

**MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JULY 20, 2020 REGULAR MEETING

Participation by the Following Means of Communication:

<https://georgemiller.my.webex.com/georgemiller.my/j.php?MTID=mfd0e379bec0d784cd09af5ef06fa5040>

Meeting Access Code: 126 717 3698

Meeting Password: hmXTS5TP83 (46987958 from phones and video systems)

To Join Via Phone: 408-418-9388

Monterra Community Development District

Inframark, Infrastructure Management Services
210 North University Drive • Suite 702 • Coral Springs, Florida 33071
Tel: (954) 603-0033 • Fax: (954) 345-1292

July 13, 2020

Board of Supervisors
Monterra Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Monterra Community Development District will be held Monday, July 20, 2020 at 6:00 p.m. via Webex at

<https://georgemiller.my.webex.com/georgemiller.my/j.php?MTID=mfd0e379bec0d784cd09af5ef06fa5040>

Meeting Access Code: 126 717 3698, **Meeting Password:** hmXTS5TP83 (46987958 from phones and video systems). **To Join Via Phone:** 408-418-9388.

Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Approval of Agenda (Page 4)**
- 3. Audience Comments**
- 4. Approval of Minutes**
 - A. May 18, 2020 Regular Meeting (Page 7)
 - B. June 8, 2020 Special Meeting (Page 18)
- 5. Approval of Financial Statements as of June 30, 2020 (Page 22)**
- 6. Discussion of Reopening Amenities**
- 7. BrightView Contract Modification (Page 49)**
- 8. District Engineer's Comments Regarding the Lake Bank Restoration Bids (To be Sent Under Separate Cover)**
- 9. Attorney's Report**
 - A. Legislative Update (Page 55)
- 10. Clubhouse Manager's Report**
 - A. Proposals for Tree Trimming (Page 61)
 - B. Proposal for the Purchase of Annuals (Page 73)
 - C. Proposal for Iguana Removal (Page 80)
- 11. District Manager's Report**
 - A. Comments and Questions on the Fiscal Year 2021 Budget (Page 125)
 - B. Miller Legg Proposal for the Required Annual Engineer's Report (Page 149)
 - C. CDD Insurance Renewal for Fiscal Year 2021 (Page 154)
 - D. Discussion of Replacement of Cameras at the Entrance
 - E. Proposal to Replace the CDD Golf Cart (Page 163)
 - F. Discussion of the Hoover Pump Service Contract (Page 166)
 - G. Discussion of Research Irrigation's Contracts
 - H. Ratification of DM Expenses for March, April, May and June (Page 169)
- 12. Supervisors' Requests**
- 13. Adjournment**

The balance of the agenda is routine in nature and staff will present and discuss their reports. In the meantime, if you have any questions, please contact me.

Sincerely,

George Miller
George Miller
District Manager

Second Order of Business

Monterra Community Development District

Board of Supervisors

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Ricardo Lowe, Chairman <input type="checkbox"/> Greg Popowitz, Vice Chairman <input type="checkbox"/> Susan Kooiman, Assistant Secretary <input type="checkbox"/> Hardeep Anand, Assistant Secretary <input type="checkbox"/> Avi Ciechanowiecki, Assistant Secretary | <ul style="list-style-type: none"> <input type="checkbox"/> George Miller, District Manager/Secretary <input type="checkbox"/> Ginger Wald, District Counsel <input type="checkbox"/> Peter Pellerito, District Engineer |
|--|---|

Agenda for Regular Meeting

<https://georgemiller.my.webex.com/georgemiller.my/j.php?MTID=mfd0e379bec0d784cd09af5ef06fa5040>

Meeting Access Code: 126 717 3698

Meeting Password: hmXTS5TP83

To join by phone: 408-418-9388

Monday, July 20, 2020 – 6:00 p.m.

- 1. Roll Call**
- 2. Approval of Agenda (Page 4)**
- 3. Audience Comments**
- 4. Approval of Minutes**
 - A. May 18, 2020 Regular Meeting (**Page 7**)
 - B. June 8, 2020 Special Meeting (**Page 18**)
- 5. Approval of Financial Statements as of June 30, 2020 (Page 22)**
- 6. Discussion of Reopening Amenities**
- 7. BrightView Contract Modification (Page 49)**
- 8. District Engineer's Comments Regarding Lake Bank Restoration Bids (To be Sent Under Separate Cover)**
- 9. Attorney's Report**
 - A. Legislative Update (**Page 55**)
- 10. Clubhouse Manager's Report**
 - A. Proposals for Tree Trimming (**Page 61**)
 - B. Proposal for the Purchase of Annuals (**Page 73**)
 - C. Proposal for Iguana Removal (**Page 80**)
- 11. District Manager's Report**
 - A. Comments and Questions on the Fiscal Year 2021 Budget (**Page 125**)
 - B. Miller Legg Proposal for the Required Engineer's Report (**Page 149**)
 - C. CDD Insurance Renewal for Fiscal Year 2021 (**Page 154**)
 - D. Discussion of Replacement of Cameras at the Entrance
 - E. Proposal to Replace the CDD Golf Cart (**Page 163**)
 - F. Discussion of the Hoover Pump Service Contract (**Page 166**)
 - G. Discussion of Research Irrigation's Contracts
 - H. Ratification of DM Expenses for March, April, May and June (**Page 169**)
- 12. Supervisors' Requests**
- 13. Adjournment**

The next Meeting is scheduled for Monday, August 17, 2020 at 6:00 p.m.

Fourth Order of Business

4A.

**MINUTES OF MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Monterra Community Development District was held Monday, May 18, 2020 at 6:00 p.m. via WebEx.

Present and constituting a quorum were:

Ricardo Lowe	Chairman
Greg Popowitz	Vice Chairman
Susan Kooiman	Assistant Secretary
Hardeep Anand	Assistant Secretary
Avi Ciechanowiecki	Assistant Secretary

Also present were:

George Miller	District Manager
Ginger Wald	District Counsel
Peter Pellerito	District Engineer
Maria Mihailovschi	Castle Group
Alan Baldwin	Inframark, LLC
Members of the Public	

The following is a summary of the discussions and actions taken at the May 18, 2020 Monterra Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Miller called the meeting to order, and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

Mr. Lowe presented the Agenda for the meeting, and the following items were requested to be added under the District Manager's Report:

- *Reopening for Various Items.*
- *BrightView Increase.*
- *Discussion of the FP&L Easement and the Possible Burying of any Power Lines.*

- *Resident Request to Have a Blood Collection Drive at the Clubhouse.*
- *Resident Complaints Concerning Iguanas.*
- *Ratification of DM Expenses for March.*

There being no further additions,

On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, with all in favor, the Agenda for the meeting was approved as amended.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Lowe indicated only non-budget related items will be accepted for comments and discussion.

An audience member commented on the following item:

- Power lines.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 16, 2020 Meeting

Mr. Lowe stated each Board member received a copy of the Minutes of the March 16, 2020 Meeting, and requested any additions, corrections or deletions.

There being none,

On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, with all in favor, the Minutes of the March 16, 2020 Meeting were approved.

FIFTH ORDER OF BUSINESS

Approval of Financial Statements as of April 30, 2020

Mr. Lowe presented the Financial Statements as of April 30, 2020 for the Board's review and approval.

There being no comments or questions,

On MOTION by Mr. Ciechanowiecki, seconded by Mr. Popowitz, with all in favor, the Financial Statements as of April 30, 2020, were approved.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2019 Audit

Mr. Lowe presented the Fiscal Year 2019 Audit for the Board's review and acceptance.

There being no comments or questions,

On MOTION by Mr. Popowitz, seconded by Mr. Ciechanowiecki, with all in favor, the Audit for the Fiscal Year ended September 30, 2019, was accepted.

SEVENTH ORDER OF BUSINESS

Distribution of the Proposed Budget for Fiscal Year 2021, and Consideration of Resolution 2020-01, Approving Budget and Setting Public Hearing

- There was a 5% increase last year. Mr. Miller recommends an additional 5% increase this year due to the erosion issues and wetlands restoration, among other items.

TWELFTH ORDER OF BUSINESS

District Manager's Report

B. BrightView Increase

- Additional areas were picked up at the borders, amounting to 22 additional acres.
- Irrigation was discussed.
- Ms. Kooiman is not satisfied with their work.
- Mr. Ciechanowiecki does not believe a 25% increase is indicative of their work.
- There are many weeds.
- Ms. Mihailovschi is constantly reminding the landscapers of work to be done.
- Mr. Popowitz believes the contract should be bid out, and would like to know the monthly rate.
- BrightView requires 30 days' notice for termination of their contract. The Board may commence the RFP process.
- The contract renews on June 1, 2020.
- Ms. Wald recommended a conversation with BrightView to continue their work until a certain date.
- The Board concurred to prepare an RFP package for landscaping for consideration at the next meeting.

C. Discussion of the FP&L Easement and the Possible Burying of Power Lines

Mr. Ciechanowiecki believes it would be beneficial to receive comments from the public first.

- A resident sent an email to the Board. There is a problem at the playground, especially. He would like to know how the Board plans to respond to FP&L.
- A resident indicated there are high readings throughout the community. He also wants to know what the Board plans to do.
- A resident can see the power lines from her home. There should be a process in place. The power lines may also be an issue for the hurricanes.
- Ms. Kooiman spent a great deal of time on this issue. She found Mr. Zee only used two references which may not be official. The recommended exposure is 9,000 kilogausses.
- Mr. Ciechanowiecki indicated a study should have been done when the property was established if it was a real problem.
- Ms. Wald commented the FP&L easement area is owned by the District, but the easement itself has been in place since the early 1960s. The District has a license with FP&L over their easement which allows the District to do planting. The District bears no responsibility to bury the power lines; this would be FP&L's responsibility. The CDD can enter into an agreement with FP&L to bury the power lines, but it would be extremely expensive, close to \$1 Million.
- Mr. Miller spoke to an official from FP&L, and was told through a letter via email, they have no interest or desire to bury the power lines. Mr. Miller read the email into the record.
- Mr. Anand is of the opinion not to proceed.
- Mr. Popowitz indicated these power lines have been in existence since the community was built. Concerned residents should deal directly with FP&L.
- Mr. Lowe looked at this from several perspectives. FP&L is regulated by different entities. The readings in February were determined to be well below Florida limits. Mr. Lowe read excerpts from a study into the record.
- FP&L would have to be paid in full for the work if they were to do this. Therefore, the CDD would have to go out for a bond.

TENTH ORDER OF BUSINESS

Consideration of Bids for Lake Bank Restoration

- Some residents are concerned about the lake bank restoration project. Mr. Miller commented no appreciable maintenance has been done on them since 2005, 2006 and 2007 when they were built.
- Mr. Miller described the phases of work.
- The problem will worsen and the work will be more expensive if nothing is done.

SEVENTH ORDER OF BUSINESS

Distribution of the Proposed Budget for Fiscal Year 2021, and Consideration of Resolution 2020-01, Approving Budget and Setting Public Hearing (Continued)

- Mr. Miller anticipates legal expenses regarding the lake banks, and there will be some costs on the water permit, which may also incur legal expenses.
- Website maintenance was addressed. It increased because the vendor had to make the site ADA-compliant. The company must keep the site compliant, which is costly. This company was the lowest bidder from an ongoing maintenance standpoint. Ms. Wald suggested the Board may reduce the amount of documents to be posted to the website. The irrigation spreadsheets were added to the website. The rules for the CDD and HOA are also posted.
- Pest control was addressed. Midge control will be done during the fourth quarter. There needs to be midge control around the lakes as well.
- Storm drain cleaning was addressed. The funds have not yet been spent.
- Tree trimming will increase. There is a situation in which all of the Royal Palm Trees are shedding. Ms. Kooiman does not believe they need to be physically trimmed, as they tend to fall off by themselves. The amount may be removed from the budget if the Board approves it.
- Linear Park maintenance was addressed. Staff is prorating various costs. The bulk of the work is landscaping.
- The contingency was discussed. It adds up to \$137,000.

TENTH ORDER OF BUSINESS

Consideration of Bids for Lake Bank Restoration (Continued)

- The work was done on the budget prior to opening any bids, and the bids were broken down in phases.
- Mr. Pellerito discussed the bids.
- Most of the bidders were deemed unqualified due to bonding issues. Staff is looking to relax bond requirements.
- The amount of \$12 Million was for a steel seawall, which was not contemplated for the viable shoreline restoration solution.
- There were some deviations between the bids.
- The lowest bidder uses geotube as opposed to riprap. This is a viable option. In the low water season, the bare shoreline will be visible, but not in the high water season. Mr. Miller will obtain photos of shorelines done both ways.
- Three bidders did not participate because they did not have General Contractor licenses.
- Budgetary concerns were addressed.

SEVENTH ORDER OF BUSINESS

Distribution of the Proposed Budget for Fiscal Year 2021, and Consideration of Resolution 2020-01, Approving Budget and Setting Public Hearing (Continued)

- The item for cleaning supplies needs to be increased.
- Mr. Lowe would like to see the budget again at a special meeting, to take place before June 15, 2020.
- Ms. Wald discussed options for a special or continued meeting.
- Mr. Miller and Mr. Lowe will continue to work on the budget.
- Adoption of Resolution 2020-01, will be deferred to a continued meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-02, Confirming the District's Use of the Broward County Supervisor of Elections to Continue Conducting the General Election for the Board of Supervisors

- Seats 1 and 3 will be expiring.
- The election is handled by the Broward County Supervisor of Elections.

On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, with all in favor, Resolution 2020-02, Confirming the District's Use of the Broward County Supervisor of Elections to Continue Conducting the District's Election of Supervisors in Conjunction with the General Election, was adopted.

A. Discussion of Qualifying Information

- These are instructions for qualifying for a Seat.

NINTH ORDER OF BUSINESS

**Report on Number of Registered Voters
(2,406)**

- This information comes from the Broward County Supervisor of Elections and is presented on an annual basis for the Board's information.

TENTH ORDER OF BUSINESS

**Consideration of Bids for Lake Bank
Restoration (Continued)**

- Mr. Miller recommends not accepting any bids at this time, look at what the Invitation to Bid indicated, remove the requirement for a General Contractor's license, and solicit for bids once again.
- The bond issue was changed. It was reduced to a more reasonable number, which may be 10% to 15%, as opposed to 100%.
- Riprap versus geotube should be addressed by the bidders.
- There will be no electrical, plumbing or any other general contracting work.
- Mr. Ciechanowiecki recommends lowering the bids as much as possible. He believes a General Contractor license should be required.

On MOTION by Ms. Kooiman, seconded by Mr. Popowitz, with all in favor, all bids for the lake bank restoration shall be rejected.

- The general contractor's license requirement will be removed.
- Bidders should present photos.

ELEVENTH ORDER OF BUSINESS

Discussion of Reopening Amenities

- Requirements continue to change almost on a daily basis.
- The facilities were previously closed, and will only be open upon Board approval.
- Mr. Miller discussed the rules to open the facilities.

- There are space limitations at the pool and it requires monitoring in person.
- One person would monitor the tennis and basketball courts, as well as the pool. However, a person may need to be hired just to monitor the pool.

Mr. Ciechanowiecki MOVED to authorize the District Manager to open the District facility, with rules and regulations in place consistent with Broward County's Executive Orders, and Mr. Popowitz seconded the motion.

- Costs need to be considered and balanced out.
- Mr. Miller discussed enforcement. Violators will be asked to vacate the facility, and if that does not work, the Sheriff's Office will be contacted. Ms. Mihailovschi is not experiencing those types of problems at this time.

There being no further discussion,

On VOICE vote, with all in favor, the prior motion was approved.

TWELFTH ORDER OF BUSINESS

District Manager's Report (Continued)

A. Reopening on Various Items

- Mr. Miller sent the Board an email from a vendor with ideas.

E. Resident Complaints Concerning Iguanas

- The Board previously cancelled the contract.
- There have been iguanas in the pool and throughout the community.
- Mr. Miller plans to hire the previous company for one week to eradicate the iguanas throughout the community.
- A resident, Linda, commented she has seen a quite a few iguanas around her property. She discussed the previous contractor's efficient work.
- Mr. Ciechanowiecki discussed the previous company. The lake beds are a major problem. Mr. Ciechanowiecki would like to seek bids from other companies.
- Mr. Miller indicated the former company presented a lower bid than what they previously charged.
- Mr. Miller will solicit bids, including a bid from the previous company.

- Mr. Ciechanowiecki indicated the previous company did not focus on all areas of the community even though the contract was for the entire community.
- According to Ms. Mihailovschi, the contractor's main focus was on the University Drive entrance and Estada.
- Ms. Mihailovschi would like to hire the previous contractor in the meantime.
- D. Resident Request to Have a Blood Collection Drive at the Clubhouse**
 - The vendor, One Blood, would like to park their blood collection bus in the clubhouse parking lot.
 - There needs to be a short-term contract, and the vendor needs to provide insurance.
 - Mr. Ciechanowiecki reminded Mr. Miller to ensure there is appropriate social distancing and ensure the environment is safe. He also suggested a sign-in list prior to the start. Ms. Mihailovschi indicated it is by appointment only.
 - The Board concurred to permit the blood collection drive.
- F. Ratification of DM Expenses for March**
 - These expenses are for February, March and April.
 - Mr. Popowitz indicated there appears to be duplicate expenses, which Mr. Miller explained.

On MOTION by Mr. Ciechanowiecki, seconded by Ms. Kooiman, with all in favor, District Manager expenses for February, March and April were ratified.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

- Ms. Kooiman requested that Mr. Miller prepare an RFP for irrigation. The dry spots were in poor condition. She requested reports from the irrigation company based on how much water is being used, and they have not been received. Research Irrigation is not meeting the needs of the community for what they are being paid. Mr. Popowitz agrees, but the landscaping RFP should be a priority.
 - Mr. Miller was directed to prepare the RFP for discussion at the continued meeting.
- The Board discussed scheduling of the next meeting. A continued meeting would have to occur during the same week as the current meeting.

- There will be an issue with the meeting identification information. If the meeting identification information is not the same, this continued meeting may not be held.
- Ms. Wald has concerns with the legal aspect of a continued meeting.
- The Board decided to have a Special Meeting on Monday, June 8, 2020 at 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Lowe, seconded by Mr. Ciechanowiecki, with all in favor, the meeting was adjourned at approximately 8:48 p.m.

George Miller
Secretary

Ricardo Lowe
Chairman

4B

**MINUTES OF MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors of the Monterra Community Development District was held Monday, June 8, 2020 at 6:00 p.m. via Webex.

Present and constituting a quorum were:

Ricardo Lowe	Chairman
Greg Popowitz	Vice Chairman
Susan Kooiman	Assistant Secretary
Avi Ciechanowiecki	Assistant Secretary

Also present were:

George Miller	District Manager
Ginger Wald	District Counsel
Maria Mihailovschi	Castle Group
Members of the Public	

The following is a summary of the discussions and actions taken at the June 8, 2020 Monterra Community Development District's Board of Supervisors Special Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Miller called the meeting to order, and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

The agenda for the meeting was presented. There being no amendments,

On MOTION by Ms. Kooiman, seconded by Mr. Popowitz, with all in favor, the agenda for the meeting was approved as presented.
--

THIRD ORDER OF BUSINESS

Audience Comments

Hearing no comments from the audience, the next order of business followed.

FOURTH ORDER OF BUSINESS

**Discussion of the Proposed Budget for
Fiscal Year 2021, and Consideration of
Resolution 2020-01, Approving the Budget
and Setting the Public Hearing**

- Mr. Lowe presented an Excel spreadsheet with three different scenarios for the budget, which included landscaping.
- The main decrease is in contingency.
- The lake banks were addressed. Ms. Kooiman suggested extending it back to four years instead of three years.
- Mr. Popowitz suggested using Scenarios B or C, without increasing the budget.
- Mr. Lowe recommended using Scenario B without increasing the budget.
- Mr. Ciechanowiecki wants to do everything possible to avoid an increase.
- There is a spending cap of \$200,000.
- Mr. Lowe would like to keep the number at a 0% increase, as an objective. Scenario B accomplishes that, and the project can be expanded to four years.
- Funds can be taken from Contingency and still accomplish a 0% increase.
- The Palm Tree replacements can be done with smaller trees to save money.
- Mr. Popowitz indicated projects should be prioritized.
- Mr. Lowe noted Scenario B-1 makes the most sense. It is a 0% increase and 0% contingency.
- Ms. Kooiman addressed the item of providing coffee for guests. Mr. Popowitz would like to decrease the coffee service under the circumstances. Mr. Miller will investigate whether there is an agreement.
- Mr. Miller recommended postponing the outdoor gymnasium for one year. Mr. Lowe already eliminated this item. This may be added to the Fiscal Year 2022 budget.
- The Estada perimeter wall needs to be taken care of.

On MOTION by Ms. Kooiman, seconded by Mr. Lowe, with all in favor, Resolution 2020-01, Approving a Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Monday, August 17, 2020 at 6:00 p.m. at Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida, 33024, and Providing for an Effective Date, was adopted, with approval of Line Item B-1 on the spreadsheet.

FIFTH ORDER OF BUSINESS

Supervisors' Requests

- Ms. Kooiman would like to continue working on a proposal for a new irrigation company. Mr. Miller indicated this is underway.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Lowe, seconded by Mr. Ciechanowiecki, with all in favor, the meeting was adjourned at approximately 6:39 p.m.

George Miller
Secretary

Ricardo Lowe
Chairman

Fifth Order of Business

Monterra
Community Development District

Financial Report

June 30, 2020

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance	
<u>General Fund</u>	
Summary Report	3
Detailed Report	4 - 7
<u>Debt Service Funds</u>	8 - 9
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments Schedule	10 - 11
Trend Report - General Fund	12
Cash and Investment Report	13
Accrued Expenses Report	14
Payment Register	15 - 17
Summary Contract Schedule - Quarterly Cash Flow	18
Detailed Contract Schedules	19 - 20
Capital Reserve Plan	21

Monterra
Community Development District

Financial Statements

(Unaudited)

June 30, 2020

Balance Sheet
June 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005A DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 495,597	\$ -	\$ -	\$ 495,597
Cash On Hand/Petty Cash	500	-	-	500
Accounts Receivable	2,264	-	-	2,264
Due From Other Funds	-	-	81,454	81,454
Investments:				
SBA Account	1,730,138	-	-	1,730,138
SBA Account Reserves	364,985	-	-	364,985
Interest Account	-	-	101	101
Prepayment Account	-	3	-	3
Prepayment Account A	-	1,300,379	-	1,300,379
Principal	-	-	267	267
Redemption Fund	-	-	12,089	12,089
Reserve Fund	-	-	253,244	253,244
Reserve Fund A	-	8	-	8
Revenue Fund	-	-	158,897	158,897
Revenue Fund A	-	3,270	-	3,270
Prepaid Items	801	-	-	801
Deposits	16,305	-	-	16,305
TOTAL ASSETS	\$ 2,610,590	\$ 1,303,660	\$ 506,052	\$ 4,420,302
<u>LIABILITIES</u>				
Accounts Payable	\$ 21,062	\$ -	\$ -	\$ 21,062
Accrued Expenses	81,489	-	-	81,489
Retainage Payable	3,477	-	-	3,477
Due To Other Funds	81,454	-	-	81,454
TOTAL LIABILITIES	187,482	-	-	187,482

Balance Sheet
June 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005A DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	801	-	-	801
Restricted for:				
Debt Service	-	1,303,660	506,052	1,809,712
Assigned to:				
Operating Reserves	573,736	-	-	573,736
Reserves - Clubhouse	80,654	-	-	80,654
Reserves-Gates/Guardhouses	53,000	-	-	53,000
Reserves - Hurricane	53,000	-	-	53,000
Reserves - Irrigation System	53,000	-	-	53,000
Reserves - Landscape	53,000	-	-	53,000
Reserve - Lighting	26,500	-	-	26,500
Reserves - Pools	53,000	-	-	53,000
Reserves - Roads and Sidewalks	106,000	-	-	106,000
Reserve - Security Features	53,000	-	-	53,000
Reserve - Wall & Fence Perimeter	10,144	-	-	10,144
Unassigned:	1,307,273	-	-	1,307,273
TOTAL FUND BALANCES	\$ 2,423,108	\$ 1,303,660	\$ 506,052	\$ 4,232,820
TOTAL LIABILITIES & FUND BALANCES	\$ 2,610,590	\$ 1,303,660	\$ 506,052	\$ 4,420,302

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds (1)	Total Projected Amount (2)	Variance To Budget Fav (UnFav) (3)	Total Projected As a % of Budget (4)
REVENUES						
TOTAL REVENUES	\$2,548,469	\$2,610,567	14,430	\$2,624,997	\$76,528	103.0%
EXPENDITURES						
Administrative	126,221	99,461	2,652	102,113	24,108	80.9%
Property management and security	529,194	393,344	132,502	525,846	3,348	99.4%
Maintenance: Gate/Fence	45,000	30,513	2,696	33,209	11,791	73.8%
Maintenance: Lakes	211,476	92,622	23,781	116,403	95,073	55.0%
Maintenance: Landscape/Hardscape	881,750	653,427	196,616	850,043	31,707	96.4%
Maintenance: Pool	26,700	20,267	5,025	25,292	1,408	94.7%
Maintenance: Other	207,054	114,650	18,252	132,902	74,152	64.2%
Utilities	236,090	159,927	1,198	161,125	74,965	68.2%
Other Expenses	67,260	31,639	709	32,348	34,912	48.1%
Contingency	217,724	-	79,181	79,181	138,543	36.4%
TOTAL EXPENDITURES	2,548,469	1,595,850	462,613	2,058,463	490,006	80.8%
Excess (deficiency) of revenues Over (under) expenditures	-	1,014,717	(448,183)	566,534	566,534	
Net change in fund balance	-	1,014,717	(448,183)	566,534	566,534	
FUND BALANCE, BEGINNING (10/1/2019)	1,408,391	1,408,391	-	1,408,391	-	
FUND BALANCE, ENDING	\$1,408,391	\$2,423,108	(\$448,183)	\$1,974,925	\$566,534	

Notes

- 1.) Committed Funds are balances from signed contracts which have not been paid yet.
- 2.) Total Projected amounts are the anticipated year-end balances for each category.
- 3.) Compares the total projected amounts to the adopted budget. Favorable variances are positive; Unfavorable variances are negative.
- 4.) Compares the total projected amounts as a percentage (%) of the adopted budget.

