FROM PRIOR YEAR	0
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	171,279	171,428	171,346	Expenditures Less Interest & Carryover/.94
DEBT ASSESSMENTS	313,651	314,087	314,087	Bond Payment /.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	152	120	240	Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 485,082</b>	<b>\$ 485,635</b>	<b>\$ 485,673</b>	
<b>EXPENDITURES</b>				
SUPERVISOR FEES	5,800	7,000	7,000	No Change From 2022/2023 Budget
PAYROLL TAXES - EMPLOYER	444	560	560	Supervisor Fees * 8.00%
AQUATIC LAKE MAINTENANCE	20,890	25,000	25,000	No Change From 2022/2023 Budget
FOUNTAIN MAINTENANCE	8,503	15,000	15,000	No Change From 2022/2023 Budget
ENGINEERING/INSPECTIONS	13,633	6,000	6,000	No Change From 2022/2023 Budget
MANAGEMENT	34,908	35,952	37,020	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2022/2023 Budget
LEGAL	4,759	5,000	5,000	No Change From 2022/2023 Budget
ASSESSMENT ROLL	8,000	8,000	8,000	No Change From 2022/2023 Budget
AUDIT FEES	4,225	4,225	4,325	\$100 Increase From 2022/2023 Budget
INSURANCE	5,992	6,400	7,000	Fiscal Year 2022/2023 Expenditure Was \$6,442
LEGAL ADVERTISING	884	1,500	1,400	\$100 Decrease From 2022/2023 Budget
MISCELLANEOUS	746	1,100	1,050	\$50 Decrease From 2022/2023 Budget
POSTAGE	92	300	275	\$25 Decrease From 2022/2023 Budget
OFFICE SUPPLIES	692	600	600	No Change From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	3,500	4,500	4,250	\$250 Decrease From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2022/2023 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2022/2023 Budget
CONTINGENCY/FOUNTAINS	0	33,400	32,100	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 119,793</b>	<b>\$ 161,262</b>	<b>\$ 161,305</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 365,289</b>	<b>\$ 324,373</b>	<b>\$ 324,368</b>	
BOND PAYMENTS	(299,025)	(295,242)	(295,242)	2024 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 66,264</b>	<b>\$ 29,131</b>	<b>\$ 29,126</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,839)	(9,710)	(9,709)	Two Percent Of Total Assessment Roll
DISCOUNT FOR EARLY PAYMENTS	(18,009)	(19,421)	(19,417)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 45,416</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 45,416</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	289	25	100	Projected Interest For 2023/2024
NAV Tax Collection	299,025	295,242	295,242	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 299,314</b>	<b>\$ 295,267</b>	<b>\$ 295,342</b>	
<b>EXPENDITURES</b>				
Principal Payments	230,000	236,000	241,000	Principal Payment Due In 2024
Interest Payments	56,116	58,938	53,333	Interest Payments Due In 2024
Bond Redemption	0	329	1,009	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 286,116</b>	<b>\$ 295,267</b>	<b>\$ 295,342</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 13,198</b>	<b>\$ -</b>	<b>\$ -</b>	

Series 2021 Bond Refunding Information

Original Par Amount =	\$2,856,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.350%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2021		
Maturity Date =	May 2032		
Par Amount As Of 1/1/23 =	\$2,626,000		



**Terracina Community Development District  
Assessment Comparison**

	Fiscal Year 2020/2021 <u>Assessment*</u>	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Projected Assessment*</u>
<b>O &amp; M</b>	\$ 285.95	\$ 372.80	\$ 372.67	\$ 372.50
<b>Debt</b>	\$ 727.99	\$ 684.29	\$ 684.29	\$ 684.29
<b>Total</b>	<b>\$ 1,013.94</b>	<b>\$ 1,057.09</b>	<b>\$ 1,056.96</b>	<b>\$ 1,056.79</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units	460
Prepayments	1
Billed for Debt	459



## FIELD OBSERVATION REPORT

1280 N. Congress Ave., Suite 101  
 West Palm Beach, FL 33409  
 Tel. 561.655.1151 Fax 561.832.9390  
 E-mail: [info@engenuitygroup.com](mailto:info@engenuitygroup.com)  
 Website: [www.engenuitygroup.com](http://www.engenuitygroup.com)

<b>PROJECT: Terracina, CDD</b>	
<b>PROJECT NO: 4028</b>	<b>DATE: March 30, 2023</b>
<b>CONTRACTOR:</b>	<b>ARRIVAL TIME: 3:00</b>
<b>TYPE OF OBSERVATION: Lake Levels and Erosion Areas</b>	<b>DEPARTURE TIME: 4:00</b>

### OBSERVATIONS:

SDS requested follow-up site visit to review lake levels and new Erosion areas on Lakes #6 and 10. .

