

DPFG Management & Consulting, LLC
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Community Development District

Advanced Board Package

***Board of Supervisors
Meeting***

***Tuesday
September 12, 2017
5:00 p.m.***

At the:

***Palms of Terra Ceia Bay Clubhouse
2802 Terra Ceia Bay
Palmetto, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Bradford J. Smith, Seat 1
Barbara E. Gard, Seat 2
Joseph R. Varady, Jr., Seat 3
Charles Weidner, Seat 4
Judi F. O'Connor, Seat 5



DPFG Management & Consulting LLC
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

September 5, 2017

Board of Supervisors
Palms of Terra Ceia Bay
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community Development District is scheduled for **Tuesday September 12, 2017 at 5:00 p.m. at the Palms of Terra Ceia Bay Clubhouse located at 2802 Terra Ceia Bay, Palmetto, Florida.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Bruce St. Denis
Bruce St. Denis
District Manager

Cc: Attorney
District Records

Bradford J. Smith, Seat 1
Barbara E. Gard, Seat 2
Joseph R. Varady, Jr., Seat 3
Charles Weidner, Seat 4
Judi F. O'Connor, Seat 5



Board of Supervisors Public Meeting Notice

September 12, 2017
Palms of Terra Ceia Bay
Clubhouse
2802 Terra Ceia Bay
Palmetto, Florida
5:00 p.m.

AGENDA:

1. Roll Call
2. Pledge of Allegiance
3. Meeting Properly Advertised
4. Audience Comments
5. Administrative Matters
 - A. Approval of the Minutes of the August 8, 2017 Meeting Exhibit 1
 - B. Acceptance of the August 2017 Unaudited Financial Statements Exhibit 2
6. Business Matters
 - A. Road Discussion Exhibit 3
 - B. Manager's Report
7. Other Business Matters
8. Public Comment
9. Adjournment

EXHIBIT 1.

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**MINUTES OF MEETING
PALMS OF TERRA CEIA BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Palms of Terra Ceia Bay Community Development District was held on Tuesday, August 8, 2017 at 5:00 p.m. at the Palms of Terra Ceia Bay Clubhouse, 2802 Terra Ceia Bay Blvd., Palmetto, Florida.

FIRST ORDER OF BUSINESS – Roll Call

Chairman Brad Smith called the meeting to order.

Present and constituting a quorum were:

Bradford Smith	Board Supervisor, Chairman
Joseph Varady, Jr.	Board Supervisor, Vice Chairman
Barbara Gard	Board Supervisor, Assistant Secretary
Judi O'Connor	Board Supervisor, Assistant Secretary
Charlie Weidner	Board Supervisor, Assistant Secretary

Also present was:

Bruce St. Denis	District Manager
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SECOND ORDER OF BUSINESS- Administrative Matters

A. Approval of the May 9, 2017 Meeting Minutes

Mr. Smith presented the Minutes of the May 9, 2017 Meeting and asked for comments, questions and corrections.

On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board approved the May 9, 2017 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

B. Approval of the Minutes of the May 30, 2017 Meeting

Mr. Smith presented the Minutes of the May 30, 2017 Meeting and asked for comments, questions or corrections.

On a MOTION by Ms. O'Connor, SECONDED by Ms. Gard, WITH ALL IN FAVOR, the Board approved the May 30, 2017 Meeting Minutes for the Palms of Terra Ceia Bay Community Development District.

C. Approval of the Minutes of the June 13, 2017 Meeting

Mr. St. Denis presented the Minutes of the June 13, 2017 Meeting and asked for comments, questions or corrections.

On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board approved the Minutes of the June 13, 2017 Meeting for the Palms of Terra Ceia Bay Community Development District.

D. Approval of the June, 2017 Unaudited Financial Statement

Mr. St. Denis presented the June, 2017 Unaudited Financial Statement and asked for comments or questions.

41 On a MOTION by Mr. Gard, SECONDED by Ms. O' Connor, WITH ALL IN FAVOR, the Board accepted
42 the June 2017 Unaudited Financial Statements for the Palms of Terra Ceia Bay Community Development
43 District.

44
45 **THIRD ORDER OF BUSINESS – Business Matters**

46 **A. Discussion Regarding Townhome Project**

47 Mr. Smith gave an overview of Townhome Project and asked for comments or questions.

48 Jerry Andrews of Zirkelbach made a presentation suggesting that a possible road relocation
49 arrangement could be made between Zirkelbach Construction and the Palms of Terra Ceia Bay CDD.

50 Discussion ensued.

51 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O' Connor, WITH ALL IN FAVOR, the Board
52 authorized the District Counsel and District Manager to negotiate a road relocation agreement with
53 Zirkelbach Construction to be brought to the Board for consideration at the next available meeting for the
54 Palms of Terra Ceia Bay Community Development District.

55
56 **B. 2017-2018 Budget Public Hearing**

57 **1. Open Public Hearing**

58 Mr. Smith asked for a motion to open the Public Hearing.

59 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board
60 opened the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

61
62 **2. Review of Resolution 2017-2018 Budget**

63 Mr. St. Denis gave an overview of the 2017-2018 Budget.

64 **3. Public Comment and Testimony**

65 There being none, next item followed.

66 **4. Close Public Hearing**

67 Mr. Smith asked for a motion to close the Public Hearing.

68 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
69 closed the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

70
71 **B. Consideration and Approval of Resolution 2017-07 Adopting FY 2017-2018 Budget**

72 Mr. Smith presented Resolution 2017-07 Adopting FY 2017-2018 Budget and asked for comments
73 or questions.

74 On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board adopted
75 Resolution **2017-07** Adopting FY 2017-2018 Budget for the Palms of Terra Ceia Bay Community
76 Development District.

77
78 **C. Consideration and Approval of Resolution 2017-08 Setting**
79 **Appropriations to Fund FY 2017-2018 Budget**
80

81 Mr. Smith presented Resolution 2017-08 Adopting FY 2017-2018 Budget and asked for comments
82 or questions.

83 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
84 adopted Resolution **2017-08** Adopting FY 2017-2018 Budget for the Palms of Terra Ceia Bay Community
85 Development District.

86
87 **D. Public Hearing – Increasing the Cost of the Gate Decals**

88 **1. Open Public Hearing**

89 Mr. Smith requested a motion to open the Public Hearing.

90 On a MOTION by Mr. Varady, Jr., SECONDED by Ms. O'Connor, WITH ALL IN FAVOR, the Board
91 opened the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

92
93 **2. Presentation of Resolution 2017-09 Gate Decal Cost Increase**

94 Mr. Smith presented Resolution 2017-09 Gate Decal Cost Increase and asked for
95 comments or questions.

96 On a MOTION by Mr. Weidner, SECONDED by Mr. Varady Jr., WITH ALL IN FAVOR, the Board
97 approved the Resolution **2017-09** Gate Decal Cost Increase for the Palms of Terra Ceia Bay Community
98 Development District.

99
100 **3. Public Comment**

101 There being none, next item followed.

102 **4. Close Public Hearing**

103 Mr. Smith requested a motion to close the Public Hearing.

104 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
105 closed the Public Hearing for the Palms of Terra Ceia Bay Community Development District.

106
107 **E. Discussion of Draft Entry Policy Resolution**

108 Mr. Smith presented Discussion of the Draft Entry Policy Resolution and asked for
109 comments or questions.

110 **F. Discussion of Pier Gate (*under separate cover*)**

111 Mr. Smith presented Discussion of Pier Gate and asked for comments or questions.

112 Discussion ensued.

113 On a MOTION by Ms. Gard, SECONDED by Mr. Varady, Jr., WITH Ms. O'Connor and Mr. Smith voting
114 AYE, and Mr. Weidner voting NAY, the Board agreed to not move forward with the Pier Gate for the Palms
115 of Terra Ceia Bay Community Development District.

116
117 **SIXTH ORDER OF BUSINESS – Manager's Report (*under separate cover*)**

118 There being none, next item followed.

119

120 **SEVENTH ORDER OF BUSINESS – Other Business Matters**

121 There being none, next item followed.

122 **EIGHTH ORDER OF BUSINESS –Public Comment**

123 There being none, next item followed.

124 **NINTH ORDER OF BUSINESS – Adjournment**

125 On a MOTION by Ms. O'Connor, SECONDED by Mr. Varady, Jr., WITH ALL IN FAVOR, the Board
126 adjourned the meeting for the Palms of Terra Ceia Bay Community Development District.
127

128 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
129 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
130 *including the testimony and evidence upon which such appeal is to be based.*

131
132 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
133 **meeting held on _____.**
134

135 _____
136 **Signature**

135 _____
136 **Signature**

137
138 _____
139 **Printed Name**
140 **Title: Secretary Assistant Secretary**

137
138 _____
139 **Printed Name**
140 **Title: Chairman Vice Chairman**

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EXHIBIT 2.