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds	Total Projected Amount	Variance To Budget Fav (UnFav)	Total Projected As a % of Budget
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ 18,044	\$ -	\$ 18,044	\$ 18,044	0.0%
Hurricane Irma FEMA Refund	-	40,513	-	40,513	40,513	0.0%
Interest - Tax Collector	-	2,188	-	2,188	2,188	0.0%
Rental Income	-	600	-	600	600	0.0%
Non Resident Fee	-	900	-	900	900	0.0%
Membership Cards	-	675	-	675	675	0.0%
Special Assmnts- Tax Collector	2,548,469	2,534,039	14,430	2,548,469	-	100.0%
Gate repair refunds	-	2,701	-	2,701	2,701	0.0%
Decal headlamp/windshield	-	9,850	-	9,850	9,850	0.0%
Other Miscellaneous Revenues	-	1,057	-	1,057	1,057	0.0%
TOTAL REVENUES	2,548,469	2,610,567	14,430	2,624,997	76,528	103.0%
<u>EXPENDITURES</u>						
<u>Administrative</u>						
P/R-Board of Supervisors	2,800	-	-	-	2,800	0.0%
FICA Taxes	214	-	-	-	214	0.0%
ProfServ-Arbitrage Rebate	1,800	600	-	600	1,200	33.3%
ProfServ-Dissemination Agent	1,800	-	-	-	1,800	0.0%
ProfServ-Engineering	20,000	22,527	-	22,527	(2,527)	112.6%
ProfServ-Property Appraiser	2,216	2,216	-	2,216	-	100.0%
ProfServ-Trustee Fees	7,000	10,057	-	10,057	(3,057)	143.7%
Attorney Fees	40,000	22,325	-	22,325	17,675	55.8%
ProfServ-Web Site Maintenance	1,400	5,434	2,652	8,086	(6,686)	577.6%
Auditing Services	4,000	4,700	-	4,700	(700)	117.5%
Postage and Freight	1,600	233	-	233	1,367	14.6%
Rentals & Leases	2,400	-	-	-	2,400	0.0%
Insurance - Property	27,999	23,484	-	23,484	4,515	83.9%
Insurance	7,242	6,242	-	6,242	1,000	86.2%
Printing and Binding	1,000	464	-	464	536	46.4%
Legal Advertising	3,000	674	-	674	2,326	22.5%
Other Current Charges	750	330	-	330	420	44.0%
Office Supplies	350	-	-	-	350	0.0%
Dues, Licenses, Subscriptions	650	175	-	175	475	26.9%
Total Administrative	126,221	99,461	2,652	102,113	24,108	80.9%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds	Total Projected Amount	Variance To Budget Fav (UnFav)	Total Projected As a % of Budget
<u>Property management and security</u>						
ProfServ-Mgmt Consulting Serv	53,045	39,784	13,264	53,048	(3)	100.0%
Onsite Maintenance	51,999	38,999	12,890	51,889	110	99.8%
Onsite Property Manager	26,697	20,053	6,445	26,498	199	99.3%
Attendant	112,845	84,634	28,753	113,387	(542)	100.5%
Security	284,608	209,874	71,151	281,025	3,583	98.7%
Total Property management and security	529,194	393,344	132,502	525,846	3,348	99.4%
<u>Maintenance: Gate/Fence</u>						
R&M-Fence	7,500	6,381	-	6,381	1,119	85.1%
R&M-Gate	22,000	22,584	2,696	25,280	(3,280)	114.9%
R&M-Access&Surveillance Systems	12,000	1,548	-	1,548	10,452	12.9%
Gate Transponders	3,500	-	-	-	3,500	0.0%
Total Maintenance: Gate/Fence	45,000	30,513	2,696	33,209	11,791	73.8%
<u>Maintenance: Lakes</u>						
R&M-Pump Station	24,000	29,516	2,364	31,880	(7,880)	132.8%
Lake & Wetlands Maintenance	91,306	44,346	13,377	57,723	33,583	63.2%
Pest Control-Midge Lake Banks	39,180	18,760	8,040	26,800	12,380	68.4%
Pest Control-Midge Lakes	20,000	-	-	-	20,000	0.0%
Mitigation Maintenance	19,800	-	-	-	19,800	0.0%
Mitigation Reporting	1,500	-	-	-	1,500	0.0%
Misc-Contingency	7,890	-	-	-	7,890	0.0%
Pump Station Reserve	7,800	-	-	-	7,800	0.0%
Total Maintenance: Lakes	211,476	92,622	23,781	116,403	95,073	55.0%
<u>Maintenance: Landscape/Hardscape</u>						
Landscape Contract Administration	12,000	-	-	-	12,000	0.0%
R&M-Mulch	43,500	50,467	-	50,467	(6,967)	116.0%
R&M-Pest Control	100,854	101,145	25,001	126,146	(25,292)	125.1%
R&M-Trees and Trimming	39,500	3,955	23,629	27,584	11,916	69.8%
Royal Palm Treatment	3,868	2,901	-	2,901	967	75.0%
R&M-Pressure Washing	61,980	46,485	15,495	61,980	-	100.0%
Rust Control	9,600	7,200	2,400	9,600	-	100.0%
Landscape Maintenance	417,968	314,193	104,490	418,683	(715)	100.2%
Landscape Replacement	77,382	47,260	7,886	55,146	22,236	71.3%
Landscape Replacement-Annuals	10,738	2,852	-	2,852	7,886	26.6%
Irrigation Maintenance	70,860	52,101	17,715	69,816	1,044	98.5%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds	Total Projected Amount	Variance To Budget Fav (UnFav)	Total Projected As a % of Budget
Irrigation Repairs & Replacem.	33,500	24,868	-	24,868	8,632	74.2%
Total Maintenance: Landscape/Hardscape	881,750	653,427	196,616	850,043	31,707	96.4%
<u>Maintenance: Pool</u>						
Payroll-Pool Monitors	4,800	-	-	-	4,800	0.0%
R&M-Pools	20,400	18,187	5,025	23,212	(2,812)	113.8%
Pool Furniture	1,000	1,580	-	1,580	(580)	158.0%
Pool Permits	500	500	-	500	-	100.0%
Total Maintenance: Pool	26,700	20,267	5,025	25,292	1,408	94.7%
<u>Maintenance: Other</u>						
Gym Equipment Maintenance	7,000	3,226	700	3,926	3,074	56.1%
R&M-General	55,000	45,591	-	45,591	9,409	82.9%
R&M-Storm Drain Cleaning	64,000	-	-	-	64,000	0.0%
Janitorial Maintenance	66,254	49,756	16,112	65,868	386	99.4%
R&M - Water Feature	3,300	7,675	-	7,675	(4,375)	232.6%
IT Maintenance	3,000	1,575	-	1,575	1,425	52.5%
A/C Maintenance	3,500	5,217	1,440	6,657	(3,157)	190.2%
Tot Lot Maintenance	5,000	1,610	-	1,610	3,390	32.2%
Total Maintenance: Other	207,054	114,650	18,252	132,902	74,152	64.2%
<u>Utilities</u>						
Communication - Telephone	19,500	15,308	-	15,308	4,192	78.5%
Electricity - Entrance	13,500	7,531	-	7,531	5,969	55.8%
Electricity - Pump Station	57,000	35,971	-	35,971	21,029	63.1%
Electricity - Streetlighting	109,000	79,094	-	79,094	29,906	72.6%
Utility - Water	9,000	3,490	-	3,490	5,510	38.8%
Utility - Refuse Removal	4,790	3,918	1,198	5,116	(326)	106.8%
Electric - Monuments	300	179	-	179	121	59.7%
Electricity	23,000	14,436	-	14,436	8,564	62.8%
Total Utilities	236,090	159,927	1,198	161,125	74,965	68.2%
<u>Other Expenses</u>						
Fire Alarm Monitoring	1,050	930	-	930	120	88.6%
Contracts-Fire Exting. Insp.	105	-	-	-	105	0.0%
Lease - Copier	2,700	2,119	-	2,119	581	78.5%
Golf Cart	250	-	250	250	-	100.0%
Backflow Assembly Testing	170	-	-	-	170	0.0%
Gym Wipes	3,000	1,919	-	1,919	1,081	64.0%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Actual	Committed Funds	Total Projected Amount	Variance To Budget Fav (UnFav)	Total Projected As a % of Budget
Misc-Holiday Lighting	8,650	4,325	-	4,325	4,325	50.0%
Misc-Special Events	3,000	483	-	483	2,517	16.1%
Misc-Licenses & Permits	835	2,212	-	2,212	(1,377)	264.9%
Entry System-Key Fob	1,500	2,361	-	2,361	(861)	157.4%
Office Supplies	20,000	3,713	459	4,172	15,828	20.9%
Janitorial Supplies	2,500	-	-	-	2,500	0.0%
Op Supplies - Clubhouse	500	-	-	-	500	0.0%
Food and Beverage	9,500	6,168	-	6,168	3,332	64.9%
Cleaning Supplies	5,500	6,490	-	6,490	(990)	118.0%
Water Cooler	3,000	919	-	919	2,081	30.6%
Electrical Supplies	3,000	-	-	-	3,000	0.0%
Reserve - Equipment	2,000	-	-	-	2,000	0.0%
Total Other Expenses	67,260	31,639	709	32,348	34,912	48.1%
Contingency						
Misc-Contingency	139,376	-	69,668	69,668	69,708	50.0%
Capital Reserve	78,348	-	9,513	9,513	68,835	12.1%
Total Contingency	217,724	-	79,181	79,181	138,543	36.4%
TOTAL EXPENDITURES	2,548,469	1,595,850	462,613	2,058,463	490,006	80.8%
Excess (deficiency) of revenues						
Over (under) expenditures	-	1,014,717	(448,183)	566,534	566,534	
Net change in fund balance	-	1,014,717	(448,183)	566,534	566,534	
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,408,391	1,408,391	-	1,408,391	-	
FUND BALANCE, ENDING	\$ 1,408,391	\$ 2,423,108	(\$448,183)	\$1,974,925	\$566,534	

Monterra
Community Development District

Debt Service

June 30, 2020

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 142	\$ 142
Special Assmnts- Prepayment	-	-	1,300,379	1,300,379
Special Assmnts- CDD Collected	383,250	268,693	268,693	-
TOTAL REVENUES	383,250	268,693	1,569,214	1,300,521
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	155,000	155,000	155,000	-
Interest Expense	228,250	228,250	228,250	-
Total Debt Service	383,250	383,250	383,250	-
TOTAL EXPENDITURES	383,250	383,250	383,250	-
Excess (deficiency) of revenues Over (under) expenditures	-	(114,557)	1,185,964	1,300,521
Net change in fund balance	\$ -	\$ (114,557)	\$ 1,185,964	\$ 1,300,521
FUND BALANCE, BEGINNING (OCT 1, 2019)	117,696	117,696	117,696	
FUND BALANCE, ENDING	\$ 117,696	\$ 3,139	\$ 1,303,660	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 4,184	\$ 4,184
Special Assmnts- Tax Collector	1,075,066	1,063,164	1,005,047	(58,117)
Special Assmnts- Discounts	(43,003)	(42,465)	-	42,465
TOTAL REVENUES	1,032,063	1,020,699	1,009,231	(11,468)
<u>EXPENDITURES</u>				
<u>Financial and Administrative</u>				
Misc-Assessmnt Collection Cost	21,501	21,231	-	21,231
Total Financial and Administrative	21,501	21,231	-	21,231
<u>Debt Service</u>				
Principal Debt Retirement	605,000	605,000	605,000	-
Interest Expense	412,013	412,013	412,013	-
Total Debt Service	1,017,013	1,017,013	1,017,013	-
TOTAL EXPENDITURES	1,038,514	1,038,244	1,017,013	21,231
Excess (deficiency) of revenues				
Over (under) expenditures	(6,451)	(17,545)	(7,782)	9,763
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(6,451)	-	-	-
TOTAL FINANCING SOURCES (USES)	(6,451)	-	-	-
Net change in fund balance	\$ (6,451)	\$ (17,545)	\$ (7,782)	\$ 9,763
FUND BALANCE, BEGINNING (OCT 1, 2019)	513,834	513,834	513,834	
FUND BALANCE, ENDING	\$ 507,383	\$ 496,289	\$ 506,052	

Monterra
Community Development District

Supporting Schedules

June 30, 2020

Non-Ad Valorem Special Assessments
Broward County Tax Collector - Collection Report
For the Fiscal Year Ending September 30, 2020

TOTAL - ALL PRODUCT TYPES

Date	Description	Gross Amount (1)	(Discounts)/ Penalties	(Collection Cost)	Net Amount Received (2)
ASSESSMENTS LEVIED FY 2020		\$ 3,786,204			\$ 3,559,031
Allocation %		100%			100%
11/21/2019	11/1 - 11/13/19	373,038	(15,106)	(6,961)	350,971
12/9/2019	11/1 - 11/30/19	2,684,160	(107,366)	(51,309)	2,525,486
12/13/2019	12/01 - 12/06/19	120,285	(4,539)	(2,220)	113,526
12/27/2019	12/07 - 12/20/19	203,617	(7,464)	(1,717)	194,436
1/15/2020	12/01 - 12/31/19	80,741	(2,422)	(1,566)	76,752
2/14/2020	01/01 - 01/31/20	80,363	(1,723)	(1,573)	77,067
3/13/2020	02/01 - 02/29/20	77,396	(865)	(1,531)	75,000
4/15/2020	03/01 - 03/31/20	87,717	(177)	(1,751)	85,789
TOTAL		\$ 3,747,709	\$ (139,179)	\$ (69,445)	\$ 3,539,086

% Collected 99.0% 99.4%

TOTAL OUTSTANDING	\$ 38,495	\$ 19,944
--------------------------	------------------	------------------

Allocation by Fund		
General Fund	Series 2005 DS	Series 2015 DS
\$ 2,548,469	\$ -	\$ 1,010,561
71.61%	0.00%	28.39%
244,306	-	106,664
1,795,321	-	730,164
73,764	-	39,761
169,901	-	24,535
54,284	-	22,468
55,145	-	21,923
53,050	-	21,950
59,127	-	26,662
\$ 2,534,039	\$ -	\$ 1,005,047

99.4% 0.0% 99.5%

\$ 14,430	\$ -	\$ 5,514
------------------	-------------	-----------------

- (1) Amount Levied As Certified on Tax Collector Recap DR-502 from Broward.Org website.
(2) Levied amount less 6% for early payment discount (4%) and Broward County collection fees (2%)

TOTAL - BREAKDOWN BY PRODUCT TYPE

Product Code	Product Description	Amount Levied	Net Amount Levied	Net Amount Received	Net Amount Outstanding
MR	MultiFamily - 2F	125,194	117,682	117,782	(100)
MS	Townhome - 2F	246,033	231,271	231,799	(528)
MT	SF 34'	230,903	217,049	217,521	(471)
MU	SF 34' -La Costa	118,691	111,570	111,849	(279)
MV	SF 50'	1,232,782	1,158,815	1,163,060	-4,245
MW	SF 50'- Bella Terra	238,015	223,734	224,585	-851
MX	SF 65'	814,017	765,176	740,524	24,652
MY	SF 65' Estada	392,899	369,325	365,452	3,873
MZ	Townhome - 2H	245,695	230,953	230,217	736
MN	Commercial	141,976	133,457	136,297	(2,840)
TOTAL		\$ 3,786,204	\$ 3,559,032	\$ 3,539,086	\$ 19,944

Non-Ad Valorem Special Assessments - CDD Collected
(Monthly Collection Distributions)
 For the Fiscal Year Ending September 30, 2020

Date	Description	Gross Amount	(Discounts)/ Penalties	(Collection Cost)	Net Amount Received
ASSESSMENTS LEVIED FY 2020		\$ 383,250			\$ 383,250
Allocation %					
4/14/2020		265,441	-	-	265,441
5/4/2020		3,253	-	-	3,253
TOTAL		\$ 268,693	\$ -	\$ -	\$ 268,693
% Collected					70%
TOTAL OUTSTANDING					\$ 114,557

Allocation by Fund		
General Fund	Series 2005 DS	Series 2015 DS
\$ -	\$ 383,250	\$ -
	265,441	
	3,253	
\$ -	\$ 268,693	\$ -
	0%	70%
		0%
\$ -	\$ 114,557	\$ -

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2020

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	YTD Total
Total Revenues	3,732	253,042	2,075,298	62,038	60,498	58,703	63,153	19,231	14,869	2,610,567
<u>Expenditures</u>										
Administrative	3,019	34,180	5,982	2,264	23,462	12,705	3,029	5,126	9,693	99,460
Property management and security	43,651	44,450	44,325	44,548	44,311	40,607	45,488	42,583	43,379	393,342
Maintenance: Gate/Fence	4,519	1,339	5,844	2,377	6,559	2,968	2,743	1,568	2,596	30,513
Maintenance: Lakes	10,841	9,783	13,503	13,641	6,954	8,629	9,508	10,916	8,848	92,623
Maintenance: Landscape/Hardscape	56,671	78,554	118,090	67,018	64,742	80,347	59,237	65,857	62,912	653,428
Maintenance: Pool	1,400	1,400	1,582	1,400	5,036	1,433	3,480	1,870	2,666	20,267
Maintenance: Other	15,564	6,479	15,033	15,999	9,871	18,788	12,184	11,563	9,168	114,649
Utilities	13,853	23,629	16,776	18,094	16,445	19,411	19,606	15,230	16,882	159,926
Other Expenses	1,412	3,659	11,330	3,794	(1,513)	4,660	2,557	1,845	3,895	31,639
Contingency	-	-	-	-	-	-	-	-	-	-
Total Expenditures	150,930	203,473	232,465	169,135	175,867	189,548	157,832	156,558	160,039	1,595,850
Excess (deficiency) of revenues Over (under) expenditures	(147,198)	49,569	1,842,833	(107,097)	(115,369)	(130,845)	(94,679)	(137,327)	(145,170)	1,014,717

Cash and Investment Report
June 30, 2020

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>General Fund</u>				
Checking Account - Operating	Suntrust	N/A	0.00%	\$ 495,597
SBA Excess Funds #2511	Florida Prime	N/A	0.57%	1,730,138
SBA Capital Reserve #2400	Florida Prime	N/A	0.57%	364,985
			Subtotal SBA	<u>2,095,123</u>
			GF Subtotal	<u>2,590,720</u>
 <u>Debit Service</u>				
<u>Fund 201</u>				
2005A SERIES REVENUE ACCOUNT	Wells Fargo	N/A	0.06%	3,270
2005A SERIES RESERVE ACCOUNT	Wells Fargo	N/A	0.06%	8
2005A SERIES PREPAYMENT ACCOUNT	Wells Fargo	N/A	0.06%	1,300,379
			Total Fund 201	<u>1,303,657</u>
 <u>Fund 202</u>				
2015 SERIES REVENUE ACCOUNT	Wells Fargo	N/A	0.06%	158,897
2015 SERIES PRINCIPAL ACCOUNT	Wells Fargo	N/A	0.06%	267
2015 SERIES PREPAYMENT ACCOUNT	Wells Fargo	N/A	0.06%	3
2015 SERIES INTEREST ACCOUNT	Wells Fargo	N/A	0.06%	101
2015 SERIES RESERVE FUND	Wells Fargo	N/A	0.06%	253,244
2015 SERIES REDEMPTION ACCOUNT	Wells Fargo	N/A	0.06%	12,089
			Total Fund 202	<u>424,601</u>
			DS Subtotal	<u>1,728,258</u>
			Grand Total	<u><u>\$ 4,318,978</u></u>

Accrued Expenses

June 30, 2020

<u>Vendor</u>	<u>Service Period</u>	<u>Description</u>	<u>Amount</u>
Brightview Landscaping	June	Monthly Maintenance	\$ 34,776
City of Cooper City	June	Water	417
FPL	June	Electric - Various	14,507
HIQ Services	June	Pavers	1,500
Kent Security	June	Monthly Security	21,863
Tropical Plant and Pest Svcs	June	Pest Control and Fertilization Svcs	8,333
Ultimate Water	June	Cooler rentals	92
Grand Total			<u>\$ 81,489</u>

