



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JUNE 12, 2023
9:00 A.M.**

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

www.terracinacdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
Meeting Room of the Nexus at Vista Park
2101 Vista Parkway
West Palm Beach, Florida 33411
REGULAR BOARD MEETING
June 12, 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. May 8, 2023 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding Lake Maintenance Proposals.....Page 5
 - 2. Update on Lake Erosion from Allstate
- H. New Business
 - 1. Consider Approval of Irrigation & Permitting Proposal.....Page 27
 - 2. Consider Allstates Proposals from Engineer’s Report.....Page 36
 - 3. Discussion Regarding POA Electrical Service to Fountain/Aerators in District Lakes
- I. Administrative Matters
 - 1. Financial Report.....Page 47
- 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

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TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Terracina Community
Development District will hold
Regular Meetings at 9:00 a.m. in a
Meeting Room of The Nexus
at Vista Park located at 2101 Vista
Parkway, West Palm Beach,
Florida 33411, on the following
dates:

- October 10, 2022
- November 14, 2022
- December 12, 2022
- January 9, 2023
- February 13, 2023
- March 13, 2023
- April 10, 2023
- May 8, 2023
- June 12, 2023
- July 10, 2023
- August 14, 2023
- September 11, 2023

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. From time to time one or more Supervisors may participate by telephone; therefore, 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 discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting. Meetings may be cancelled from time to time without advertised notice.
TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
www.terracinacdd.org
September 30, 2022 781.4397

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 8, 2023**

A. CALL TO ORDER

The May 8, 2023, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:08 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, Linda Colella and Jose Esquerte and all was in order to proceed with the meeting.

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

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. February 13, 2023, Regular Board Meeting

The minutes of the February 13, 2023, 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 February 13, 2023, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Lake Maintenance Proposals

Mr. Colella advised that he believes they should focus on the erosion topic first and not worry about reviewing lake companies.

2. Discussion Regarding Fountain Repairs

Ms. Bethel advised that the fountain repairs for Lakes 3 and 4 lights had been completed. She also indicated that an invoice for a fountain repair had just been received. The Board requested that fountain numbers be added to all invoices going forward.

3. Consider Lake Erosion Proposal from Allstate

Ms. Bethel called on Mr. Jackson from Engenuity to go over the erosion and the engineer's report. Mr. Colella noted that the rain had helped and the lakes looked much better. Mr. Jackson stated that Allstate had an accurate plan on erosion repair and that Terracina had minor erosion areas and pipes that required attention and suggested that Allstate review the site and provide a proposal.

Ms. Bethel advised that she had sent Mr. Jackson's report to Allstate for a proposal regarding the items of concern. Mr. Colella suggested that they repair the current sinkholes and do the remaining repairs later. Mr. Ameer would like to meet with Allstate to walk the property to go over other areas of concern. Mr. Jackson went over the options for low lake levels. A lengthy discussion ensued. The Board requested that Mr. Jackson reach out to associates for suggestions on low lake levels.

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and passed unanimously approving the Allstate proposal for lake erosion work in the amount of \$5,600.00, as presented.

H. NEW BUSINESS

1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Resolution No. 2023-01 was presented, entitled:

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.

Ms. Bethel went over the proposed budget, noting a few changes with management, audit fees, and insurance; however no change in assessments.

A **motion** was made by Mr. Esquerete seconded by Mr. Colella and unanimously passed adopting Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget and setting the Public Hearing for July 10, 2023.

2. Discussion Regarding Engineer's Field Observation Report

This item was previously discussed under Old Business.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Bethel directed the Board's attention to the financial report the meeting book. She noted that if anyone had any questions to please contact her.

J. BOARD MEMBER COMMENTS

Mr. Palen advised that ethics training for Board Members had passed. Four hours per calendar year will be required beginning January 1, 2024.

Mr. Ameer advised of a washout on Lake Bank 12. The homeowner has scheduled the repair work to be completed Wednesday and he believes it would be the CDD's responsibility to double-check the work has been completed properly. Mr. Palen requested that Ms. Bethel have Allstate inspect the work once completed.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mrs. Colella adjourning the Regular Board Meeting at 10:09 a.m. Upon being put to a vote, the **motion** carried 5 to 0.