PALMS OF TERRA CEIA BAY
COMMUNITY DEVELOPMENT DISTRICT
UNAUDITED FINANCIAL STATEMENTS

Preliminary

As of

August 31, 2017

Palms Of Terra Ceia Bay CDD
Balance Sheet
August 31, 2017

	<u>GENERAL FUND</u>	<u>CAP PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS:</u>			
POOLED CASH	\$ 96,043	\$ 254,299	\$ 350,342
CASH ON HAND	70	-	70
INVESTMENTS:			
MMK ACCOUNT	122,158	-	122,158
ACCOUNTS RECEIVABLE	280	-	280
ASSESSMENTS RECEIVABLE -ON ROLL	-	866	866
DUE FROM OTHER FUNDS	-	-	-
DEPOSITS	35	-	35
PREPAID ITEMS	-	-	-
TOTAL ASSETS	\$ 218,586	\$ 255,165	\$ 473,751
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$ 2,430	\$ -	\$ 2,430
ACCRUED EXPENSES	-	-	-
DUE TO OTHER FUNDS	-	-	-
DEFERRED REVENUE-ON ROLL	-	866	866
<u>FUND BALANCE:</u>			
NON SPENDABLE (Deposits & Prepaid)	35	-	35
SPENDABLE:			
ASSIGNED			
CAPITAL PROJECTS - Operating (FY16)	74,388	-	74,388
CAPITAL PROJECTS - Contingency (FY16)	9,863	-	9,863
CAPITAL PROJECTS - Reserve Study (FY17)	-	47,134	47,134
CAPITAL PROJECTS - Alloc to Roads Improvement	-	148,805	148,805
CAPITAL PROJECTS - Alloc to Pier Improvement	-	15,367	15,367
CAPITAL PROJECTS - Alloc to Boardwalk Improvement	-	14,446	14,446
CAPITAL PROJECTS - Alloc to Gatehouse Improvement	-	9,069	9,069
CAPITAL PROJECTS - Alloc to Stormsystem Improvement	-	19,478	19,478
UNASSIGNED FY2017	131,870	-	131,870
TOTAL LIABILITIES & FUND BALANCE	\$ 218,586	\$ 255,165	\$ 473,751

Palms Of Terra Ceia Bay
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
FY2017 For The Period Ending August 31, 2017

	FY 2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT - ON-ROLL (Ad Valorem)	\$ 270,209	\$ 270,209	\$ 271,225	\$ 1,016
ASSESSMENT - NON-AD VALOREM (NET)	-	-	-	-
ASSESSMENT - NON-AD VALOREM ESTUARIES(NET)	6,000	-	-	-
INTEREST REVENUE	-	-	111	111
ELECTRICITY BAY ESTATES (Share Cost)	-	-	125	125.00
GATE DECALS	-	-	3,260	3,260
MISCELLANEOUS REVENUE	-	-	7	7
TOTAL REVENUE	276,209	270,209	274,728	4,519
EXPENDITURES				
DISTRICT ADMINISTRATION				
BOARD OF SUPERVISORS SALARIES	12,000	11,000	11,200	(200)
ADMINISTRATIVE ASSISTANT	10,080	9,240	9,271	(31)
PAYROLL TAXES - FICA & FUTA	1,689	1,548	1,565	(17)
PAYROLL FEES	780	715	1,238	(523)
SUBTOTAL PERSONNEL	24,549	22,503	23,274	(771)
CONSULTING & PROFESSIONAL FEES:				
AUDIT SERVICES	3,100	2,842	3,100	(258)
LEGAL SERVICES	8,000	7,333	29,974	(22,641)
ENGINEERING SERVICES	2,000	1,833	4,720	(2,887)
ENVIRONMENTAL CONSULTING	-	-	2,342	(2,342)
DISTRICT MANAGEMENT	57,000	52,250	52,250	-
SUBTOTAL CONSULTING & PROFESSIONAL FEES	70,100	64,258	92,386	(28,128)
SUBTOTAL DISTRICT ADMINISTRATION	94,649	86,762	115,660	(28,898)
INSURANCE:				
PUBLIC OFFICIALS LIABILITY	2,500	2,403	2,403	(0)
FLOOD	900	900	945	(45)
WORKERS COMPENSATION INS	900	900	2,007	(1,107)
INSURANCE - GENERAL LIABILITY	7,500	7,500	5,669	1,831
SUBTOTAL INSURANCE	11,800	11,703	11,024	679
OFFICE:				
OFFICE SUPPLIES AND POSTAGE	2,000	1,833	2,587	(754)
RECORDS STORAGE	210	193	218	(26)
PUBLICATIONS	2,000	1,833	-	1,833
COMPUTER SOFTWARE & TECH SUPPORT	500	458	1,499	(1,041)
OFFICE EQUIPMENT	500	458	799	(341)
MISCELLANEOUS SERVICES	250	229	87	142
LEGAL ADVERTISING & MEETING NOTICES	4,000	3,667	891	2,776
STATE REGISTRATION	175	175	175	-
BANK SERVICES CHARGES	250	229	68	161
WEBSITE HOSTING & MANAGEMENT	960	880	1,331	(451)
SUBTOTAL OFFICE & GENERAL ADMINISTRATIVE	10,845	9,956	7,655	2,301
TOTAL ADMINISTRATIVE EXPENSES	117,294	108,420	134,339	(25,919)
UTILITIES & GATEHOUSE EXPENSES				
UTILITIES:				
ELECTRICITY	18,000	16,500	10,190	6,310
WATER & SEWER	700	642	500	142
TELEPHONE & INTERNET	2,300	2,108	1,848	260
SUBTOTAL UTILITIES	21,000	19,250	12,538	6,712

Palms Of Terra Ceia Bay
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
FY2017 For The Period Ending August 31, 2017

	FY 2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
GATEHOUSE/CONTROLLED ENTRY SYSTEMS:				
GATE SERVICE CONTRACT	6,425	6,425	6,425	-
GATE MAINTENANCE AND PARTS	2,000	1,833	1,936	(103)
GATEHOUSE - MISC.	-	-	-	-
CLEANING & BUILDING MAINTENANCE	1,200	1,100	1,393	(293)
ACCESS DECALS	875	780	780	-
CAMERAS - REPAIRS AND MAINT.	-	-	251	(251)
SUBTOTAL GATEHOUSE	10,500	10,138	10,785	(647)
TOTAL UTILITIES & GATEHOUSE EXPENSES	31,500	29,388	23,323	6,065
GROUNDS & FIELD MAINTENANCE EXPENSES				
LANDSCAPE MAINTENANCE:				
LANDSCAPE CONTRACT	23,280	21,340	19,700	1,640
PEST CONTROL	800	733	300	433
PALM TREE TRIMMING (245 Palm Trees)	5,500	5,365	5,365	-
PLANTS & IMPROVEMENTS (350 Geranium & Horticulture)	6,775	6,210	1,345	4,865
MULCH	2,000	1,833	-	1,833
IRRIGATION REPAIR (Outside Of Contract)	6,000	5,500	3,050	2,450
ESTUARIES MANGROVE TRIMMING	6,000	5,500	675	4,825
SUBTOTAL LANDSCAPING	50,355	46,482	30,435	16,047
OTHER FIELD MAINTENANCE:				
LIGHTING REPAIR & MAINTENANCE	8,000	7,333	2,552	4,781
PIER AND BOARDWALK MAINTENANCE (Contract is \$10,000)	5,000	4,583	160	4,423
STREET REPAIR & MAINTENANCE	4,000	3,667	66	3,601
FIELD MISCELLANEOUS & MAINT	2,000	1,833	255	1,578
SUBTOTAL OTHER FIELD MAINTENANCE	19,000	17,417	3,033	14,384
ENVIRONMENTAL MAINTENANCE:				
STORMWATER SYSTEM MAINTENANCE	4,000	3,667	-	3,667
CONSERVATION EASEMENT MAINTENANCE	10,000	9,167	9,000	167
MANGROVE TRIMMING	10,000	7,000	7,000	-
LAKE MAINTENANCE	6,360	5,830	5,830	-
LAKE AQUATIC PLANTINGS	1,500	1,375	-	1,375
TRIPLOID GRASS CARP STOCKING	1,200	1,100	790	310
SUBTOTAL ENVIRONMENTAL MAINTENANCE	33,060	28,138	22,620	5,518
TOTAL OPERATIONS & MAINTENANCE EXPENSES	133,915	229,846	213,750	16,096
GENERAL FUND IMPROVEMENTS PROJECT :				
ROAD IMPROVEMENTS / REPAIRS	-	-	-	-
PIER RENOVATIONS / IMPROVEMENTS	-	-	-	-
STORMWATER SYSTEM REPAIRS / IMPROVEMENTS	-	-	-	-
PIER GATE	15,000	13,750	922	12,828
LED RETROFIT	10,000	8,700	8,700	-
CAPITAL IMPROVEMENTS - OTHER	-	-	4,280	(4,280)
TOTAL GENERAL FUND IMPROVEMENTS PROJECT	25,000	22,450	13,902	8,548
TOTAL EXPENDITURES	276,209	252,296	227,652	24,644
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	17,913	47,076	29,163
FUND BALANCE - BEGINNING	-	-	169,078	169,078
FUND BALANCE - ENDING	\$ -	\$ 17,913	\$ 216,154	\$ 198,241

PALMS OF TERRA CEIA BAY
Capital Projects Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For The Period Ending August 31, 2017