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 6/1/2020 to 6/30/2020
(Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	7544	06/11/20	5 STAR POOLS INC	48040	CHLORINE FEEDER FEED TUBE	2019-2020	546074-53965	\$28.00
001	7544	06/11/20	5 STAR POOLS INC	47783	JUNE FOUNTAIN MAINT	2019-2020	546191-53970	\$275.00
001	7544	06/11/20	5 STAR POOLS INC	47784	JUNE SPLASH PAD SERVICE	2019-2020	546074-53965	\$1,400.00
001	7551	06/11/20	ALM MEDIA LLC	10000470306-0518	BRD CANDIDATES NOTICE	Legal Advertising	548002-51302	\$78.10
001	7551	06/11/20	ALM MEDIA LLC	10000471191-0601	NOTICE OF SPECIAL TELEPHONIC MEETING	Legal Advertising	548002-51302	\$145.36
001	7538	06/04/20	AT&I	42318	GATE PREVENTIVE MAINT JUNE 20	2019-2020	546034-53950	\$340.00
001	7539	06/11/20	AT&I	WO-023690	PINE ISLAND ENTRANCE GATE REPAIR	2019-2020	546034-53950	\$95.00
001	7539	06/11/20	AT&I	WO-023726	UNIVERSITY RESIDENT ENTRANCE GATE	2019-2020	546034-53950	\$134.98
001	7560	06/18/20	AT&I	WO-023885	PINE ISLAND GATE REPAIR	2019-2020	546034-53950	\$180.00
001	7560	06/18/20	AT&I	WO-023947	PINE ISLAND SWING GATE REPAIR 06/09/20	2019-2020	546034-53950	\$90.00
001	7559	06/11/20	BITHERMOMETER, LLC	6747	BLUE DIGITAL NO CONTACT BITHERMOMETER	Office Supplies	551002-53980	\$232.99
001	7556	06/11/20	BRIGHTVIEW LANDSCAPING	6808155	MAY LANDSCAPING SERVICES	Landscape Maintenance	546300-53960	\$695.40
001	7556	06/11/20	BRIGHTVIEW LANDSCAPING	6808155	MAY LANDSCAPING SERVICES	Landscape Maintenance	546300-53960	\$15,996.96
001	7556	06/11/20	BRIGHTVIEW LANDSCAPING	6808155	MAY LANDSCAPING SERVICES	Landscape Maintenance	546300-53960	\$4,868.64
001	7556	06/11/20	BRIGHTVIEW LANDSCAPING	6808155	MAY LANDSCAPING SERVICES	Landscape Maintenance	546300-53960	\$13,215.00
001	7556	06/11/20	BRIGHTVIEW LANDSCAPING	6808155	MAY LANDSCAPING SERVICES	Retainage Payable	205500	(\$3,477.29)
001	7566	06/18/20	BRIGHTVIEW LANDSCAPING	6767324A	PAY APRIL 20 RETAINAGE	Retainage Payable	205500	\$3,477.60
001	7541	06/11/20	Castle Group	CVD19-0520-110	SURGICAL MASKS	Office Supplies	551002-53980	\$18.00
001	7541	06/11/20	Castle Group	46	ENVIROSAN II DISINFECTANT DEODORANT	Cleaning Supplies	552077-53980	\$101.31
001	7541	06/11/20	Castle Group	MGT-060120-165	JUNE 2020 CONTRACTED MGMNT	Janitorial Maintenance	546190-53970	\$1,250.00
001	7541	06/11/20	Castle Group	MGT-060120-165	JUNE 2020 CONTRACTED MGMNT	Onsite Maintenance	534200-51320	\$4,333.25
001	7541	06/11/20	Castle Group	MGT-060120-165	JUNE 2020 CONTRACTED MGMNT	Janitorial Maintenance	546190-53970	\$392.25
001	7541	06/11/20	Castle Group	MGT-060120-165	JUNE 2020 CONTRACTED MGMNT	Janitorial Maintenance	546190-53970	\$1,046.00
001	7541	06/11/20	Castle Group	MGT-060120-165	JUNE 2020 CONTRACTED MGMNT	Attendant	534202-51320	\$9,403.75
001	7541	06/11/20	Castle Group	MGT-060120-165	JUNE 2020 CONTRACTED MGMNT	Janitorial Maintenance	546190-53970	\$2,832.92
001	7541	06/11/20	Castle Group	MGT-060120-165	JUNE 2020 CONTRACTED MGMNT	Onsite Property Manager	534201-51320	\$2,224.75
001	7558	06/11/20	ESTATE MANAGEMENT SERVICES, INC	17412	JUNE AQUATIC MAINT	Lake & Wetlands Maintenance	546366-53955	\$4,459.00
001	7553	06/11/20	HD SUPPLY FACILITIES MAINTENANCE, LTD.	918171333	SWINGING GATE SPRING 11"	R&M-General	546001-53970	\$59.94
001	7553	06/11/20	HD SUPPLY FACILITIES MAINTENANCE, LTD.	9181713335	SCOTT RAGS/POLY SPRAYER	R&M-General	546001-53970	\$104.95
001	7564	06/18/20	HD SUPPLY FACILITIES MAINTENANCE, LTD.	9181894222	MIRROR/TAPE/FLOOR MARKING FOOTPRINT	R&M-General	546001-53970	\$393.01
001	7564	06/18/20	HD SUPPLY FACILITIES MAINTENANCE, LTD.	9182023836	50 FACE MASKS	R&M-General	546001-53970	\$87.30
001	7554	06/11/20	HOOVER PUMP	154289	FLOW METER REPLACEMENT	R&M-Pump Station	546075-53955	\$2,287.87
001	7568	06/18/20	INFRAMARK, LLC	52313	JUNE MANAGEMENT FEES	Postage and Freight	541006-51302	\$24.00
001	7568	06/18/20	INFRAMARK, LLC	52313	JUNE MANAGEMENT FEES	DOMAIN RENEWALS	531094-51302	\$120.17
001	7568	06/18/20	INFRAMARK, LLC	52313	JUNE MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51320	\$4,420.42
001	7568	06/18/20	INFRAMARK, LLC	52313	JUNE MANAGEMENT FEES	ProfServ-Web Site Maintenance	531094-51302	\$1,267.12
001	7549	06/11/20	KENT SECURITY OF PALM BEACH, INC.	20034257	MAY SECURITY SERVICE	Security	534203-51320	\$24,014.96
001	7567	06/18/20	M&J ECOLOGICAL, LLC	MCDD08	ANIMAL TRAPPING 5/28/20	R&M-Pest Control	546070-53960	\$420.00
001	7557	06/11/20	MARIA MIHAILOVSKI	053120	KEY/SURGE PROTECTOR/GAS/TAPE/SQUEEGEE	R&M-General	546001-53970	\$15.00
001	7557	06/11/20	MARIA MIHAILOVSKI	053120	KEY/SURGE PROTECTOR/GAS/TAPE/SQUEEGEE	R&M-General	546001-53970	\$87.27
001	7565	06/18/20	MILLER, LEGG & ASSOCIATES, INC	0600168-00159	04/26-05/23/20 ENGINEERING SUPPORT	ProfServ-Engineering	531013-51302	\$2,827.50
001	7565	06/18/20	MILLER, LEGG & ASSOCIATES, INC	0600168-00160	AS12 BIDDING ASSISTANCE - LAKE BANK REPAIR	ProfServ-Engineering	531013-51302	\$1,270.00

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 6/1/2020 to 6/30/2020
(Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	7542	06/11/20	OFFICE DEPOT	500178337001	SIGN/FLOOR/TENT IN BLACK	Office Supplies	551002-53980	\$111.96
001	7542	06/11/20	OFFICE DEPOT	500178411001	FRAME, SELF-ADHESIVE/FLOOR SIGN	Office Supplies	551002-53980	\$249.31
001	DD261	06/04/20	City of Cooper City - ACH	051520 ACH	04/12- 5/12/20 WATER USAGE	Guardhouses water	543018-53975	\$378.56
001	DD269	06/26/20	XEROX FINANCIAL SERVICES LLC - ACH	2124947 ACH	COPIER LEASE PAYMENT	2019-2020	544008-53980	\$153.13
001	DD264	06/26/20	COMCAST - ACH	052120-4707 ACH	JUNE SERVICES TV / INTERNET	Communication - Telephone	541003-53975	\$157.37
001	DD265	06/26/20	COMCAST - ACH	052620-6934 ACH	6/06-7/5/20 SERVICE #8495752511016934	Communication - Telephone	541003-53975	\$210.94
001	DD266	06/26/20	COMCAST - ACH	052120-0131 ACH	05/30-06/29/20 SERVICE ACH	Communication - Telephone	541003-53975	\$183.37
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity - Pump Station	543012-53975	\$545.14
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity - Streetlighting	543013-53975	\$1,280.95
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electric - Monuments	543054-53975	\$15.28
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity - Pump Station	543012-53975	\$1,635.42
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity - Streetlighting	543013-53975	\$3,842.85
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity - Streetlighting	543013-53975	\$23.45
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity - Pump Station	543012-53975	\$1,453.71
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity - Streetlighting	543013-53975	\$3,415.86
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity - Entrance	543008-53975	\$828.13
001	DD263	06/08/20	FPL - ACH	051920 ACH	4/17-5/19/20 ELEC ACH	Electricity	543075-53975	\$1,055.33
001	DD267	06/26/20	COMCAST - ACH	052620-4432 ACH	06/6-7/5/20 SERVICE ACH	Communication - Telephone	541003-53975	\$148.35
001	DD268	06/26/20	COMCAST - ACH	102376641	COMMUNICATION SERVICES	R&M-Access&Servellance Systems	546349-53950	\$167.94
001	DD268	06/26/20	COMCAST - ACH	102376641	COMMUNICATION SERVICES	Communication - Telephone	541003-53975	\$291.70
001	DD262	06/23/20	COMCAST - ACH	060220-6762 ACH	6/10-7/9/20 SERVICES ACH	Communication - Telephone	541003-53975	\$554.00
001	7548	06/11/20	People's Choice Pressure Cleaning	15761	PRESSURE WASHINGS	WO1867-1867	546171-53960	\$2,324.25
001	7548	06/11/20	People's Choice Pressure Cleaning	15761	PRESSURE WASHINGS	WO1867-1867	546171-53960	\$774.75
001	7548	06/11/20	People's Choice Pressure Cleaning	15761	PRESSURE WASHINGS	WO1867-1867	546171-53960	\$2,066.00
001	7543	06/11/20	Research Irrigation, Inc	37808	MONTHLY VALVE MAINTENANCE	Irrigation Maintenance	546930-53960	\$3,295.00
001	7543	06/11/20	Research Irrigation, Inc	37807	JUNE IRR MAINTENANCE	Irrigation Maintenance	546930-53960	\$1,175.00
001	7543	06/11/20	Research Irrigation, Inc	37807	JUNE IRR MAINTENANCE	Irrigation Maintenance	546930-53960	\$391.00
001	7543	06/11/20	Research Irrigation, Inc	37807	JUNE IRR MAINTENANCE	Irrigation Maintenance	546930-53960	\$1,044.00
001	7561	06/18/20	Research Irrigation, Inc	37782	MAY IRRIGATION MATERIALS	Irrigation Repairs & Replacem.	546932-53960	\$105.00
001	7561	06/18/20	Research Irrigation, Inc	37782	MAY IRRIGATION MATERIALS	Irrigation Repairs & Replacem.	546932-53960	\$124.00
001	7561	06/18/20	Research Irrigation, Inc	37782	MAY IRRIGATION MATERIALS	Irrigation Repairs & Replacem.	546932-53960	\$1,989.65
001	7550	06/11/20	RUST TECH SERVICES, INC.	203546	WELL WATER STAINING SERVICE	WO 1964-1964	546193-53960	\$360.00
001	7550	06/11/20	RUST TECH SERVICES, INC.	203546	WELL WATER STAINING SERVICE	WO 1964-1964	546193-53960	\$320.00
001	7550	06/11/20	RUST TECH SERVICES, INC.	203546	WELL WATER STAINING SERVICE	WO 1964-1964	546193-53960	\$120.00
001	7552	06/11/20	SPECIALIZED HOME ELECTRONICS	192728	JUNE GRD HSE RADIO MONITORING	R&M-General	546001-53970	\$39.95
001	7555	06/11/20	TINLOF TECHNOLOGIES, INC	AR2098	MAY XEROX COPIES	Lease - Copier	544008-53980	\$81.16
001	7545	06/11/20	Tropical Plant and Pest Services	05282020MM	EXTRA MOSQUITO TRMNT / 150 GALLONS	R&M-Pest Control	546070-53960	\$300.00
001	7545	06/11/20	Tropical Plant and Pest Services	05282020EMONT	MAY PEST/FERTILIZATION MAINT	R&M-Pest Control	546070-53960	\$3,194.00
001	7545	06/11/20	Tropical Plant and Pest Services	05282020EMONT	MAY PEST/FERTILIZATION MAINT	Royal Palm Treatment	546149-53960	\$322.34
001	7545	06/11/20	Tropical Plant and Pest Services	05282020EMONT	MAY PEST/FERTILIZATION MAINT	R&M-Pest Control	546070-53960	\$3,584.50
001	7545	06/11/20	Tropical Plant and Pest Services	05282020EMONT	MAY PEST/FERTILIZATION MAINT	R&M-Pest Control	546070-53960	\$1,262.50
001	7545	06/11/20	Tropical Plant and Pest Services	06012020MONTMOSQUITO	WETLANDS MOSQUITO TREATMENT	R&M-Pest Control	546070-53960	\$203.00
001	7545	06/11/20	Tropical Plant and Pest Services	06012020MONTMOSQUITO	WETLANDS MOSQUITO TREATMENT	R&M-Pest Control	546070-53960	\$203.00
001	7545	06/11/20	Tropical Plant and Pest Services	06012020MONTMOSQUITO	WETLANDS MOSQUITO TREATMENT	Lake & Wetlands Maintenance	546366-53955	\$585.00

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 6/1/2020 to 6/30/2020
(Sorted by Payee)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	7562	06/18/20	Tropical Plant and Pest Services	05062020MM	LAKE BANK MIDGE CONTROL	Pest Control-Midge Lake Banks	546367-53955	\$2,680.00
001	7546	06/11/20	VISS Technology, LLC	315144	JUNE MAINT & MONITORING	R&M-Access&Serveillance Systems	546349-53950	\$250.00
001	7540	06/11/20	WASTE MANAGEMENT INC	1313217-2237-6	JUNE WASTE SERVICE	Utility - Refuse Removal	543020-53975	\$412.37
001	7547	06/11/20	Zogics, LLC	154052	CLEANING SUPPLIES	2019-2020	552077-53980	\$414.65
001	7547	06/11/20	Zogics, LLC	149704	GYM CENTER WELLNESS WIPES	2019-2020	552077-53980	\$197.47
001	7563	06/18/20	Zogics, LLC	135495	GYM CENTER WELLNESS WIPES	2019-2020	546961-53980	\$259.90
Fund Total								\$146,017.72

Total Checks Paid	\$146,017.72
--------------------------	---------------------

MONTERRA COMMUNITY DEVELOPMENT DISTRICT
Summary Contract Schedule - Quarterly Cash Flow
As of June 30, 2020

	Estimated Spending by Quarter			
Projects	Q4	Total	Budget Acct No.	Budget Line Description
Approved / Committed Contracts				
Reoccurring Services				
A/C Maintenance	\$1,440	\$1,440	546194-53970	A/C Maintenance
Web site Maintenance	2,653	2,653	531094-51302	ADA Website Compliance
Annuals - Flowers	7,886	7,886	546339-53960	Annuals - Flowers
Field Services	64,449	64,449	Multiple	Multiple
Gym - R&M	700	700	534159-53970	Gym Equipment Maintenance
Irrigation Maintenance	19,494	19,494	546930-53960	Irrigation Maintenance
Lake & Wetlands Maintenance	13,377	13,377	546366-53955	Lake & Wetlands Maintenance
Landscaping	104,490	104,490	546300-53960	Landscape Maintenance
Management Services	13,264	13,264	531027-51320	ProfServ-Mgmt Consulting Serv
Office Equipment	458	459	551002-53980	Office Supplies
Pest Control	33,041	33,041	Multiple	Multiple
Pool / Fountain - R&M	5,025	5,025	546074-53965	R&M-Pools
Pressure washing	15,495	15,495	546171-53960	R&M-Pressure Washing
Refuse Service	1,198	1,198	543018-53975	Utility - Water
Rust Control	2,400	2,400	546193-53960	Rust Control
Security Services	71,151	71,151	534203-51320	Security
Subtotal	\$356,521	\$356,522		
Project / One-time R&M Costs				
Gate - R&M	\$2,696	\$2,696	546034-53950	R&M-Gate
Hydrology Study	9,668	9,668	531013-51302	SFWMD Water Use Permit
Landscaping - Tree Replacement	83,629	83,629	Multiple	Multiple
Pump Repairs	585	585	546075-53955	R&M-Pump Station
Walls - R&M	9,514	9,514	568018-53985	Capital Reserve
Subtotal	\$106,092	\$106,092		
GRAND TOTAL APPROVED	\$462,613	\$462,613		

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Detailed Contract Schedule - (Approved / Committed)

As of June 30, 2020

Contractor / Vendor	Project/Service Category	Date Board Approved	Work Order #	Description of Project / Service	Account Code	Account Description	Start Date	End Date	Annual Amount	Amount Spent YTD	Amount Remaining
5 Star Pool	Pool / Fountain - R&M	10/1/2013	WO-1609-1609	Pool / Fountain Maintenance	546074-53965	R&M-Pools	10/1/2013		\$20,100	\$15,075	\$5,025
5 Star Pool	Pool / Fountain - R&M	11/18/2019		Replace Entry Fountain Pump	546075-53955	R&M Pump Station			\$5,785	\$5,200	\$585
A/C Technologies	A/C Maintenance	9/14/2015	WO-1641-1641	Preventative Maintenance (2X per yr / 5 A/C systems)	546194-53970	A/C Maintenance	10/1/2015	9/1/2018	\$1,920	\$480	\$1,440
AT&I Systems	Gate - R&M	10/25/2017	WO-1673-1673	Gates Preventative Maintenance	546034-53950	R&M-Gate	11/11/2017	11/11/2018	\$4,080	\$3,060	\$1,020
AT&I Systems	Gate - R&M	11/4/2017	WO-1705-1705	Entry Gates maintenance	546034-53950	R&M-Gate	12/11/2017	12/29/2017	\$17,920	\$16,244	\$1,676
Brightview Landscaping	Landscaping	5/21/2018	WO-1545-1545	Landscaping	546300-53960	Landscape Maintenance	10/14/2016	10/14/2019	\$417,968	\$313,478	\$104,490
Brightview Landscaping	Annuals - Flowers	8/20/2018	Project	Annuals - Flowers	546339-53960	Landscape Replacement			\$10,738	\$2,852	\$7,886
Brightview Landscaping	Landscaping	2/18/2019	Project	Tree Replacement & Removal	546099-53960	R&M Trees and Trimming			\$39,500	\$15,871	\$23,629
Campus Suite (Innersync Studio)	Web site Maintenance	2/24/2020		ADA Web Conversion	531094-51302	ProfServ-Web Site Maintenance			\$5,717	\$3,065	\$2,652
Castle Group, LLC	Field Services	2/28/2017	WO-1737-1737	Management Fees	534200-51320/ 534201-51302/ 534202-51302/ 534159-53970/ 546190-53970	Onsite Maintenance & Property Management / Attendant / Gym Equip Maint. / Janitorial Maint. / Golf Cart	2/28/2017	2/28/2018	\$257,795	\$193,346	\$64,449
Estate Management Services	Lake & Wetlands Maintenance	9/16/2019		Lake Maintenance	546366-53955	Lake & Wetlands Maintenance	10/1/2019		\$53,508	\$40,131	\$13,377
Geology & Groundwater Consultants	Hydrology Study	8/19/2019		SFWMD Water Use Permit	531013-51302	Hydrology Study			\$12,450	\$2,783	\$9,668
HIQ Services Corp	Landscaping Projects	8/20/2018		Tree Replacement	546300-53960	Landscaping			\$60,000	\$0	\$60,000
Hoover Pump	R&M Pump Station	11/18/2019		1 YR. Flow Agreement	546075-53955	R&M Pump Station			\$5,379	\$3,600	\$1,779
The Gym Doc	Gym - R&M	5/18/2015	WO-1577-1577	Gym Source Preventative Maintenance	534159-53970	Gym Equipment Maintenance	9/18/2017	9/18/2018	\$2,100	\$1,400	\$700
Inframark	Management Services	10/25/2017	WO-1738-1738	District Management Services	531027-51320	ProfServ-Mgmt Consulting Serv	10/21/2017	10/25/2020	\$53,045	\$39,781	\$13,264

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Detailed Contract Schedule - (Approved / Committed)

As of June 30, 2020

Contractor / Vendor	Project/Service Category	Date Board Approved	Work Order #	Description of Project / Service	Account Code	Account Description	Start Date	End Date	Annual Amount	Amount Spent YTD	Amount Remaining	
Kent Security of Palm Beach Inc.	Security Services	10/19/2015	WO-1770-1770	Security	534203-51320	Security	11/16/2015		\$284,604	\$213,453	\$71,151	
People's Choice	Walls - R&M	10/25/2017	WO-1835-1835	Columns and Perimeter wall painting	568018-53985	Capital Reserve	12/1/2017	open	\$9,514	\$0	\$9,514	
People's Choice	Pressure washing		WO-1867-1867	Pressure washing	546171-53960	R&M-Pressure Washing	12/1/2017	open	\$61,980	\$46,485	\$15,495	
Research Irrigation, Inc	Irrigation Maintenance		WO-1932-1932	Irrigation Maintenance	546930-53960	Irrigation Maintenance			\$70,860	\$53,145	\$17,715	
Rust Tech Services	Rust Control		WO-1964-1964	Rust Control	546193-53960	Rust Control	12/1/2017	open	\$9,600	\$7,200	\$2,400	
Tropical Plant and Pest Services	Pest Control		WO-2000-2000	Pest Control	546367-53955	Pest Control-Midge Lake Banks	As needed	month to month	\$32,160	\$24,120	\$8,040	
Tropical Plant and Pest Services	Pest Control	1/15/2018	WO-2032-2032	Pest Control	546070-53960	R&M-Pest Control	As needed	month to month	\$100,000	\$74,999	\$25,001	
Waste Management	Refuse Service		WO-2064-2064	Refuse Service	543020-53975	Utility - Refuse Removal	monthly	monthly	\$4,790	\$3,593	\$1,198	
Xerox	Office Equipment	2/19/2018	WO-2096-2096	Copier contract	551002-53980	Office Supplies	monthly	monthly	\$1,838	\$1,378	\$459	
Total									TOTAL	\$1,681,401	\$1,193,114	\$462,613

MONTERRA COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE PLAN
Fund Balance Report - (Fiscal Year 2020-2023)

Description	Balance as of FY2019	Estimated Reserve Additions by Fiscal Year				Estimated Balance as of FY2023
		2020	2021	2022	2023	
Fund Balance						
Reserved Balances (Assigned)						
Operating Reserves	573,736	-	-	-	-	573,736
Clubhouse	80,654	50,000	50,000	50,000	50,000	280,654
Gates/Guardhouses	53,000	-	-	-	-	53,000
Hurricane	53,000	-	-	-	-	53,000
Irrigation System	53,000	50,000	50,000	50,000	-	203,000
Landscape	53,000	-	-	-	-	53,000
Lighting	26,500	-	-	-	-	26,500
Pools	53,000	15,000	-	-	-	68,000
Roads and Sidewalks	106,000	15,000	-	25,000	5,000	151,000
Security Features	53,000	-	-	-	-	53,000
Wall & Fence Perimeter	10,144	100,000	250,000	100,000	100,000	560,144
Total Fund Balance	\$ 1,115,034	\$ 230,000	\$ 350,000	\$ 225,000	\$ 155,000	\$ 2,075,034
All Other Fund Balances						
Unreserved Balance	293,357	-	-	-	-	293,357
Total	293,357	-	-	-	-	293,357
Cummulative Total	\$ 1,408,391	1 230,000	580,000	805,000	960,000	2,368,391

Note

1) The FY2019-20 Fund Balance changed by \$10,010 (increase) due to the reversal of the Eco Blue accruals done at Y/E 09/30/19.

Seventh Order of Business

Memorandum

Monterra CDD

To: Board of Supervisors
From: George Miller
CC:
Date: July 13, 2020
Re: Brightview Contract Amendment

On May 8, 2020, Bright View advised the CDD of their intent not to renew their contract for FY202, unless there was a 25% increase of \$104,250. I advised BrightView that this amount would be unacceptable. Subsequently, on June 3, 2020, BrightView reduced their request to 12.5% (\$52,125) along with a reduction in the number of mowings per month by one cut. This offer was for one year and a further increase in FY 2022.

At the May meeting, the Board of Supervisors (BOS) rejected the 25% increase amount and discussed the reduced offer. The Board suggested a counteroffer of 10% or \$41,731. The FY2021 budget proposal was modified to include an increase in lawn maintenance expenses. We currently are on a month to month basis pending the BOS's approval of a contract amendment.

I forwarded the BOS's counteroffer to BrightView, and they **accepted** our counteroffer on June 17, 2020. Attached is their Service Summary for Exterior Landscape Management as of July 1, 2020.



George Miller

Miller, George

From: Peter Olmedo <Peter.Olmedo@brightview.com>
Sent: Wednesday, June 17, 2020 11:50 AM
To: Miller, George; districtmanager@monterracdd.com
Cc: Jose Zepeda; Andres Roman
Subject: Monterra CDD landscape maintenance amendment
Attachments: Monterra CDD Amendment #1 (6-16).pdf

Hello George,

Sorry for the delay on getting this to you but it had to be produced by our internal legal department so it takes a bit longer than usual. Please review and let me know if there is anything else I can do to assist and as always... please feel free to reach out to me should you have any questions or concerns.

Looking forward to continuing our partnership.

Best Regards,

Peter Olmedo

Associate Branch Manager – Sports Turf Manager

Pembroke Branch

[8191 NW 84th St.](#)

[Medley, FL 33166](#)

Cell: [305-989-3924](tel:305-989-3924)

Off: [305-863-0025](tel:305-863-0025)

www.Brightview.com



WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.



Prepared by:
Date: 6/16/2020

**AMENDMENT #1 TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT BETWEEN
MONTERRA COMMUNITY DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES,
INC.DOCUMENT BEING AMENDED**

This Amendment ("Amendment") is entered into as of June 16, 2020 between Monterra Community Development District ("District") and BrightView Landscape Services, Inc. ("Contractor").

WHEREAS, District and Contractor entered into a Landscape Maintenance Services Agreement dated 7/1/2018.

WHEREAS, District and Contractor desire to amend the Agreement pursuant to the terms of this Amendment.

NOW THEREFORE, in consideration of the mutual covenants contained herein, District and Contractor desire to amend the Agreement as follows:

1. Contractor address throughout the Agreement is updated to "980 Jolly Road, Suite 300, Blue Bell, PA 19422"
2. The Service Summary for Exterior Landscape Management table shall be deleted in its entirety and replaced with the attached.

This Amendment does not, and shall not be construed to; modify any term or condition of the Agreement other than those specific terms and conditions expressly referenced herein. Capitalized terms not otherwise defined herein shall be as defined in the Agreement. In all other respects, the Agreement shall remain in full force and effect. In the event of any inconsistency or discrepancy between the Agreement and this Amendment, the terms and conditions set forth in this Amendment shall control. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written above.

