



**PAL-MAR
WATER CONTROL DISTRICT**

**REGULAR BOARD MEETING
JANUARY 17, 2023
9:30 A.M.**

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

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

AGENDA
PAL MAR WATER CONTROL DISTRICT
Martin County Commission Chambers' Administrative Center
2401 SE Monterey Road
Stuart, Florida 34996
REGULAR BOARD MEETING
January 17, 2023
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
 - 1. November 3, 2022 Regular Board Meeting.....Page 2
- F. Status Report
 - 1. Legal – Status Report
 - 2. Engineer – Status Report
 - 3. District Manager Report
 - 4. Field Maintenance Report
- G. Old Business
 - 1. Update Regarding Litigation / Payment of Delinquent Assessment
 - 2. Update on Mowing
 - 3. Update on Conversation with FDOT & SFWMD Regarding Flooding Caused by Beeline Highway Project
 - 4. Update Regarding Trailside Culvert
- H. New Business
 - 1. Consider Adopting Caldwell & Pacetti, PA Memo from November Meeting as Official Policy. Page 9
 - 2. Consider Hiring Off Duty Officers to Protect the Works of the District
 - 3. Consider Adding a Pipe Gate to Control Access Coming Off of Beeline Highway
 - 4. Consider Termination of Current Funding Agreement and Maintenance Agreement
 - 5. Consider Going Out to Bid for New Maintenance Contractor
 - 6. Discussion Related to Who Should be Designated by the Board to Inspect Maintenance Work
 - 7. Discussion on Creating a List of Potential Drainage Projects
 - 8. Consider the Implementation of the Approved Plan of Reclamation
- I. Administrative Matters
 - 1. Financial Report.....Page 12
 - 2. Consider Invoices.....Page 13
- J. Landowner Items
- K. Comments from the Public for Items Not on the Agenda
- L. Board Member Comments
- M. Adjourn

Miscellaneous Notices



Published in The Palm Beach Post on December 29, 2022

Location

Palm Beach County,

Notice Text

PAL-MAR WATER CONTROL DISTRICT

NOTICE OF CHANGE OF DATE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Pal-Mar Water Control District (District) will hold a Regular Board Meeting (Meeting) at 9:30 a.m. on January 17, 2023, in the Martin County Commission Chambers, Administrative Center located at 2401 SE Monterey Road, Stuart, Florida 34996, instead of on January 5, 2023, as previously advertised.

The purpose of the Regular Board Meeting is to transact any business to properly come before the Board.

A copy of the Agenda for this meeting may be obtained from the District s website at www.palmarwcd.org or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922. The Meeting 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 this Meeting, such person will need a record of the proceedings and such person may need to ensure 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 this Meeting 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 Meeting.

Meetings may be cancelled from time to time without advertised notice.

Pal-Mar Water Control District

www.palmarwcd.org

December 9,2022 8232517

PAL MAR WATER CONTROL DISTRICT
REGULAR BOARD MEETING
NOVEMBER 3, 2022

A. CALL TO ORDER

District Manager Michael McElligott called the November 3, 2022, Regular Board Meeting of the Pal Mar Water Control District to order at 9:40 a.m. in the Martin County Commission Chambers, 2401 SE Monterey Road, Stuart, Florida 34996.

B. PROOF OF PUBLICATION

District Manager Michael McElligott offered Proof of Publication which showed that notice of the Regular Board Meeting had been published in *The Palm Beach Post* and in *The Stuart News* on 9/23/2022, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following attendees:

Commissioner Maria Marino	Present
Commissioner Harold Jenkins	Present
George Stokus	Present
Bob Berman	Present
Lewis Lolmaugh	Present

Also, in attendance were staff members:

District Manager Michael McElligott	Special District Services, Inc
General Counsel Mary Viator	Caldwell & Pacetti, P.A.
District Engineer Bob Higgins	Higgins Engineering
Betsy Burden	Caldwell & Pacetti, P.A.

Also, in attendance were several landowners and members of the public.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no addition or deletions to the agenda.

E. APPROVAL OF MINUTES

1. August 22, 2022, Regular Board Meeting

Mr. McElligott pointed out the August 22, 2022, Regular Board Meeting minutes in the meeting book. Mr. McElligott noted that he had already received some typographical error corrections prior to the meeting from the District Attorney, Mrs. Viator, and he will make those corrections after the meeting. With that there was a **motion** made by

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Commissioner Jenkins, seconded by Mr. Berman to approve the minutes as amended. The **motion** carried **5-0**.