	FY 2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT - ON-ROLL (Cap Imp)	\$ 48,000	47,088	\$ 47,134	\$ 46
ASSESSMENT DISCOUNTS	-	-	-	-
INTEREST REVENUE	-	-	-	-
TOTAL REVENUE	48,000	47,088	47,134	46
EXPENDITURES				
COUNTY ASSESSMENTS COLLECTIONS FEE	-	-	-	-
RESERVE STUDY	48,000	-	-	-
TOTAL EXPENDITURES	48,000	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	47,088	47,134	46
NET CHANGE IN FUND BALANCE	-	47,088	47,134	46
FUND BALANCE - BEGINNING	-	-	207,165	207,165
FUND BALANCE - ENDING	\$ -	\$ 47,088	\$ 254,299	\$ 207,211

Palms Of Terra Ceia Bay CDD
Bank Reconciliation
August 31, 2017

Balance Per Bank Statement	\$	251,366.62
Less: Outstanding Checks		(1,124.75)
<i>Adjusted Bank Balance</i>	\$	<u>250,241.87</u>

Beginning Cash Balance Per Books	\$	276,707.18
Deposits		-
Cash Disbursements		(26,465.31)
<i>Balance Per Books</i>	\$	<u>250,241.87</u>

PALMS OF TERRA CEIA BAY

Check Register

FY2017

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Balance
Balance as of 9/30/2016				447.02	31,167.66	258,335.27
10/03/2016	3682	BOYD INSURANCE & INVESTMENT SERVICES, INC	Insurance FY 2017		5,669.00	252,666.27
10/03/2016	3683	DPFG	CDD Mgmt - October		4,750.00	247,916.27
10/03/2016	3685	VENTURESIN.COM, INC.	Web Site Hosting/Domain Name		96.99	247,819.28
10/03/2016		BB & T	Service Charge		5.00	247,814.28
10/06/2016	ACH10062016	Paychex	P/R Fees		75.25	247,739.03
10/06/2016	10066DD	Barbara Gard	BOS Mtg - 9/13/16		184.70	247,554.33
10/06/2016	10068DD	Bradford Smith	BOS Mtg - 9/13/16		184.70	247,369.63
10/06/2016	10069DD	JOSEPH VARADY	BOS Mtg - 9/13/16		184.70	247,184.93
10/06/2016	10067DD	JUDITH O'CONNOR	BOS Mtg - 9/13/16		183.45	247,001.48
10/06/2016	ACH10062016	Paychex	BOS Mtg - 9/13/16		129.98	246,871.50
10/20/2016	3686	CITY OF PALMETTO	9/1-9/29 - 2311 W. 14th Ave Grdhs.		53.75	246,817.75
10/20/2016	3687	LUMAR'S CLEANING	Cleaning Guardhouse May/Sep		200.00	246,617.75
10/20/2016	3688	Russell Kitching Lawn Services, Inc.	Landscape Maint - Aug		1,940.00	244,677.75
10/20/2016	3689	ACCESS	Records Storage		35.00	244,642.75
10/20/2016	3690	BRADENTON HERALD	Legal Ad		93.60	244,549.15
10/20/2016	3691	Grau and Associates	Audit FY 2016		2,000.00	242,549.15
10/20/2016	3692	Russell Kitching Lawn Services, Inc.	Landscape Maint - October		2,680.00	239,869.15
10/20/2016	3693	THE LAKE DOCTORS	Lake Maint - October		530.00	239,339.15
10/26/2016	ACH102616	Paychex	P/R Fees		86.15	239,253.00
10/26/2016	ACH10262016	Paychex	BOS Mtg - 9/26 - 10/20/16		241.08	239,011.92
10/26/2016	10074DD	JOSEPH VARADY	BOS Mtg - 10/26/16		184.70	238,827.22
10/26/2016	10073DD	Bradford Smith	BOS Mtg - 10/26/16		184.70	238,642.52
10/26/2016	10072DD	JUDITH O'CONNOR	BOS Mtg - 10/26/16		183.45	238,459.07
10/26/2016	10071DD	Barbara Gard	BOS Mtg - 10/26/16		184.70	238,274.37
10/26/2016	10070DD	Phillip D. Forbes	9/26-10/20 - P/R		609.51	237,664.86
10/26/2016	10262016	FLORIDA POWER AND LIGHT	Electricity		987.28	236,677.58
10/31/2016		MANATEE COUNTY	Tax Collections - Excess	1,119.75		237,797.33
10/31/2016	3694	BRIGHT HOUSE NETWORKS	10/27-11/26 - Cable/Internet		159.85	237,637.48
10/31/2016	3695	LUMAR'S CLEANING	Cleaning Guardhouse - October		100.00	237,537.48
10/31/2016		DEPOSIT	Gate Decals	190.00		237,727.48
Balance as of 10/31/2016				1,309.75	21,917.54	237,727.48
11/01/2016	3696	DPFG	CDD Mgmt - November		4,750.00	232,977.48
11/01/2016		BB & T	Service Charge		5.00	232,972.48
11/02/2016	3697	BOYD INSURANCE & INVESTMENT SERVICES, INC	Professional Liability		2,402.68	230,569.80
11/07/2016	3698	CITY OF PALMETTO	9/30-10/28- 2311 W. 14th Ave Guardhouse		59.13	230,510.67
11/07/2016	3699	OFFICE DEPOT BUSINESS CREDIT	Supplies		252.17	230,258.50
11/07/2016	3700	Russell Kitching Lawn Services, Inc.	Landscape Maint - November		2,220.00	228,038.50
11/07/2016	3701	TEM SYSTEMS, INC	Repair to Camera		250.75	227,787.75
11/07/2016	3702	THE LAKE DOCTORS	Lake Maint - November		530.00	227,257.75
11/07/2016	3703	VENTURESIN.COM, INC.	Web Site Hosting - November		80.00	227,177.75
11/14/2016	3704	ACCESS	11/1-11/30 - Records Storage		17.50	227,160.25
11/14/2016	3705	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - October		427.50	226,732.75
11/14/2016	3706	Intechrate Systems	Tech. Support		141.00	226,591.75
11/15/2016		MANATEE COUNTY	Tax Collection - Excess Fees	168.84		226,760.59
11/16/2016		MANATEE COUNTY	FY16 Tax Collections	4,946.59		231,707.18
11/18/2016		MANATEE COUNTY	FY17 Tax Collections	31,675.17		263,382.35
11/23/2016	3707	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee		175.00	263,207.35
11/25/2016	ACH112516	FLORIDA POWER AND LIGHT	Electricity		988.94	262,218.41
11/25/2016	ACH11252016	Paychex	10/24-11/17 P/R		208.43	262,009.98
11/25/2016	10076DD	Barbara Gard	BOS Mtg - 11/8/16		184.70	261,825.28
11/25/2016	10077DD	Bradford Smith	BOS Mtg - 11/8/16		184.70	261,640.58
11/25/2016	10078DD	JOSEPH VARADY	BOS Mtg - 11/8/16		184.70	261,455.88
11/25/2016	ACH11252016	Paychex	P/R Fee		86.15	261,369.73
11/25/2016	10075DD	Phillip D. Forbes	10/24-11/17 - P/R		609.51	260,760.22
11/29/2016		MANATEE COUNTY	FY17 Tax Collections	54,622.02		315,382.24
Balance as of 11/30/2016				91,412.62	13,757.86	315,382.24
12/01/2016	3708	DPFG	CDD Mgmt - December		4,750.00	310,632.24
12/01/2016		BB & T	Service Charge		5.00	310,627.24
12/02/2016		Deposit	Gate Decals - Nov	190.00		310,817.24
12/02/2016		MANATEE COUNTY	Tax Collections	76,189.50		387,006.74
12/05/2016	3709	BRIGHT HOUSE NETWORKS	11/27-12/26 - Cable/Internet		159.85	386,846.89
12/05/2016	3710	CITY OF PALMETTO	10/29-11/09 - 2311 W. 14th Ave Guardhouse		54.77	386,792.12
12/05/2016	3711	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - September		1,440.00	385,352.12
12/05/2016	3712	JONES & SONS PEST CONTROL	Pest Control		20.00	385,332.12
12/05/2016	3713	LUMAR'S CLEANING	Cleaning - November		100.00	385,232.12
12/05/2016	3714	THE LAKE DOCTORS	Lake & Pond Maint - December		530.00	384,702.12
12/05/2016	3715	Nick Tsantles	Lighting Repairs		91.51	384,610.61
12/05/2016	3716	TEM SYSTEMS, INC	Gate Repairs		1,813.39	382,797.22
12/08/2016		MANATEE COUNTY	Tax Collections	55,725.85		438,523.07
12/13/2016	ACH121316	FLORIDA POWER AND LIGHT	Electricity		1,022.71	437,500.36