Secretary/Assistant Secretary

Chair/Vice-Chair

WATERWAY SURVEY REPORT

Customer: Terracina

Inspection Date: April 27, 2021

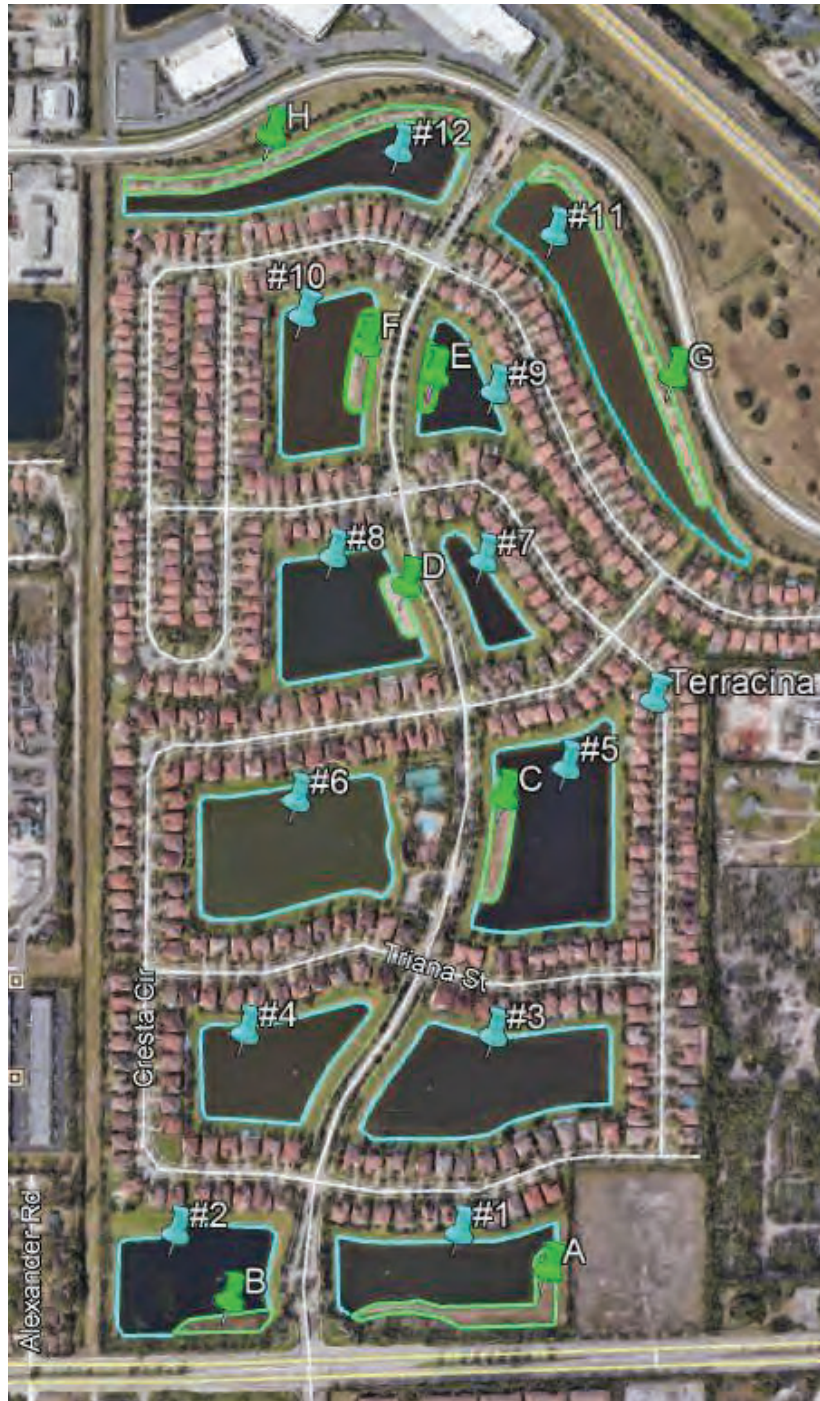
Waterway #	Perimeter (Linear Feet)
1. Lake #1	1,095
2. Lake #2	1,258
3. Lake #3	2,108
4. Lake #4	1,626
5. Lake #5	1,707
6. Lake #6	1,994
7. Lake #7	1,036
8. Lake #8	1,372
9. Lake #9	880
10. Lake #10	1,213
11. Lake #11	1,831
12. Lake #12	<u>1,299</u>
Total:	17,419*

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'	<u>1.00</u>
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 561-630-4922 Ext 227
 Palm Beach Gardens, FL 33410 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 21st 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

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 21st 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.

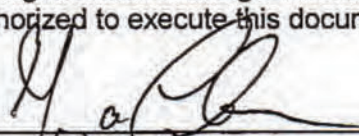
ALLSTATE RESOURCE MANAGEMENT, INC.

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.

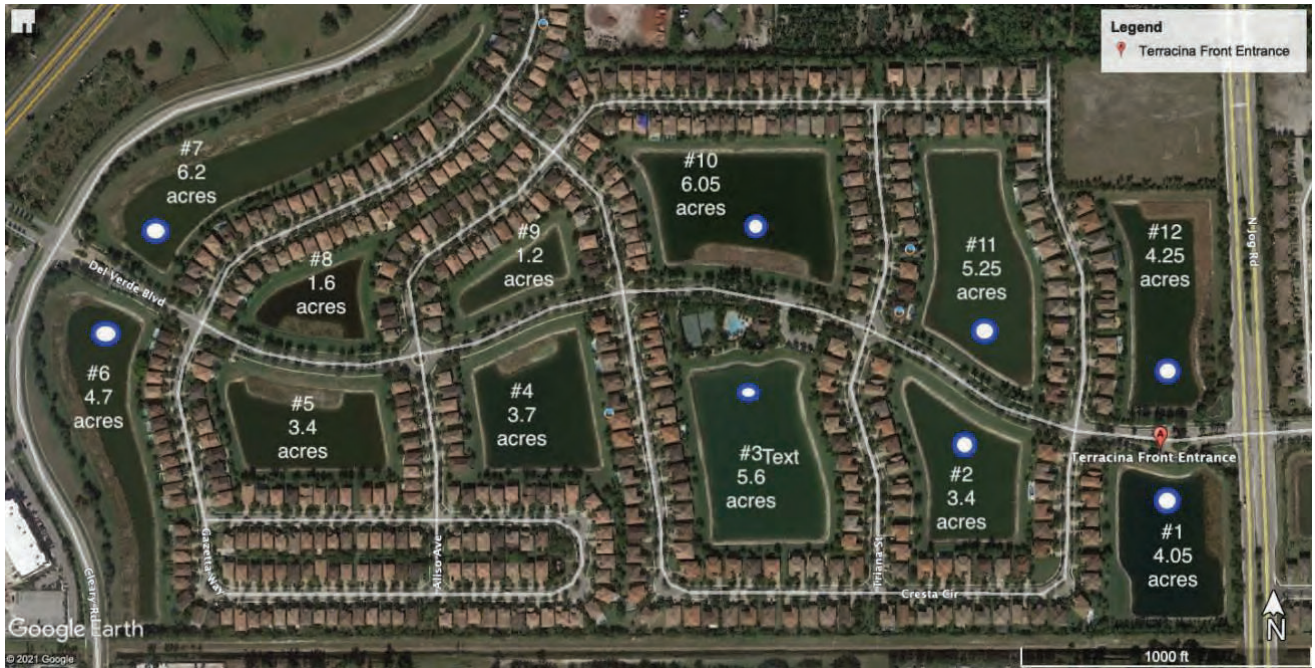
Biological Control Agent Permit Application For Triploid Grass Carp And Mosquito Fish – Assistance in the permitting process from the Florida Fish & Wildlife Conservation Commission for the importation of restricted fish species.