F. STATUS REPORTS

1. Legal – Status Report

District Attorney, Mary Viator, stated that all her items have their own agenda item later in the meeting.

2. Engineer – Status Report

District Engineer, Mr. Higgins, stated that all his items are agenda items later in the meeting.

3. District Manager Report

Mr. McElligott brought up that typically it is difficult to get a quorum for both the December and January meeting due to the holidays and travel. In most years these meetings are canceled, and the Board meets again in February. Mr. McElligott asked if there were any objections from the Board to canceling the December and January meetings. There were no objections.

Mr. McElligott also stated that he had sent the email related to Pal-Mar WCD involvement in permits to Palm Beach County, Martin County, and SFWMD as requested by the Board. Commissioner Marino asked that he circle back with anyone who he got an out of office reply from.

4. Field Maintenance Report

Mr. Gazza said the only maintenance related update was related to the mowing, which is a separate agenda item later in the meeting. He had no other items.

G. OLD BUSINESS

1. Update Regarding Litigation

Mrs. Viator stated that following the prior direction from the Board, the litigation attorneys filed for and received the Final Judgment. The final judgement requires Martin County and SFWMD to pay their Pal-Mar WCD assessments. Mr. McElligott explained that he has spoken with the Martin County Tax Collector and they have updated the

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records which now reflect the prior year delinquent assessments, but as of this moment, those assessments have not been paid except for the 2021 assessment that were partially paid prior to the 2021 Pal-Mar WCD landowners meeting. Mr. Berman asked for a copy of the final judgement. Mrs. Viator said she could send them and also read the final judgement out loud in the meeting.

2. Update on Mowing

The mowing contractor Tim Wallace was in attendance and able to update the Board on the mowing progress. He informed the Board that the flat mowing is approximately 95% completed, the vertical mowing is approximately 75% completed, and the slope mowing is approximately 55% completed. The remaining section being mowed is the north are. Mr. Wallace expects to be done by the end of November. Mr. Lolmaugh brought up the fact that some landowners have post that Mr. Wallace has to mow around. Mr. Lolmaugh and Mr. Wallace brought up a situation where one owner asked Mr. Wallace not to do the vertical mowing near his property, that the landowner would be doing his own spraying. Mr. Gazza brought up the property in question on his computer. Mr. Higgins also brought out a map to show the location to the Board. Mr. Berman asked Mrs. Viator if there is anything preventing the District from doing the vertical mowing in that area. Mrs. Viator said there are no issues. After discussion among the Board, the consensus of the Board was to direct Mr. Wallace to go back and complete the vertical mowing in the easement area in question.

3. Update on Conversation with FDOT & SFWMD Regarding Flooding Caused by Beeline Highway Project

Mr. Higgins informed the Board that he has been trading phone calls with both entities. Mr. Berman asked Mr. Higgins what the conversation will sound like once he does get a hold of the right people. Mr. Higgins said the first thing to do will be to try to get them to acknowledge the issue. From that point, the conversation will move onto what can be done to address the old sheet flow now being funneled to these focal points. A possible solution could be to dismantle the focal points and distribute it among the boundary of Pal-Mar WCD. Mr. Mike Yustin from Martin County spoke up and stated that the problem could be the Beeline Highway project could have blocked the flow from west to east causing the water to impound from Pal-Mar WCD instead of the extra water coming from the Beeline Highway. Mr. Higgins said it is possible. Mr. Gazza stated that he has been doing some research and said there is a drainage easement on a swale and or ditch that Pal-Mar WCD has that just needs to be cleaned out, possibly with the delinquent assessments when they come in, and this would allow Pal-Mar WCD to address this issue without having to wait for FDOT. Mr. Mansell also spoke to what he believes have been done to back up the drainage, and he has tried to talk to FWC and Board about it. Julia Lomonico, an attorney with SFWMD also spoke and offered to help Mr. Higgins with the situation. Mrs. Drum with Palm Beach County also spoke. She said due to this item

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coming up reputedly, she has asked their staff to look into it. They were able to pull historical aerial pictures that showed that prior to the 60's there were no pine trees there, where the recent pine trees have died. She also offered to help Mr. Higgins. After the discussion, the Board direct Mr. Higgins to please communicate with all those that offered their help today.