Lakes now appear slightly lower compared to photos from my site visit of May 20, 2022.

As documented in my earlier field observation reports (repeated from my field report of May 2022 as follows):

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

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

1. We have been in the "dry" season for the last several months. Rainy season traditionally begins June 1 and I expect with increased rain, the lake levels will rebound.

2. Irrigation withdrawals from lakes - The common area irrigation system draws from the lake system, which are all interconnected. While this is common practice, it may be contributing to the overall drawdown of the lake system. A recharging well system could be explored to help sustain the lake levels. A system design would be needed and the proper agency permitting for "Water Use" would be required to implement such a system. These systems are common in South Florida.

3. Terracina is in close proximity to a regional water supply wellfield located at the NE corner of Jog Rd and Belvedere Rd. This wellfield is owned and operated by the PBC Water Utilities Department and has been long established for regional public water supply, including Terracina. These well fields create a groundwater drawdown and a cone of influence that most likely includes the area in and around the Terracina lake system. Further research would be needed to approximate the effect these wellfields may be having on the Terracina lake system.

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

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

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

Two new lake bank erosion areas have been noticed by the HOA and I visited each one, on lake #6 and lake #10. Both of these areas developed since my annual report in August 2022 and have grown substantially large. Increased runoff velocity likely due to low water levels have speeded the erosion process. Photos of these areas are attached to this report.

As expected, both of these erosion areas are a result of overland drainage runoff that accumulated between houses and is directed toward the lake. These type of erosion areas have occurred before, with several "minor" ones noted in the last annual report. The repair proposal by All State is the correct repair methodology for each one. The lake #6 location is very close to a drainage culvert. While a leaking culvert joint under the erosion area may be causing the erosion, it is not likely based on my observations. As a precaution, this culvert should be cleaned and televised (All State is capable of this work), to insure the culvert is stable. Another erosion area was noted on lake 6.

Additionally, the culvert in the NW corner of lake #6 is 90% silted full (photo attached) and should be cleaned. This has become apparent with the low lake levels.

I am also resending you the graphic from my 2022 annual report which identifies several lake bank erosion areas from years past. These remain minor in nature but may be

exacerbated with the low water levels. I did observe them on this site visit and they did not appear to have "grown".

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



COPIES TO: Sylvia Bethel, SDS



Culvert in NW corner of Lake 6



Lake 6 erosion and proximity of drainage culvert between houses



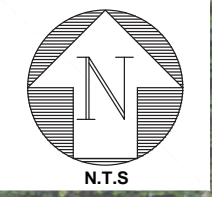
Another erosion area on lake 6 (west bank) between houses



Lake 10 erosion area between houses







J:\LAND PROJECTS R2\4028 TERRACINA\08-16-2022\_LAKE NUMBER EXHIBIT.DWG 8/16/2022

**TERRACINA - LAKE NUMBER EXHIBIT**

DATE:	8/16/2022
JOB NO.:	4028.01
SCALE:	NTS
SHEET:	1 OF 1



PROJECT ENGINEER:	KBU
DRAWN BY:	MCB
CHECKED BY:	KBU
CHECKED BY:	KBU

NO	REVISIONS	BY	DATE
1	REPAIRS NOTED PER AUG. 2020 SITE VISIT	KJ	8/24/2020
2	REPAIRS NOTED PER JULY 2019 SITE VISIT	KJ	7/24/2019
3	REPAIRS NOTED PER OCT. 2018 SITE VISIT		10/2018
4	REPAIRS NOTED PER NOV. 2017 SITE VISIT		08/2016
5	REPAIRS NOTED PER AUG. 2016 SITE VISIT	KJ/LC	08/2016
6	REPAIRS NOTED PER AUG. 2015 SITE VISIT	KJ/MV	10/2015