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 FOUNTAINM EQUIPMENT VALID THROUGH DECEMBER 31, 2021

- 1) The following are pricing examples that will be valid throughout 2021 fiscal year.
The two Cascade Fountains located on lakes 3 & 10 are 5HP 230V 1Ph Motors, their cost for this motor & pump replacement is \$2,485.00 ++ and includes a 2-year part warranty. Labor not included.

- 2) It's also noted that there are two (2) additional fountains added to lakes 6 & 7, both Aqua Control fountains along with two (2) new Aqua Control entrance fountains, lakes 1 & 12.
Superior Waterway Services is also an Aqua Control distributor and can obtain all parts needed for repairs. 5HP 240V 1PH replacement fountain motor assemblies will cost \$2,700.00 ++ Labor not included

- 3) Our labor rate is priced at \$98.00/ Hr.

- 4) Also, while reviewing meeting minutes, it showed work performed on the two (2) Aqua Master Fountains installed June 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
TOTALS	-	Littorals	6.60 Ac	Fountain	8	Acreage	52.25	Length	23350	Avg Depth	7.0

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

June 1, 2023

Via E-mail (awilbur@cotleur-hearing.com)

Terracina Homeowners Association
Special Districts Services, Inc.
Attn: Sylvia Bethel
2501 Burns Rd., Suite A
Palm Beach Gardens, Florida 33410

Re: Terracina Irrigation and SFWMD Permitting Proposal (P23-270)

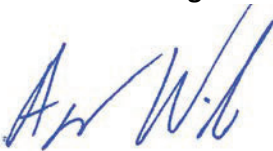
Dear Sylvia,

It was a pleasure discussing the required modifications to the Terracina irrigation system to provide supplemental recharge wells. As requested, Cotleur & Hearing will provide professional services required to review the existing irrigation systems, prepare irrigation modification plans to include well(s) needed to maintain the lake levels at a sufficient level to support the irrigation demand, and to permit the modifications with the South Florida Water Management District (SFWMD) including the preparation of all documents, calculations, and applications required for the permit submittal. The initial project effort includes data collection and a pre-application coordination meeting to determine the feasibility of subsequent steps.

To expedite processing, this Agreement is being sent electronically. Please sign and initial the Agreement on each page where indicated, **complete the Client Billing Instructions**, and return for Cotleur & Hearing's execution. A completed original will be emailed to you for your file.

After you have had the opportunity to review our proposal, should you have any questions, please do not hesitate to contact me at (561) 406-1011 or awilbur@cotleur-hearing.com.

Very truly yours,
Cotleur & Hearing



Aaron Wilbur, PLA
Partner

Proposal No: P23-270

3. SFWMD Consumptive Water Use Permit Modification **Fee (not to exceed) – \$1,600.00**
Plus reimbursable expenses

Based on the initial pre-application meeting, Cotleur & Hearing will prepare and submit a permit modification submittal through SFWMD E-Permitting. This effort includes obtaining the existing permit number and submitting for a permit modification providing all required exhibits, maps, documents, calculations, and information as required. Cotleur & Hearing will provide all post-submittal coordination and revisions required for permit approval and execution.

4. Minor Site Plan Amendment (Optional Services) **Fee (Hourly) – TBD**
Plus reimbursable expenses

Cotleur & Hearing will amend the approved PUD Site Plan and Irrigation Plans as needed to include the additional well locations. Cotleur & Hearing will coordinate with the governing agency to determine the submittal requirements for the minor site plan amendment and prepare all required plans, applications, and narratives as needed. Obtain approved Site Plan. All building permits, well permits, and Health Department permits are to be obtained by the contractor.

5. Irrigation As-Built Plans (Optional Services) **Fee (Hourly) – TBD**
Plus reimbursable expenses

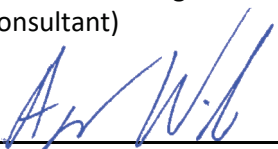
Cotleur & Hearing will assist the project team with the preparation of as-built irrigation plans in locations near existing pump stations. Cotleur & Hearing will document the location and product information for all aboveground components to the extent needed to complete project objectives. Performance test the existing systems to document the locations of the existing irrigation heads to provide adjustments if impacted by the proposed construction.

The following services are not included, but may be required to support the proposed application:

1. Site and Topographic Survey.
2. Landscape plan revisions.
3. Engineering Plans (Geotechnical, Civil, Drainage, or Electrical).
4. Building Permits or Construction Administration Services.

The undersigned agree to the attached General Conditions and Special Provisions which are incorporated and made a part of this Agreement. Any additional requested services will be addressed in a separate agreement.

Cotleur & Hearing
(Consultant)



Signature: _____ Date: 6/1/2023

Aaron Wilbur, PLA
Partner

(Client)

Signature: _____ Date: _____

Printed Name/Title

Attachments: General Conditions/Special Provisions, Client Billing Instructions, Rate Schedule, W-9
Proposal No: P23-270



Initial: CH AW Client: _____

**CLIENT BILLING INSTRUCTIONS
FOR AGREEMENT FOR PROFESSIONAL SERVICES**

The following billing information must be completed by the Client. Client must notify Consultant of any changes to this information within one billing cycle.

PROJECT & CONTACT INFORMATION

Project Name: _____
Manager Name: _____ **Accounting Contact:** _____
Phone Number: _____ **Phone Number:** _____
E-mail Address: _____ **E-mail Address:** _____

BILLING INFORMATION VIA EMAIL

Original Invoice should be addressed as follows:

Client/Company Name: _____
Attention: _____
Email Address: _____
Additional Email Address: _____

BILLING INFORMATION VIA USPS

Original Invoice should be addressed as follows:

Client/Company Name: _____
Attention: _____
Billing Address: _____

INVOICE SUPPORTING DOCUMENTS/FORMATting

Special Invoice Requirements: _____
(Provide details/include copy) _____
Project/P.O./Contract Number Reference: _____
Comments: _____

PAYMENT OPTIONS

(Please check appropriate box)

Check No.
Note: Please include our invoice number on your check.