Monterra Community Development District

BrightView Landscape Services, Inc.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Service Summary for Exterior Landscape Management as of July 1, 2020

DESCRIPTION OF SERVICES	FREQUENCY	NOTES/COMMENTS
Mowing / Edging / Weed-eating / Blow clippings of hardscape and bed areas/Debris removal	32	
Weed control of beds and curbs, paver areas	32	As per RFP Specifications
Palm/Tree trimming to remove broken, brown, dead fronds, fruits under 12ft.(FPL Easement 14ft.)	18	As per RFP Specifications
Hand & Power Prune/Trim Shrubs-Hedges	12	As per RFP Specifications
Drain Inspections in Landscape Areas	32	As per RFP Specifications
Soil Testing Analysis	Upon Request	As per RFP Specifications
TOTAL MAINTENANCE PRICE THROUGH SEPTEMBER 30, 2020	\$34,776.00/month	\$417,312.00/year
TOTAL MAINTENANCE PRICE October 1, 2020 THROUGH SEPTEMBER 30, 2020	\$38,253.60/month	\$ 459,043.20/year
TOTAL MAINTENANCE PRICE October 1, 2021 THROUGH SEPTEMBER 30, 2022	\$43,609.10/month	\$523,309.20/year

Ninth Order of Business

9A.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 13, 2020

RE: 2020 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2020-077, Laws of Florida (SB 1466). This legislation pertains to government accountability and amends Sections 189.031 and 190.007, F.S. to specify (i) those conditions under which board members and public employees of special districts and community development districts, respectively, do not abuse their public positions under Article II, section 8(h)(2) of the Florida Constitution when the board member or public employee commits an act or omission that is authorized under Sections 112.313 (7), (12), (15), or (16), or Section 112.3143(3)(b), and (ii) that an abuse of a board member's position does not include any act or omission in connection with a vote when the board member has followed the procedures required by Section 112.3143. The act also amends Section 189.069, which requires special districts to maintain a website, to allow the district to provide a link to the district's audit report on the Auditor General's website rather than posting the audit report for the most recent completed fiscal year in its entirety, and removes the requirement that the public facilities report be posted on the website. The act clarifies that the agenda for each meeting or workshop shall be posted on the website for at least seven days prior to such meeting or workshop and removes the requirement that any meeting materials available in electronic format also be posted. This act takes effect on July 1, 2020.

2. Chapter 2020-155, Laws of Florida (HB 279). Special districts, counties, municipalities, and other political subdivisions are required to competitively bid projects to construct or improve a public building or structure if the projected cost of the project exceeds \$300,000 and for electrical work estimated to cost more than \$75,000. This act provides direction with respect to calculating the estimated cost of a project for purposes of Section 255.20, Florida Statutes, by clarifying that the estimated project cost shall include all costs associated with performing and completing the work, including employee compensation and benefits, the cost of equipment and maintenance, insurance costs, and the cost of direct materials to be used in the construction of the project including those materials to be directly purchased by the local government, and other direct costs, plus a factor of 20% for management, overhead and other indirect costs. The act also amends Section 218.80, F.S., to require that local government issuing bid documents or other requests for proposals disclose in such documents a list of other governmental entities that may have additional permits or fees generated by the project. If such

entities, permits or fees are not disclosed in the bidding documents or other requests for proposal or a contract between the local government and the contractor, such fee shall not be assessed or collected after the contract is let. The effective date of this legislation is July 1, 2020

3. Chapter 2020-127, Laws of Florida (HB 441/SB 506). This act pertains specifically to “continuing contracts” as that term is utilized in the Consultants’ Competitive Negotiation Act, Section 287.055, F.S. The act amends Section 287.055, F.S., to amend the definition of “continuing contract” with respect to contracts for professional services to authorize such contracts where the estimated construction cost of each individual project under the continuing contract does not exceed \$4 million (formerly \$2 million) and where the fee for professional services for each individual study activity under the continuing contract does not exceed \$500,000 (increased from \$200,000 dollars). The act also amends Section 255.103 (4), F.S. to increase the threshold amount from \$2 million to \$4 million dollars for each project in which a governmental entity is authorized to enter into a continuing contract for construction management or program management. The effective date of this act is July 1, 2020.

4. Chapter 2020-__, Laws of Florida (HB 101). This act amends Sections 218.735, 255.05 and 255.078, F.S., to change the amount of retainage that may be withheld from progress payments for any state and local government construction services contracts, including those in which a special district is a party. The law previously limited retainage that could be withheld to 10% per progress payment where the contract is more than \$200,000. The law changes the maximum amount of retainage per progress payment to 5%. This act shall take effect on October 1, 2020.

5. Chapter 2020-__, Laws of Florida (HB 7009). Florida voters approved Amendment 12 during the 2018 General Election, amending Article II, Section 8 of the Florida Constitution to provide a constitutional prohibition on public officers and public employees abusing their positions in order to obtain a “disproportionate benefit” for themselves or others. This legislation has the effect of reenacting provisions of the Florida Code of Ethics that provide penalties for violations of the Code of Ethics and further provides for statutory penalties applicable to Article II, Section 8 (h)(2) of the Florida Constitution. As a result, the Florida Commission on Ethics recently enacted rules implementing this provision and further defining “disproportionate benefit” as a benefit, privilege, exemption or result arising from an act or omission by public office or public employee inconsistent with the proper performance of his or her duties. The rule enacted by the Florida Commission on Ethics also describes the requisite intent for finding a violation of this provision if the public officer or public employee acted, or refrained from acting, with wrongful intent for the purpose of obtaining any benefit, privilege, exemption or result from the act or omission which is inconsistent with the proper performance of his or her public duties. The effective date of this legislation is December 31, 2020.

6. Chapter 2020-150, Laws of Florida (SB 664). This act pertains to employment eligibility and creates Section 448.095, F.S. to require public employers, contractors, and subcontractors to register with and use the E-Verify system to prohibit such entities from entering into a contract with a government entity unless each party to the contract registers with and uses the E-Verify system, and requires private employers to also verify the employment eligibility of newly hired employees beginning on a specified date. The requirements contained herein are scheduled to take effect on July 1, 2020. Our special district clients will need to include this E-

Verify requirement when entering into construction and service contracts and otherwise pursuant to this Section 448.095, F.S.

7. Chapter 2020-058, Laws of Florida, (HB 637/SB 1066). Impact fees are imposed by counties, municipalities and special districts to fund local public infrastructure that is needed to meet the demands accompanying population growth caused by development. Impact fees are imposed by ordinance and the impact fee amount is required to have a rational nexus to the need for additional capital facilities and to the expenditures of funds collected and the benefits accruing to the new construction. This act relates to impact fees and amends Section 163.318(01), F.S. to prohibit new or increased impact fees from applying to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing a new or increased impact fee. Accordingly, this act limits the ability of a local government to increase impact fees when permit applications are submitted prior to the effective date of an ordinance or resolution imposing a new impact fee. The act further clarifies that impact fee credits are assignable and transferrable any time after the establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and receives benefits from the improvement or contribution that generated the credits. The effective date of this act is July 1, 2020.

8. Chapter 2020-119, Laws of Florida, (HB 579/SB 178). This act creates Section 161.551, F.S. and relates to the public financing of construction projects within the coastal building zone. The act requires sea level impact projection studies prior to the beginning of construction, requires the Department of Environmental Protection to develop study standards, publish studies on its website, enforce the requirements and adopt rules related thereto. This act appears to apply only to public entities that commission or manage construction projects utilizing funds appropriated from the State of Florida. This act is scheduled to take effect on July 1, 2020.

9. Chapter 2020-151, Laws of Florida (HB 1343/SB 712). This act makes numerous changes to current laws relating to water quality improvements, septic systems, basin management action plans, stormwater management, sanitary sewer overflows, and wastewater project plans. The act could result in an increase in the number of required site monitoring visits, water quality improvements costs, water quality monitoring, and monitoring of total maximum daily loads, and will likely primarily impact the development approval process. This act takes effect on July 1, 2020 and pertains primarily to the effort to reduce sewage and sewage related waste from being disposed of into the stormwater systems.

10. Chapter 2020-__, Laws of Florida (SB 7004). This act relates to public records and amends Section 197.3225, F.S., to maintain the public record exemption for taxpayer email addresses, where such email addresses are held by tax collectors for certain tax notice purposes. This public records exemption was scheduled to expire on October 2, 2020, but that schedule for the repeal of this exemption has been removed. This act will take effect on October 1, 2020.

11. Chapter 2020-114, Laws of Florida (HB 5003). This act implements the 2020/21 General Appropriations Act, and contains provisions establishing the local government efficiency task force within the legislature to review the governance structure and function of local

governments and make recommendations on any changes that may be necessary to make such local governments more efficient. The legislation specifies the task force membership, authorizes the task force to conduct meetings, and requires the task force to submit a report to the Governor and the Florida Legislature by June 1, 2021. This act is effective July 1, 2020. It is unclear how this will affect special districts, but we will continue to monitor over the next year and will advise our special district clients accordingly.

12. Chapter 2020-021, Laws of Florida (SB 7018). This act pertains to essential state infrastructure and expands special treatment for the utility industry. Pursuant to Section 337.401, F.S., the Department of Transportation (DOT) and each local government having control of public roads or publicly owned rail corridors is authorized to prescribe and enforce reasonable rules and regulations pertaining to the placement and maintenance of utility facilities within the rights-of-way under its jurisdiction. This act expands the expedited permitting process to include right-of-way permits for electric, natural gas, water and sewer facilities, and other utilities. The Act also creates Section 338.236, F.S to allow for staging areas to be activated during a declared state of emergency at key geographic locations on Florida's Turnpike system. The bill further promotes electric vehicle (EV) charging station infrastructure by providing for the establishment of a recommended plan for EV charging station infrastructure, requires the DOT to coordinate, develop, and recommend a master plan for the implementation of EV charging station infrastructure along the State Highway System. Finally, the bill addresses conservation easements to indicate that owners of land are not restricted from negotiating the use of lands traditionally used for agriculture that are the subject of a conservation easement for any private or public linear facility, right of access, and related appurtenances. The effective date of this legislation is July 1, 2020.

13. Chapter 2020- __, Laws of Florida (HB 133). This act requires counties and permits municipalities to establish maximum rates for the towing and immobilization of vessels, as well as vehicles. The act further requires that tow-away zone notices be placed within ten (10) feet of the road, as defined in Section 334.03 (22), F.S. instead of within five (5) feet of the public right-of-way line, as was formerly permitted. This act becomes effective on October 1, 2020.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the above are also accessible by visiting this link: <http://laws.flrules.org/>.

Tenth Order of Business

10A

Tree Trimming throughout the Monterra

For the past 2 years IGM have been performing the tree trimming in phases. Phase I & II have been done. This year on Phase III the tree pruning will take place on the CDD's common area including Pine Island Rd., Stirling Rd and Sheridan Street. All palms throughout the CDD will be pruned too (removal of dead, dying hanging fronds and seeds pods)

Attached is also the tree count per Tropical Plant & Pest's inventory.

Proposal for Tree Care at Monterra Community Development

Property Name	Monterra Community Development	Contact	Maria Mihailovschi
Property Address	8451 Monterra Boulevard Cooper City, FL 33024	To	Monterra Community Development District
		Billing Address	210 N University Dr Ste 702 Coral Springs, FL 33071
Project Name	Monterra CDD Palm and Tree pruning		
Project Description	Labor and Equipment to pruning Palm and Tree		

Scope of Work

Description - Contract Tree & Palm Pruning Structural Pruning of hardwood trees, of which there are approximately (167) Small trees in common area of Terra Mea / Solano Avenue, (1,211) Medium trees in common area along Monterra Boulevard / Terra Mea / Casitrano / La Costa / Sheridan Street (Monterra Wall) Pines Island Road (Estada & Monterra) / Sterling Road (Estada & Monterra), and (205) Large trees in common areas at Pines Island Road (Monterra side) / Sterling Road and Pines Island Road (Estada & Monterra) Co dominant branches will begin to be subordinated. No less than 1 and no more than 3 subordination cuts shall be made at the ends of the Co dominant branches. These subordination cuts should be around 3 inches. Branches below 15 feet will be selectively shortened. Slash pines will be pruned for deadwood removal only. Deadwood to be removed shall be 2" at base or larger.

Pruning tree to maintain clearances. Clearances to be 14 feet over roadways, 12 feet over parking lots, 9 feet over sidewalks, 8 feet over turf, and 5 feet from buildings and lights. Deadwood that is larger than 2 inches at the base will be pruned away.

Pruning Palms on property, there are approximately (116 Palms trees). 72 Sabal Palmetto, 26 Phoenix sylvestris, 13 Bismarck palm, and 5 Phoenix dactylifera, Palms will be pruned 9/3 with all seeds and flowers removed. Loose, hanging fronds will be removed by hand. There will be no mechanical shaving of fronds. Self-cleaning palms will be pruned to remove brown fronds, seeds, and flowers only.

All work is to be performed in accordance with ANSI Z133 Safety Standards for Tree Care operations. All pruning shall be in compliance with ANSI A300 (Part 1) Pruning Standards as well as industry Best Management Practices

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Labor and Equipment MOT & DOT Permits because we work over the road and we need one lane closed.	\$3,983.55	\$3,983.55
Common areas of Terra/ Solano Avenue				Subtotal \$4,301.85
167.00	EACH	Small trees	\$25.76	\$4,301.85
Common areas along Monterra Boulevard/Terra Mea/Casitrano/La				Subtotal \$38,722.33
1,211.00	EACH	Medium trees	\$31.98	\$38,722.33
Pine Island Rd (Monterra side & Estada side), Sterling Rd				Subtotal \$10,460.02
205.00	EACH	Large trees	\$51.02	\$10,460.02
Sabal Palms				Subtotal \$1,548.88
72.00	EACH	Sabal Palms	\$21.51	\$1,548.88
Phoenix Sylvestris				Subtotal \$637.32
26.00	EACH	Phoenix	\$24.51	\$637.32
Bismarckia				Subtotal \$292.66
13.00	EACH	Bismarck Palms	\$22.51	\$292.66
Medjool				Subtotal \$172.56
5.00	EACH	Medjool Palms	\$34.51	\$172.56

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Tree Care Services
4155 E Mowry Dr, Homestead, FL 33030 ph. (305) 258-8011 fax (305) 258-0809

Proposal for Tree Care at Monterra Community Developmen

For internal use only

SO# 7138063
JOB# 493000648
Service Line 300

Total Price \$60,119.17

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Tree Care Services
4155 E Mowry Dr, Homestead, FL 33030 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Maria Mihailovschi

February 04, 2020

Printed Name

Date

BrightView Tree Care Services, Inc. "BrightView"

Tree Care Manager

Signature

Title

Jose Lajares

February 04, 2020

Printed Name

Date

Job #: 493000648

Proposed Price: \$60,119.17

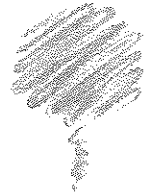
SO # 7138063

PROPERTY MAINTENANCE LANDSCAPE CONTRACTOR

CREATIVE NORTH, INC.

4084 Staghorn Ln Weston, FL 33332

www.CreativeNorthInc.com

**Client Information**

Monterra CDD
 c/o Maria Mihailovschi
 8451 Monterra Boulevard
 Cooper City, FL 33024

PROPOSAL

Date	6/29/2020
Proposal #	T-M06291

Description	Qty	Rate	Total
<p>MONTERRA CDD PALM & TREE TRIMMING PLAN</p> <p>PALMS Palm Tree count of (1524); quantity provided by client. Details include:</p> <p>1) Provide trimming which incorporate expulsion of dead and/or damaged fronds 2) Remove seed pods to avoid the seeds from germinating</p> <p>TREES Tree count of (2265); quantity provided by client. Details include:</p> <p>1) Corrective pruning to help restore and maintain structural integrity and achieve a desirable form, promote new and healthy growth and minimize harm from future storms and tropical storms. 2) Selective Canopy reduction 3) Selective hard trim : Remove or reduce the length of stems that compete with the main leader, provide clearance, and reduce risk of breakage 3) Selective soft trim: Remove branches that cross or touch each other and any that look out of place.</p> <p>Site Work Preparations Include:</p> <p>1) Barricades and signage for full lawful compliance and safety of traffic and pedestrians to be provided by Creative North, Inc.</p>			
			TOTAL

PROPERTY MAINTENANCE LANDSCAPE CONTRACTOR

CREATIVE NORTH, INC.

4084 Staghorn Ln Weston, FL 33332

www.CreativeNorthInc.com

**Client Information**

Monterra CDD
 c/o Maria Mihailovschi
 8451 Monterra Boulevard
 Cooper City, FL 33024

PROPOSAL

Date	6/29/2020
Proposal #	T-M06291

Description	Qty	Rate	Total
The proposition furnished above is based on a physical assessment of the current condition at the Monterra CDD Property. We profoundly suggest a brief onsite assembly to walk you through our action plan and to ensure that all your needs as well as your budgets, are met.	1	63,700.00	63,700.00
TOTAL			\$63,700.00

Thank you for the opportunity to do business with you. We look forward to your response. So that we can service you and all of our clients in a professional and timely manner please review the following: Your job will be scheduled when a copy of the signed proposal is received. Final payment is due upon completion. Late fees, finance charges, collection and attorney fees incurred will be your responsibility. The terms and content of this proposal are accepted and agreed to by:

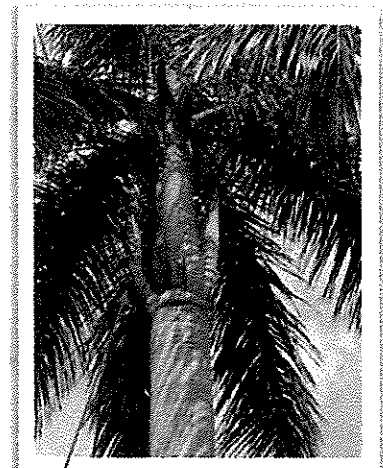
Signature: _____ Date: _____ Page 2



Palm Frond Pruning



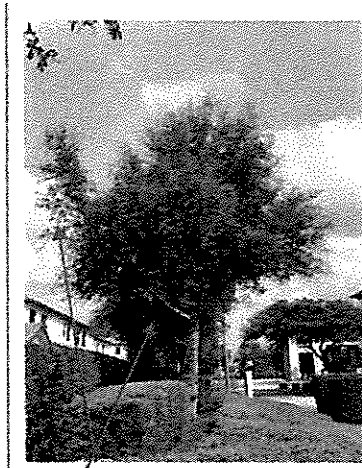
Bismarck Palm Frond/Seed Pruning



Royal Palm Seed Pod Removal



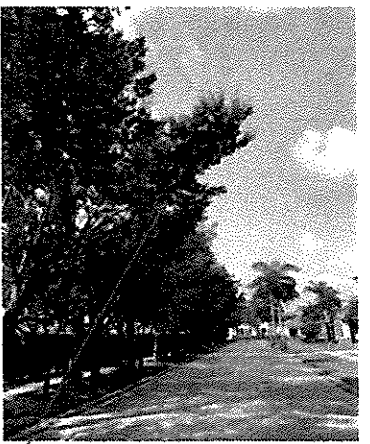
Selective Canopy Reduction
(Objective - Balanced Canopy)



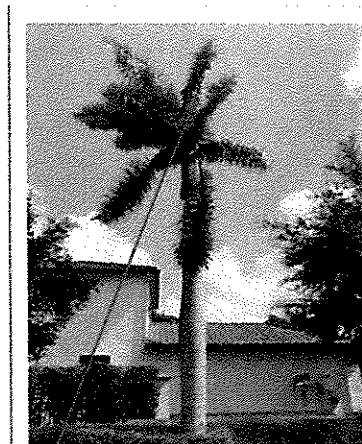
Selective Pruning
(Objective - Balanced Canopy)



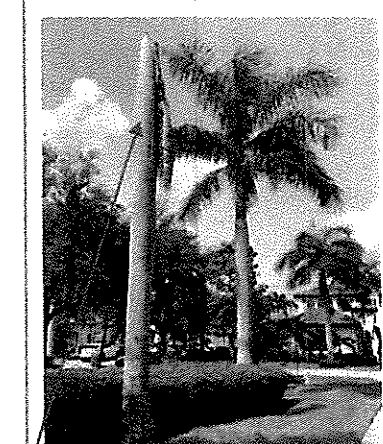
Weak Limbs Reduction



Selective Pruning
(Objective Balanced Canopy)



Nutrient Deficiency



Nutrient Deficiency

[illegible]

Palm Deposition (provided by client)	Botanical Name	Qty
Species Name		
Bismarckia nobilis	Bismarck Palm	24
Phoenix dactylifera	'Medjool' x sylvestris	7
Chamaerops humilis cerifera	Fan Palm	70
Adonidia merillii	Christmas Palm	32
Cocos nucifera	Coconut Palm	3
Wodyetia bilurcata	Foxtail Palm	8
Phoenix dactylifera 'Medjool'	Medjool	15
Thrinax	Thatch Palm	25
Phoenix roebelenii	Pygmy Date Palm	18
Sabal palmetto	Cabbage Palm	49
Phoenix sylvestris	Silver/Wild Date Palm	10
Pychosperma elegans	Solitaire/Alexander	31
Roystonea	Royal Palm	1232

**IGM
INNOVATIVE**

P.O. Box 936137
Margate - FL 33093-6137

6/30/2020

PROPOSAL

1-3088

**Monterra Community Development District
c/o Castle Group
mmihailovschi@castlegroup.com**

Description	Qty	Cost	Total
<p>PRUNING CYCLE ~ YEAR THREE:</p> <p>Pine Island Road - Medians: Prune trees for balance and young tree training</p> <p>Stirling Road - ROW: Large shade trees and various palms. Prune to reduce/eliminate codominant leaders. Young tree training pruning.</p> <p>Sheridan Street- ROW: Prune all trees on Sheridan Street northside from Solano Avenue west. Remove dead / dying 2' and greater. Prune for overall balance of crown. Prune to reduce codominant leader situations.</p> <p>Prune all palms throughout community of dead, dying hanging fronds and seed pods. No green fronds shall be removed unless damaged or interfering with lights/ buildings/other structures. Elevate all shade trees as needed for proper clearances. DOT requirements over main roads and 8 feet over sidewalks. All pruning cuts will be to a lateral or main stem.</p> <p>Please Note: All pruning is to take place on common area, CDD property, and city streets. No homes or residential pruning is provided for within this proposal. Permit fees if required by city will be additional. IGM uses ANSI A300-2017, city and county codes as guidelines for all tree work activity. These costs include removing debris to appropriate facility, dump fees included. All cuts to be overseen by Certified Arborist, Broward County Class "A"</p>		32,000.00	32,000.00
<div>_____</div> <div>Authorized Signature</div>	TOTAL		\$32,000.00
<div>_____</div> <div>Date</div>	Valid for 60 days		

**IGM
INNOVATIVE**

P.O. Box 936137
Margate ~ FL 33093-6137

6/30/2020

PROPOSAL

1-3089

**Monterra Community Development District
c/o Castle Group
mmihailovschi@castlegroup.com**

Description	Qty	Cost	Total
<p>We propose to remove/ cut back, as possible, invasives from all main roads and common areas with the exception of FPL easement.</p> <p>Please note: This includes dump fees. This does not include any homeowner trees.</p>		4,000.00	4,000.00
<div><div>_____</div><div>Authorized Signature</div></div> <div><div>_____</div><div>Date</div></div>	TOTAL		\$4,000.00
		Valid for 60 days	

TREE COUNTS

1. Gumbo Limbo: 330
2. Callophylum: 102
3. Green Buttonwood: 268
4. Oak: 952
5. Royal Poinciana: 96
6. Holly: 82
7. Bismark: 24
8. Sylvestris: 7
9. Geiger: 28
10. Fan Palm: 70
11. Christmas Palm: 32
12. Tamarind: 117
13. Cypress: 18
14. Coconut Palm: 3
15. Fox Tail: 8
16. Trumpet: 4
17. Queen Myrtle: 3
18. Shady Lady: 56
19. Golden Medallion: 19
20. Medjools: 15
21. Cassia / Cassa: 87
22. Thatch Palm: 25
23. Robelleni: 18
24. Silver Buttonwood: 27
25. Mahogany: 5
26. Sabal Palm: 49
27. Buttonwood: 33
28. Sylvester Palm: 10
29. Pigeon Plum: 11
30. Loquat: 10
31. Alexander Palm: 31
32. Fern Tree: 9
33. Bottlebrush: 8
34. Royal Palm: 1232

10B.