REPAIRS NOTED PER AUG. 2021, 2021 SITE VISIT K.J. 8/24/2021  
 REPAIRS NOTED PER AUG. 16, 2022 SITE VISIT K.J. 8/16/2022



Terracina  
Community Development District

**Financial Report For  
April 2023**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
APRIL 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Apr-23	Year To Date Actual 10/1/22 - 4/30/23
<b>REVENUES</b>			
O & M ASSESSMENTS	171,428	4,676	167,008
DEBT ASSESSMENTS	314,087	7,903	305,973
OTHER REVENUES	0	0	0
INTEREST INCOME	120	0	1,839
<b>Total Revenues</b>	<b>\$ 485,635</b>	<b>\$ 12,579</b>	<b>\$ 474,820</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	7,000	0	1,600
PAYROLL TAXES - EMPLOYER	560	0	123
AQUATIC LAKE MAINTENANCE	25,000	1,745	10,470
CONTINGENCY	33,400	0	0
FOUNTAIN MAINTENANCE	15,000	640	11,730
ENGINEERING/INSPECTIONS	6,000	0	594
MANAGEMENT	35,952	2,996	20,972
SECRETARIAL	4,200	350	2,450
LEGAL	5,000	0	2,341
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,225	0	0
INSURANCE	6,400	0	6,442
LEGAL ADVERTISING	1,500	0	247
MISCELLANEOUS	1,100	0	135
POSTAGE	300	0	12
OFFICE SUPPLIES	600	2	308
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,167
<b>Total Expenditures</b>	<b>\$ 161,262</b>	<b>\$ 5,900</b>	<b>\$ 58,766</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,373</b>	<b>\$ 6,679</b>	<b>\$ 416,054</b>
BOND PAYMENTS	(295,242)	(7,803)	(291,351)
<b>BALANCE</b>	<b>\$ 29,131</b>	<b>\$ (1,124)</b>	<b>\$ 124,703</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,710)	(182)	(5,376)
DISCOUNTS FOR EARLY PAYMENTS	(19,421)	(125)	(18,130)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (1,431)</b>	<b>\$ 101,197</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (1,431)</b>	<b>\$ 101,197</b>

<b>Bank Balance As Of 4/30/23</b>	<b>\$ 190,735.38</b>
<b>Accounts Payable As Of 4/30/23</b>	<b>\$ 14,568.77</b>
<b>Accounts Receivable As Of 4/30/23</b>	<b>\$ -</b>
<b>Available Funds As Of 4/30/23</b>	<b>\$ 176,166.61</b>

**Terracina Community Development District**  
**Budget vs. Actual**  
**October 2022 through April 2023**

	<u>Oct '22 - Apr 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · O & M Assessments	167,007.92	171,428.00	-4,420.08	97.42%
363.810 · Debt Assessments	305,972.70	314,087.00	-8,114.30	97.42%
363.820 · Debt Assessment-Paid To Trustee	-291,351.31	-295,242.00	3,890.69	98.68%
363.830 · Tax Collector Fee	-5,375.65	-9,710.00	4,334.35	55.36%
363.831 · Discounts For Early Payment	-18,130.05	-19,421.00	1,290.95	93.35%
369.401 · Interest Income	1,838.73	120.00	1,718.73	1,532.28%
<b>Total Income</b>	<u>159,962.34</u>	<u>161,262.00</u>	<u>-1,299.66</u>	<u>99.19%</u>
<b>Expense</b>				
511.122 · PR Tax Expense	122.40	560.00	-437.60	21.86%
511.131 · Supervisor Fees	1,600.00	7,000.00	-5,400.00	22.86%
511.301 · Aquatic Lake Maintenance	10,470.00	25,000.00	-14,530.00	41.88%
511.307 · Fountain Maintenance	11,730.00	15,000.00	-3,270.00	78.2%
511.310 · Engineering	594.00	6,000.00	-5,406.00	9.9%
511.311 · Management Fees	20,972.00	35,952.00	-14,980.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	2,341.15	5,000.00	-2,658.85	46.82%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	0.00	4,225.00	-4,225.00	0.0%
511.450 · Insurance	6,442.00	6,400.00	42.00	100.66%
511.480 · Legal Advertisements	247.20	1,500.00	-1,252.80	16.48%
511.512 · Miscellaneous	134.91	1,100.00	-965.09	12.27%
511.513 · Postage and Delivery	11.70	300.00	-288.30	3.9%
511.514 · Office Supplies	308.15	600.00	-291.85	51.36%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,500.00	-4,500.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
511.800 · Contingency/Fountains	0.00	33,400.00	-33,400.00	0.0%
<b>Total Expense</b>	<u>58,765.13</u>	<u>161,262.00</u>	<u>-102,496.87</u>	<u>36.44%</u>
<b>Net Income</b>	<u><u>101,197.21</u></u>	<u><u>0.00</u></u>	<u><u>101,197.21</u></u>	<u><u>100.0%</u></u>