Direct Deposit/Wire Transfer
Note: Please reference our project number when you set up the wire transfer. Bank info will be provided upon completion of form.



Initial: CH AW Client: _____

GENERAL CONDITIONS - These general conditions are attached and made part of proposals and agreements for services by Cotleur & Hearing the Consultant.

1.0 Standard of Care - Consultant, providing services under the Agreement, will endeavor to perform in a manner consistent with the degree of care and skill exercised by members of the same profession under similar current circumstances.

2.0 Ethics Compliance. Maintaining the highest ethical standards is a primary value of the Consultant. The consultant will endeavor to comply with local and county ethics laws including lobbyist registration. Lobbyist registration forms will be completed concurrent with the signing of the Agreement. It will be the Client's responsibility to disclose all principals entities related to scope of work to be performed as a part of the Agreement. The principal, together with the Consultant will provide an original signature on lobbyist registration forms where required. The Client and Principal shall notify the Consultant at such time the conditions of the Lobbyist registration have changed and or when the registration should be withdrawn.

3.0 Basic Services - Consultant shall provide the mutually agreed-upon services outlined in the Agreement. Any services not specifically outlined in the Agreement are specifically excluded from the scope of Consultant's services. Consultant assumes no responsibility to perform any services not specifically addressed in the Agreement.

4.0 Additional Services - a) If mutually agreed to in writing by the parties, in advance and/or as provided for herein, Consultant will provide additional services, which shall be documented and appended hereto. Additional services are not included as part of the basic scope of services and shall be paid for by Client in addition to the payment for basic services. Payment for additional services shall be in accordance with Consultant's Rate Schedule, as provided for in Section 5.0, Compensation, or as otherwise mutually agreed to by the parties.

b) Notwithstanding the above provisions, additional services that are required to perform time sensitive work efforts may be performed without further authorization unless otherwise stipulated within the special provisions of this agreement. Services performed under this provision shall not exceed 5% of the basic scope of services.

5.0 Client Responsibilities - Client shall designate in writing, a person to act as his/her representative with respect to the services to be rendered under the Agreement. Client shall provide all criteria and information required for Consultant to perform services under the Agreement. Client shall provide for access to and make all provisions for Consultant to enter upon public and private property as required to perform services under the Agreement.

6.0 Compensation - a) Monthly progress invoices for basic services and additional services will be submitted to Client by Consultant based on percent complete for each project task. Hourly services shall be invoiced based on applicable hourly rates in accordance with the Rate Schedule which is subject to annual adjustment.

b) These invoices are due upon presentation and shall be considered past due if not paid within thirty (30) calendar days.

c) In order to provide uninterrupted service by Consultant, Client is required to promptly pay submitted invoices. Client shall have a fourteen (14) day review period to request clarification or additional information regarding an invoice. If no request is made during the review period, the invoice is deemed approved and payment will be made in the full amount of the invoice. If payment in full is not received by Consultant within thirty (30) calendar days, all past due amounts shall bear interest at one and one-half (1.5) percent per month from said thirtieth (30th) day.

d) If Client fails to make payments when due or otherwise breaches the Agreement, Consultant may suspend performance of services with seven (7) days written notice to Client. Consultant shall have no liability whatsoever to Client for any costs or damages whatsoever as a result of such suspension caused by any breach of the Agreement by Client. Upon payment in full by Client, Consultant may, upon written agreement of both parties, resume services under the Agreement and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for Consultant to resume performance.

e) Payment of invoices is in no case subject to unilateral discounting or setoffs by Client and payment is due regardless of suspension or termination of the Agreement by either party. f) Retainer shall be paid to Consultant by Client prior to commencement of services. This retainer shall be applied to the final invoice for services provided under this Agreement.

7.0 Permit, Agency and Application Fees - Client shall be responsible for and pay all project-related fees including, but not limited to, Lobbyist registration, permitting, filing, recording, inspection, plan review, DRI, PUD, rezoning and impact fees. Any mutually agreed-upon project-related fee up to \$150 may be paid by Consultant and invoiced as a reimbursable expense by Client.

8.0 Collection Costs - In the event that any invoice or portion thereof remains unpaid for more than thirty (30) days following the invoice date, Consultant may initiate legal action to enforce the compensation provision of the Agreement. Consultant is entitled to collect any judgment or settlement sums due, reasonable attorney fees, court costs, interest and expenses incurred by Consultant in connection with the collection of any amount due under the Agreement.

9.0 Reimbursable Expenses - Project-related expenses such as travel, lodging, per diem, long distance communications, postage, shipping, reproductions, approved subcontracted services and other necessary and customary costs shall be paid to Consultant by Client. These reimbursable expenses shall be compensated at:

- Unit prices per Consultant's Rate Schedule.
- Out-of-pocket / Other Production Expenses billed at a multiplier of 1.10 to cover processing costs.
- Posting of public notice signs: Labor and material costs associated with the posting of public notice signs will be a reimbursable expense.

10.0 Taxes - Any government-imposed taxes or fees shall be added to the invoice and paid by Client to Consultant for services under the Agreement.

11.0 Indemnification - a) Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Consultant, its officers, directors, employees and independent sub-consultants against all damages, liabilities or costs including reasonable attorneys fees and defense costs, arising out of, or connected with, the Agreement or performance by any of the parties above named of the services under the Agreement, except those damages, liabilities or costs attributed to the negligent acts or negligent failure to act by Consultant.

b) Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant, a Florida corporation, and not against any of Consultant's individual employees, officers or directors.

c) Client agrees to indemnify Consultant, its officers, directors, employees and independent sub-consultants against all damages, liabilities or costs arising out of, or in any way connected with, the Agreement or the performance by any of the parties above-named of the services under the Agreement by any third party.