Annuals replacements

Annuals to be replaced by the Clubhouse, Pine Island entrance and Sheridan (just one monument sign)

Proposal for Extra Work at Monterra Community Development

Property Name	Monterra Community Development	Contact	George Miller
Property Address	8451 Monterra Boulevard Cooper City, FL 33024	To	Monterra Community Development District
		Billing Address	210 N University Dr Ste 702 Coral Springs, FL 33071

Project Name Monterra Community Development- Annuals

Project Description Install annuals (coleus)- Clubhouse/Pine island/Sheridan St.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
795.00	EACH	Annuals (coleus)- Alabama yellow & Oxblood	\$1.50	\$1,190.91
32.00	MAN HOUR	Labor- Demo,Installing and Delivery Included	\$40.63	\$1,300.00
2.00	CUBIC YARD	Bulk Topsoil - Amendment Installed	\$63.82	\$127.64
25.00	BAG	Bagged Red Mulch (2cf) - 2cf Mulch Installed	\$6.21	\$155.18
10.00	BAG	Pine Bark Mulch (2cf) - 2cf Mulch Installed	\$7.29	\$72.90

For Internal use only

SO# 7236104
JOB# 352601050
Service Line 130

Total Price \$2,846.63

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
8191 NW 84 St, Medley, FL 33166 ph. (305) 863-0025 fax (305) 863-0255

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

CDD

Signature

Title

George Miller

June 05, 2020

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Associate Account Manager

Signature

Title

Andres Roman

June 05, 2020

Printed Name

Date

Job #: 352601050

Proposed Price: \$2,846.63

SO # 7236104

PROPERTY MAINTENANCE LANDSCAPE CONTRACTOR

CREATIVE NORTH, INC.

4084 Staghorn Ln Weston, FL 33332

www.CreativeNorthInc.com

**Client Information**

Monterra CDD
 c/o Maria Mihailovschi
 8451 Monterra Boulevard
 Cooper City, FL 33024

PROPOSAL

Date	6/19/2020
Proposal #	CH-06191

Description	Qty	Rate	Total
LANDSCAPE REVISION - CLUBHOUSE, "THE CLUB AT MONTERRA" SIGN, & PINE ISLAND ENTRANCE (BY THE GUARDHOUSE), SHERIDAN ENTRANCE BY THE MONUMENT SIGN (EAST SIDE ONLY)			
LOCATION: CLUBHOUSE, "THE CLUB AT MONTERRA" SIGN, & PINE ISLAND ENTRANCE (BY THE GUARDHOUSE)			
REMOVAL AND DISPOSAL OF PINE BARK MULCH AT CLUBHOUSE AND EXISTING OF ANNUAL FLOWERS AT "THE CLUB AT MONTERRA" sign	1	0.00	0.00
*INCLUDES BED PREPARATION, AND LIGHT REGRADING FOR FUTURE INSTALLATION OF FLOWERS COURTESY OF CREATIVE NORTH, INC			
SUPPLY, DELIVER AND INSTALL ANNUALS (subject to availability*) WITH 6000 SOIL MIX	630	1.80	1,134.00
*Includes Crescent area at "The Club at Monterra" sign			
FERTILIZATION AND GRANULAR FUNGICIDE	1	120.00	120.00
*APPLIED ONCE INCLUDES OSMOCOTE SLOW RELEASE FERTILIZER			
SUPPLY, DELIVER AND INSTALL GRADE "A" CHOCOLATE MULCH AT CLUBHOUSE & "THE CLUB AT MONTERRA" SIGN (PER BAG)	35	3.90	136.50
SUPPLY, DELIVER AND INSTALL SOIL (PER YARDS)	6	75.00	450.00
LOCATION: SHERIDAN ENTRANCE BY THE MONUMENT SIGN (EAST SIDE ONLY)			
REMOVAL AND DISPOSAL OF MULCH AND EXISTING OF ANNUAL FLOWERS	1	0.00	0.00
*INCLUDES BED PREPARATION, AND LIGHT REGRADING FOR FUTURE FLOWERS COURTESY OF CREATIVE NORTH, INC			

TOTAL

PROPERTY MAINTENANCE LANDSCAPE CONTRACTOR

CREATIVE NORTH, INC.

4084 Staghorn Ln Weston, FL 33332

www.CreativeNorthInc.com

**Client Information**

Monterra CDD
 c/o Maria Mihailovschi
 8451 Monterra Boulevard
 Cooper City, FL 33024

PROPOSAL

Date	6/19/2020
Proposal #	CH-06191

Description	Qty	Rate	Total
SUPPLY, DELIVER AND INSTALL ANNUALS (subject to availability*) WITH 6000 SOIL MIX	96	1.80	172.80
SUPPLY, DELIVER AND INSTALL PREMIUM RED MULCH (PER BAG)	10	3.90	39.00
SUPPLY, DELIVER AND INSTALL SOIL (PER YARDS)	1	75.00	75.00
TOTAL			\$2,127.30

Thank you for the opportunity to do business with you. We look forward to your response. So that we can service you and all of our clients in a professional and timely manner please review the following: Your job will be scheduled when a copy of the signed proposal is received. Final payment is due upon completion. Late fees, finance charges, collection and attorney fees incurred will be your responsibility. The terms and content of this proposal are accepted and agreed to by:

Signature: _____ Date: _____ Page 2

10C.

Iguana removals

For the past months MJ Ecological have been working on reducing the iguana population. The contract was terminated back in March and right after that more and more iguanas have been seeing around the community.



Blue Iguana Pest Control, Inc. d/b/a Iguana Control

(Davie Office - Payments and Signed Contracts) 6511 Nova Drive, Suite 270, Davie, FL 33317
(855) 525-5656 | Jennifer@IguanaControl.com | www.IguanaControl.com

RECIPIENT:

Monterra

8451 Monterra Boulevard
Hollywood, Florida 33024

Estimate #3044

Sent on 06/03/2020

Total \$10,800.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Monitoring (Weekly for 1 year)	Monitoring includes weekly visits (more frequent if necessary) to trap (as needed) and employ aggressive methods (netting, noosing, and pellet) for an entire year.	1	\$10,800.00	\$10,800.00*
Miscellaneous	This estimate is to service Lake #6, Lake #3, Wetlands #1, Wetlands #2, Pool Clubhouse and Rear Gate only.	1	\$0.00	\$0.00
Service Agreement: Iguana Control Inc.	<p>Service Agreement: Iguana Control Inc.</p> <ul style="list-style-type: none"> - Effective Iguana treatment requires consistent monitoring for nests and their displacement to reduce iguana nesting sites. - Owner holds Iguana Control Inc. and its affiliates harmless for any loss of plant life. - Labor is included in all installation of barrier, monitoring or any service as noted. - In absence of signatures, issuance of payment and acceptance of payment constitute a binding agreement. - When you keep your monitoring program without interruption, your annual fee will never increase. <p>The undersigned agent, owner or acting manager fully grants Iguana Control Inc and its agents full access to property. Permission for complete access to property for services required; including repeat visits for multiple applications and use of utilities.</p>	1	\$0.00	\$0.00*

A deposit of \$10,800.00 will be required to begin.

Total \$10,800.00

* Non-taxable

I agree to pay Iguana Control Inc. or any of its agents the full cost of this agreement. Verbal agreements between owner and Iguana Control Inc. are not enforceable. Payment is due on acceptance of this contract. All liens and legal fees will be paid by the property owner.

Signature: _____ Date: _____



Monterra

5.22.2020

Redline Iguana Removal

3150 Pembroke Rd Bay 607

Hallandale Beach, FL

Site Inspection

Iguanas tend to inhabit areas where there is an ample food source and near bodies of water. They will use the water as a defense mechanism, to escape anything they deem a threat. These areas may attract iguanas and help contribute to the high population growth of iguanas. Upon inspection, there appears to be a significant population of iguanas inhabiting the community and nearby areas, especially the areas marked on the following map.

Iguanas are problematic for properties because they can cause destruction of landscaping, burrowing by seawalls/lakes, and leave large quantities of feces, which can spread disease. This can diminish the aesthetics of the community and can compromise infrastructure if left unchecked. Redline has worked with other CDD's and even entire cities in the past, so we have plenty of experience controlling iguana populations in large areas.



Redline Iguana Removal

3150 Pembroke Rd
 Bay 607
 Hallandale Beach, FL 33009
 (954) 842-3051
 redlineiguana@gmail.com
 https://www.redlineiguana.com



Estimate

ADDRESS

Monterra
 8451 Monterra Blvd
 Coopee City, FI

ESTIMATE # 1172**DATE 07/28/2019**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Yearly Maintenance Plan	1. One month initial removal 2. Bi-weekly removals	1	11,500.00	11,500.00

Redline will visit the property, daily, with 2 removal specialists for one month. Redline will spend 3-4 hours a day onsite, and will focus in the highly populated areas. Once these areas are cleared we will sweep other areas.

**TOTAL
 FOR YEARLY MAINTENANCE: \$11,500.00**

Redline will implement several different methods of removal: shooting with air rifles(if safe and permitted), snaring/noosing, and trapping. Redline will place traps in areas where shooting/snaring isn't possible. Redline will incorporate custom built traps that differ from traditional havahart traps as they can catch multiple iguanas.

After the initial month removal, Redline will return on a bi-weekly basis to keep the population in check .

Please note that this proposal is focused on the CDD's common areas. However, Redline will visit any residence within Monterra experiencing issues during the initial removal and bi-weekly visits. If a resident requires further attention, Redline will offer significantly discounted rates.

Accepted By

Accepted Date

Schedule of Payments:

Due to the bulk of the removal being performed in the first month, Redline would like to receive one quarter payment, the first month (\$2875), with subsequent monthly payments of \$718.75.

Reporting and Additional Information

Redline will remove all captured iguanas/carcasses from the property. A detailed report (with pictures) will be provided after initial removal is performed and a monthly report if contracted for a yearly maintenance plan.

Why use Redline?

Redline has been contracted by the City of Miami Beach to control the iguana population within the entire city. The city chose Redline after an initial pilot program at several parks. Redline only focuses primarily in iguana and toad removal. This has allowed us to devote all our time to learn their behaviors, which makes us extremely effective in controlling their population. This means you will see results. We are very effective in what we do and strive everyday to improve. We have a strong commitment to our customers, which is evidenced by our 5-star rating on google!



CERTIFICATE OF LIABILITY INSURANCE

Agenda Page #88
DATE (MM/DD/YYYY)
10/02/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Miami Insurance Brokers 18851 NE 29th Ave. Suite 500 Aventura FL 33180	CONTACT NAME: Jose Beaumont
	PHONE (A/C, No, Ext): (786) 701-4246 FAX (A/C, No):
INSURED REDLINE IGUANA REMOVAL, LLC 4309 Johnson St Hollywood, FL 33021	E-MAIL ADDRESS: jose.beaumont@mibrk.com
	INSURER(S) AFFORDING COVERAGE INSURER A: Everest Indemnity Insurance Company INSURER B: Infinity Auto Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> Errors & Omissions GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	51GLP14661-191	10/01/2019	10/01/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Errors & Omissions \$ Included
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>	509800041937001	10/10/2019	10/10/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Uninsured Motorist \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	51CC005371-191	10/11/2019	10/11/2020	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
		<input type="checkbox"/>	<input type="checkbox"/>				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is listed as additional insured with respect to general liability written by contract or agreement.

CERTIFICATE HOLDER

Monterra Community Development District
8451 Monterra Boulevard,
Cooper City, FL 33024.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

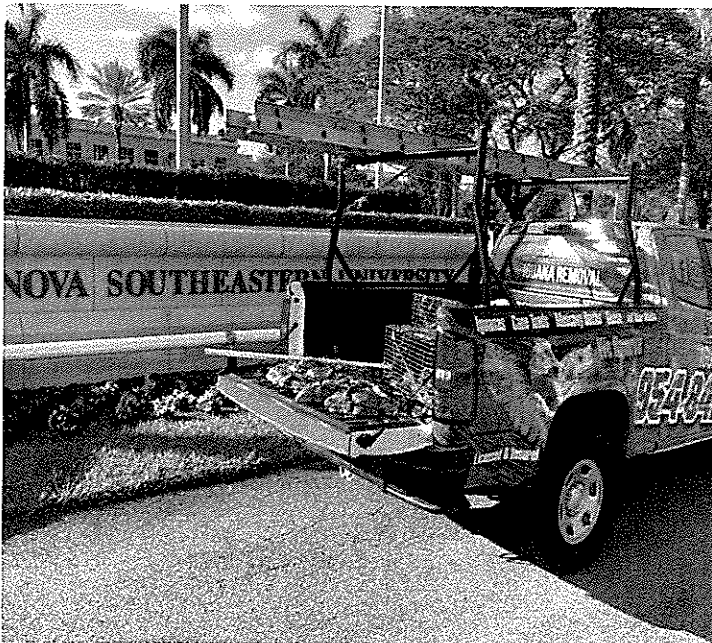
United States Navy



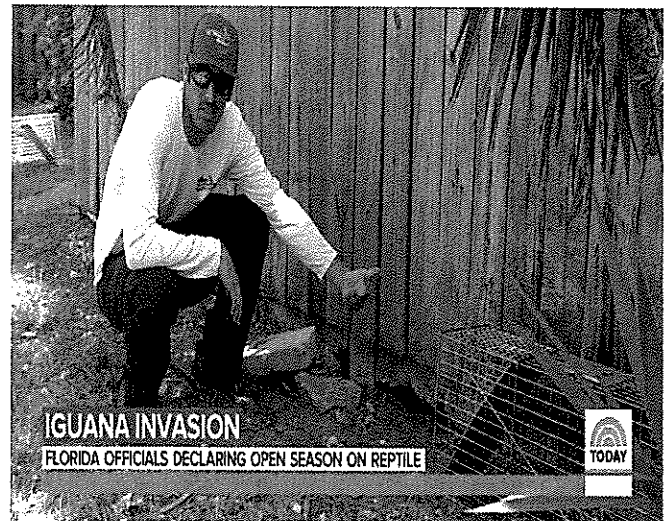
City of Miami Beach



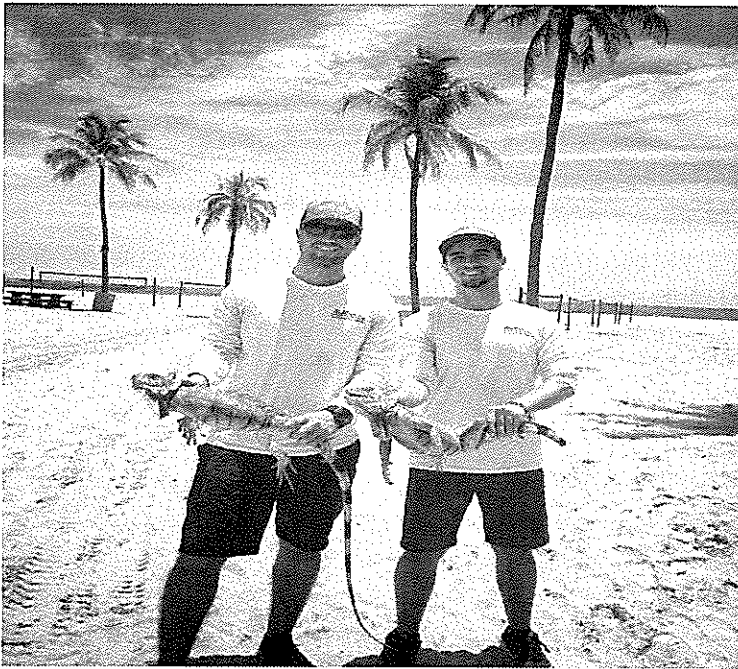
Nova Southeastern University



As Seen on the Today Show



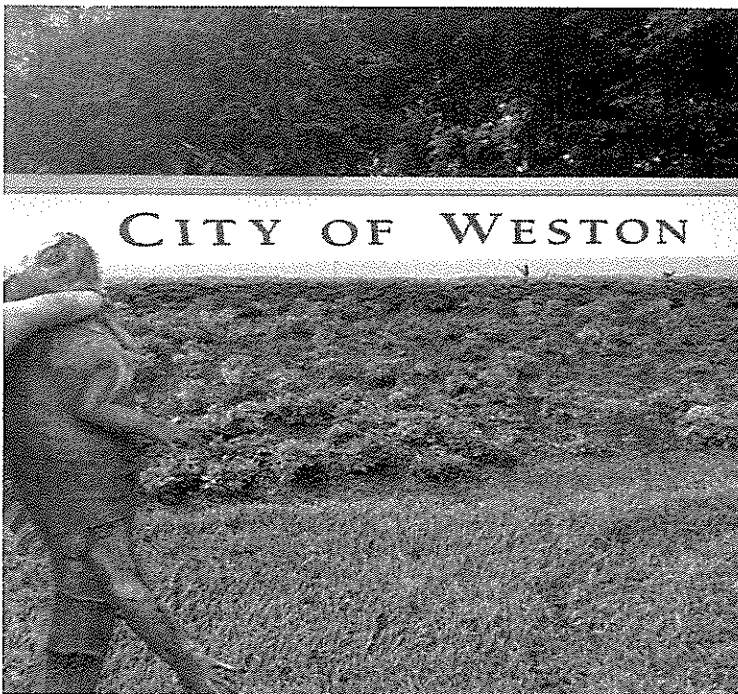
B-Ocean Fort Lauderdale



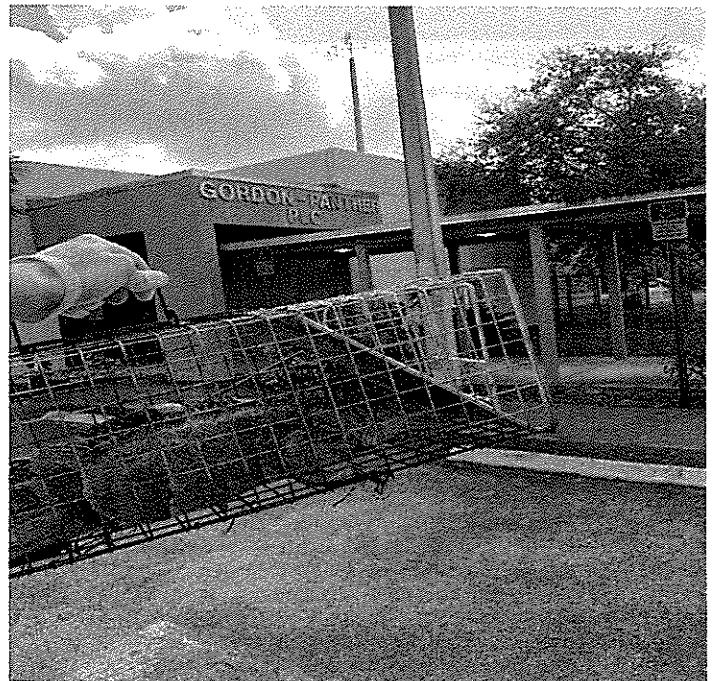
Vizcaya Museum and Garden



The City of Weston



Miami Dade Public Schools



ESTIMATE



Service Address
8451 Monterra Blvd
Hollywood, FL 33024

Bill To
Castle Group
12270 SW 3rd St Suite
200
Plantation, FL 33325
(954) 374-9936
(800) 337-5850

Iguana Solutions LLC

1827 Scott St
Hollywood, FL 33020
Phone: (754) 244-1416
Email: IguanaSolutionsFL@gmail.com
Web: www.Iguana-Solutions.com

Estimate # 000258
Date 05/24/2020
Business / Tax # 83-2653815

Description	Total
2-week Intensive Iguana Removal	\$2,400.00
<p>Iguanas will be removed by noose, hand catching and trapping. Air rifles will also be used, and are the most efficient way to lower iguana numbers in many situations.</p> <p>Ten 2 hour visits will be made over a two week period. Total of 20 hours per two weeks.</p> <p>Every effort is made to retrieve euthanized iguanas. A minimum of 30 iguanas are guaranteed over the 20 hour service.</p> <p>Hatchlings will be caught using custom glue traps during trapping sessions when appropriate.</p> <p>If the 30 iguana minimum is not met, time will be taken to achieve the minimum number at no extra expense to the customer.</p> <p>3 hatchlings = 1 adult</p>	

Subtotal	\$2,400.00
Total	\$2,400.00

Notes:

Note: this bid was written not to include individual homes, but it can.

This service is done in many commercial places either every 3 or 4 months

Checks are made payable to:
Iguana Solutions
1827 Scott St.
Hollywood, FL 33020

We also accept cash or credit.

Contact 754-244-1416 to pay balances or with questions.

We support endangered iguana conservation through the International Iguana Foundation. Iguana Solutions LLC will match donations up to \$30 to the IIF made by our clients in 2019. Email Iguanasolutionsfl@gmail.com for arrangements or speak to your iguana specialist.

By signing this document, the customer agrees to the services and conditions outlined in this document.

I agree to allow Iguana Solutions LLC to enter my property for the duration of the contract, possibly when the owner is not present, to perform iguana removal services.

I give Iguana Solutions LLC permission to use air rifles for the purpose of euthanizing iguanas which is an approved method by the FWC when done properly. Iguana Solutions is insured for use of air rifles.

Iguanas will be removed from the property using hand trapping, noose poles, wire traps, or euthanization by air rifle.

Pricing is \$2400 per 20 hours with a maximum of 200 iguanas removed within the 20 hours. If less than 30 iguanas are removed within the 2 weeks, additional time will be taken to remove iguanas from the property at no additional expense to the customer.

Hand made custom traps will be used on the property. Stolen, damaged, or missing traps are charged to customer at \$100 each. After two tampered traps, they are removed, and we rely on catch-poles and air rifles.

Three babies(hatchlings) are the equivalent of one adult under the above terms. A hatchling is defined here as <5" length from snout to vent.

Proof of animals removed are provided upon request by photo.

This contract is for the removal of iguanas, charged per 20 hour increment, proven to be removed by photo. Removal will be completed over a 2-4 week period in order to observe weather and possible holiday conflicts.

A maximum of 200 iguanas will be removed under these terms. Every adult iguana over 200 carries a 10\$ charge. "Adult iguana" is defined above.

Note: This bid is for the common areas around Monterra, including the 13 lakes, play ground(s), roadways, clubhouse, and other recreation areas.

This contract may be considered for possible renewal by both parties upon completion or upon end date listed. Contract renewal terms are subject to change.

IguanaSolutionsFL@gmail.com

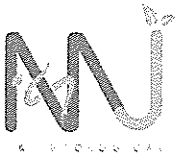
Castle Group



Monterra CDD

May 2020

Valid for 90 days from date of delivery.



Monterra Community Development District is a large community that contains various residential associations and two wetland management areas. The land has approximately 700 units located in Cooper City. M&J Ecological was contracted to remove and mitigate the presence of invasive green iguanas. Additionally, M&J was asked and handled numerous other nuisance animal matters ranging from rats, geese, snakes, and one alligator. M&J donated time and materials to protect the CDD by establishing mandatory barriers around nests of protected species. M&J would like to continue to be a partner to Monterra.



Upon agreement with Monterra, M&J will institute a new removal plan for the nuisance animals that have since reestablished themselves within the CDD. Mitigation efforts will be conducted for all nuisance animals with a uniquely tailored program for the nuisance animals' removal once population control is achieved again.



Monterra CDD Nuisance Animal Statistics from October 2019 to March 2020

M&J provided service to Monterra for approximately six months during the cooler season where iguanas are less active. During that time, M&J removed numerous nuisance animals and established protective measures for endangered and protected species pursuant to federal and state regulations.

	Sep/Oct	Oct/Nov	Nov/Dec	Dec/Jan	Jan/Feb	Feb/Mar
Iguanas	145	122	129	91	105	67
Snakes	1	-	-	1	-	-
Egyptian Geese	-	8	4	-	4	2
Burrowing Owls*	-	-	-	4	4	4
American Alligator**	-	-	-	-	-	1
Raccoon	8	-	-	2	1	-
Opossum	5	1	2	-	1	-
Rats	-	1	-	-	-	-
Muscovy Ducks*	4	-	-	-	-	-
American Coot*	1	-	-	-	-	-
Anhinga*	-	1	-	-	-	-

* denotes protected species, ** denotes endangered species

Total iguanas: 659

Total animals: 719

Annual Nuisance Animal Removal and Mitigation

1st month \$4,000.00. Maintenance services at \$680.00 monthly maintenance thereafter.

TOTAL ANNUAL COST: \$11,480.00

- Intensive first month of re-removal of nuisance animals in and around lakes, common areas, and wetlands of Monterra CDD
- Two-day sessions, biweekly of nuisance removal thereafter
- Includes removal of all nuisance animals requested for removal by Management
- Additional service days at \$300 per day by request by Management
- Residents within Monterra CDD will be provided reduced rates for removal of all nuisance animals.