4. Update on Pal-Mar WCD Perimeter Berm Height Requirement

Mr. Higgins updated the Board that during his research he was not able to find anything official that stated a required berm height. He stated that typically berms are set at 100 year flood levels. For Pal-Mar WCD that would set the berm around 2 ½ feet above the surrounding ground but based on a case-by-case basis. Mr. Berman stated that he thinks the Board could make an official policy about the berm, but the Board would also need to make sure we communication that information to the landowners. Also, he thinks this would be a good project to spend the delinquent assessment funds on once the District receives the funds. Mr. Lolmaugh asked Mr. Gazza if he has noticed any additions to the berm. Mr. Gazza stated no, not that he knows of. Mr. Gazza did speak that erosion of the berm has as washed some of the dirt down to lower areas, but the dirt is still there, so it could be replaced. Mr. Jenkins asked if we could set the policy based on sea level rather than surrounding land. There was some discussion, and ultimately the Board would come back and make the decision on the Berm height and the work to restore where the berm is too low would be a potential project for delinquent assessments once collected. That being said, it was consensus of the Board that no landowner should be grading the berm on their own, that that should only be done by going through the District and having District staff handle it.

5. Update Regarding Trailside Culvert

Mr. McElligott update the Board that he did send the letter to the trailside owner as the Board requested. Mr. Gazza asked if the letter was sent to the both the Trailside and Pal-Mar WCD owner. Mr. McElligott said he only sent the letter to the Trailside owner. Mr. Gazza stated that the actual location of the culvert is solely on the Pal-Mar WCD property. Commissioner Jenkins asked if Pal-Mar WCD should just handle it. Mr. Gazza said it would not be expensive, only about \$500 and a day's worth of work.

There was a **motion** by Mr. Berman, with a second by Mr. Jenkins, for Mr. McElligott to try to send letters to both owners explaining the situation and informing that Pal-Mar WCD will remove the culvert and may bill the Pal-Mar WCD owner. That **motion** passed **5-0**.

H. NEW BUSINESS

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1. Consider Resolution No. 2022-04 – Adopting a Fiscal year 2021/2022 Amended Budget

Mr. McElligott presented Resolution No. 2022-04 titled:

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PAL-MAR WATER CONTROL DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET, PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented the Amended Fiscal Year 2021/2022 Budget. After some Board discussion, a **motion** was made by Mr. Berman, with a second from Commissioner Jenkins, to approve Resolution No. 2022-04 as presented. That **motion** carried **5-0**.

2. Consider Approval of Auditor Renewal

Mr. McElligott explained that when the Board approved the last contract for auditor, it had an optional 2 year renewal at the end of the original 3 year term. Mr. McElligott recommended approving the optional renewal as the prices are very good and the auditor does excellent work.

A **motion** was made by Mr. Berman, with a second from Commissioner Jenkins to approve the 2-year optional renewal for the auditor, Grau & Associates. That **motion** carried **5-0**.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. McElligott pointed out the financial report in the Board book and reviewed it for the Board. There was no action needed.

2. Consider Invoices

The invoices were approved, as presented, on a **motion** made by Commissioner Jenkins, seconded by Mr. Stokus, and the **motion** carried **5-0**.

J. LANDOWNER ITEMS

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Mr. Gazza brought up that Commissioner Marino has commented before that there are no development rights on the lands in Pal-Mar WCD. Mr. Gazza suggested Mrs. Viator give clarification on the term development rights versus building rights, because to Mr. Gazza's knowledge there have not been any development rights removed from the properties in Pal-Mar WCD. Mr. Gazza also Pal-Mar WCD should set firm dates for receiving the delinquent assessment funds, and if not received, take further action to receive the funds. Mr. Viator said she has been in contact with Mrs. Woods at Martin County on the matter. There was direction from the Board to add a discussion related to payment of the delinquent assessments to the next agenda.

K. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mrs. Drum from Palm Beach County wanted to add to the berm conversation from earlier, that there is a lot of information required to set berm heights and that would be a lot of work and cost. She also let the Board know that Palm Beach County has set aside \$4 million to purchase land in Pal-Mar WCD and is actively seeking sellers. The intention if for the additional lands to be strictly for conservation. They are currently offering \$15,000 per acre.

Linda Smith spoke to her desire for lands in Pal-Mar WCD to be protected for conservation. She expressed her appreciation for the Palm Beach County program to buy the land to protect it.

Gail Ladd expressed her appreciation for anything that can be done to preserve the land for conservation.