12.0 Limitation of Liability - In recognition of the relative risks and benefits of the project to both Client and Consultant, Client agrees to the fullest extent permitted by law, to limit the liability of Consultant and/or its employees, officers, directors, partners, agents and/or representatives to Client and/or any person and/or entity claiming by and/or through Client for any and all claims, losses, costs, damages or claim's expenses from any cause or causes, including, but not limited to, attorney fees and costs resulting from Consultant's negligent acts, errors and/or omissions. The total liability of Consultant to Client shall in no event exceed \$1,000,000.00

13.0 Instruments of Service Ownership - a) All reports, plans, specifications, electronic files, field data, notes and other documents and instruments prepared by Consultant as the Agreement's instruments of service shall remain the property of Consultant. Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.

b) Instruments of service by Consultant are for the sole use of Client and are not to be copied or distributed, in any manner, to a third party, without the express written permission of Consultant. Electronic information or files are for informational purposes only. It is the responsibility of Client to verify the accuracy of the information therein and to hold Consultant harmless for any damages that may result from the use of the information. Client at his own cost shall be responsible for validating any and all electronic information provided. Electronic information including but not limited to the consultants design files, illustrative graphics and or design details shall not be distributed or used for any purpose without the consultant's written permission. This provision shall apply to the client and any other consultant working for or with the client.

14.0 Governing Law - Client and Consultant agree that the Agreement and any legal actions concerning said Agreement shall be governed by the laws of the State of Florida.

15.0 Mediations/Dispute Resolution - a) To resolve any conflicts which might arise during the performance of Consultant's services under the Agreement, or during the construction of the Project, and/or following the completion of the project, Client and Consultant agree that all disputes, pertaining to the performance of services by Consultant, shall be first submitted to non-binding mediation. Failure by any party to fully comply with the pre-suit mediation provision shall, upon finding by a court and/or jury, constitute a waiver of this condition precedent. The fees and/or costs of mediation shall be equally borne by the parties to the Agreement.

b) In the event of litigation, disputes shall be resolved in the circuit court of the Florida County in which the Project is located under the Agreement. The prevailing party in such litigation shall be entitled to recover from the non-prevailing party all reasonable attorney fees, taxable court costs, expert witness fees and costs, demonstrative evidence costs, and such other reasonable fees and/or costs generally associated with the litigation of such matters, as determined upon hearing, post-trial, by the court.

c) Irrespective of any contract provision or obligation of either party hereunder pursuant to contract or agreement with person(s) and/or entity (ies) not specifically named Herein, Consultant shall not be obligated to participate in, nor be a named party in, any arbitration proceeding without the express written consent of Consultant.

16.0 Delays - a) In the event the project under the Agreement is delayed for a period of more than fifteen (15) calendar days by any act or omission by Client or any other causes beyond Consultant's exclusive control, Client agrees that Consultant is not responsible for

any and all damages arising directly or indirectly from such delays. In addition, if the delays resulting from any such causes increase the cost or time required by Consultant to perform its services in an orderly and efficient manner, Consultant shall be entitled to an equitable adjustment in schedule and/or compensation prior to re-commencing work on the project.

b) Client recognizes and agrees that factors both within and without Consultant's control may delay the work performance, permit issuance, design and construction of the project. Client agrees that it shall not be entitled to any claim for damages due to hindrances or delays from any cause whatsoever including, but not limited to: the production of contract documents; review of documents by any government agency; issuance of permits from any government agency; beginning or completion of construction; or performance of any task of the work pursuant to the agreement. Permitting is a regulatory function and Consultant does not guarantee issuance of any permit. Agency reviews and permitting are deemed "factors" outside Consultant's control.

17.0 Termination - The Agreement and the obligation to provide further services under the Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. Consultant shall have the right to terminate this Agreement for Consultant's convenience and without cause upon giving the Client seven (7) days written notice. In the event of termination of the Agreement by either party, Client shall within fifteen (15) calendar days of termination, pay Consultant for all services rendered to date, all reimbursable costs and termination expenses incurred by Consultant up to the date of termination, in accordance with the payment provisions of the Agreement.

18.0 Renegotiation of Fees - Consultant reserves the right to renegotiate fixed fees to reflect changes in price indices and pay scales applicable to the period when services are rendered.

19.0 Construction Phase - Construction phase Services are not included unless specifically provided for in the Special Provisions. Construction Phase Services include but are not limited to cost estimates to support surety, site visits, shop drawing review, requests for information, certification letters and similar services

Consultant shall not, during any site visits or as a result of observing Contractor's (s') work in progress, supervise, manage, direct or have control over Contractor's (s') work. Nor shall Consultant have any authority or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s) for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing its work. Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume any responsibility for Contractor's (s') failure to finish and perform its work in accordance with the contract documents.

20.0 Successors and Assigns - Neither party to the Agreement shall transfer, sublet or assign any rights under or interest in the Agreement (including, but without limitation, monies that may become due or monies that are due) without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by Consultant shall not be considered as an assignment for purposes of the Agreement. - **END OF DOCUMENT**

2023 Rate Schedule - Professional Services

Staff Category	Hourly Rate
Clerical Assistant	\$ 58.00
Administrative Assistant	\$ 60.00

Designer	\$ 90.00
Graphic Designer	\$ 98.00
Senior Graphic Designer	\$ 110.00
Irrigation Designer	\$ 95.00
CADD Technician – Entry Level	\$ 70.00
CADD Technician	\$ 90.00
Senior CADD Technician	\$ 98.00
Landscape Architect – Intern	\$ 88.00
Certified Landscape Inspector	\$ 95.00
Landscape Designer	\$ 95.00
Landscape Architect	\$ 115.00
Senior Landscape Architect	\$ 125.00

Planning Technician	\$ 95.00
Planner I – Land Planner	\$ 105.00
Planner II – Senior Land Planner	\$ 130.00
Planning Project Manager	\$ 152.50
Senior Project Manager	\$ 175.00

GIS Specialist	\$ 95.00
Senior GIS Specialist	\$ 115.00

Client Services Manager	\$ 155.00
Project Manager	\$ 165.00
Principal	\$ 215.00
Expert Witness	\$ 350.00