Nuisance Animal Removal Proposal

A nuisance animal is defined as a problem individual or populations of specific species of wildlife. Living in South Florida is a constant battle with mother nature. There are numerous species that are native and many more that are non-native and classified as invasive. Naturally, a nuisance animal can be native and non-native. In large communities with areas of natural habitat many residents can and will come across these problematic animals. While not all animal encounters are a threat, those times that are a threat could be a very costly and stressful experience.

M&J specializes with many aspects of the environment. One of these specialties is the capture, removal and eradication of unwanted nuisance animals. M&J strives in making our clients' properties nuisance free with the well-being of the animals in mind as well. Using scientifically proven methods M&J guarantees maximum removal of unwanted species, passive and active live trapping is used to achieve client goals.

M&J will conduct removal for nuisance animals. Some of the variety of animals we work with are iguanas, raccoons, opossums, armadillos, snakes, coyotes, ducks, geese, and birds. It is important to note that nuisance animal control is not pest control and will not solve termite, household pests, landscape pests, and other issues.

Removal Procedures

When a trapping company is contracted, the typical trapper will come out to the area, have a quick look around and places necessary traps in areas where nuisance animals are commonly seen. The trapper will check only periodically and add additional removal and disposal fees. M&J brings a more efficient method into play. Our highly experienced and educated staff will conduct a thorough survey through the neighborhood and identify nuisance hot spots. The staff will use our proven methods at regularly scheduled intervals to abate the issues without adding additional fees. M&J operations follow strict guidelines including those approved by AVMA whether we are working at a Zoo or elsewhere.

M&J requests, if contracted, that Management provide its residents a customized M&J email address to send sightings of any nuisance animals within the contractually covered areas. M&J reserves the right to stop checking reports filed by specific residents who submit false information or any other matter which prohibits M&J from working effectively to resolve animal matters.



Deterrent Applications

While trapping is an essential part of removing nuisance animals, it is extremely important to add deterrents to maintain the area protected from any animals returning. Reptiles and Amphibians are some of the more difficult animals to trap and, therefore, the use of deterrents can be a necessity in the long-term mitigation strategy.

M&J will apply deterrents to the contracted areas. These deterrents will be applied on a weekly basis because South Florida weather will deteriorate the performance of deterrent applications after a period of days. This is an additional crucial step that is conducted regularly compared to the competition.

Reporting

For long-term contracts, M&J would like to provide detailed reports on a monthly basis for its services. All animals captured, even if it is an accidental bi-catch, will be noted and a comprehensive report will be provided with these specifications.



Our Mission

M&J Ecological professionals resolve invasive and nuisance animal issues across South Florida improving the quality of life and place for South Florida residents and visitors while promoting restoration of Florida's natural habitats.

About M&J

Formed in 2015, M&J Ecological, LLC, provides comprehensive animal removal programs ranging from simple trapping to the more complex – and successful – habitat interruption strategies. This one-stop approach enables M&J to provide immediate interventions for short-term resolutions as well as more complex tactics aimed at preventing the return of nuisance wildlife.

Restoration of native species originally caught the attention of partners Marcus and Jay as they engaged in plant and animal surveys at new construction sites including one for the United States Coast Guard in South Miami, FL in 2015. Their endeavors grew to include assisting landowners with activities to protect active burrowing owl nests, restoration wetlands, and long-term nuisance animal control operations that tackles nesting and food sources along with other methods to discourage population growth.

In short order, M&J Ecological attracted the attention of a variety of entities ranging from homeowner associations to municipalities to private businesses who sought – and continue to seek – resolutions to wildlife issues.



Samples of Clients & Completed Projects

Aventura Isles Homeowners Association, Inc.	Ecological survey Iguana removal Iguana mitigation Landscape restoration and maintenance Snake and other animal removal
Plantation Walk	Burrowing owl observations Burrowing owl inactive nest excavation
United States Coast Guard	Ecological survey
Versailles at Wellington	Duck removal Geese removal
Town of Davie	On-call nuisance removal
Zoo Miami	Iguana removal Nuisance animal removal
Monterra Community Development District	Iguana removal Geese removal Burrowing owl observations Nuisance animal removal



Monterra Community Development District Report

Prepared by Marcus Andrade

Overview: M&J Ecological has been the contracted vendor for Monterra CDD to remove nuisance and invasive Green iguanas from the CDDs common areas since September 2019. The Monterra CDD is approximately 500 acres. Monterra CDD notified the M&J on February 29, 2020, that it will terminate the contract in 30 days.

Community Issues: M&J was contracted for removal and mitigation of the Green Iguana, but our services provided much more services to the Community as promised during the hiring process at the September CDD meeting. Monterra CDD is in an area where access from canals from the Town of Davie and Cooper City is plentiful. These canals are covered in iguanas which will constantly move into Monterra's common areas and many lakes. Mitigation efforts must take place for any invasive population to be controlled or it will constantly spread without control. Additionally, the wetlands are a wonderful area for wildlife which brings about additional challenges.

Value-Added Services:

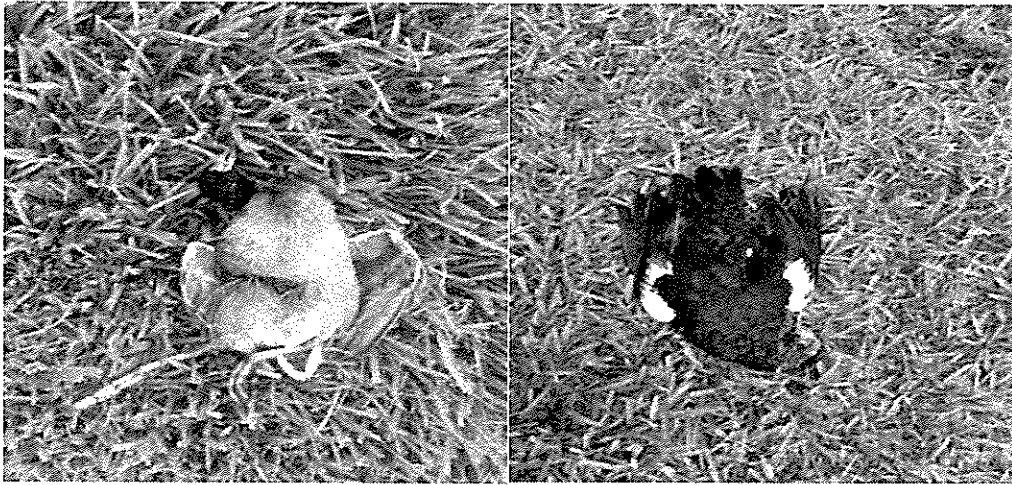
- Removal of iguanas
- Inspection and construction of mandatory fencing to secure **federally protected** burrowing owls per FWC and US regulations,
- Inspection, handling, and reporting of **federally protected** birds that were killed,
- Handling, reporting, and rehabilitation of maimed **federally protected** Anhinga
- Removal of snakes at Community pool and residence driveway
- Removal of nuisance species including raccoons and opossums

Four of these six value-added services helped insulate the District's constituents from financial liabilities.

During the six months of service, M&J found and constructed mandatory protection of two (2) burrowing owl nests without charge to the CDD. Burrowing owls are a threatened species in Florida with special protective restrictions. If any person were to molest, harm, or destroy the animal or its nest, financial penalties can be brought against the CDD. See articles about burrowing owl destruction in North Lauderdale from February 20, 2020, to February 22, 2020.



M&J Ecological removed deceased federally protected birds from the property: 3 Muscovy ducks and 1 American coot. All legal mandates were followed in the process.

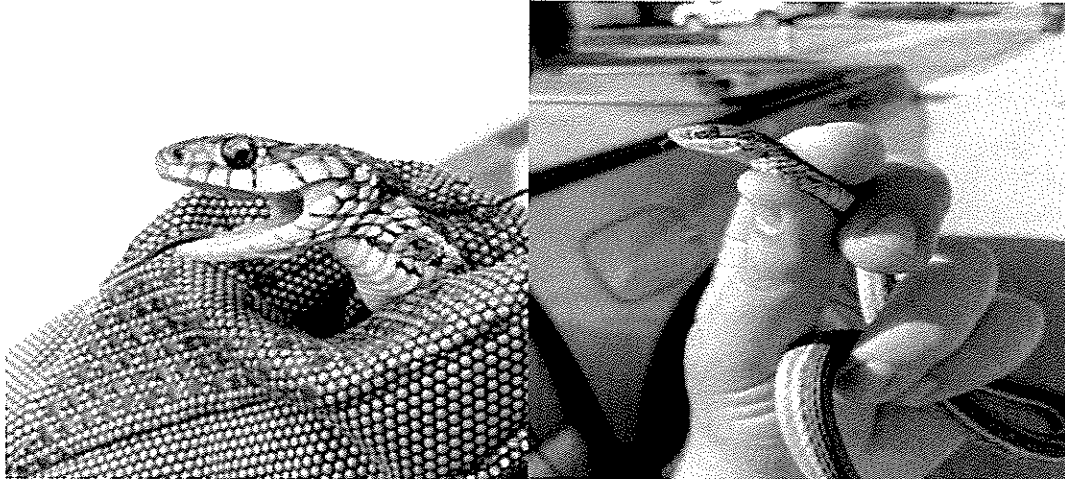


Anhinga's are protected species. M&J Ecological staff also captured an injured Anhinga on property that was seen by a resident. M&J staff members have vast experience in safe humane animal restrain and rehabilitation. M&J Ecological did not bill the CDD for costs incurred with the rehabilitation of the injured animal.



M&J Ecological also removed two species of snakes from the community. One was on a driveway of a home and the other was in the clubhouse pool area. Each removal was at the request of the CDD leadership and provided without additional charge.

Pictures of the two snakes removed at Monterra CDD:



There are 47 species of snakes in South Florida 6 which are venomous. Monterra CDD is home to the *Agkistrodon piscivorous conanti*, commonly known as the Florida Cottonmouth. This is a venomous species will occur. M&J ecological staff are permitted to capture, transport and remove venomous snakes in Florida. Injury from these animals and not acting can cause a Community.

See news articles about litigation involving snakes at an Association in Miramar where the resident had her foot amputated.

M&J's Recap

As stated previously, M&J Ecological's methods start with aggressive removal and then mitigation in an area. The mitigation is the most important part in maintaining the property with low numbers of nuisance animals. The nuisance animals will return in a few weeks with numbers higher than previously. We take pride in our work and go above and beyond to assist our clients by direction of their leadership in all matters where we have the skills to assist.

A total of 703 total nuisance animals removed in Monterra CDD; two burrowing owl nests were erected to protect Monterra CDD from liability; one protected Anghina was taken to a rehabilitation facility. Communication with staff members and residents show that M&J has been successful in its responsibilities and went above the call of duty to assist Monterra CDD.

M&J Ecological stands behind its service and dedication to its clients. We are available with our extensive knowledge to assist Monterra CDD should the decision be made

Extractions:

Location: Monterra CDD		Monthly Extraction Log		Reporting Period: September 2019-March 2020
Date	Traps Out	Bycatch/Goose	Iguanas Removed	Observations
OCTOBER	N/A	8 Raccoons, 6 Opossum	145	1 Garter snake (resident)
NOVEMBER	N/A	8 E. Geese 1 Opossum 1 Rat	122	
DECEMBER	N/A	3 Opossum, 4 E. Geese	129	Smaller sizes, breeding behavior
JANUARY	N/A	2 Raccoons, 1 Garter snake	91	Colder temperatures
FEBRUARY	N/A	1 Raccoon, 1 Opossum, 4 Geese	105	Below 45 degrees, breeding behavior
03/02/2020	5(1k5),3(1k14),4(UD)	1 Raccoon	9	
03/03/2020	5(1k5),3(1k14),4(UD)	n/a	12	Burrowing owl perimeter constructed
03/04/2020	5(1k5),3(1k14),4(UD)	n/a	5	
03/05/2020	5(1k5),3(1k14),4(UD)	n/a	8	
03/09/2020	5(1k5),3(1k14),4(UD)	n/a	13	Resident contacted for water snake on property (DNF)
03/10/2020	5(1k5),3(1k14),4(UD)	n/a	15	Resident Raccoon removed
03/11/2020	5(1k5),3(1k14),4(UD)	2 Egyptian Geese	5	
03/16/2020	5(1k5),3(1k14),4(UD)	n/a		
03/17/2020	N/A	n/a		
03/18/2020	N/A	n/a		
		Total by catch:44	Total: 659	
		TOTAL	703	



Monterra CDD Monthly Extraction Report

Date Jan. 27th-Feb. 29th

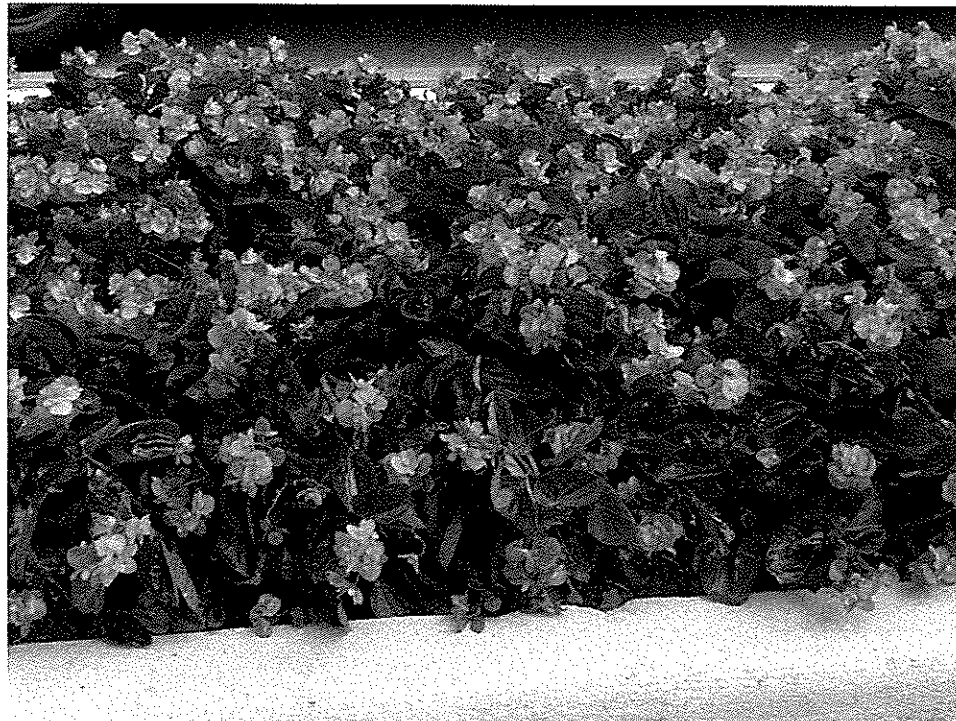
Prepared by Marcus Andrade

M&J Ecological monthly extraction report**Date: Jan. 27th-Feb. 29th**

Overview: The presence of temperatures under 75 degrees keeps iguanas out of sight and usually in their burrows. Numbers this month are lower once again due to temperatures. The observations made prior to the few days under 75 is frightening. Many reptile species use these cold temperatures to accelerate their reproductive organs, with mating behaviors noticed in November till now will only be a bigger problem once spring and summer come around in South Florida. Many clutches of eggs will produce 1000s of neonate iguanas to be running around damaging landscaping and raising population drastically.

Community Issues: Ornamental flowers around the club house are being planted with colors that was not recommended by M&J Ecological to Landscape company these flowers did not last, and they had to replant. These flowers are very fragile and other invasive species have been predated on their soft pedals as well.

Recommendations: M&J Ecological staff members have researched other communities and clients that they work with on finding ornamentals that iguanas and other invasive lizard species are not eating. It was discovered that wax begonias are not predated are extremely hardy and very aesthetic. M&J staff members informed management about this flower species for future planting projects landscaping may use.



Extractions:

Location: Monterra CDD		Monthly Extraction Log		Reporting Period: January 27-February 29 2020
Date	Traps Out	Bycatch/Goose	Iguanas Removed	Observations
01/27/2020	5(1k5)5(1k14),4(UD)	n/a	7	Temps below 75
01/28/2020	5(1k5)5(1k14),4(UD)	n/a	5	
01/29/2019	5(1k5)5(1k14),4(UD)	n/a	4	
02/03/2020	5(1k5)5(1k14),4(UD)	1 Raccoon	3	Temps below 75
02/04/2020	5(1k5)5(1k14),4(UD)	1 opossum	6	Rain Temps below 75
02/05/2020	5(1k5)5(1k14),4(UD)	2 Egyptian Geese	4	Temps below 75
02/10/2020	5(1k5)5(1k14),4(UD)	n/a	3	Temps below 75
02/11/2020	5(1k5)5(1k14),4(UD)	n/a	8	
02/12/2020	5(1k5)5(1k14),4(UD)	n/a	8	Temps below 75
02/17/2020	5(1k5)5(1k14),4(UD)	n/a	6	
02/18/2020	5(1k5)5(1k14),4(UD)	n/a	12	
02/19/2020	5(1k5)5(1k14),4(UD)	n/a	4	Temps below 75
02/24/2020	5(1k5)5(1k14),4(UD)	2 Egyptian Geese	8	
02/25/2020	5(1k5)5(1k14),4(UD)	n/a	12	
02/26/2020	5(1k5)5(1k14),4(UD)	n/a	15	Temps below 75
		TOTAL	105	

New Finding: On February 27th M&J Ecological staff member discovered another burrowing owl nest present on the north side of the community adjacent to the dog park. This burrowing owl nest will be enclosed, and proper markings will be set to avoid any penalties by FWC

Final Observations: The numbers of animals removed have been the lowest this contract month since M&J Ecological staff have removed a total of 721 iguanas from the property. The next following months are crucial for mitigation and to maintain numbers in the community low. We will continue to be aggressive and constantly remove as many nuisance animals as possible in the community.



Monterra CDD Monthly Extraction Report

December 23rd-January 23rd

Prepared by Marcus Andrade

M&J Ecological monthly extraction report**Date: Dec. 23rd-January 23rd**

Overview: During this period of extraction many interesting observations were encountered. Many of the male iguanas in the area were seen to present reproductive coloration and mating and courting behavior was witnessed not only in Monterra but in other areas where M&J are contracted by. This behavior gives more evidence that breeding period no longer exists due to lack of a cooling period “winter”. In the final days of this periods extraction media frenzy occurred with many headlines stating “iguanas frozen falling from trees”. This hysteria is false and Iguanas enter into a state of brumation. Brumation typically occurs during winter periods in the reptile world. Brumation is also one of the main elements that help reproduction, once reptiles are finished and warm back up their reproductive organs are “firing up” and are ready to breed. A short brumation period with the presence of current mating observations can only be a negative issue. This may cause the spring and summer months of 2020 to have a much larger presence of neonates and juvenile iguanas.

Community Issues: Iguanas have been seen mating in south Florida. M&J staff have seen this behavior as well. We will begin digging possible nest areas to remove eggs. Even though during this cold weather iguanas are not seen out as often M&J will actively search for nesting areas.

M&J has been taking extra care of Lake 12 an increase in activity has been seen in this Lake.

Garter snake was removed from pool area on 12/23.



Extractions:

Location: Monterra CDD		Monthly Extraction Log		Reporting Period: October 15th-November 15th 2019
Date	Traps Out	Bycatch/Goose	Iguanas Removed	Observations
12/23/2019	5(Ik5),3(Bbal),4(UD)	1 Garter snake (pool)	4	Setup burrowing owl perimeter
12/24/2019	5(Ik5),3(Bbal),4(UD)	n/a	8	Pulled traps for holidays
01/04/2020	5(Ik5),3(Bbal),4(UD)	n/a	6	
01/05/2020	5(Ik5),3(Bbal),4(UD)	1 Raccoon	12	
01/06/2020	5(Ik5),3(Bbal),4(UD)	n/a	4	
01/07/2020	5(Ik5),3(Bbal),4(UD)	n/a	6	Mating behavior witnessed Lake 10
01/08/2020	5(Ik5),3(Bbal),4(UD)	n/a	7	
01/13/2020	5(Ik5),3(Bbal),4(UD)	n/a	9	
01/14/2020	5(Ik5),3(Bbal),4(UD)	1 Raccoon	5	Raccoon caught by resident
01/15/2020	5(Ik5),3(Bbal),4(UD)	n/a	8	
01/20/2020	5(Ik5),3(Bbal),4(UD)	n/a	6	
01/21/2020	5(Ik5),3(Bbal),4(UD)	n/a	4	
01/22/2020	5(Ik5),3(Bbal),4(UD)	n/a	12	45 degrees, iguanas removed from trees
		TOTAL	91	

Recommendations: Currently no new recommendations.

New Finding: Iguanas have been showing mating behavior throughout south Florida. M&J staff have witnessed mating in the property of Monterra CDD. Staff will sweep daily for nesting behavior and possible nest sites for hatchling prevention.

Final Observations: The burrowing owls which were observed last month on lake 10 has been secured and signage and perimeter have been constructed. Since the placing of this perimeter the presence of iguanas in the area have been reduced as well. Two signs were placed and a perimeter of 10ft x 10ft were put up around this burrowing owl nest. M&J Staff will continue to monitor the surrounding land for any more burrowing owl presence.





Monterra CDD Monthly Extraction Report

November 18th - December 18th 2019

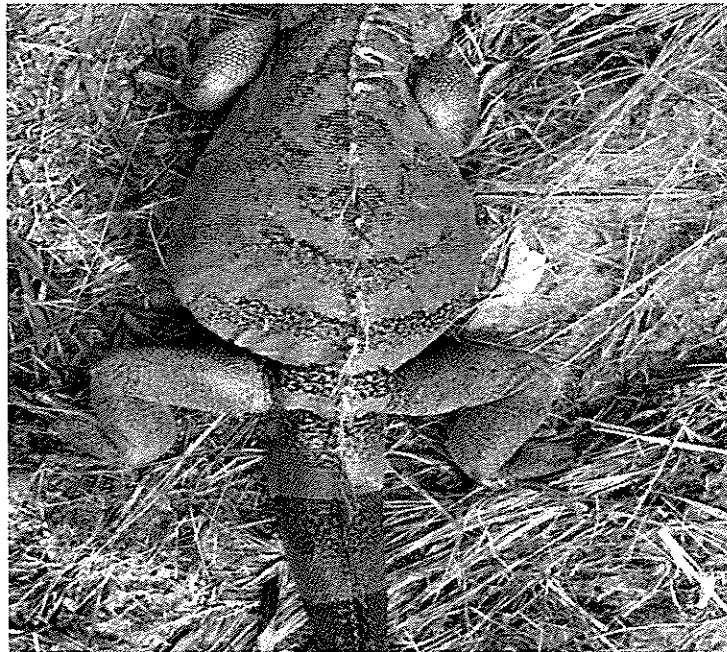
Prepared by Marcus Andrade

M&J Ecological monthly extraction report**Date: Nov. 18th- Dec. 18th**

Overview: M&J Ecological has extracted similar numbers in the last three months of contract with Monterra CDD. The presence of the iguana population is large and aggressive extraction process is continued to be utilized.

Two main areas of entry are observed daily. Lake 10 has high iguana traffic most likely due to the large plot of land located south of the gate house on university drive. This plot has been said to be unoccupied for quite some time and is believed to be the area where new iguanas continue to enter into the community. The second which is the highest of traffic is lake 3 and 5. This traffic is strongly believed to be coming from the unkempt plant area and the waterways that divide the CDD with Brian Piccolo park. Both areas are monitored and have extraction daily. M&J will continue to maintain these areas heavily.

Community Issues: Female iguanas that have been extracted show signs of being gravid. This is not the time of year where iguanas begin laying eggs. M&J staff members have noticed change in breeding patterns with iguanas throughout south Florida. In the next upcoming months M&J will begin digging up suspected nesting sites. Below is a picture of one of the identified gravid females.



Extractions:

Location: Monterra CDD		Monthly Extraction Log		Reporting Period: October 15th-November 15th 2019
Date	Traps Out	Bycatch/Goose	Iguanas Removed	Observations
11/18/2019	5(1k5),3(Bbal),4(UD)	n/a	5	
11/19/2019	5(1k5),3(Bbal),4(UD)	1 Opossum	12	
11/20/2019	5(1k5),3(Bbal),4(UD)	1 Opossum	12	
11/25/2019	5(1k5),3(Bbal),4(UD)		7	
11/26/2019	5(1k5),3(Bbal),4(UD)	1 opossum	12	Gravid female
11/27/2019	5(1k5),3(Bbal),4(UD)	2 Egyptian Geese	5	
12/2/2019	5(1k5),3(Bbal),4(UD)	n/a	n/a	REDO, rain in am and pm
12/3/2019	5(1k5),3(Bbal),4(UD)	n/a	3	
12/4/2019	5(1k5),3(Bbal),4(UD)	n/a	2	Signs of nesting
12/7/2019	5(1k5),3(Bbal),4(UD)	n/a	12	
12/8/2019	5(1k5),3(Bbal),4(UD)	n/a	8	
12/9/2019	5(1k5),3(Bbal),4(UD)	n/a	8	
12/10/2019	5(1k5),3(Bbal),4(UD)	2 Egyptian Geese	15	
12/11/2019	5(1k5),3(Bbal),4(UD)	n/a	7	
12/16/2019	5(1k5),3(Bbal),4(UD)	n/a	7	Female showing signs of nesting
12/17/2019	5(1k5),3(Bbal),4(UD)	n/a	10	
12/18/2019	Pulled Traps	n/a	4	Overcast, rain forecasted
		TOTAL	129	

Recommendations: M&J staff have witnessed in numerous occasions that iguanas present in lake 10 and 12 have been entering into the pipe systems of the head walls. This also may be a method of entry into the community. M&J recommends, if possible, screening these openings to prevent entry of iguanas into these lakes.