Jacqui Lippisch with SFWMD stated she is very supportive of all conservation efforts in Pal-Mar WCD. She stated that as a SFWMD Board member she is ushering to get the delinquent assessments sent to Pal-Mar WCD.

L. BOARD MEMBER COMMENTS

Mr. Berman Commented on the Palm Beach County program to purchase lands in Pal-Mar WCD. As a real estate professional, Mr. Berman stated that the county may not be able to rely on appraisals in that area. He stated that recently some land had sold for \$60,000 per acre, so trying to buy it at \$15,000 per acre may not be realistic. He also stated that he has been coming to meetings since 1984 and this was the first time, he could recall a SFWMD board member coming to a meeting. He also stated that when Pal-Mar WCD receives it's delinquent assessments it should look into drainage projects, not conservation projects, because Pal-Mar WCD is only suppose to deal with drainage. Mr. Berman asked that an agenda item be added to the next meeting to discuss creating a list of potential drainage projects Pal-Mar WCD could undertake once receiving the funds.

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Commissioner Jenkins commented that the Pal-Mar WCD website references CDD's instead of 298 Districts, so that needs to be corrected.

Mr. Stokus asked when the meeting schedule was approved. Mr. McElligott stated that it is typically approved with the final budget, but he would go back and verify that for the current year. Mr. Stokus asked to add to the February agenda that a memo from Caldwell & Pacetti, P.A dated November of 2019 and handed out at today's meeting be considered by the Board to be adopted as official policy. Mr. Stokus explained that he flew over Pal-Mar WCD. There was a discussion regarding the maintenance. Mr. Stokus asked to add to the next agenda to have the Board consider terminating the current maintenance agreement and funding agreement. Mr. Stokus also asked for an agenda item for the Board to consider going out to bid for a new maintenance contractor. Also, Mr. Stokus asked that an agenda item be added to have the Board discuss who should be responsible to inspect the maintenance work for the District. Mr. Stokus asked to add an agenda item for the Board to consider hiring off duty officers to protect the works of the district. Mr. Stokus asked to add to the agenda and item for the Board to consider installing a pipe gate to control access coming off Beeline Highway. Mr. McElligott stated that he will have those on the February agenda.

Commissioner Marino thanked Mr. Berman for his information regarding values and sales in Pal-Mar WCD. She stated she had also seen sales for less than \$60,000 an acre, some in the \$40,000 per acre range. It appears the values fluctuate drastically based on the area. She feels the value Palm Beach County is applying is appropriate for the area they are trying to buy.

M. ADJOURNMENT

There being no further business to come before the Board, at 11:38 am a **motion** to adjourn the meeting was made by Commissioner Marino, with a second by Commissioner Jenkins. The **motion** carried unanimously

Secretary/Assistant Secretary

Chair/Vice-Chair

CALDWELL PACETTI
EDWARDS SCHOECH & VIATOR LLP

ATTORNEYS AT LAW

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MEMORANDUM

TO: Board of Supervisors of the Pal-Mar Water Control District

FROM: Caldwell Pacetti Edwards Schoech & Viator

DATE: November 5, 2019

RE: District's Obligations as to Landowners' Access

The Board requested an opinion regarding the District's obligations as to landowners' access.

FACTS

Pal-Mar Water Control District, formerly known as Rotunda Drainage District, was formed in 1968 "to implement a reclamation plan to render the land suitable for development." See Investigative Report of the Preliminary Conceptual Plan of Development for Pal-Mar Water Control District (May 1985). Because of strict development rules and regulations promulgated by Martin County, the land within the District has not been developed as originally conceived, and no roads, rights-of-way, or outfalls have been constructed. Some improvements have been constructed within the District, including a limited canal system.

DISTRICT'S LEGISLATIVE AUTHORITY

Pursuant to Section 3(1) entitled "Powers of Board of Supervisors" of Chapter 2005-307, Laws of Florida, the Board is specifically "authorized to plan, construct, and maintain different water control systems by units of development within the district ..."

Section 298.22, F.S., also states the Board has "full power and authority to construct, complete, operate, maintain, repair, and replace any and all works and improvements necessary to execute the water control plan." This statute goes on to list twelve (12) areas in which it has authority.