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12/19/2016	3717	ACCESS	12/1-12/31 - Records Storage		17.50	437,482.86
12/19/2016	3718	BRADENTON HERALD	Ad		261.00	437,221.86
12/19/2016	3719	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - November		2,092.50	435,129.36
12/19/2016	3720	LUMAR'S CLEANING	Cleaning Guardhouse - December		100.00	435,029.36
12/19/2016	3721	OFFICE DEPOT BUSINESS CREDIT	Supplies		159.97	434,869.39
12/19/2016	3722	VOIDED	W/C Ins - FY 2017		0.00	434,869.39
12/19/2016	3723	STANTEC CONSULTING SERVICES INC.	Mangrove/Vegetative		10,225.00	424,644.39
12/19/2016	3724	THE LAKE DOCTORS	Grass Carp		790.00	423,854.39
12/19/2016	3725	VENTURESIN.COM, INC.	Web Site Hosting - December		80.00	423,774.39
12/21/2016	ACH12212016	Paychex	P/R Fees		86.15	423,688.24
12/21/2016	10080DD	Barbara Gard	BOS Mtg. - 12/13/16		184.70	423,503.54
12/21/2016	10082DD	Bradford Smith	BOS Mtg. - 12/13/16		184.70	423,318.84
12/21/2016	10083DD	JOSEPH VARADY	BOS Mtg. - 12/13/16		184.70	423,134.14
12/21/2016	10081DD	JUDITH O'CONNOR	BOS Mtg. - 12/13/16		183.45	422,950.69
12/21/2016	10079DD	Phillip D. Forbes	11/21-12/15/16 P/R		554.10	422,396.59
12/21/2016	ACH12212016	Paychex	11/21-12/15 & BOS Mtg - 12/13/16		231.46	422,165.13
12/30/2016	3726	BRIGHT HOUSE NETWORKS	12/27-1/26 - Cable/Internet		159.85	422,005.28
12/30/2016		Deposit	Gate Decals - Dec	420.00		422,425.28
Balance as of 12/31/2016				132,525.35	25,482.31	422,425.28
01/03/2017	3727	DPFG	CDD Mgmt - January		4,750.00	417,675.28
01/03/2017	3728	VENTURESIN.COM, INC.	Web Site Hosting - January		80.00	417,595.28
01/03/2017		BB & T	Service Charge		5.00	417,590.28
01/12/2017	3729	PREFERRED GOVERNMENTAL INSURANCE TRUST	W/C Ins - FY 2017		2,000.00	415,590.28
01/13/2017	3730	A-TEAM UNDERGROUND LLC & PLUMBING SERVICE	Underground repairs		4,280.00	411,310.28
01/13/2017	3731	CITY OF PALMETTO	11/30-12/29 - 2311 W 14th Ave Guardhouse		54.77	411,255.51
01/13/2017	3732	OFFICE DEPOT	Supplies		67.45	411,188.06
01/13/2017	3733	Russell Kitching Lawn Services, Inc.	Landscape Maint - January		1,940.00	409,248.06
01/13/2017	3734	SAWDY ELECTRIC	Replace Photo Eye		107.00	409,141.06
01/13/2017	3735	THE LAKE DOCTORS	Lake Maint - January		530.00	408,611.06
01/20/2017	ACH01202017	Paychex	P/R Fees		222.65	408,388.41
01/20/2017	10085DD	Barbara Gard	BOS Mtg - 1/10/17		184.70	408,203.71
01/20/2017	10087DD	Bradford Smith	BOS Mtg - 1/10/17		184.70	408,019.01
01/20/2017	10088DD	JOSEPH VARADY	BOS Mtg - 1/10/17		184.70	407,834.31
01/20/2017	10086DD	JUDITH O'CONNOR	BOS Mtg - 1/10/17		183.87	407,650.44
01/20/2017	ACH01202017	Paychex	12/19-1/12/17 & Supervisors		244.87	407,405.57
01/20/2017	10084DD	Phillip D. Forbes	12/19-1/12/17 - P/R		734.18	406,671.39
01/20/2017	ACH12017	Paychex	Workers Comp. 12/19-1/12/17		20.67	406,650.72
01/20/2017		DEPOSIT	Payroll Fee Refund	71.09		406,721.81
01/23/2017		MANATEE COUNTY	Deposit	59,339.13		466,060.94
01/25/2017	ACH12517	FLORIDA POWER AND LIGHT	Electricity		1,094.77	464,966.17
01/27/2017	3736	Nick Tsantles	Misc.		174.52	464,791.65
01/27/2017	3737	ACCESS	Records Storage - January		17.50	464,774.15
01/27/2017	3738	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - December		360.00	464,414.15
01/27/2017	3739	LUMAR'S CLEANING	Cleaning Guardhouse - January		100.00	464,314.15
01/31/2017	3740	BRIGHT HOUSE NETWORKS	1/27-2/26 - Cable/Internet		148.74	464,165.41
01/31/2017		DEPOSIT	Dye, Deitrich, Petruff & St. Paul	1,440.00		465,605.41
Balance as of 1/31/2017				60,850.22	17,670.09	465,605.41
02/01/2017	3741	DPFG	CDD Mgmt - February		4,750.00	460,855.41
02/01/2017		Deposit	Gate Decals	210.00		461,065.41
02/01/2017		BB & T	Service Charge		5.00	461,060.41
02/03/2017		Paychex	Payroll Fee Refund	30.69		461,091.10
02/03/2017		Paychex	Payroll Fee Refund	141.19		461,232.29
02/08/2017	3742	CITY OF PALMETTO	12/30-1/31 - 2311 W. 14th Ave Guardhouse		55.36	461,176.93
02/08/2017	3743	TEM SYSTEMS, INC	Bar Codes		390.00	460,786.93
02/08/2017	3744	THE LAKE DOCTORS	Lake & Pond Maint - February		530.00	460,256.93
02/08/2017	3745	VENTURESIN.COM, INC.	Web Site Hosting - February		80.00	460,176.93
02/08/2017	3746	VOIDED	Online Pymt		0.00	460,176.93
02/17/2017	ACH02172017	Paychex	P/R Fees		68.62	460,108.31
02/17/2017	10091DD	Barbara Gard	BOS Mtg - 2/7/17		184.70	459,923.61
02/17/2017	10093DD	Bradford Smith	BOS Mtg - 2/7/17		184.70	459,738.91
02/17/2017	10095	CHARLES WEIDNER	BOS Mtgs (3)		554.10	459,184.81
02/17/2017	10094DD	JOSEPH VARADY	BOS Mtg - 2/7/17		184.70	459,000.11
02/17/2017	10092DD	JUDITH O'CONNOR	BOS Mtg - 2/7/17		183.87	458,816.24
02/17/2017	10090DD	Phillip D. Forbes	P/R - 01/16-2/10/17		609.51	458,206.73
02/17/2017	10089DD	Robyn Davis	P/R - 01/16-2/10/17		498.69	457,708.04
02/17/2017	ACH02172017	Paychex	P/R - 01/16-2/10/17		421.81	457,286.23
02/23/2017	3747	ACCESS	1/2-2/28 - Storage		23.03	457,263.20
02/23/2017	3748	BRADENTON HERALD	Legal Ad		157.95	457,105.25
02/23/2017	3749	Russell Kitching Lawn Services, Inc.	Landscape Maint - February		1,940.00	455,165.25
02/23/2017		Microsoft Office 365	Deposit	1.45		455,166.70
02/23/2017		MANATEE COUNTY	Deposit	8,788.86		463,955.56