Arborist	\$ 140.00
Biologist	\$ 100.00
Senior Biologist	\$ 135.00
Environmental Scientist	\$ 120.00
Senior Environmental Scientist	\$ 130.00
Principal Environmental Specialist	\$ 110.00
Environmental CAD Technician	\$ 98.00
Field Technician	\$ 95.00

Contract Coordinator FDOT
Civil Engineer FPL
Emergency Preparedness Coordinator FPL

Reimbursable Expenses Rate

Mileage / Travel expenses at the prevailing IRS rate: www.irs.gov

Copies / Reproductions *

Postage and handling *

Out-of-Pocket / Other Production Expenses Cost + 10%

*Charges for monthly expenses billed at a multiplier of 1.10 to cover processing costs

Proposal No: P23-270



Initial: CH: AW Client: _____

Lobbyist Registration Notice

It is a primary value of Cotleur & Hearing to maintain compliance with applicable county and municipal ethics laws. CH has adopted the practice of registering clients (principals) for projects which meet the lobbyist registration criteria. Once this Service Agreement is fully executed, Cotleur & Hearing will electronically complete and submit the mandatory lobbyist registration forms and pay their \$25 fee. Once the county/municipality processes our forms, an e-mail will be sent to you to authorize our lobbyist registration request. If by the third e-mail they do not receive your response, the request will be invalid and the \$25 fee forfeited. Therefore, it is important you respond promptly to their authorization e-mail.

For Additional Information Please Visit:

http://discover.pbcgov.org/legislativeaffairs/Pages/Lobbying_Regulations.aspx

CHECKS PAYABLE TO: Cotleur & Hearing

Form W-9
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

**Request for Taxpayer
Identification Number and Certification**

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Cotleur & Hearing, Inc.

2 Business name/disregarded entity name, if different from above
Cotleur & Hearing Landscape Architecture, LLC dba Cotleur & Hearing

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ **S**

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **n/a**

Exemption from FATCA reporting code (if any) **n/a**

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1934 Commerce Ln, Ste 1

6 City, state, and ZIP code
Jupiter, FL 33458

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

				-					
--	--	--	--	---	--	--	--	--	--

or

Employer identification number

4	7	-	1	8	7	7	2	7	1
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶  Date ▶ **07/14/2021**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Initial: CH: AW

Client: _____



FIELD OBSERVATION REPORT

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

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

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

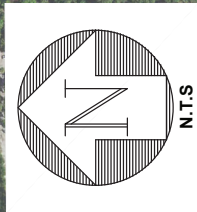


Another erosion area on lake 6 (west bank) between houses



Lake 10 erosion area between houses





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



engenuity group inc.

ENGINEERS • SURVEYORS • GIS MAPPERS • WEST PALM BEACH, FLORIDA 33411 (407) 850-1141

PROJECT ENGINEER:	KBJ
DRAWN BY:	MCB
CHECKED BY:	KBJ

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

TERRACINA - LAKE NUMBER EXHIBIT
 J\LAND PROJECTS R244028 TERRACINA\08-16-2022\LAKE NUMBER EXHIBIT.DWG 8/16/2022

SPECIAL SERVICE AGREEMENT / OUTFALL PIPE 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

<u>DATE:</u>	<u>TERMS:</u>	<u>DELIVERY:</u>
06/05/2023	Balance due upon job completion	Four (4) weeks

DESCRIPTION

Video inspection of one (1) outfall pipe within Lake #6

- Clean outfall pipe in preparation of video inspection
- Install air plug and dewater outfall pipe
- Video inspection of outfall pipe
- Provide report of inspection results to management

TOTAL: \$6,150.00

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

ALLSTATE RESOURCE MANAGEMENT, INC. CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

ALLSTATE (Signature)

CUSTOMER (Signature)

NAME / TITLE (Printed)

NAME / TITLE (Printed)

DATE

DATE

SHORELINE RESTORATION & EROSION CONTROL AGREEMENT

This agreement, dated June 5, 2023, 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

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

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

Shoreline Restoration and Erosion Repair services located at Terracina in Palm Beach County, Florida.

Includes material, equipment and labor to complete the project.

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

Geo-Tube Method: Repair edge of lake bank areas

- Clear shoreline areas of debris/trash to prepare for geo-textile tubes.
- Install sleeves to protect irrigation intake and gutter downspout drainage pipes which will protect the pipes and allow for future replacement
- Install six (6') foot geo-textile tube along the lake bank areas.
- Dredge sand from the center of the lake and fill geo-textile tubes.
- Cover geo-textile tube with additional layer of geo-textile fabric for additional protection from iguanas and other wildlife
- Install sand over geo-textile tube and along reclaimed shoreline to create a natural slope
- Install sod over newly reclaimed areas (**Note: CUSTOMER is responsible for maintenance of sod once installed.**)
- Secure sod with eight-inch (8") ground pins

Investment Per Lake:

Lake #1	\$133,250.00	Lake #7	\$110,825.00
Lake #2	\$110,500.00	Lake #8	\$133,250.00
Lake #3	\$139,750.00	Lake #9	\$76,050.00
Lake #4	\$110,500.00	Lake #10	\$72,800.00
Lake #5	\$141,050.00	Lake #11	\$211,575.00
Lake #6	\$133,900.00	Lake #12	\$175,500.00

Permitting, engineering, engineered drawings and certifications (if required) are not included in the proposal.

Sprinkler heads will be marked by the landscaper; otherwise ARMI will not be responsible for damage to them during the course of work. ARMI will repair any exposed sprinkler heads damaged during erosion work on a timely manner.

Staging areas will be designated before the start of work. ARMI will access the lakes at designated areas and sod repaired areas to bring the property back to complete restoration. (Note: CUSTOMER is responsible for maintenance of sod once installed.)

ARMI is not responsible for damage to any underground irrigation, headwalls, piping, electrical, trees or any lines not noted on the as-builds, marked by landscaper or not located by Sunshine Locating Services.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the maps and specifications and completed in a workmanlike manner. **A ten (10) year warranty on work and materials is included, excluding sod.**

Guarantee on materials does not include the loss of material due to ‘Acts of God’ such as hurricanes, floods, fires or other catastrophic events, nor does it include losses due to theft, lack of adequate irrigation, vandalism or negligence by others, or other factors outside the control of our organization.