A water control district may only exercise such powers as have been expressly granted by statute or must necessarily be exercised in order to carry out an express power, and any reasonable doubt as to the lawful existence of a particular power sought to be exercised must be resolved against the exercise thereof. Florida Attorney General Opinion 2003-49. Special districts are units of "local

government created for a special purpose.” Section 189.012(6), F.S. They provide local specialized governmental services and have very limited, related and explicit prescribed powers. Florida Special District Handbook, www.floridajobs.org.

Easements may only be utilized in a manner consistent with the grant of easement. *Sinclair v. Clay Elec. Co-op, Inc.*, 584 So.2d 1065 (Fla. 5th DCA 1991). An easement can be used only for those purposes for which it was granted. *Id.* There is no statutory authority providing for public use of property owned by drainage and water management districts created under Ch. 298, F.S. Florida Attorney General Opinion No. 76-87.

Furthermore, in *Pal-Mar Water Management District v. Martin County*, 377 So.2d 752 (Fla. 4th DCA 1980), the Court held that the District must obtain permits pursuant to Martin County zoning ordinances before implementing its court-approved Amended Plan of Reclamation.

DISTRICT EASEMENTS

As part of its Plan of Reclamation, the District has acquired easements for construction, improvement, maintenance and operation of District works (drainage).

We reviewed the easements designated on the Pal-Mar Water Control District Land Rights Map, as indicated by the District Engineer, and have the following comments as to the identified easements:

1. Declaration of Easements set forth in OR Book 235/129. Declaration of Easements "in favor of the Rotunda Drainage District, its successors and assigns for the construction, improvement, maintenance and operation of levees, canals, water control structures and all other works necessary for flood and water control purposes in connection with the establishment and operation of the programs of works of the . . . District" and the "authority to use said easements for all proper purposes above referred to".
2. Declaration of Easements set forth in OR Book 266/382. Two (2) one hundred sixty (160) foot easements in Section 18 of 40-40 in favor of the Rotunda Drainage District. Similar to Declaration of Easements set forth in OR Book 235/129.
3. Declaration of Easements set forth in OR Book 235/118. Easements to sixty (60) feet in width in Section 19 from Grantor, Palm Beach Heights Development & Sales Corporation and Southeast Title & Insurance Company, to the general public. The subject easements are for "rights-of-way, road purposes, drainage incidental thereto and public utilities in favor of the general public, each and every grantee and their heirs, successors, personal representatives and assigns, the State of Florida and any political subdivision thereof" and "in connection therewith the full right and authority to use said easements for all proper purposes above referred to".
4. Declaration of Easements set forth in OR Book 235/145. Easements thirty (30) to sixty (60) feet in width similar to Declaration of Easements set forth in OR Book 235/118.

5. Declaration of Easements set forth in OR Book 251/250. Easements thirty (3) to sixty (60) feet in width easements throughout Section 18 similar to Declarations set forth in OR Book 235/118.

A review of the above easements indicate the following:

1. The easements set forth in the Declaration of Easements in OR Book 235/118, OR Book 235/145 and OR Book 251/250 grant easements and rights to the general public. It appears from the language in the easements, that the public would have the right to use the areas specifically described in the subject easement(s) for road purposes.
2. With respect to the Declaration of Easements set forth in OR Book 235/129 and OR Book 266/382, the easement rights are limited in favor of the Drainage District in carrying out its works. The fact that the easements are conveyed to a public entity does not authorize general use to the public for any and all purposes. Accordingly, it appears that the general public would not be entitled to access the subject easements for road purposes.

The majority of the access easements within Pal-Mar Water Control District (PMWCD) were dedicated to the public and have not been constructed. However, a different easement dedicated to the public occurs in OR Book 220 pages 457 to 489. This particular easement has not only roadway easements, but also has canal easements as well as a levee easement. This levee easement, which is also an access easement, is different than the remaining levee easements throughout the District which were dedicated to PMWCD as opposed to the public.

In addressing the access issue, no opinion is expressed as to the reason(s) that roads were never constructed. It is our understanding that sufficient funds to provide physical access were set aside for every lot to be sold, but that permits were not issued; consequently, it appears the monies were returned to the existing landowners at that time. This conclusion has not been independently confirmed by our office; therefore, we cannot express a final opinion on this issue at this time.

CONCLUSION

There is no express obligation in the District's legislative authority to grant landowners access. The District is authorized to exercise only such powers as have been expressly granted or necessarily implied. Any reasonable doubt as to the lawful existence of a particular power sought to be exercised must be resolved against the exercise thereof. The District is utilizing its easements lawfully for the purposes for which they were granted. Furthermore, there is no statutory authority providing for public use of property owned by drainage and water management districts created under Ch. 298, F.S. The members of the general public do not have a legal right of access to those easements which are dedicated in the District's favor and not to the general public.