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02/23/2017	3750	VOIDED	Printing Error	0.00		463,955.56
02/24/2017	3751	TEM SYSTEMS, INC	Bar Codes		390.00	463,565.56
02/24/2017	3752	BRIGHT HOUSE NETWORKS	2/27-2/26 - Cable/Internet		152.94	463,412.62
02/24/2017		Bay Estates	Electricity - Share Cost	125.00		463,537.62
02/27/2017	ACH2272017	FLORIDA POWER AND LIGHT	Electricity		1,055.23	462,482.39
Balance as of 2/28/2017				9,297.19	12,420.21	462,482.39
03/01/2017	3753	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - March		4,750.00	457,732.39
03/01/2017		Bay Estates	Deposit	250.00		457,982.39
03/01/2017		BB & T	Service Charge		5.00	457,977.39
03/02/2017	3746	Microsoft Office 365	VOID: paid online	0.00		457,977.39
03/03/2017	ACH03032017	Paychex	P/R Fees		65.25	457,912.14
03/03/2017	ACH03032017	Paychex	2/12-2/25/17 P/R		64.32	457,847.82
03/03/2017	10096DD	Robyn Davis	2/12-2/25/17 P/R		332.46	457,515.36
03/03/2017	ACH3032017	Microsoft Office 365	Annual Renewal Subscription		99.99	457,415.37
03/06/2017	134	Jeannie Tanhaaf	NSF Check		30.00	457,385.37
03/07/2017	3754	CITY OF PALMETTO	2/1-2/28 - 2311 W 14th Ave Guardhouse		54.26	457,331.11
03/07/2017	3755	JONES & SONS PEST CONTROL	Pest Control		20.00	457,311.11
03/07/2017	3756	OFFICE DEPOT	Supplies		538.88	456,772.23
03/07/2017	3757	Russell Kitching Lawn Services, Inc.	Tree Maint		9,100.00	447,672.23
03/07/2017	3758	SAWDY ELECTRIC	Retrofit all Blvd Lights to LED		8,700.00	438,972.23
03/07/2017	3759	THE LAKE DOCTORS	Lake Maint - March		530.00	438,442.23
03/07/2017	3760	VENTURESIN.COM, INC.	Web Site Hosting - March		80.00	438,362.23
03/17/2017	ACH03172017	Paychex	P/R Fees		66.93	438,295.30
03/17/2017	10098DD	Barbara Gard	BOS Mtg - 3/14/17		184.70	438,110.60
03/17/2017	10100DD	Bradford Smith	BOS Mtg - 3/14/17		184.70	437,925.90
03/17/2017	10102	CHARLES WEIDNER	BOS Mtg - 3/14/17		184.70	437,741.20
03/17/2017	10101DD	JOSEPH VARADY	BOS Mtg - 3/14/17		184.70	437,556.50
03/17/2017	10099DD	JUDITH O'CONNOR	BOS Mtg - 3/14/17		183.87	437,372.63
03/17/2017	ACH03172017	Paychex	2/27-3/12 P/R & BOS		220.65	437,151.98
03/17/2017	10097DD	Robyn Davis	2/27-3/12 P/R		332.46	436,819.52
03/21/2017	3761	Intechgrate Systems	Tech Support		143.18	436,676.34
03/21/2017	3762	ACCESS	3/1-3/31 - Records Storage		23.03	436,653.31
03/21/2017	3763	Russell Kitching Lawn Services, Inc.	Landscape Maint - March		1,940.00	434,713.31
03/23/2017		MANATEE COUNTY	Deposit	5,235.66		439,948.97
03/28/2017	ACH3282017	FLORIDA POWER AND LIGHT	Electricity		930.50	439,018.47
03/31/2017	3764	Dye, Detrich, Petruff & St. Paul, P.L.	Legal Svcs - February		2,385.00	436,633.47
03/31/2017	3765	STANTEC CONSULTING SERVICES INC.	Environmental Svcs		4,643.75	431,989.72
03/31/2017	3766	VERN BUCHANAN OFFICE SUPPLY ACCOUNT	Flag		87.05	431,902.67
03/31/2017	ACH03312017	Paychex	P/R Fees		65.25	431,837.42
03/31/2017	ACH03312017	Paychex	3/13-3/26/17 P/R		60.15	431,777.27
03/31/2017	10103DD	Robyn Davis	3/13-3/26/17 P/R		332.46	431,444.81
03/31/2017			Gate Decals	362.08		431,806.89
Balance as of 3/31/2017				5,847.74	36,523.24	431,806.89
04/01/2017	3767	BRIGHT HOUSE NETWORKS	3/27-4/26 - Cable/Internet		152.94	431,653.95
04/01/2017	3768	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - April		4,750.00	426,903.95
04/01/2017	3769	Intechgrate Systems	4/1-4/30 - Monitoring		16.00	426,887.95
04/03/2017		BB & T	Service Charge		5.00	426,882.95
04/04/2017	3770	Bay Estates North Cond Assoc	Duplicate Payment		250.00	426,632.95
04/05/2017	ACH040517	DoorKing	Annual Gate Contract		122.61	426,510.34
04/07/2017	3771	CITY OF PALMETTO	3/1-3/31 - 2311 W. 14th Ave Guardhouse		55.31	426,455.03
04/07/2017	3772	LUMAR'S CLEANING	Gatehouse Cleaning - March		100.00	426,355.03
04/07/2017	3773	OFFICE DEPOT BUSINESS CREDIT	Supplies		115.40	426,239.63
04/07/2017	3774	ROBERT J. LOMBARDO PE, LLC	Engineering Svcs		1,800.00	424,439.63
04/07/2017	3775	THE LAKE DOCTORS	Lake Maint - April		530.00	423,909.63
04/07/2017	3776	VENTURESIN.COM, INC.	Web Site Hosting - April		80.00	423,829.63
04/14/2017	ACH04142017	Paychex	P/R Fees		136.93	423,692.70
04/14/2017	10105DD	Barbara Gard	BOS 2/24/17		184.70	423,508.00
04/14/2017	10107DD	Bradford Smith	BOS 2/24/17		184.70	423,323.30
04/14/2017	10109	CHARLES WEIDNER	BOS 2/24/17		184.70	423,138.60
04/14/2017	10108DD	JOSEPH VARADY	BOS 2/24/17		184.70	422,953.90
04/14/2017	10106DD	JUDITH O'CONNOR	BOS 2/24/17		183.87	422,770.03
04/14/2017	ACH04142017	Paychex	3/26-4/9 p/r & BOS Mtg - 2/24/17		220.65	422,549.38
04/14/2017	10104DD	Robyn Davis	3/26-4/9 P/R		332.46	422,216.92
04/19/2017	3777	ACCESS	4/1-4/30 - Storage		23.03	422,193.89
04/19/2017	3778	Grau and Associates	Audit FY 2016		2,000.00	420,193.89
04/19/2017	3779	LUMAR'S CLEANING	Cleaning Guardhouse - April		100.00	420,093.89
04/19/2017	3780	Russell Kitching Lawn Services, Inc.	Landscape Maint - April		1,940.00	418,153.89
04/19/2017	3781	STANTEC CONSULTING SERVICES INC.	Enviro Consulting		218.00	417,935.89
04/19/2017		Manatee County	Deposit	12,491.47		430,427.36
04/21/2017	3782	LAW OFFICE OF ROBERT K. LINCOLN, P.A.	Legal Svcs - March		5,450.00	424,977.36
04/21/2017	3783	TEM SYSTEMS, INC	Renewal Security		6,425.00	418,552.36

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04/21/2017	ACH042117	BB & T	Bank Service charges - Prior period		12.00	418,540.36
04/24/2017		Paychex	Refund	60.00		418,600.36
04/25/2017	3784	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - March		3,442.50	415,157.86
04/25/2017	ACH42517	FLORIDA POWER AND LIGHT	Electricity		803.23	414,354.63
04/26/2017	3785	BRIGHT HOUSE NETWORKS	4/27-5/26 - Cable/Internet		153.08	414,201.55
04/28/2017	3786	LUMAR'S CLEANING	Cleaning Gatehouse - February		100.00	414,101.55
04/28/2017	10110DD	Robyn Davis	4/9-4/23 P/R		332.46	413,769.09
04/28/2017	ACH42817	Paychex	P/R Fees		65.25	413,703.84
04/28/2017	ACH042817	Paychex	4/9-4/26/17 P/R		64.32	413,639.52
Balance as of 4/30/2017				12,551.47	30,718.84	413,639.52
05/01/2017	3787	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - May		4,750.00	408,889.52
05/01/2017		Deposit	Decals	300.00		409,189.52
05/03/2017	3788	VENTURESIN.COM, INC.	Web Site Hosting - May		80.00	409,109.52
05/03/2017		BB & T	Service Charge		5.00	409,104.52
05/08/2017	3789	BRADENTON HERALD	Legal Ad		73.71	409,030.81
05/08/2017	3790	CITY OF PALMETTO	3/31-4/27 - 2311 W. 14th Ave Guardhouse		55.33	408,975.48
05/08/2017	3791	Grau and Associates	Audit FY 2016		1,100.00	407,875.48
05/12/2017	3792	ACCESS	5/1-5/31 - Records Storage		23.03	407,852.45
05/12/2017	3793	Bradford Smith	Reimbursement - (6) Signs		240.00	407,612.45
05/12/2017	3794	LUMAR'S CLEANING	Cleaning - Gatehouse - May		100.00	407,512.45
05/12/2017	3795	Russell Kitching Lawn Services, Inc.	Landscape Maint - May - Tree/Bee Removal		2,335.00	405,177.45
05/12/2017	3796	THE LAKE DOCTORS	Lake Maint - May		530.00	404,647.45
05/12/2017	ACG05122017	Paychex	P/R Fee		55.50	404,591.95
05/12/2017	ACH05122017	Paychex	4/24-5/7 - P/R		55.08	404,536.87
05/12/2017	10111DD	Robyn Davis	4/24-5/7 - P/R		332.46	404,204.41
05/18/2017	3797	Palms of Terra Ceia Bay	Trans To CD		100,000.00	304,204.41
05/23/2017	3798	BRIGHT HOUSE NETWORKS	5/27-6/26 - Cable/Internet		153.08	304,051.33
05/23/2017		MANATEE COUNTY	Deposit	4,748.29		308,799.62
05/26/2017	ACH05262017	Paychex	P/R Fees		57.28	308,742.34
05/26/2017	10113DD	Barbara Gard	BOS Mtg - 5/9/17		184.70	308,557.64
05/26/2017	10115DD	Bradford Smith	BOS Mtg - 5/9/17		184.70	308,372.94
05/26/2017	10117	CHARLES WEIDNER	BOS Mtg - 5/9/17		184.70	308,188.24
05/26/2017	10116DD	JOSEPH VARADY	BOS Mtg - 5/9/17		184.70	308,003.54
05/26/2017	10114DD	JUDITH O'CONNOR	BOS Mtg - 5/9/17		183.87	307,819.67
05/26/2017	ACH05262017	Paychex	5/8-5/21/17 P/R		207.77	307,611.90
05/26/2017	10112DD	Robyn Davis	5/8-5/21/17 P/R		325.53	307,286.37
05/30/2017	ACH5302017	FLORIDA POWER AND LIGHT	Electricity		823.10	306,463.27
Balance as of 5/31/2017				5,048.29	112,224.54	306,463.27
06/01/2017	3799	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - June		4,750.00	301,713.27
06/01/2017	3800	Russell Kitching Lawn Services, Inc.	Irrigation Repairs		1,405.00	300,308.27
06/01/2017	3801	VENTURESIN.COM, INC.	Web Site Hosting - June		80.00	300,228.27
06/01/2017		BB & T	Service Charge		5.00	300,223.27
06/02/2017		Deposit	Gate Decals	300.00		300,523.27
06/05/2017	3802	JONES & SONS PEST CONTROL	Pest Control		20.00	300,503.27
06/05/2017	3803	THE LAKE DOCTORS	Lake Maint - June		530.00	299,973.27
06/09/2017		Manatee County	Deposit	2,298.32		302,271.59
06/09/2017		Paychex	Payroll Fees		57.28	302,214.31
06/09/2017	ACH06092017	Barbara Gard	BOS Mtg - 6/9/17		184.70	302,029.61
06/09/2017		Bradford Smith	BOS Mtg - 6/9/17		184.70	301,844.91
06/09/2017		JOSEPH VARADY	BOS Mtg - 6/9/17		184.70	301,660.21
06/09/2017		JUDITH O'CONNOR	BOS Mtg - 6/9/17		183.87	301,476.34
06/09/2017		Robyn Davis	5/21-6/4/17 P/R		339.39	301,136.95
06/09/2017	ACH692017	Paychex	5/21-6/04/17 P/R		210.06	300,926.89
06/13/2017	3804	ACCESS	6/1-6/30 - Storage		23.03	300,903.86
06/13/2017	3805	CITY OF PALMETTO	4/28-5/30 - 2311 W. 14th Ave Guardhouse		55.33	300,848.53
06/13/2017	3806	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - April		585.00	300,263.53
06/13/2017	3807	Intechgrate Systems	7/1-7/31 - Monitoring		16.00	300,247.53
06/13/2017	3808	LUMAR'S CLEANING	Gatehouse Cleaning - June		100.00	300,147.53
06/13/2017	3809	Nick Tsantles	Repair Misc. Concrete		160.99	299,986.54
06/13/2017	3810	OFFICE DEPOT	Supplies		37.16	299,949.38
06/13/2017	3811	Russell Kitching Lawn Services, Inc.	Landscape Maint - June		1,940.00	298,009.38
06/13/2017		Paychex	W/C refund	122.54		298,131.92
06/19/2017		Manatee County	Deposit	1,770.79		299,902.71
06/20/2017	3812	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - May		517.50	299,385.21
06/23/2017	3813	SAWDY ELECTRIC	Replace (3) 100 amp Panels		1,200.00	298,185.21
06/23/2017		Paychex	Payroll Fees		57.28	298,127.93
06/23/2017	10129	CHARLES WEIDNER	BOS Mtg - 6/23/17		184.70	297,943.23
06/23/2017		Barbara Gard	BOS Mtg - 6/23/17		184.70	297,758.53
06/23/2017		Bradford Smith	BOS Mtg - 6/23/17		184.70	297,573.83
06/23/2017		JOSEPH VARADY	BOS Mtg - 6/23/17		184.70	297,389.13
06/23/2017		JUDITH O'CONNOR	BOS Mtg - 6/23/17		183.87	297,205.26