**Terracina Community Development District  
Expenditures  
October 2022 through April 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>Expenditures</b>					
<b>511.122 · PR Tax Expense</b>					
	11/17/2022	PR 11.14.22		mtg 11.14.22 ck 11.18.22 (Colella L, Colella G, Eaquere J, Ameer S)	61.20
	02/16/2023	PR 02.13.23		mtg 02.13.23 ck 02.16.23 (Colella L, Colella G, Saunders C., Ameer S)	61.20
Total 511.122 · PR Tax Expense					<u>122.40</u>
<b>511.131 · Supervisor Fees</b>					
	11/17/2022	PR 11.14.22		mtg 11.14.22 ck 11.18.22 (Colella L, Colella G, Eaquere J, Ameer S)	800.00
	02/16/2023	PR 02.13.23		mtg 02.13.23 ck 02.16.23 (Colella L, Colella G, Saunders C., Ameer S)	800.00
Total 511.131 · Supervisor Fees					<u>1,600.00</u>
<b>511.301 · Aquatic Lake Maintenance</b>					
	10/01/2022	188174	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,745.00
	11/01/2022	188883	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
	11/01/2022	188883	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
	12/01/2022	189594	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,745.00
	01/01/2023	190332	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,745.00
	02/01/2023	191125	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,695.00
	02/01/2023	191125	Allstate Resource Management Inc.	Debris Removal	50.00
	04/01/2023	19903	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,695.00
	04/01/2023	19903	Allstate Resource Management Inc.	Debris Removal	50.00
Total 511.301 · Aquatic Lake Maintenance					<u>10,470.00</u>
<b>511.307 · Fountain Maintenance</b>					
	10/01/2022	188174	Allstate Resource Management Inc.	Fountain Maint	640.00
	10/09/2022	188080	Allstate Resource Management Inc.	Fountain Service- Replace White LED White 80-watt SS Set_4 Light	7,890.00
	11/01/2022	188883	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
	12/01/2022	189594	Allstate Resource Management Inc.	Fountain Maint	640.00
	01/01/2023	190332	Allstate Resource Management Inc.	Fountain Maint	640.00
	02/01/2023	191125	Allstate Resource Management Inc.	Fountain Maint	640.00
	04/01/2023	19903	Allstate Resource Management Inc.	Fountain Maint	640.00
Total 511.307 · Fountain Maintenance					<u>11,730.00</u>
<b>511.310 · Engineering</b>					
	03/31/2023	31048	Engenuity Group, Inc. (formally SFRN)	Professional Services for the Period: 3/1/2023 to 3/31/2023	594.00
Total 511.310 · Engineering					<u>594.00</u>
<b>511.311 · Management Fees</b>					
	10/31/2022	2022-1627	Special District Services, Inc.	Management Oct 2022	2,996.00
	11/30/2022	2022-1731	Special District Services, Inc.	Management Nov 2022	2,996.00
	12/31/2022	2022-1941	Special District Services, Inc.	Management Dec 2022	2,996.00
	01/31/2023	2023-0028	Special District Services, Inc.	Management Fee Jan 2023	2,996.00
	02/28/2023	2023-0136	Special District Services, Inc.	Management Fee Feb 2023	2,996.00
	03/31/2023	2023-0245	Special District Services, Inc.	Management Fee March 2023	2,996.00
	04/30/2023	2023-0352	Special District Services, Inc.	Management Fee April 2023	2,996.00
Total 511.311 · Management Fees					<u>20,972.00</u>
<b>511.312 · Secretarial Fees</b>					
	10/31/2022	2022-1627	Special District Services, Inc.	Secretarial Oct 2022	350.00
	11/30/2022	2022-1731	Special District Services, Inc.	Secretarial Nov 2022	350.00