New Finding: In the first month of extractions M&J Ecological noticed burrowing owl signage and burrowing owls present in the FPL easement area adjacent to lake 10. The sign and owls are no longer in the easement area but have now moved and constructed a burrow on lake 10. There is no signage of perimeter preventing anyone from coming near legal limits of burrowing owls. M&J staff member are certified in securing a perimeter around burrowing owl nesting sites and burrows. This burrow contains a pair of burrowing owls. Due to a pair present it can be determined that this is a breeding burrow and FWC regulations prevent relocation or sealing of the burrow. M&J staff can construct perimeter and post proper signage for the burrow. Marcus has spoken to castle management staff in Monterra and has ordered the signage from FWC. This perimeter will be placed as soon as CDD members approve and signage has arrived.



Final Observations: Aggressive efforts continue to be in place. The numbers for the last three months have been relatively similar. Populations of iguana's present has been on a decline since M&J began and will continue to be reduced rapidly. Total numbers since contracted is 396 total iguanas removed from the property.



Monterra CDD Monthly Extraction Report

October 15th- November 15th 2019

Prepared by Marcus Andrade

M&J Ecological monthly extraction report**Date: Oct. 15th-Nov. 15th**

Overview: Second month of extraction is completed. As requested, Egyptian geese has been added to the extraction list due to their aggression towards native wildlife and excessive feces present on walkways and head walls around lakes. The monthly total of Iguanas extracted from the community is 122. Aggressive removal is still being continued on lake 5 and 3, Estada, location. This is maintained due to large population and possible overflow into Monterra. University Dr. entrance is being monitored daily as well, numbers from lake 15 has been reported large decrease in Iguana activity by resident. Lake 12 has been a focal point this month as well due to resident and management reports of Iguana presence. Lake 12 is also where the Egyptian goose population frequents. Population of 15 has now been reduced to 8 and will continue reduction in the following month.

By-catch numbers have been significantly reduced. M&J Ecological has been working with Miami-Dade officials and the Zoo on their anti-rabies efforts. This effort uses rabies vaccination packets and these packets are scattered in high raccoon traffic areas. M&J Ecological has been placing these packets in their traps to vaccinate any raccoons in the area instead of euthanizing. If any by catch seem to be affected by rabies, euthanization still occurs.

M&J Ecological has started composing a list of all wildlife in the area. This will highlight any protected species that may reside in the CDD. This has helped previous communities in construction and decision making.

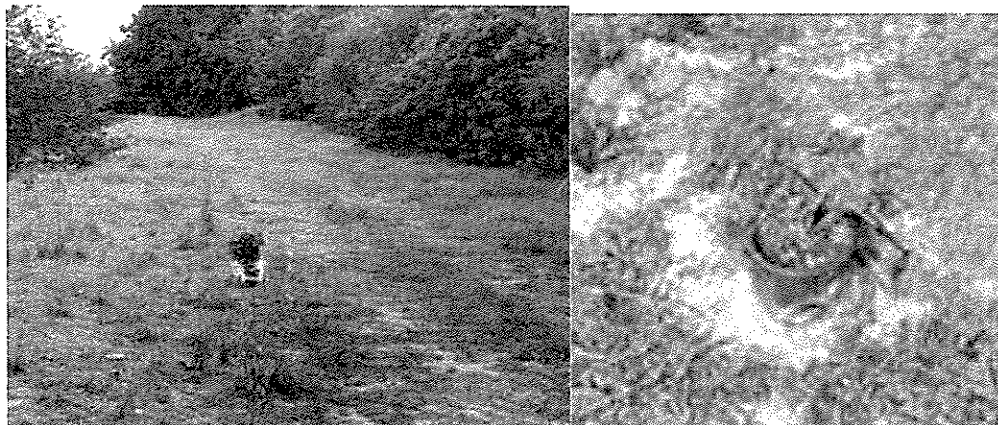
Extractions:

Location: Monterra CDD		Monthly Extraction Log		Reporting Period: October 15th-November 15th 2019
Date	Traps Out	Bycatch/Goose	Iguanas Removed	Observations
10/15/2019	5(1k5),3(1k12),4(UD)	n/a	6	constant presence lake 5
10/16/2019	5(1k5),3(1k12),4(UD)	n/a	15	
10/17/2019	5(1k5),3(1k12),4(UD)	1 Norway Rat	28	
10/18/2019	Pulled traps	1 Opossum	8	More males present in areas than females
10/22/2019	5(1k5),3(1k12),4(UD)	n/a	0	
10/23/2019	5(1k5),3(1k12),4(UD)	n/a	8	
10/24/2019	Pulled traps	n/a	8	
10/28/2019	5(1k5),3(1k12),4(UD)	n/a	8	
10/29/2019	5(1k5),3(1k12),4(UD)	n/a	12	Sizes of Iguanas generally smaller
10/30/2019	Pulled Traps	1 Egyptian Geese	4	
11/4/2019	5(1k5),3(1k12),4(UD)	0	6	
11/5/2019	5(1k5),3(1k12),4(UD)	0	12	Resident reported injured bird (see report)
11/6/2019	Pulled traps	2 Egyptian Geese	6	
11/11/2019	5(1k5),3(1k12),4(UD)	0	0	
11/12/2019	5(1k5),3(1k12),4(UD)	5 Egyptian Geese	14	
11/13/2019	5(1k5),3(1k12),4(UD)	n/a	5	
		TOTAL	122	

Community Issues: On November 5th, a resident reported to the clubhouse reception desk that an injured bird was found South of the club house by wetlands No.2 fence. M&J Ecological staff member drove down the recreation area path and found one deceased Common Moorhen. During examination the resident which reported the injured bird directed staff member to it. The injured bird was alive and unable to move its legs. M&J Staff member restrained and captured the bird, Anhinga. The injured bird was transported to South Florida Wildlife Center for rehabilitation and release if veterinary staff are successful.



Recommendations: Maria, manager, contacted Marcus in two different occasions regarding plants for seasonal landscaping change. M&J staff member tested out poinsettia to see if they are predated on by iguanas. The pictures below are 3 hours apart.



M&J also recommended that all flowering plants should be variations of three colors, blue, purple or white. These colorations are less likely to attract iguanas.

New Findings: The general size of iguanas is smaller than last month. This could be due to the mass removals that are occurring on territorial groups that dominant certain area. The mature reproducing iguanas are also showing less numbers in general removal areas.

Final Observations: M&J Ecological staff members and staff of the CDD have witnessed and expressed the smaller numbers of iguanas present in the typical areas which they were reported previously. This is a good sign proving that the scientific efforts of M&J Ecological is successful. The continued efforts will show less numbers of individuals.

CONTRACT FOR SERVICES OF IGUANA REMOVAL

This Contract for Services is between (customer) _____ and All American Gator DBA Iguana Catchers.

1. **DESCRIPTION OF SERVICES.** Beginning on _____, IC will provide iguana removal at the address listed below. The term of services will be determined by which option customer chooses.
2. **PAYMENT.** Payment shall be made to Iguana Catchers. Customer agrees to choose and make payment based on the option chosen below. Customer can choose to upgrade service at (any time and payments already received will be credited to new service selected.)

Customer Initial	Description of Services	Amount	Payment Terms
	IC will remove iguana, raccoons, possums, foxes and bobcats for a period of 1 month at \$50 per animal removed.	TBD	\$1000 due at signing of contract
	IC will remove all animals above for a 1 year period and control them from re-entering the property.	TBT	33% at signing of contract. 33% after 4 months balance at 8 months.

3. **DEFAULT OF PAYMENT.** In addition to any other right or remedy provided by law, if customer fails to pay for the Services when due, IC has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek legal remedies.

4. **WARRANTY.** IC is not liable for any damage done to said property by Iguana's and is only responsible for the removal of Iguana's. IC shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in IC's community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to IC. IC will release any by-catch caught in live traps. IC is not responsible for any Iguana's that move back onto said property after the expiration of this contract. Removal of new Iguanas would require a new service contract.

5. **ENTIRE AGREEMENT.** This Contract contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

6. **AMENDMENT.** This Contract may be modified or amended in writing by mutual agreement between the parties, if the writing is signed by the party obligated under the amendment.

7. **ATTORNEY'S FEES TO PREVAILING PARTY.** In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and on appeal.

8. **CONTRACTOR SERVICE REQUIRMENTS.** The Contractor shall furnish all supervision, labor, materials and equipment necessary to accomplish the monitoring, trapping, and Iguana removal for stated period. The Contractor shall also provide site-specific recommendations for structural and procedural modifications to aid in Iguana prevention.

9. MONITORING OF TRAPS- Customer agrees to notify IC if they see an animal in a trap.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed effective as of the date written.

Service Recipient:

By _____
 Company (If Applicable) _____ Date _____

 Sign _____ Print _____ Title (If Applicable) _____

 Address _____

 Cell Phone _____ Email _____

Service Provider:

Iguana Catchers

By: _____
 Sign _____ Print _____ Date _____

Eleventh Order of Business

11A.

MONTERRA
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Approved Tentative Budget
Approved 06/08/20

Prepared by:



Table of Contents

	<u>Page</u>
<u>GENERAL FUND</u>	
Summary Report by Department.....	1
Detailed Report by Department.....	2 - 4
Detailed Report by Subdepartment	5 - 8
Reserve Schedule	9
Assessment Tables.....	10 - 13
 <u>DEBT SERVICE BUDGETS</u>	
Series 2005A Debt Service Fund.....	14
Amortization Schedule - Series 2005A.....	15
Series 2015 Debt Service Fund.....	16
Amortization Schedule - Series 2015.....	17
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2020-2021 Non-Ad Valorem Assessment Summary.....	18

MONTERRA
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
TOTAL REVENUES	2,486,618	2,522,755	2,548,469	2,576,465	61,682	2,638,147	2,548,469
EXPENDITURES							
Administrative	139,609	86,489	126,221	84,641	38,057	122,698	163,252
Property management and security	503,131	519,172	529,194	307,382	219,558	526,940	531,194
Maintenance: Gate/Fence	88,918	56,747	45,000	26,349	20,499	46,848	45,000
Maintenance: Lakes	153,755	207,286	211,476	78,217	80,169	158,386	203,786
Maintenance: Landscape/Hardscape	770,128	913,503	881,749	524,659	359,396	884,055	931,995
Maintenance: Pool	22,192	25,917	26,700	15,731	9,511	25,242	35,700
Maintenance: Other	230,892	157,117	207,054	93,919	127,859	221,778	219,365
Utilities	237,504	228,094	236,090	127,814	91,296	219,110	230,090
Other Expenses	43,814	47,438	67,260	25,899	16,223	42,122	65,883
Contingency	127,674	17,596	217,724	-	60,140	60,140	122,203
TOTAL EXPENDITURES	2,317,617	2,259,359	2,548,469	1,284,611	1,022,708	2,307,319	2,548,469
Excess (deficiency) of revenues Over (under) expenditures	169,001	263,396	0	1,291,854	(961,026)	330,828	-
Net change in fund balance	169,001	263,396	0	1,291,854	(961,026)	330,828	-
FUND BALANCE, BEGINNING	975,994	1,144,995	1,408,391	1,408,391	-	1,408,391	1,739,219
FUND BALANCE, ENDING	\$ 1,144,995	\$ 1,408,391	\$ 1,408,391	\$ 2,700,245	\$ (961,026)	\$ 1,739,219	\$ 1,739,219

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Special Assmnts- Tax Collector	\$ 2,441,170	\$ 2,439,630	\$ 2,548,469	\$ 2,504,899	\$ 43,570	\$ 2,548,469	\$ 2,548,469
Special Assmnts- Discounts	200	-	-	-	-	-	-
Interest - Investments	18,494	34,828	-	15,432	11,023	26,455	-
Hurricane Irma FEMA Refund	-	19,580	-	40,513	-	40,513	-
Interest - Tax Collector	1,041	2,546	-	2,188	-	2,188	-
Room Rental	-	-	-	-	-	-	-
Rental Income	1,050	2,050	-	600	429	1,029	-
Non Resident Fee	60	-	-	900	-	900	-
Membership Cards	985	1,160	-	675	482	1,157	-
Transponders	-	-	-	-	-	-	-
Gate Damage Income	-	-	-	-	-	-	-
Gate repair refunds	5,619	7,186	-	1,551	-	1,551	-
Decal headlamp/windshield	14,150	15,775	-	8,650	6,179	14,829	-
Other Miscellaneous Revenues	3,349	-	-	1,057	-	1,057	-
Gate Bar Code/Remotes	415	-	-	-	-	-	-
Access Cards	85	-	-	-	-	-	-
TOTAL REVENUES	2,486,618	2,522,755	2,548,469	2,576,465	61,682	2,638,147	2,548,469
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	-	-	2,800	-	2,800	2,800	2,800
FICA Taxes	-	-	214	-	214	214	214
Dissemination Agent	139	-	1,800	-	1,800	1,800	1,800
Arbitrage	-	1,200	1,800	600	1,200	1,800	1,800
Attorney Fees	45,043	23,225	40,000	15,250	18,884	34,134	45,000
Auditing Services	5,100	4,600	4,000	4,700	-	4,700	4,000
Trustee Fees	13,268	6,853	7,000	10,057	-	10,057	7,000
Engineering	38,414	9,228	20,000	16,822	6,999	23,821	24,000
Property Appraiser	2,216	2,216	2,216	2,216	-	2,216	2,216
ProfServ-Web Site Maintenance	1,132	1,721	1,400	3,927	2,805	6,732	18,630
Postage and Freight	406	2,004	1,600	165	118	283	500
Rentals & Leases	133	-	2,400	-	2,400	2,400	2,400
Insurance - Property	22,883	25,743	27,999	23,484	-	23,484	24,780
Insurance	6,676	3,816	7,242	6,242	-	6,242	7,735
Printing and Binding	1,655	875	1,000	464	331	795	750
Legal Advertising	1,058	3,554	3,000	253	181	434	500
Office Supplies	242	107	350	-	121	121	350
Other Current Charges	1,044	721	750	286	204	490	750
Dues, Licenses, Subscriptions	200	626	650	175	-	175	650
Reserve - Equipment	-	-	-	-	-	-	1,377
R&M General	-	-	-	-	-	-	16,000
Misc-Assessmnt Collection Cost	-	-	-	-	-	-	-
Total Administrative	139,609	86,489	126,221	84,641	38,057	122,698	163,252
<i>Property management and security</i>							
ProfServ-Mgmt Consulting Serv	54,643	53,045	53,045	30,943	22,102	53,045	55,045
Onsite Maintenance	39,338	48,153	51,999	30,333	21,666	51,999	51,999
Onsite Property Manager	25,672	26,958	26,697	15,573	11,124	26,697	26,697
Attendant	103,441	113,465	112,845	65,826	47,019	112,845	112,845
Security	280,037	277,551	284,608	164,707	117,648	282,355	284,608
Total Property management and security	503,131	519,172	529,194	307,382	219,558	526,940	531,194

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Maintenance: Gate/Fence							
R&M-Fence	22,590	10,346	7,500	6,381	4,558	10,939	7,500
R&M-Gate	34,659	29,017	22,000	19,587	13,991	33,578	22,000
R&M-Access & Surveillance Systems	21,755	12,773	12,000	381	1,250	1,631	12,000
Gate Transponders	9,914	4,611	3,500	-	700	700	3,500
Total Maintenance: Gate/Fence	88,918	56,747	45,000	26,349	20,499	46,848	45,000
Maintenance: Lakes							
R&M-Pump Station	16,985	32,261	24,000	25,199	17,999	43,198	24,000
Lake & Wetlands Maintenance	28,320	77,650	91,306	34,258	24,470	58,728	111,306
Pest Control-Midge Lake Banks	32,650	34,575	39,180	18,760	13,400	32,160	39,180
Pest Control-Midge Lakes	50,000	44,000	20,000	-	-	-	-
Mitigation Maintenance	19,800	18,150	19,800	-	19,800	19,800	20,000
Mitigation Reporting	6,000	650	1,500	-	1,500	1,500	1,500
Contingency	-	-	7,890	-	-	-	-
Pump Station Reserve	-	-	7,800	-	3,000	3,000	7,800
Total Maintenance: Lakes	153,755	207,286	211,476	78,217	80,169	158,386	203,786
Maintenance: Landscape/Hardscape							
R&M-Mulch	42,550	43,048	43,500	50,467	-	50,467	43,500
R&M-Pest Control	102,199	106,433	100,854	78,072	55,766	133,838	100,854
R&M-Trees and Trimming	-	69,514	39,500	3,955	6,553	10,508	49,499
Royal Palm Treatment	3,223	5,548	3,868	2,256	1,611	3,867	3,868
R&M-Pressure Washing	68,726	61,980	61,980	36,155	25,825	61,980	61,980
Rust Control	9,600	9,600	9,600	5,600	4,000	9,600	9,600
Landscape Contract Administration	-	-	12,000	-	12,000	12,000	-
Landscape Maintenance	396,903	429,908	417,967	244,641	174,092	418,733	470,214
Landscape Replacement	16,511	76,089	77,382	40,026	29,086	69,112	77,382
Landscape Replacement-Annals	-	2,692	10,738	2,852	7,152	10,004	10,738
Irrigation Maintenance	78,988	65,347	70,860	40,291	28,779	69,070	70,860
Irrigation Repairs & Replacements	51,428	43,344	33,500	20,344	14,531	34,875	33,500
Total Maintenance: Landscape/Hardscape	770,128	913,503	881,749	524,659	359,396	884,055	931,995
Maintenance: Pool							
R&M-Pools	20,822	22,982	20,400	13,651	8,251	21,902	29,400
Splash Pool Maintenance	-	125	-	-	-	-	-
Pool Furniture	820	2,310	1,000	1,580	200	1,780	1,000
Pool Permits	550	500	500	500	100	600	500
Pool Monitoring	-	-	4,800	-	960	960	4,800
Total Maintenance: Pool	22,192	25,917	26,700	15,731	9,511	25,242	35,700
Maintenance: Other							
Gym Equipment Maintenance	2,922	8,175	7,000	2,893	2,066	4,959	13,311
R&M-General	70,989	62,485	55,000	36,851	26,322	63,173	125,000
Janitorial Maintenance	60,901	66,253	66,254	38,648	27,606	66,254	66,254
R&M - Water Feature	7,520	4,180	3,300	7,125	5,089	12,214	3,300
R&M-Storm Draining Cleaning	-	-	64,000	-	64,000	64,000	-
IT Maintenance	1,885	2,806	3,000	1,575	1,125	2,700	3,000
A/C Maintenance	353	8,447	3,500	5,217	500	5,717	3,500
Tot Lot Maintenance	2,951	4,771	5,000	1,610	1,150	2,760	5,000
Misc-Hurricane Expense	83,371	-	-	-	-	-	-
Total Maintenance: Other	230,892	157,117	207,054	93,919	127,859	221,778	219,365

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Utilities							
Communication - Telephone	21,078	19,991	19,500	12,232	8,737	20,969	19,500
Utility - Water	13,047	8,622	9,000	2,694	1,924	4,618	9,000
Electricity - Entrance	13,504	11,734	13,500	5,613	4,009	9,622	13,500
Electricity - Pump Station	74,078	53,413	57,000	28,697	20,498	49,195	51,000
Electricity - Streetlighting	110,887	104,938	109,000	63,004	45,003	108,007	109,000
Electricity - Monuments	258	225	300	148	106	254	300
Utilities-Electric	-	24,381	23,000	12,333	8,809	21,142	23,000
Utility - Refuse Removal	4,652	4,790	4,790	3,093	2,209	5,302	4,790
Total Utilities	237,504	228,094	236,090	127,814	91,296	219,110	230,090
Other Expenses							
Fire Alarm Monitoring	895	1,411	1,050	930	664	1,594	1,050
Cleaning Supplies	-	899	2,500	-	500	500	2,500
Coffee Supplies	-	-	9,500	5,454	3,896	9,350	9,500
Contracts-Fire Exting. Insp.	106	105	105	-	105	105	105
Lease - Copier	2,386	3,010	2,700	1,688	1,206	2,894	2,700
Golf Cart	2,053	127	250	-	250	250	250
Backflow Assembly Testing	-	-	170	-	170	170	170
Gym Wipes	2,287	2,593	3,000	1,659	1,185	2,844	3,000
Misc-Holiday Lighting	8,650	12,976	8,650	4,325	-	4,325	8,650
Misc-Special Events	209	1,689	3,000	483	345	828	3,000
Misc-Licenses & Permits	-	835	835	1,837	-	1,837	835
Entry System-Key Fob	3,161	951	1,500	2,361	1,686	4,047	1,500
Office Supplies	16,651	21,804	20,000	1,976	1,411	3,387	20,000
Op Supplies - Clubhouse	-	-	500	-	100	100	500
Janitorial / Cleaning Supplies	5,162	-	5,500	4,451	3,179	7,630	5,500
Water Cooler	1,968	1,038	3,000	735	525	1,260	3,000
Electrical Supplies	286	-	3,000	-	600	600	3,000
Reserve - Equipment	-	-	2,000	-	400	400	623
Total Other Expenses	43,814	47,438	67,260	25,899	16,223	42,122	65,883
Contingency							
Misc-Contingency	-	1,240	139,376	-	33,792	33,792	122,203
Capital Projects / Reserve	127,674	16,356	78,348	-	26,348	26,348	-
Total Contingency	127,674	17,596	217,724	-	60,140	60,140	122,203
TOTAL EXPENDITURES	2,317,617	2,259,359	2,548,469	1,284,611	1,022,708	2,307,319	2,548,469
Excess (deficiency) of revenues Over (under) expenditures	169,001	263,396	0	1,291,854	(961,026)	330,828	(0)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	169,001	263,396	0	1,291,854	(961,026)	330,828	(0)
FUND BALANCE, BEGINNING	975,994	1,144,995	1,408,391	1,408,391	-	1,408,391	1,739,219
FUND BALANCE, ENDING	\$ 1,144,995	\$ 1,408,391	\$ 1,408,391	\$ 2,700,245	\$ (961,026)	\$ 1,739,219	\$ 1,739,219