PALMS OF TERRA CEIA BAY

Check Register

FY2017

Date	Ref #	Vendor Name	Memo	Deposits	Disbursements	Balance
06/23/2017		Robyn Davis	6/5-6/18/17 P/R		332.46	296,872.80
06/23/2017	ACH6232017	Paychex	6/5-6/18/17 P/R		208.91	296,663.89
06/27/2017	3814	BLINDS & DESIGNS OF FLORIDA	Blinds Guardhouse		461.00	296,202.89
06/27/2017	3815	BRIGHT HOUSE NETWORKS	6/27-7/26 - Cable/Internet		153.08	296,049.81
06/27/2017	ACH62717	FLORIDA POWER AND LIGHT	Electricity		817.79	295,232.02
06/27/2017	10123	CHARLES WEIDNER	BOS Mtg - 6/9/17		184.70	295,047.32
06/28/2017	3816	MAIK AAGAARD	Web Site Hosting		453.60	294,593.72
06/30/2017		Deposit	Gate Decals	511.50		295,105.22
Balance as of 6/30/2017				5,003.15	16,361.20	295,105.22
07/01/2017	3817	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - July		4,750.00	290,355.22
07/03/2017		BB & T	Service Charge		5.50	290,349.72
07/07/2017		Manatee County	Deposit	527.13		290,876.85
07/07/2017	ACH7072017	Paychex	P/R Fee & Qtrly		65.50	290,811.35
07/07/2017	ACH07072017	Paychex	6/19-7/2/17- P/R		64.26	290,747.09
07/07/2017	10130DD	Robyn Davis	6/19-7/2/17- P/R		387.87	290,359.22
07/13/2017	3818	Bradford Smith	Reimbursement (Flowers St. Denis)		78.00	290,281.22
07/13/2017	3819	CITY OF PALMETTO	5/31-6/28 - 2311 W. 14th Ave Guardhouse		55.33	290,225.89
07/13/2017	3820	OFFICE DEPOT BUSINESS CREDIT	Supplies		74.99	290,150.90
07/13/2017	3821	STANTEC CONSULTING SERVICES INC.	Environmental Consulting		3,225.00	286,925.90
07/13/2017	3822	THE LAKE DOCTORS	Lake Maint - July		530.00	286,395.90
07/13/2017	3823	VENTURESIN.COM, INC.	Web Site Hosting - July		80.00	286,315.90
07/18/2017	3824	BLINDS & DESIGNS OF FLORIDA	Blinds Guardhouse		461.00	285,854.90
07/21/2017	ACH07212017	Paychex	P/R Fees		55.50	285,799.40
07/21/2017	ACH07212017	Paychex	7/2-7/17 P/R		64.26	285,735.14
07/21/2017	10132DD	Robyn Davis	7/2-7/17 P/R		387.87	285,347.27
07/27/2017	3825	TAMPA PRINT SERVICES, INC.	Mass Mailing (Assessment)		677.73	284,669.54
07/27/2017	3826	SERVICE INSURANCE COMPANY	Flood Insurance		945.00	283,724.54
07/27/2017	3827	ACCESS	7/1-7/31 - Storage		32.98	283,691.56
07/27/2017	3828	LUMAR'S CLEANING	Gatehouse Cleaning - July		100.00	283,591.56
07/27/2017	3829	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - June		4,095.00	279,496.56
07/27/2017	3830	Intechgrate Systems	Tech Support		79.25	279,417.31
07/27/2017	3831	ROBERT J. LOMBARDO PE, LLC	Engineering Svcs		2,350.00	277,067.31
07/31/2017		Deposit	Gate Decals	480.60		277,547.91
07/31/2017	073117ACH	FLORIDA POWER AND LIGHT	Electricity		840.73	276,707.18
Balance as of 7/31/2017				1,007.73	19,405.77	276,707.18
08/01/2017	3832	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - August		4,750.00	271,957.18
08/01/2017	3833	BRIGHT HOUSE NETWORKS	Phone		153.02	271,804.16
08/01/2017	3834	BUSINESS OBSERVER	Legal Ads		242.25	271,561.91
08/01/2017	3835	LAW OFFICE OF ROBERT K. LINCOLN, P.A.	Legal Svcs		8,123.79	263,438.12
08/01/2017	3836	SAWDY ELECTRIC	Replace (3) 100 amp Panels		1,200.00	262,238.12
08/01/2017	3837	TAMPA PRINT SERVICES, INC.	Mass Mailing (Assessment)		663.75	261,574.37
08/01/2017	ACH20170801	Paychex	P/R Fees		55.50	261,518.87
08/03/2017		BB & T	Service Charge		5.00	261,513.87
08/04/2017	ACH20171730	Paychex	7/17-7/30/17 P/R		64.26	261,449.61
08/04/2017	10132DD	Robyn Davis	7/17-7/31/17 P/R		387.87	261,061.74
08/16/2017	ACH20170816	Paychex	P/R Fees		57.28	261,004.46
08/17/2017	3838	BRADENTON HERALD	Legal Ad		155.61	260,848.85
08/17/2017	3839	LOMBARDO, FOLEY & KOLARIK, INC.	Engineering Svcs - July		570.00	260,278.85
08/17/2017	3840	LUMAR'S CLEANING	Guardhouse Cleaning - August		100.00	260,178.85
08/17/2017	3841	Nick Tsantles	Repair Sidewalk		65.00	260,113.85
08/17/2017	3842	Russell Kitching Lawn Services, Inc.	Landscape Maint - August		2,240.00	257,873.85
08/17/2017	3843	STANTEC CONSULTING SERVICES INC.	Environmental Consulting		705.00	257,168.85
08/17/2017	3844	THE LAKE DOCTORS	Lake Maint - August		530.00	256,638.85
08/17/2017	3845	VENTURESIN.COM, INC.	Web Site Hosting - August		60.00	256,578.85
08/18/2017	10134DD	Barbara Gard	BOS Mtg - 8/8/17		184.70	256,394.15
08/18/2017	10136DD	Bradford Smith	BOS Mtg - 8/8/17		184.70	256,209.45
08/18/2017	10138	CHARLES WEIDNER	BOS Mtg - 8/8/17		184.70	256,024.75
08/18/2017	10137DD	JOSEPH VARADY	BOS Mtg - 8/8/17		184.70	255,840.05
08/18/2017	10135DD	JUDITH O'CONNOR	BOS Mtg - 8/8/17		183.87	255,656.18
08/18/2017	ACH08182017	Paychex	7/31-8/13/17 - P/R		227.27	255,428.91
08/18/2017	10133DD	Robyn Davis	7/31-8/13/17 P/R		443.28	254,985.63
08/22/2017	3846	Dye, Deitrich, Petruff & St. Paul, P.L.	Legal Svcs - July		3,475.00	251,510.63
08/29/2017	ACH20170829	Paychex	P/R Fees		55.50	251,455.13
08/29/2017	ACH8292017	FLORIDA POWER AND LIGHT	Electricity		825.72	250,629.41
08/31/2017	ACH08312017	Paychex	8/14-8/27/17- P/R		55.08	250,574.33
08/31/2017	10139DD	Robyn Davis	8/14-8/27/17 P/R		332.46	250,241.87
Balance as of 8/31/2017				-	26,465.31	250,241.87