**Terracina Community Development District  
Expenditures  
October 2022 through April 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	12/31/2022	2022-1941	Special District Services, Inc.	Secretarial Dec 2022	350.00
	01/31/2023	2023-0028	Special District Services, Inc.	Secretarial Fee Jan 2023	350.00
	02/28/2023	2023-0136	Special District Services, Inc.	Secretarial Fee Feb 2023	350.00
	03/31/2023	2023-0245	Special District Services, Inc.	Secretarial Fee March 2023	350.00
	04/30/2023	2023-0352	Special District Services, Inc.	Secretarial Fee April 2023	350.00
Total 511.312 · Secretarial Fees					2,450.00
<b>511.315 · Legal Fees</b>					
	10/31/2022	130272	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 10.31.22	1,089.10
	11/29/2022	130360	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 11.29.22	481.60
	12/29/2022	130427	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 12.29.22	108.85
	02/24/2023	130560	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 02.24.23	540.00
	03/29/2023	130620	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 03.29.23	121.60
Total 511.315 · Legal Fees					2,341.15
<b>511.450 · Insurance</b>					
	10/01/2022	16401	Egis Insurance & Risk Advisors	Renew Policy #100122064 10/01/2022-10/01/2023	6,442.00
Total 511.450 · Insurance					6,442.00
<b>511.480 · Legal Advertisements</b>					
	10/31/2022	0005017002	CA Florida Holdings, LLC	FY 22/23 Mtg Schedule	247.20
Total 511.480 · Legal Advertisements					247.20
<b>511.512 · Miscellaneous</b>					
	10/31/2022	2022-1627	Special District Services, Inc.	Travel Sept 2022	9.75
	11/17/2022	PR 11.14.22		mtg 11.14.22 ck 11.18.22 (Colella L, Colella G, Eaquerete J, Ameer S)	52.60
	12/31/2022	2022-1941	Special District Services, Inc.	Travel Nov 2022	9.75
	02/16/2023	PR 02.13.23		mtg 02.13.23 ck 02.16.23 (Colella L, Colella G, Saunders C., Ameer S)	52.60
	03/31/2023	2023-0245	Special District Services, Inc.	Travel Feb 2023	10.21
Total 511.512 · Miscellaneous					134.91
<b>511.513 · Postage and Delivery</b>					
	10/31/2022	2022-1627	Special District Services, Inc.	FedEx Sept 2022	1.03
	11/30/2022	2022-1731	Special District Services, Inc.	Postage Oct 2022	7.82
	02/28/2023	2023-0136	Special District Services, Inc.	Postage Jan 2023	2.85
Total 511.513 · Postage and Delivery					11.70
<b>511.514 · Office Supplies</b>					
	10/31/2022	2022-1627	Special District Services, Inc.	Copier Sept 2022	48.30
	10/31/2022	2022-1627	Special District Services, Inc.	Meeting Books Sept 2022	28.00
	11/30/2022	2022-1731	Special District Services, Inc.	Copier Oct 2022	3.75
	12/31/2022	2022-1941	Special District Services, Inc.	Copier Nov 2022	63.00
	12/31/2022	2022-1941	Special District Services, Inc.	Meeting Books Nov 2022	32.00
	01/31/2023	2023-0028	Special District Services, Inc.	Copier Dec 2022	6.90
	02/28/2023	2023-0136	Special District Services, Inc.	Copier Jan 2023	3.75
	03/31/2023	2023-0245	Special District Services, Inc.	Copier Feb 2023	88.20
	03/31/2023	2023-0245	Special District Services, Inc.	Meeting Books Feb 2023	32.00
	04/30/2023	2023-0352	Special District Services, Inc.	Copier March 2023	2.25
Total 511.514 · Office Supplies					308.15