Pal Mar Water Control District
Budget vs. Actual
October through December 2022

	<u>Oct - Dec 22</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessments	13,558.26	195,638.00	-182,079.74	6.93%
363.830 · Assessment Fees	-276.91	-3,913.00	3,636.09	7.08%
363.831 · Assessment Discounts	-867.77	-7,826.00	6,958.23	11.09%
369.400 · Other Income	0.00	12,000.00	-12,000.00	0.0%
369.401 · Interest Income	134.59	360.00	-225.41	37.39%
Total Income	<u>12,548.17</u>	<u>196,259.00</u>	<u>-183,710.83</u>	<u>6.39%</u>
Gross Profit	12,548.17	196,259.00	-183,710.83	6.39%
Expense				
511.310 · Engineering	3,326.70	28,000.00	-24,673.30	11.88%
511.311 · Management Fees	9,000.00	36,000.00	-27,000.00	25.0%
511.315 · Legal Fees	6,643.33	60,000.00	-53,356.67	11.07%
511.318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
511.320 · Audit Fees	0.00	4,000.00	-4,000.00	0.0%
511.450 · Insurance	6,291.00	8,300.00	-2,009.00	75.8%
511.480 · Legal Advertisements	879.98	2,100.00	-1,220.02	41.9%
511.512 · Miscellaneous	538.07	10,000.00	-9,461.93	5.38%
511.513 · Postage and Delivery	57.33	2,000.00	-1,942.67	2.87%
511.514 · Office Supplies	52.75	2,000.00	-1,947.25	2.64%
511.515 · Website Management Fee	375.00	1,500.00	-1,125.00	25.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
512.305 · Maintenance Contract	3,000.00	12,000.00	-9,000.00	25.0%
512.464 · Mowing	32,880.00	0.00	32,880.00	100.0%
512.467 · Miscellaneous Maintenance	0.00	19,684.00	-19,684.00	0.0%
512.468 · Contingency-Legal Extraordinary	0.00	5,500.00	-5,500.00	0.0%
Total Expense	<u>63,219.16</u>	<u>196,259.00</u>	<u>-133,039.84</u>	<u>32.21%</u>
Net Ordinary Income	<u>-50,670.99</u>	<u>0.00</u>	<u>-50,670.99</u>	<u>100.0%</u>
Net Income	<u><u>-50,670.99</u></u>	<u><u>0.00</u></u>	<u><u>-50,670.99</u></u>	<u><u>100.0%</u></u>

Bank Balance As Of 12/31/22	\$ 205,766.43
Investment Acct Balance As Of 12/31/22	\$ 42,067.54
Accounts Payable As Of 12/31/22	\$ 25,629.81
Accounts Receivable As Of 12/31/22	\$ -
Total Fund Balance As Of 12/31/22	\$ 222,204.16

Pal Mar Water Control District
Custom Transaction Detail Report
October 24, 2022 through January 4, 2023