861-05-01-00 20424 23 C 001 30 S 68 002
 PALMS OF TERRA CEIA BAY COMM DEV DIST
 OPERATING ACCT
 2300 TERRA CEIA BAY BLVD
 PALMETTO FL 34221-5900

Your account statement

For 08/31/2017

Contact us



BBT.com



(800) BANK-BBT or
 (800) 226-5228

■ BASIC PUBLIC FUND CHECKING [REDACTED]

Account summary

Your previous balance as of 07/31/2017	\$285,526.14
Checks	- 30,912.33
Other withdrawals, debits and service charges	- 3,247.19
Deposits, credits and interest	+ 0.00
Your new balance as of 08/31/2017	= \$251,366.62

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
08/02	3818	78.00	08/01	3832	4,750.00	08/25	3841	65.00
08/08	*3825	677.73	08/16	3833	153.02	08/24	3842	2,240.00
08/09	3826	945.00	08/14	3834	242.25	08/22	3843	705.00
08/14	3827	32.98	08/15	3835	8,123.79	08/22	3844	530.00
08/10	3828	100.00	08/08	3836	1,200.00	08/22	3845	60.00
08/29	3829	4,095.00	08/21	*3838	155.61	08/31	3846	3,475.00
08/14	3830	79.25	08/25	3839	570.00	08/22	*10138	184.70
08/30	3831	2,350.00	08/22	3840	100.00			

* indicates a skip in sequential check numbers above this item

Total checks = \$30,912.33

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
08/01	BUS ONLINE MANAGE USERS FEE 7261	5.00
08/03	ACH CORP DEBIT PAYROLL PAYCHEX INC. PALMS OF TERRA CEIA BA	387.87
08/04	ACH CORP DEBIT INVOICE PAYCHEX EIB PALMS OF TERRA CEIA BA	55.50
08/04	ACH CORP DEBIT TAXES PAYCHEX TPS PALMS OF TERRA CEIA BA	64.26
08/17	ACH CORP DEBIT PAYROLL PAYCHEX INC. PALMS OF TERRA CEIA BA	1,181.25
08/18	ACH CORP DEBIT INVOICE PAYCHEX EIB PALMS OF TERRA CEIA BA	57.28
08/18	ACH CORP DEBIT TAXES PAYCHEX TPS PALMS OF TERRA CEIA BA	227.27
08/29	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	12.53
08/29	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	16.92
08/29	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	17.53
08/29	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	47.15
08/29	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	53.14
08/29	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	107.39
08/29	ELEC PYMT FPL DIRECT DEBIT PPDA PALMS OF TERRA CEIA BA	571.06
08/30	ACH CORP DEBIT PAYROLL PAYCHEX INC. PALMS OF TERRA CEIA BA	332.46

continued

■ BASIC PUBLIC FUND CHECKING [REDACTED] (continued)

DATE	DESCRIPTION	AMOUNT(\$)
08/31	ACH CORP DEBIT TAXES PAYCHEX TPS PALMS OF TERRA CEIA BA	55.08
08/31	ACH CORP DEBIT INVOICE PAYCHEX EIB PALMS OF TERRA CEIA BA	55.50
Total other withdrawals, debits and service charges		= \$3,247.19



861-05-01-00 20464 0 C 001 30 S 66 002
 PALMS OF TERRA CEIA BAY COMM DEV DIST
 MONEY MARKET ACCT
 2300 TERRA CEIA BAY BLVD
 PALMETTO FL 34221-5900

Your account statement

For 08/31/2017

Contact us



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* Referring Client Incentive: Up to a maximum of four (4) \$100 incentives (for a total of \$400) is available to a referring client for each referred business that meets qualifiers. Existing clients must have a BB&T business checking account in good standing with a balance greater than or equal to \$250 within 90 days after the referred account qualifies for the incentive. Accounts are only reviewed once. Referred Client Incentive: A \$100 incentive will be paid to a referred client who meets the requirements of this offer. Offer is available for new business checking accounts when a referral coupon is submitted at account opening. The client's account must be in good standing with a balance greater than or equal to \$250 or have a minimum of 5 BB&T Business Debit Card purchase transactions totaling at least \$250 within 90 days from account opening to be eligible. Accounts are only reviewed once. Normal account opening balances apply. All referral and account opening bonuses will be credited to eligible accounts via Direct Deposit within 120 days from account opening and reported to the IRS as required by law. This offer cannot be combined with any other offer or promotion. In addition to all qualifiers listed above, Non-Resident Alien clients must also submit a valid Form W-8, NRA Certification Statement and a copy of their passport to BB&T by the time the account is reviewed for incentive eligibility as described above.

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■ PUBLIC FUND MONEY RATE SAVINGS ~~XXXXXXXXXX~~

Account summary

Your previous balance as of 07/31/2017	\$122,157.21
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 1.04
Your new balance as of 08/31/2017	= \$122,158.25

Interest summary

Interest paid this statement period	\$1.04
2017 interest paid year-to-date	\$8.14
Interest rate	0.01%
Annual percentage yield (APY) earned	0.01%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
08/31	INTEREST PAYMENT	1.04
Total deposits, credits and interest		= \$1.04

EXHIBIT 3.

ROADWAY RELOCATION AGREEMENT

THIS ROADWAY RELOCATION AGREEMENT (the "Agreement") is made and executed this ____ day of September, 2017 by and between TERRA CEIA DEVELOPMENT PARTNERS, LLC, a Florida limited liability company ("Terra Ceia") and THE PALMS of TERRA CEIA BAY, a Community Development District established pursuant to Florida Statutes Chapter 190 and the notice of establishment for THE PALMS OF TERRA CEIA BAY, a Community Development District as recorded in Official Records Book 1616, Page 1954 of the Public Records of Manatee, Florida (the "CDD").

RECITALS

WHEREAS, Terra Ceia is the owner of the parcels of property as described in **Exhibit "A"** attached hereto (the "Terra Ceia Property") and

WHEREAS, the CDD holds certain interests in portions of the Terra Ceia Property pursuant to and as described in the deeds recorded in Official Records Book 1047, Page 3836 and Official Records Book 1068, Page 1556 and Official Records Book 1118, Page 75, all of the Public Records of Manatee County, Florida;

WHEREAS, the interests of the CDD with respect to portions of the Terra Ceia Property as owned by the CDD are maintained to be "fee simple interest" by the CDD and are maintained by Terra Ceia to constitute easement rights and interests as to the portions of the Terra Ceia Property (herein after referred to as the "Existing Roadway");

WHEREAS, Terra Ceia has made written application to the City of Palmetto as well as other governmental permitting authorities in order to obtain all required governmental approvals including, without limitation, preliminary and final site plan approval in order to develop and to improve the Terra Ceia Property with a twenty-two (22) residential project to include roadway improvements and related site improvements and amenities (collectively, the "Terra Ceia Project");

WHEREAS, Terra Ceia has attached to this Agreement as Exhibit "A" a drawing or depiction of its proposed Terra Ceia Project which is substantially the form of the Preliminary Site Plan as submitted by Terra Ceia in its written application to the City of Palmetto (the "Site Plan"); and

WHEREAS, in order to facilitate the implementation, construction and development of the Site Plan for the Terra Ceia Project it will be necessary to relocate the Existing Roadway on the Terra Ceia Property and, to facilitate its replacement with the roadway improvements as depicted and as to be located on the Site Plan for the Terra Ceia Project (the "Relocated Roadway");

WHEREAS, Terra Ceia and the CDD have agreed to provide for the relocation of the Existing Roadway to the area of the Terra Ceia Property to be improved with the Relocated Roadway, to provide for the "exchange of deeds" with respect to such roadway properties as well as to provide for certain requirements and conditions regarding such roadway relocation and exchanges as well as with Terra Ceia's

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proposed development and construction of the Terra Ceia Project on the Terra Ceia Property.

WHEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and in further consideration of the above stated recitals which are, by reference incorporated in and made a part of this Agreement, the parties hereby agree as follows:

1. **Project Approval.** Terra Ceia agrees to obtain and to timely provide the CDD with copies of all governmental permits and approvals with respect to the Terra Ceia Project to include, without limitation, its Site Plan Approval(s) as issued by the City of Palmetto for the Terra Ceia Project. Terra Ceia's development and construction of the Terra Ceia Project on the Terra Ceia Property shall, at all times, be in full compliance with all terms and conditions with all such governmental approvals including, without limitation, its Site Plan Approval(s) as obtained from the City of Palmetto.
2. **Relocated Roadway Construction.** Terra Ceia shall construct and complete the Relocated Roadway on the Terra Ceia Property substantially in the manner as depicted on the Site Plan. Manatee County Construction Standards shall be utilized and met by Terra Ceia in connection with its construction with its Relocated Roadway. Upon completion of the Relocated Roadway, it will be conveyed by Warranty Deed to the CDD and Terra Ceia shall provide the CDD with written evidence of ownership together with appropriate title insurance confirming such ownership and that the conveyance is free and clear of all liens and encumbrances. At the time of such conveyance, the CDD will simultaneously convey and transfer to Terra Ceia all of its rights and interests in the Existing Roadway in compliance with Florida Statutes Chapter 190.