**Terracina Community Development District  
Expenditures  
October 2022 through April 2023**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>511.540 · Dues, License &amp; Subscriptions</b>					
	10/03/2022	86741	Department of Economic Opportunity	Special District Fee FY 2022/2023	175.00
Total 511.540 · Dues, License & Subscriptions					<u>175.00</u>
<b>511.750 · Website Management</b>					
	10/31/2022	2022-1627	Special District Services, Inc.	Website Oct 2022	166.66
	11/30/2022	2022-1731	Special District Services, Inc.	Website Nov 2022	166.66
	12/31/2022	2022-1941	Special District Services, Inc.	Website Dec 2022	166.66
	01/31/2023	2023-0028	Special District Services, Inc.	Website Fee Jan 2023	166.66
	02/28/2023	2023-0136	Special District Services, Inc.	Website Fee Feb 2023	166.66
	03/31/2023	2023-0245	Special District Services, Inc.	Website Fee March 2023	166.66
	04/30/2023	2023-0352	Special District Services, Inc.	Website Fee April 2023	166.66
Total 511.750 · Website Management					<u>1,166.62</u>
<b>Total Expenditures</b>					<b><u>58,765.13</u></b>



**Terracina Community Development District  
Balance Sheet  
As of April 30, 2023**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
<b>Current Assets</b>						
Checking/Savings						
Bank Account	190,735.38	0.00	0.00	0.00	0.00	190,735.38
Total Checking/Savings	190,735.38	0.00	0.00	0.00	0.00	190,735.38
<b>Total Current Assets</b>	<b>190,735.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>190,735.38</b>
<b>Fixed Assets</b>						
Storm Water Management	0.00	0.00	0.00	1,770,162.00	0.00	1,770,162.00
Fountains	0.00	0.00	0.00	114,601.00	0.00	114,601.00
Accum Depreciation - Storm Water Mgt	0.00	0.00	0.00	-885,075.00	0.00	-885,075.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-13,344.00	0.00	-13,344.00
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>986,344.00</b>	<b>0.00</b>	<b>986,344.00</b>
<b>Other Assets</b>						
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Account	0.00	0.00	15,058.47	0.00	0.00	15,058.47
Investments - Revenue Account	0.00	0.00	300,280.46	0.00	0.00	300,280.46
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	315,338.93	315,338.93
Amount To Be Provided	0.00	0.00	0.00	0.00	2,310,661.07	2,310,661.07
<b>Total Other Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>315,338.93</b>	<b>0.00</b>	<b>2,626,000.00</b>	<b>2,941,338.93</b>
<b>TOTAL ASSETS</b>	<b>190,735.38</b>	<b>0.00</b>	<b>315,338.93</b>	<b>986,344.00</b>	<b>2,626,000.00</b>	<b>4,118,418.31</b>
<b>LIABILITIES &amp; EQUITY</b>						
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accounts Payable						
Accounts Payable	14,568.77	0.00	0.00	0.00	0.00	14,568.77
Total Accounts Payable	14,568.77	0.00	0.00	0.00	0.00	14,568.77
<b>Total Current Liabilities</b>	<b>14,568.77</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14,568.77</b>
<b>Long Term Liabilities</b>						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	2,626,000.00	2,626,000.00
<b>Total Long Term Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,626,000.00</b>	<b>2,626,000.00</b>
<b>Total Liabilities</b>	<b>14,568.77</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,626,000.00</b>	<b>2,640,568.77</b>
<b>Equity</b>						
Net Income	101,197.21	0.00	254,655.64	0.00	0.00	355,852.85
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investments in Gen Fixed Assets	0.00	0.00	0.00	1,884,763.00	0.00	1,884,763.00
Retained Earnings	74,969.40	0.00	60,683.29	-898,419.00	0.00	-762,766.31
<b>Total Equity</b>	<b>176,166.61</b>	<b>0.00</b>	<b>315,338.93</b>	<b>986,344.00</b>	<b>0.00</b>	<b>1,477,849.54</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>190,735.38</b>	<b>0.00</b>	<b>315,338.93</b>	<b>986,344.00</b>	<b>2,626,000.00</b>	<b>4,118,418.31</b>