3. Schedule of payment:

- One-Third Mobilization Deposit
- One-Third upon installation of geo-textile tube
- Balance due upon installation of sod

- 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. After thirty (30) days, the price may be adjusted according to materials availability and market.
- 5. Proof of insurance included.
- 6. 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

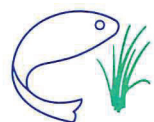


Eroded shoreline to be cleared of debris and larger coral rocks



Main Geo-Tube installed and pumped with sand from lake bottom





Allstate

RESOURCE MANAGEMENT, INC.

Geo-Tube Process

6900 S.W. 21st Court, Building 9 · Davie, FL 33317

Phone: 954.382.9766 · Fax: 954.382.9770

Email: info@allstatemanagement.com

www.allstatemanagement.com

Backfill Geo-Tube installed and pumped with sand from lake bottom



Sand installed over Geo-Tubes and graded to proper slope





Allstate

RESOURCE MANAGEMENT, INC.

Geo-Tube Process

6900 S.W. 21st Court, Building 9 · Davie, FL 33317

Phone: 954.382.9766 · Fax: 954.382.9770

Email: info@allstatemanagement.com

www.allstatemanagement.com

Sod installed over Geo-Tubes and stapled in place



Terracina
Community Development District

**Financial Report For
May 2023**

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

	Annual Budget 10/1/22 - 9/30/23	Actual May-23	Year To Date Actual 10/1/22 - 5/31/23
REVENUES			
O & M ASSESSMENTS	171,428	1,234	168,489
DEBT ASSESSMENTS	314,087	2,266	308,239
OTHER REVENUES	0	0	0
INTEREST INCOME	120	0	3,089
Total Revenues	\$ 485,635	\$ 3,500	\$ 479,817
EXPENDITURES			
SUPERVISOR FEES	7,000	1,000	2,600
PAYROLL TAXES - EMPLOYER	560	77	199
AQUATIC LAKE MAINTENANCE	25,000	1,745	13,960
CONTINGENCY	33,400	0	0
FOUNTAIN MAINTENANCE	15,000	640	15,635
ENGINEERING/INSPECTIONS	6,000	0	594
MANAGEMENT	35,952	2,996	23,968
SECRETARIAL	4,200	350	2,800
LEGAL	5,000	0	2,499
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	85	219
POSTAGE	300	47	58
OFFICE SUPPLIES	600	9	318
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	166	1,333
Total Expenditures	\$ 161,262	\$ 7,115	\$ 71,047
REVENUES LESS EXPENDITURES	\$ 324,373	\$ (3,615)	\$ 408,770
BOND PAYMENTS	(295,242)	(2,243)	(293,595)
BALANCE	\$ 29,131	\$ (5,858)	\$ 115,175
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,710)	(35)	(5,505)
DISCOUNTS FOR EARLY PAYMENTS	(19,421)	0	(18,036)
EXCESS/ (SHORTFALL)	\$ -	\$ (5,893)	\$ 91,634
CARRYOVER FROM PRIOR YEAR	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (5,893)	\$ 91,634

Bank Balance As Of 5/31/23	\$ 187,801.99
Accounts Payable As Of 5/31/23	\$ 21,198.99
Accounts Receivable As Of 5/31/23	\$ -
Available Funds As Of 5/31/23	\$ 166,603.00

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

	<u>Oct '22 - May 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessments	168,488.55	171,428.00	-2,939.45	98.29%
363.810 · Debt Assessments	308,238.64	314,087.00	-5,848.36	98.14%
363.820 · Debt Assessment-Paid To Trustee	-293,594.59	-295,242.00	1,647.41	99.44%
363.830 · Tax Collector Fee	-5,504.44	-9,710.00	4,205.56	56.69%
363.831 · Discounts For Early Payment	-18,036.26	-19,421.00	1,384.74	92.87%
369.401 · Interest Income	3,089.03	120.00	2,969.03	2,574.19%
Total Income	<u>162,680.93</u>	<u>161,262.00</u>	<u>1,418.93</u>	<u>100.88%</u>
Expense				
511.122 · PR Tax Expense	198.90	560.00	-361.10	35.52%
511.131 · Supervisor Fees	2,600.00	7,000.00	-4,400.00	37.14%
511.301 · Aquatic Lake Maintenance	13,960.00	25,000.00	-11,040.00	55.84%
511.307 · Fountain Maintenance	15,635.00	15,000.00	635.00	104.23%
511.310 · Engineering	594.00	6,000.00	-5,406.00	9.9%
511.311 · Management Fees	23,968.00	35,952.00	-11,984.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
511.315 · Legal Fees	2,498.65	5,000.00	-2,501.35	49.97%
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	219.41	1,100.00	-880.59	19.95%
511.513 · Postage and Delivery	58.29	300.00	-241.71	19.43%
511.514 · Office Supplies	317.60	600.00	-282.40	52.93%
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	1,333.28	2,000.00	-666.72	66.66%
511.800 · Contingency/Fountains	0.00	33,400.00	-33,400.00	0.0%
Total Expense	<u>71,047.33</u>	<u>161,262.00</u>	<u>-90,214.67</u>	<u>44.06%</u>
Net Income	<u>91,633.60</u>	<u>0.00</u>	<u>91,633.60</u>	<u>100.0%</u>