Terra Ceia agrees to guaranty to the CDD that the Relocated Roadway as constructed shall, for a period of one (1) year subsequent to the date of its conveyance to the CDD be free of defects and/or deficiencies and shall further provide reasonable security to the CDD for such obligations.

3. **Project Construction Requirements.** In connection with the completion of the Terra Ceia Project by Terra Ceia it agrees to comply with each of the following conditions and requirements:
 - a) Terra Ceia shall ensure that during its construction and development of the Terra Ceia Project there shall be no parking of any employee vehicles or construction equipment on the property of the adjoining condominium "Ten Downing" or , on any property owned by the CDD;
 - b) All construction vehicles accessing the Terra Ceia Project on CDD roadways outside the Terra Ceia Property shall be required to stop at all stop signs and at the gate entryway. Additionally, with respect to the existing golf cart path crossing the CDD roadway, all such construction vehicles involved with the Terra Ceia Project shall be instructed to stop or accommodate the crossings of

such golf carts.;

- c) Terra Ceia agrees at all times during the development and construction of the Terra Ceia Project to obtain and to keep in place general contractors comprehensive liability and property damage insurance coverages and shall deliver to the CDD an insurance binder confirming the CDD as an "additional insured" under such insurance policies with a minimum of \$2,000,000.00 of insurance coverage;
- d) Terra Ceia agrees to be fully responsible to the CDD for repairing any damage or destruction resulting from its development or construction activities in connection with the Terra Ceia Project to existing CDD roadways and/or infrastructure within the CDD, including, without limitation, actions of its which is caused by either its contractors, subcontractors, materialmen and suppliers engaged or employed in connection with the Terra Ceia Project. Such damage and/or destruction to include but not be limited to CDD roads, roadways, guard houses, gates, underground utilities and the like. Upon demonstration by the CDD that any such damage has occurred, Terra Ceia shall repair the damage within 15 days unless the CDD has, within that time, agreed to allow Terra Ceia additional time to make such repairs;
- e) Construction operation of the Terra Ceia Project shall be limited to 7:00 am to 5:00 pm, six (6) days a week with no construction activities to occur on Sundays and legal holidays. Terra Ceia and the general contractor engaged with respect to the Terra Ceia Project will make all necessary arrangements with, and instructions to, all contractors, subcontractors, materialmen and suppliers (as well as their employees and independent contractors) to ensure compliance with these limitations;
- f) Prior to commencement of construction activities with respect to the Terra Ceia Project, Terra Ceia shall provide written notification of commencement of construction to both the CDD and to the President of the Ten Downing Condominium Association, with such notice to be a minimum of five (5) business day prior to commencement of construction;
- g) No fewer than 20 days prior to the commencement of any road construction or utility relocation on the Terra Ceia Property, Terra Ceia shall provide the CDD with engineering plans and specifications demonstrating that the road and utility construction complies with the Manatee County engineering standards. Upon determination that the plans comply with those standards and this Agreement, the CDD shall grant Terra Ceia a Temporary Access and Construction Easement authorizing construction activities for the Terra Ceia Project on the CDD's property. The Temporary Access and Construction Easement shall terminate upon the exchange of property set forth in Paragraph 2 of this Agreement. Temporary Access and Construction Easement also shall provide

for suspension or termination of the easement if Terra Ceia violates the terms of this Agreement. Should the CDD determine Terra Ceia or its contractors, subcontractors or agents are violating this Agreement, it shall notify Terra Ceia and, if the violation is not corrected or cured within 10 days, may suspend the Temporary Access and Construction Easement. If the Violation is not corrected within 30 days, the CDD may terminate the Temporary Access and Construction Easement. Should the CDD suspend or terminate the Temporary Access and Construction Easement, Terra Ceia and its contractors, subcontractors and agents shall cease any construction activities on the CDD's property.

4. **Taxes and Assessments; Terra Ceia Project Units.**

Terra Ceia agrees that each of the residential homes to be constructed and developed in the Terra Ceia Project will, upon completion and sale to third party purchasers, be subject to taxes and assessments as enacted and as required by similar residential homes within the Palms of Terra Ceia Bay Community Development District, to include, special assessments for future roadway maintenance, as enacted by the CDD.

5. **Miscellaneous.**

a. **Further Assurance.** Terra Ceia and the CDD agree to execute such other and further documents and instruments as reasonably required in order to implement the provisions and the understandings as set forth in this Agreement.

b. **Benefit of Agreement.** This Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto, and their respective heirs, personal representatives, successors and assigns. No other person or entity shall be entitled to claim any right or benefit hereunder, including the status of a third party beneficiary of this Agreement.

c. **Integration.** This Agreement, constitutes the entire agreement and understandings as between the parties and supersedes all prior proposals, negotiations, agreements and understandings relating to the subject matter hereof. Each party acknowledges that they are relying on no statement, representation, warranty, covenant or agreement except as otherwise set forth herein.

d. **Severability.** The provisions of this Agreement are intended to be severable. If any provisions of this Agreement shall be held invalid or unenforceable in whole or in part in any jurisdiction, such provision shall, as to such jurisdiction, be ineffective to the extent of such invalidity or enforceability without in any manner affecting the validity or enforceability of such provision in any other jurisdiction or the remaining provisions of this Agreement in any jurisdiction.

e. **Governing Law, Venue and Attorney's Fees.** This Agreement shall be governed by and construed in accordance with the substantive laws of the State of Florida, without regard to its choice of law principles. The venue for any proceeding brought to enforce or interpret the terms, duties and obligations of this Agreement shall be in the Circuit Court in and for Manatee County, Florida. This

Agreement may be enforced through legal or equitable means, and the parties agree this Agreement may be enforced by injunction, and that a material violation of this Agreement will create irreparable harm for which there is no sufficient legal remedy. The prevailing party in any such proceeding shall be entitled to the entry of an order awarding its reasonable attorney fees and costs as incurred in such proceeding to include fees on appeal or as otherwise incurred in any bankruptcy proceeding.

f. **Counterparts; Facsimile, Telecopier or E-Mail Signatures.**

This Agreement may be executed in any number of counterparts and by different parties to this Agreement on separate counterparts, each of which, when so executed, shall be deemed an original, but all of which shall collectively constitute one and the same agreement. Such counterparts may be collated to physically form one instrument. Any signature delivered by a party by facsimile, telecopier or e-mail transmission shall, for all purposes to, be deemed to be an original signature hereto.

g. **Notices.** Notices to either party shall be in writing and shall be deemed delivered when hand delivered or, one business day following delivery 2) an acceptance by national delivery courier such as Federal Express for overnight delivery or three (3) days following deposit in U.S. Mail, Certified Return Receipt Requested postage prepaid.

Notice to **Terra Ceia** shall be
given to the following address:

Terra Ceia Development Partners, LLC
1415 10th Street
W. Palmetto, Florida 34221
Attn: Jerry Andrews, Manager

Copy to:

Robert E. Messick, Esq
Icard, Merrill Cullis, Timm,
Furen & Ginsburg
2033 Main Street
Suite 600
Sarasota, FL
rmessick@icardmerrill.com

Notice to the **CDD**

Bruce St. Denis
Senior Manager
Development Planning &
Financing Group, Inc.
15310 Amberly Drive
Suite 175
Tampa, Florida 33647

Copy to:

Patricia A. Petruff, Esq.

Dye, Deitrich, Petruff & St. Paul, P.L.
1111 3rd Avenue W.
#300
Bradenton, Florida 34205

h. **Amendment.** No amendment, modification, rescission, waiver or release of any provision of this Agreement shall be effective unless the same shall be in writing and signed by the parties hereto.

IN WITNESS WHERE, the parties have executed this Agreement by their respective officers or managers as indicated herein below.

TERRA CEIA DEVELOPMENT
PARTNERS, LLC, a Florida limited liability
company

By:

THE PALMS of TERRA CEIA BAY, a
Community Development District

By:



Real Estate Consulting Services:

Land Secured Public Financing
School District
Reimbursement and Credit
Fiscal Impact
Service Districts
Municipal District Services
Development Impact Fee
Redevelopment District
Affordable Housing Financing
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Sacramento, CA 95841
P: (916) 480-0305
F: (916) 480-0499

Las Vegas, NV

3277 E. Warm Springs Road,
Suite 100
Las Vegas, NV 89120
P: (702) 478-9277
F: (702) 629-5497

Boise, ID

950 West Bannock, 11th Floor
Boise, ID 83702
P: (208) 319-3576
F: (208) 439-7339

Phoenix, AZ

3302 East Indian School Road
Phoenix, AZ 85018
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F: (602) 381-1203

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8140 Exchange Drive
Austin, TX 78754
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Orlando, FL

1060 Maitland Center Commons,
Suite 340
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F: (321) 263-0136

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Tampa, FL 33647
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Research Triangle, NC

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Chapel Hill, NC 27517
P: (919) 321-0232
F: (919) 869-2508

Charleston, SC

4000 S. Faber Place Drive, Suite 300
N. Charleston, SC 29405
P: (843) 277-0021
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