	Type	Date	Num	Name	Memo	Debit	Credit
Caldwell Pacetti Edwards Schoech & Viator							
Legal Fees							
	Bill	10/31/2022	130377	Caldwell Pacetti Edwards Schoech & Viator	Invoice #130377 Legal Services thru 10.31.22		1,440.00
	Bill Pmt -Check	11/01/2022	1845	Caldwell Pacetti Edwards Schoech & Viator	Invoice #130201 Legal Services thru 08.05. 2022	7,484.01	
	Bill	11/28/2022	130376	Caldwell Pacetti Edwards Schoech & Viator	Invoice #130376 Legal Services thru 11.28.22		3,515.83
	Bill Pmt -Check	12/01/2022	1852	Caldwell Pacetti Edwards Schoech & Viator		8,032.50	
	Bill	12/30/2022	130407	Caldwell Pacetti Edwards Schoech & Viator	Invoice #130407 Legal Services thru 12.30.22		1,687.50
	Bill Pmt -Check	01/01/2023	1858	Caldwell Pacetti Edwards Schoech & Viator		16,028.24	
Total Caldwell Pacetti Edwards Schoech & Viator						31,544.75	6,643.33
Special District Services, Inc.							
Management Fees							
	Bill	10/31/2022	2022-1648	Special District Services, Inc.	Management Fees		3,297.46
	Bill Pmt -Check	11/01/2022	1849	Special District Services, Inc.	Management Fees	3,297.46	
	Bill	11/30/2022	2022-1752	Special District Services, Inc.	Management Fees		3,326.81
	Bill Pmt -Check	12/01/2022	1854	Special District Services, Inc.	Management Fees	3,326.81	
	Bill	12/31/2022	2022-1962	Special District Services, Inc.	Management Fees		3,398.88
	Bill Pmt -Check	01/01/2023	1860	Special District Services, Inc.	Management Fees	3,398.88	
Total Special District Services, Inc.						10,023.15	10,023.15
Miscellaneous							
Board of County Commissioner							
	Bill Pmt -Check	11/01/2022	1844	Board of County Commissioner	VC0000155837-30DYS	150.00	
Total Board of County Commissioner						150.00	0.00
CA Florida Holdings, LLC							
	Bill	10/31/2022	5017010	CA Florida Holdings, LLC	Statement #5017010 Notice of Reconvened LO Mtg & Reg Board		361.85
	Bill Pmt -Check	12/01/2022	1851	CA Florida Holdings, LLC		599.78	
	Bill Pmt -Check	01/01/2023	1857	CA Florida Holdings, LLC	Statement #0004697313 Notice of Change of Loca	188.49	
Total CA Florida Holdings, LLC						788.27	361.85
Department of Economic Opportunity							
	Bill Pmt -Check	11/01/2022	1846	Department of Economic Opportunity	Invoice #86326 FY 2022/2023 Special District Fee	175.00	
Total Department of Economic Opportunity						175.00	0.00
Lumberjack Land Management LLC							
	Bill	10/27/2022	1029	Lumberjack Land Management LLC	Invoice #1029 Lawn Maintenance Oct 2022		1,000.00
	Bill Pmt -Check	11/01/2022	1847	Lumberjack Land Management LLC	Invoice #1029 Lawn Maintenance Oct 2022	1,000.00	
	Bill	11/27/2022	1030	Lumberjack Land Management LLC	Invoice #1030 Lawn Maintenance Nov 2022		1,000.00
	Bill Pmt -Check	12/01/2022	1853	Lumberjack Land Management LLC	Invoice #1030 Lawn Maintenance Nov 2022	1,000.00	
	Bill	12/27/2022	1031	Lumberjack Land Management LLC	Invoice #1031 Lawn Maintenance Dec 2022		1,000.00
	Bill Pmt -Check	01/01/2023	1859	Lumberjack Land Management LLC	Invoice #1031 Lawn Maintenance Dec 2022	1,000.00	
Total Lumberjack Land Management LLC						3,000.00	3,000.00
Roberts, Reynolds, Bedard & Tuzzio, LLC							
	Bill Pmt -Check	11/01/2022	1848	Roberts, Reynolds, Bedard & Tuzzio, LLC		4,551.00	
Total Roberts, Reynolds, Bedard & Tuzzio, LLC						4,551.00	0.00
Timothy D Wallace Lawn Service							
	Bill	10/28/2022	2024	Timothy D Wallace Lawn Service	Invoice #2024 Lawn Maint Oct 2022		16,440.00
	Bill Pmt -Check	11/01/2022	1850	Timothy D Wallace Lawn Service	Invoice #2024 Lawn Maint Oct 2022	16,440.00	
	Bill	11/29/2022	2025	Timothy D Wallace Lawn Service	Invoice #2025 Lawn Maint Dec 2022		16,440.00
	Bill Pmt -Check	12/01/2022	1855	Timothy D Wallace Lawn Service	Invoice #2025 Lawn Maint Dec 2022	16,440.00	
Total Timothy D Wallace Lawn Service						32,880.00	32,880.00
Treasure Coast Newspapers							
	Bill	10/31/2022	5354164	Treasure Coast Newspapers	Statement #5354164 Notice of Reconvened LO Mtg & Reg Board		249.66
	Bill	10/31/2022	5319068	Treasure Coast Newspapers	Statement #5319068 Notice of Reg Board Mtg		100.89
	Bill	10/31/2022	5420608	Treasure Coast Newspapers	Statement #5420608 FY 22/23 Mtg Schedule		167.58
	Bill Pmt -Check	12/01/2022	1856	Treasure Coast Newspapers	432676	887.49	
Total Treasure Coast Newspapers						887.49	518.13
TOTAL						83,999.66	53,426.46