Terracina Community Development District
Expenditures
October 2022 through May 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
511.122 · PR Tax Expense					
	11/17/2022	PR 11.14.22		mtg 11.14.22 ck 11.18.22 (Colella L, Colella G, Eaquerete 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
	05/23/2023	PR 05.04.23		mtg 05.08.23 ck 05.10.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	76.50
Total 511.122 · PR Tax Expense					<u>198.90</u>
511.131 · Supervisor Fees					
	11/17/2022	PR 11.14.22		mtg 11.14.22 ck 11.18.22 (Colella L, Colella G, Eaquerete 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
	05/23/2023	PR 05.04.23		mtg 05.08.23 ck 05.10.23 (Colella L, Colella G, Saunders C, Esquerete J, Ameer S)	1,000.00
Total 511.131 · Supervisor Fees					<u>2,600.00</u>
511.301 · Aquatic Lake Maintenance					
	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
	03/01/2023	19126	Allstate Resource Management Inc.	Fountain Maint	1,695.00
	03/01/2023	19126	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
	05/01/2023	21001	Allstate Resource Management Inc.	Lake, Mitigation and Debris	1,695.00
	05/01/2023	21001	Allstate Resource Management Inc.	Debris Removal	50.00
Total 511.301 · Aquatic Lake Maintenance					<u>13,960.00</u>
511.307 · Fountain Maintenance					
	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
	03/01/2023	19126	Allstate Resource Management Inc.	Lake, Mitigation and Debris	640.00
	04/01/2023	19903	Allstate Resource Management Inc.	Fountain Maint	640.00
	04/12/2023	20527	Allstate Resource Management Inc.	1X Fountain / Aerator Maintenance Services-AM Power Unit FactoryRepair	2,625.00
	05/01/2023	21001	Allstate Resource Management Inc.	Fountain/ Aerator Maint	640.00
Total 511.307 · Fountain Maintenance					<u>15,635.00</u>

Terracina Community Development District
Expenditures
October 2022 through May 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.310 · Engineering					
	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>
511.311 · Management Fees					
	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
	05/31/2023	2023-0477	Special District Services, Inc.	Management Fee May 2023	<u>2,996.00</u>
Total 511.311 · Management Fees					<u>23,968.00</u>
511.312 · Secretarial Fees					
	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
	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
	05/31/2023	2023-0477	Special District Services, Inc.	Secretarial Fee May 2023	<u>350.00</u>
Total 511.312 · Secretarial Fees					<u>2,800.00</u>
511.315 · Legal Fees					
	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
	04/21/2023	130706	Caldwell Pacetti Edwards Schoech & Viator	Legal Services 04.21.23	<u>157.50</u>
Total 511.315 · Legal Fees					<u>2,498.65</u>
511.450 · Insurance					
	10/01/2022	16401	Egis Insurance & Risk Advisors	Renew Policy #100122064 10/01/2022-10/01/2023	6,442.00
Total 511.450 · Insurance					<u>6,442.00</u>
511.480 · Legal Advertisements					
	10/31/2022	0005017002	CA Florida Holdings, LLC	FY 22/23 Mtg Schedule	247.20
Total 511.480 · Legal Advertisements					<u>247.20</u>

Terracina Community Development District
Expenditures
October 2022 through May 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.512 · Miscellaneous					
	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
	05/23/2023	PR 05.04.23		mtg 05.08.23 ck 05.10.23 (Colella L,Colella G,Saunders C,Esquerete J,Ameer S)	53.25
	05/23/2023	7310	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	31.25
Total 511.512 · Miscellaneous					<u>219.41</u>
511.513 · Postage and Delivery					
	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
	05/08/2023	FY 2023 Postage	Anne M. Gannon	Prorated Share of Tax Roll Postage Costs - FY 2023	30.00
	05/31/2023	2023-0477	Special District Services, Inc.	FedEx April 2023	16.59
Total 511.513 · Postage and Delivery					<u>58.29</u>
511.514 · Office Supplies					
	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
	05/31/2023	2023-0477	Special District Services, Inc.	Copier April 2023	9.45
Total 511.514 · Office Supplies					<u>317.60</u>
511.540 · Dues, License & Subscriptions					
	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>

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

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
511.750 · Website Management					
	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
	05/31/2023	2023-0477	Special District Services, Inc.	Website Fee May 2023	166.66
Total 511.750 · Website Management					<u>1,333.28</u>
Total Expenditures					<u>71,047.33</u>

**Terracina Community Development District
Balance Sheet
As of May 31, 2023**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings						
Bank Account	187,801.99	0.00	0.00	0.00	0.00	187,801.99
Total Checking/Savings	187,801.99	0.00	0.00	0.00	0.00	187,801.99
Total Current Assets	187,801.99	0.00	0.00	0.00	0.00	187,801.99
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	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
Total Fixed Assets	0.00	0.00	0.00	986,344.00	0.00	986,344.00
Other Assets						
Investments - Interest Account	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Account	0.00	0.00	15,115.32	0.00	0.00	15,115.32
Investments - Revenue Account	0.00	0.00	36,776.63	0.00	0.00	36,776.63
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	51,891.95	51,891.95
Amount To Be Provided	0.00	0.00	0.00	0.00	2,338,108.05	2,338,108.05
Total Other Assets	0.00	0.00	51,891.95	0.00	2,390,000.00	2,441,891.95
TOTAL ASSETS	187,801.99	0.00	51,891.95	986,344.00	2,390,000.00	3,616,037.94
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	21,198.99	0.00	0.00	0.00	0.00	21,198.99
Total Accounts Payable	21,198.99	0.00	0.00	0.00	0.00	21,198.99
Total Current Liabilities	21,198.99	0.00	0.00	0.00	0.00	21,198.99
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	2,390,000.00	2,390,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	2,390,000.00	2,390,000.00
Total Liabilities	21,198.99	0.00	0.00	0.00	2,390,000.00	2,411,198.99
Equity						
Net Income	91,633.60	0.00	-8,791.34	0.00	0.00	82,842.26
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investments in Gen Fixed Assets	0.00	0.00	0.00	1,884,763.00	0.00	1,884,763.00
Retained Earnings	74,969.40	0.00	60,683.29	-898,419.00	0.00	-762,766.31
Total Equity	166,603.00	0.00	51,891.95	986,344.00	0.00	1,204,838.95
TOTAL LIABILITIES & EQUITY	187,801.99	0.00	51,891.95	986,344.00	2,390,000.00	3,616,037.94