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Special Assmnts- Tax Collector	\$ 2,441,170	\$ 2,439,630	\$ 2,548,469	\$ 2,504,899	\$ 43,570	\$ 2,548,469	\$ 2,548,469
Room Rentals	200	-	-	-	-	-	-
Interest - Investments	18,494	34,828	-	15,432	11,023	26,455	-
Hurricane Irma FEMA Refund	-	19,580	-	40,513	-	40,513	-
Interest - Tax Collector	1,041	2,546	-	2,188	-	2,188	-
Room Rental	-	-	-	-	-	-	-
Rental Income	1,050	2,050	-	600	429	1,029	-
Non Resident Fee	60	-	-	900	-	900	-
Membership Cards	985	1,160	-	675	482	1,157	-
Transponders	-	-	-	-	-	-	-
Gate Damage Income	-	-	-	-	-	-	-
Gate repair refunds	5,619	7,186	-	1,551	-	1,551	-
Decal headlamp/windshield	14,150	15,775	-	8,650	6,179	14,829	-
Other Miscellaneous Revenues	3,349	-	-	1,057	-	1,057	-
Gate Bar Code/Remotes	415	-	-	-	-	-	-
Access Cards	85	-	-	-	-	-	-
TOTAL REVENUES	2,486,618	2,522,755	2,548,469	2,576,465	61,682	2,638,147	2,548,469
EXPENDITURES							
<u>Administrative Expenditures</u>							
P/R-Board of Supervisors	-	-	2,800	-	2,800	2,800	2,800
FICA Expense	-	-	214	-	214	214	214
Dissemination	139	-	1,800	-	1,800	1,800	1,800
Arbitrage	-	1,200	1,800	600	1,200	1,800	1,800
Attorney Fees	45,043	23,225	40,000	15,250	18,884	34,134	45,000
Auditing Services	5,100	4,600	4,000	4,700	-	4,700	4,000
Trustee Fees	13,268	6,853	7,000	10,057	-	10,057	7,000
Engineering	38,414	9,228	20,000	16,822	6,999	23,821	24,000
ProfServ-Mgmt Consulting Serv	54,643	53,045	53,045	30,943	22,102	53,045	55,045
Postage and Freight	406	2,004	1,600	165	118	283	500
Printing & Binding	1,655	875	1,000	464	331	795	750
Rentals & Leases	133	-	2,400	-	2,400	2,400	2,400
Insurance	6,676	3,816	7,242	6,242	-	6,242	7,735
Legal Advertising	1,058	3,554	3,000	253	181	434	500
Other Current Charges	1,044	721	750	286	204	490	750
Office Supplies	242	-	350	-	121	121	350
Property Appraiser	2,216	2,216	2,216	2,216	-	2,216	2,216
ProfServ-Web Site Maintenance	1,132	1,721	1,400	3,927	2,805	6,732	18,630
Dues, Licenses & Subscriptions	200	626	650	175	-	175	650
Reserve - Equipment	-	-	-	-	-	-	1,377
R&M General	-	-	-	-	-	-	16,000
Contingency	-	-	-	-	-	-	88,601
Total Administrative Expenditures	171,369	113,684	151,267	92,100	60,160	152,260	282,118
<u>Maintenance Expenditures</u>							
Overall Project Maintenance							
Electricity - Pump Station	26,500	22,471	24,000	12,083	8,631	20,714	19,833
Electricity - Streetlighting	49,899	48,341	48,000	27,745	19,818	47,563	48,000
R&M-Fence	22,590	10,346	5,000	4,254	3,039	7,293	5,000
R&M-General	-	5,903	7,500	5,025	3,589	8,615	42,500
Golf Cart	330	127	250	-	250	250	250
Irrigation Maintenance	33,999	12,920	14,094	8,014	5,724	13,738	14,094
Irrigation Repairs & Replacement	25,352	5,728	12,000	7,287	5,205	12,493	12,000
Janitorial Maintenance	12,984	15,000	15,000	8,750	6,250	15,000	15,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Landscape Contract Administration	-	-	12,000	-	12,000	12,000	-
Landscape Maintenance	155,581	204,914	191,964	112,359	79,605	191,964	215,960
Landscape Replacement	4,978	22,382	18,000	9,311	6,650	15,961	18,000
Landscape Replacement-Annals	-	983	4,382	1,164	3,218	4,382	4,382
R&M-Mulch	18,646	18,722	19,000	22,043	-	22,043	19,000
Royal Palm Treatment	3,223	5,548	3,868	2,256	1,611	3,867	3,868
R&M-Pest Control	45,351	47,556	45,450	35,183	25,131	60,314	45,450
R&M-Pressure Washing	34,706	27,891	27,891	16,270	11,621	27,891	27,891
R&M-Storm Draining Cleaning	-	-	64,000	-	64,000	64,000	-
Insurance - Property	3,185	3,584	3,942	3,306	-	3,306	2,420
Onsite Maintenance	39,338	48,153	51,999	30,333	21,666	51,999	51,999
R&M-Pump Station	10,570	4,546	2,000	2,100	1,500	3,600	2,000
Pump Station Reserve	-	-	1,200	-	240	240	1,200
Rust Control	4,320	4,320	4,320	2,520	1,800	4,320	4,320
Tot Lot Maintenance	2,951	4,771	5,000	1,610	1,150	2,760	5,000
R&M-Trees and Trimming	-	33,735	15,000	1,502	1,073	2,575	18,797
Hurricane Expenses	31,582	-	-	-	-	-	-
Capital Projects / Reserve	87,614	5,000	15,000	-	3,000	3,000	-
Contingency	-	-	86,950	-	17,390	17,390	-
Total Overall Project Maintenance	613,699	552,941	697,810	313,114	304,162	617,276	576,964
Linear Parks Maintenance							
Electricity - Monuments	258	225	300	148	106	254	300
Electricity - Pump Station	22,802	7,490	8,000	4,028	2,877	6,905	7,556
Electricity - Streetlighting	16,633	16,002	16,000	9,248	6,606	15,854	16,000
R&M-Fence	-	-	1,000	851	608	1,459	1,000
R&M-General	-	3,881	7,500	5,025	3,589	8,615	42,500
Golf Cart	62	-	-	-	-	-	-
Insurance - Property	1,062	1,195	1,315	1,103	-	1,103	1,545
Irrigation Maintenance	10,959	4,698	4,698	2,671	1,908	4,579	4,698
Irrigation Repairs & Replacement	3,955	466	1,500	911	651	1,562	1,500
Janitorial Maintenance	4,881	4,707	4,707	2,746	1,961	4,707	4,707
Landscape Replacement	-	1,495	4,382	2,267	2,115	4,382	4,382
Landscape Replacement-Annals	-	-	1,461	388	1,073	1,461	1,461
Landscape Maintenance	75,130	57,937	58,424	34,196	24,426	58,622	65,727
R&M-Mulch	6,215	6,476	6,500	7,541	-	7,541	6,500
R&M-Pest Control	16,769	16,358	15,000	11,612	8,294	19,906	15,000
R&M-Pressure Washing	9,278	9,297	9,297	5,423	3,874	9,297	9,297
R&M-Pump Station	1,637	-	7,000	7,350	5,250	12,600	7,000
Pump Station Reserve	-	-	1,800	-	1,800	1,800	1,800
Rust Control	1,440	1,440	1,440	840	600	1,440	1,440
R&M-Trees and Trimming	-	9,045	4,500	451	4,049	4,500	5,639
Capital Projects / Reserve	-	-	13,348	-	13,348	13,348	-
Hurricane Expense	9,031	-	-	-	-	-	-
Contingency	-	-	33,695	-	6,739	6,739	-
Total Linear Parks Maintenance	180,112	140,712	201,867	96,798	89,874	186,672	198,052
Mitigation							
Mitigation Maintenance	19,800	18,150	19,800	-	19,800	19,800	20,000
Mitigation Reporting	6,000	650	1,500	-	1,500	1,500	1,500
Contingency	-	-	7,890	-	7,890	7,890	1,500
Total Mitigation Maintenance	25,800	18,800	29,190	-	29,190	29,190	23,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Lakes							
Lake & Wetlands Maintenance	28,320	77,650	91,306	34,258	24,470	58,728	33,508
R&M Lake & Pond Bank	-	-	-	-	-	-	77,798
Pest Control-Midge Lake Banks	32,650	34,575	39,180	18,760	13,400	32,160	39,180
Pest Control-Midge Lakes	50,000	44,000	20,000	-	-	-	-
Contingency	-	-	-	-	-	-	-
Total Lake Maintenance	110,970	156,225	150,486	53,018	37,870	90,888	150,486
Secured Area Operations & Maintenance							
Electricity - Entrance	13,504	11,734	13,500	5,613	4,009	9,622	13,500
Electricity - Pump Station	24,776	23,452	25,000	12,586	8,990	21,577	23,611
Electricity - Streetlighting	44,355	40,595	45,000	26,011	18,579	44,590	45,000
R&M-Fence	-	-	1,500	1,276	912	2,188	1,500
R&M-Gate	34,659	29,017	22,000	19,587	13,991	33,578	22,000
Gate Transponders	9,914	4,611	3,500	-	700	700	3,500
R&M-General	-	28,684	25,000	16,750	11,965	28,715	25,000
Golf Cart	1,661	-	-	-	-	-	-
Misc-Holiday Lighting	4,325	6,488	4,325	-	-	-	4,325
Insurance - Property	2,833	3,186	3,186	2,672	-	2,672	3,403
Irrigation Maintenance	34,030	47,729	52,068	29,606	21,147	50,753	52,068
Irrigation Repairs & Replacement	22,121	37,150	20,000	12,146	8,675	20,821	20,000
Janitorial Maintenance	11,605	12,552	12,552	7,322	5,230	12,552	12,552
Janitorial/Cleaning Supplies	-	-	3,000	2,428	1,734	4,162	3,000
Landscape Maintenance	154,626	158,782	158,580	92,819	66,299	159,117	178,403
Landscape Replacement	-	43,913	45,000	23,276	16,626	39,902	45,000
Landscape Replacement-Annals	-	328	3,895	1,035	2,860	3,895	3,895
Office Supplies	-	107	-	-	-	-	-
R&M-Mulch	16,574	16,999	17,000	19,723	-	19,723	17,000
R&M-Pest Control	40,079	42,519	40,404	31,277	22,341	53,618	40,404
R&M-Pressure Washing	24,742	24,792	24,792	14,462	10,330	24,792	24,792
R&M-Pump Station	4,778	27,715	15,000	15,749	11,250	26,999	15,000
Pump Station Reserve	-	-	4,800	-	960	960	4,800
Rust Control	3,840	3,840	3,840	2,240	1,600	3,840	3,840
Security	280,037	277,551	284,608	164,707	117,648	282,355	284,608
R&M-Access & Surveillance Systems	21,755	12,773	12,000	381	1,250	1,631	12,000
R&M-Trees and Trimming	-	26,734	20,000	2,003	1,430	3,433	25,063
Utility - Water	13,047	8,622	9,000	2,694	1,924	4,618	9,000
Communication - Telephone	21,078	2,583	4,500	2,823	2,016	4,839	4,500
R&M - Water Feature	7,520	4,180	3,300	7,125	5,089	12,214	3,300
Water Cooler	-	-	1,500	368	263	630	1,500
Capital Projects / Reserve	-	11,356	40,000	-	8,000	8,000	-
Hurricane Expense	37,258	-	-	-	-	-	-
Contingency	-	1,240	9,865	-	-	-	26,152
Total Secured Area O&M	829,117	909,232	928,715	516,678	365,819	882,496	928,715
Clubhouse							
A/C Maintenance	353	8,447	3,500	5,217	500	5,717	3,500
Fire Alarm Monitoring	895	1,411	1,050	930	664	1,594	1,050
Attendant	103,441	113,465	112,845	65,826	47,019	112,845	112,845
Backflow Assembly Testing	-	-	170	-	170	170	170
Lease - Copier	2,386	3,010	2,700	1,688	1,206	2,894	2,700
Electrical Supplies	286	-	3,000	-	600	600	3,000
Electricity	-	24,381	23,000	12,333	8,809	21,142	23,000
Entry System- Key FOB	3,161	951	1,500	2,361	1,686	4,047	1,500
Reserve - Equipment	-	-	2,000	-	400	400	623
Fire Extinguisher	106	105	105	-	105	105	105
R&M-General	70,989	24,017	15,000	10,050	7,179	17,229	15,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Gym Equipment Maintenance	2,922	8,175	7,000	2,893	2,066	4,959	13,311
Gym Wipes	2,287	2,593	3,000	1,659	1,185	2,844	3,000
Misc-Holiday Lighting	4,325	6,488	4,325	4,325	-	4,325	4,325
IT Maintenance	1,885	2,806	3,000	1,575	1,125	2,700	3,000
Janitorial Maintenance	31,431	33,994	33,995	19,830	14,165	33,995	33,995
Janitorial/Cleaning Supplies	5,162	-	2,500	2,023	1,445	3,468	2,500
Landscape Maintenance	11,566	8,275	9,000	5,268	3,763	9,030	10,125
Landscape Replacement	11,533	8,299	10,000	5,173	3,695	8,867	10,000
Landscape Replacement-Annals	-	1,381	1,000	266	-	266	1,000
R&M-Mulch	1,115	851	1,000	1,160	-	1,160	1,000
Misc-Licenses & Permits	-	835	835	1,837	-	1,837	835
Office Supplies	16,651	21,804	20,000	1,976	1,411	3,387	20,000
Cleaning Supplies	-	899	2,500	-	500	500	2,500
Food & Beverage/Coffee Supplies	-	-	9,500	5,454	3,896	9,350	9,500
Onsite Property Management	25,672	26,958	26,697	15,573	11,124	26,697	26,697
Op Supplies - Clubhouse	-	-	500	-	100	100	500
Pool Furniture	820	2,310	1,000	1,580	200	1,780	1,000
Pool Permits	550	500	500	500	100	600	500
R&M-Pools	20,822	22,982	20,400	13,651	8,251	21,902	29,400
Pool Monitoring	-	-	4,800	-	960	960	4,800
Splash Pool Maintenance	-	125	-	-	-	-	-
Insurance - Property	15,803	17,778	19,556	16,402	-	16,402	17,412
Misc-Special Events	209	1,689	3,000	483	345	828	3,000
Communication - Telephone	-	17,408	15,000	9,409	6,721	16,130	15,000
Utility - Refuse Removal	4,652	4,790	4,790	3,093	2,209	5,302	4,790
Water Cooler	1,968	1,038	1,500	368	263	630	1,500
Contingency	-	-	8,866	-	1,773	1,773	5,950
Hurricane Expense	5,500	-	-	-	-	-	-
Capital Projects / Reserve	40,060	-	10,000	-	2,000	2,000	-
Total Clubhouse Maintenance	386,551	367,765	389,134	212,903	135,635	348,538	389,134
Total Maintenance	2,146,248	2,145,675	2,397,202	1,192,511	962,549	2,155,060	2,266,351
Total Expenditures	2,317,617	2,259,359	2,548,469	1,284,611	1,022,708	2,307,319	2,548,469
Excess (deficiency) of revenues							
Over (under) expenditures	169,001	263,396	0	1,291,854	(961,026)	330,828	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	169,001	263,396	0	1,291,854	(961,026)	330,828	-
FUND BALANCE, BEGINNING	975,994	1,144,995	1,408,391	1,408,391	-	1,408,391	1,739,219
FUND BALANCE, ENDING	\$ 1,144,995	\$ 1,408,391	\$ 1,408,391	\$ 2,700,245	\$ (961,026)	\$ 1,739,219	\$ 1,739,219

Exhibit "A"
Allocation of Fund Balance

AVAILABLE FUNDS	Amount
Anticipated Beginning Fund Balance	\$1,739,219
Net Change in Fund Balance	-
Reserves - Fiscal Year 2021 Additions	8,423
Total Funds Available (Estimated) 9/30/2021	1,747,642
ALLOCATION OF AVAILABLE FUNDS	
Assigned Fund Balance	
Operating Reserve - Operating Capital	628,694 (1)
Clubhouse	80,654
Gates/Guardhouses	53,000
Hurricane	53,000
Irrigation System	53,000
Landscape	53,000
Lighting	26,500
Pools	53,000
Roads and Sidewalks	106,000
Security Features	53,000
Wall & Fence Perimeter	10,144
	<u>541,298</u>
Total Allocation of Available Funds	1,169,992
Total Unassigned (undesignated) Cash	577,650

(1) Represents three months reserve of operating expenses.

FY 2021 Assessment Allocation Tables

Table 1 - Assessment Allocation- ADMINISTRATIVE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$110.31	\$27,798.51
Townhome - 2H	148	1	148.00	\$176.50	\$26,121.78
Townhome - 2F	146	1	146.00	\$176.50	\$25,768.78
SF 34'	109	1	109.00	\$176.50	\$19,238.33
SF 50'	361	1.25	451.25	\$220.62	\$79,644.94
SF 65'	187	1.25	233.75	\$220.62	\$41,256.52
SF 65' Estada	149	1.25	186.25	\$220.62	\$32,872.84
Retail	140,000	1/1800	77.78	\$13,727.66	\$13,727.66
Office	70,000	1/1800	38.89	\$6,863.83	\$6,863.83
Out Parcels	60,000	1/1200	50.00	\$8,824.92	\$8,824.92
			1598.42		\$282,118.12

Table 2 - Assessment Allocation - OVERALL PROJECT MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$225.60	\$56,851.13
Townhome - 2H	148	1	148.00	\$360.96	\$53,422.01
Townhome - 2F	146	1	146.00	\$360.96	\$52,700.09
SF 34'	109	1	109.00	\$360.96	\$39,344.59
SF 50'	361	1.25	451.25	\$451.20	\$162,882.99
SF 65'	187	1.25	233.75	\$451.20	\$84,374.29
SF 65' Estada	149	1.25	186.25	\$451.20	\$67,228.71
Retail	140,000	1/1800	77.78	\$28,074.63	\$28,074.63
Office	70,000	1/1800	38.89	\$14,037.32	\$14,037.32
Out Parcels	60,000	1/1200	50.00	\$18,047.98	\$18,047.98
			1598.42		\$576,963.75

Table 3 - Assessment Allocation - LINEAR PARKS MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$77.44	\$19,515.07
Townhome - 2H	148	1	148.00	\$123.91	\$18,337.97
Townhome - 2F	146	1	146.00	\$123.91	\$18,090.16
SF 34'	109	1	109.00	\$123.91	\$13,505.66
SF 50'	361	1.25	451.25	\$154.88	\$55,912.21
SF 65'	187	1.25	233.75	\$154.88	\$28,962.84
SF 65' Estada	149	1.25	186.25	\$154.88	\$23,077.34
Retail	140,000	1/1800	77.78	\$9,637.07	\$9,637.07
Office	70,000	1/1800	38.89	\$4,818.53	\$4,818.53
Out Parcels	60,000	1/1200	50.00	\$6,195.26	\$6,195.26
			1598.42		\$198,052.11

FY 2021 Assessment Allocation Tables

Table 4 - Assessment Allocation- MITIGATION

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$8.99	\$2,266.31
Townhome - 2H	148	1	148.00	\$14.39	\$2,129.61
Townhome - 2F	146	1	146.00	\$14.39	\$2,100.83
SF 34'	109	1	109.00	\$14.39	\$1,568.43
SF 50'	361	1.25	451.25	\$17.99	\$6,493.14
SF 65'	187	1.25	233.75	\$17.99	\$3,363.48
SF 65' Estada	149	1.25	186.25	\$17.99	\$2,680.00
Retail	140,000	1/1800	77.78	\$1,119.16	\$1,119.16
Office	70,000	1/1800	38.89	\$559.58	\$559.58
Out Parcels	60,000	1/1200	50.00	\$719.46	\$719.46
			1598.42		\$23,000.00

Table 5 - Assessment Allocation- LAKES

Product Type	No. of Units / Square Feet*	Acres	Run Off	Weighted Acres	Percentage of Weighted Acres	Rate per Unit	Total
MultiFamily - 2F	252	12.07	90%	10.86	7.48%	\$44.65	\$11,250.90
Townhome - 2H	148	9.17	80%	7.34	5.05%	\$51.35	\$7,600.44
Townhome - 2F	146	9.05	80%	7.24	4.98%	\$51.36	\$7,498.53
SF 34'	109	17.97	75%	13.48	9.28%	\$128.06	\$13,958.76
SF 50'	361	59.57	75%	44.68	30.75%	\$128.18	\$46,272.85
SF 65'	187	30.86	75%	23.15	15.93%	\$128.19	\$23,971.46
SF 65' Estada	149	24.59	75%	18.44	12.69%	\$128.19	\$19,101.05
Retail	140,000	16.18	70%	11.33	7.80%	\$0.08	\$11,733.33
Office	70,000	5.78	70%	4.05	2.78%	\$0.06	\$4,190.47
Out Parcels	60,000	6.77	70%	4.74	3.26%	\$0.08	\$4,908.22
		192.02		145.30	100.00%		\$150,486.00

Table 6 - Assessment Allocation - SECURED AREA OPERATIONS & MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	0.00	\$0.00	\$0.00
Townhome - 2F	146	1	0.00	\$0.00	\$0.00
SF 34'	109	1	109.00	\$1,169.67	\$127,493.69
SF 50'	361	1.25	451.25	\$1,462.08	\$527,812.16
SF 65'	187	1.25	233.75	\$1,462.08	\$273,409.63
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	140,000	1/1800	0.00	\$0.00	\$0.00
Office	70,000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	60,000	1/1200	00.00	\$0.00	\$0.00
			794.00		\$928,715.48

FY 2021 Assessment Allocation Tables

Table 7- Assessment Allocation - CLUBHOUSE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
Multifamily - 2F	252	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	148.00	\$357.66	\$52,933.61
Townhome - 2F	146	1	146.00	\$357.66	\$52,218.29
SF 34'	109	1	109.00	\$357.66	\$38,984.89
SF 50'	361	1.25	451.25	\$447.07	\$161,393.86
SF 65'	187	1.25	233.75	\$447.07	\$83,602.91
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	140,000	1/1800	0.00	\$0.00	\$0.00
Office	70,000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	60,000	1/1200	0.00	\$0.00	\$0.00
			1088.00		\$389,133.56

Table 8 - Assessment Summary - Total Assessment Per Unit

Product Type	No of Units/ Square Feet	Total	Rate per Unit	Tax Roll Amount *
MultiFamily - 2F	252	\$117,681.91	\$466.99	\$496.80
Townhome - 2H	148	\$160,545.41	\$1,084.77	\$1,154.01
Townhome - 2F	146	\$158,376.67	\$1,084.77	\$1,154.01
SF 34'	109	\$254,094.35	\$2,331.14	\$2,479.94
SF 50'	361	\$1,040,412.16	\$2,882.03	\$3,065.99
SF 65'	187	\$538,941.14	\$2,882.04	\$3,066.00
SF 65' Estada	149	\$144,959.94	\$972.89	\$1,034.98
Retail	140000	\$64,291.85	\$0.46	\$0.49
Office	70000	\$30,469.74	\$0.44	\$0.46
Out Parcels	60000	\$38,695.84	\$0.64	\$0.69
Total		\$2,548,469.02		

* Includes gross up of 6% for early payment discount(4%) and Broward County collection fees (2%)

Operating and Maintenance Assessment Rates - (Trend Analysis)

Subdivision	Product	No of Units	FY 2015 Rate per Unit*	FY 2016 Rate per Unit*	FY 2017 Rate per Unit*	FY 2018 Rate per Unit*	FY 2019 Rate per Unit*	FY 2020 Rate per Unit*	FY 2021 Rate per Unit*	Net FY 2021 Total	\$ Increase FY'20 - FY'21	% Increase FY'20 - FY'21
Vista Del Sol	34'	22	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$51,285.10	(\$0.00)	0.00%
La Costa	34'	38	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$88,583.35	(\$0.00)	0.00%
Capistrano	34'	49	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.13	\$2,331.14	\$2,331.14	\$114,225.90	(\$0.00)	0.00%
La Costa	50'	79	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$227,680.22	(\$0.00)	0.00%
Capistrano	50'	57	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$164,275.60	(\$0.00)	0.00%
Corta Bella	50'	49	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$141,219.38	(\$0.00)	0.00%
Vista Del Sol	50'	71	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$204,624.00	(\$0.00)	0.00%
Bella Terra	50'	74	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.79	\$2,882.03	\$2,882.03	\$213,270.08	(\$0.00)	0.00%
Bella Terra	65'	7	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$20,174.27	(\$0.00)	0.00%
Vista Del Sol	65'	143	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$412,131.46	(\$0.00)	0.00%
La Costa	65'	37	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$106,635.41	(\$0.00)	0.00%
Vista Del Prado	50'	31	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.80	\$2,882.04	\$2,882.04	\$89,343.18	(\$0.00)	0.00%
Estada	65'	149	\$837.85	\$926.53	\$926.53	\$926.53	\$926.56	\$972.89	\$972.89	\$144,959.94	(\$0.00)	0.00%
Minto 2H	TH	146	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.11	\$1,084.77	\$1,084.77	\$158,375.88	(\$0.00)	0.00%
2 F	Multi-Family	252	\$395.89	\$444.75	\$444.75	\$444.75	\$444.75	\$466.99	\$466.99	\$117,681.91	(\$0.00)	0.00%
Minto 2F	TH	148	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.12	\$1,084.77	\$1,084.77	\$160,546.22	(\$0.00)	0.00%
Total Residential										\$2,415,011.90		

Subdivision	Product	Sq Ft.	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Total
Retail	Retail	140000	\$0.39	\$0.40	\$0.44	\$0.44	\$0.44	\$0.46	\$0.46	\$64,291.85
Office	Office	70000	\$0.37	\$0.38	\$0.41	\$0.41	\$0.41	\$0.44	\$0.44	\$30,469.74
Out Parcels	Out Parcels	60000	\$0.54	\$0.55	\$0.61	\$0.61	\$0.61	\$0.64	\$0.64	\$38,695.84
Total Commercial										\$133,457.43

Total Net Assessment **\$2,548,469.34**

* These amounts are net but will be grossed up 6% to cover early payment discounts and Broward County collection fee.

* Retail/office/Outparcels are for future retail or apartments and low income families also rentals for 55 and older.

MONTERRA
Community Development District

Debt Service Budgets
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,277	\$ 3,083	\$ -	\$ 121	\$ 86	\$ 207	\$ -
Special Assmnts- Tax Collector	30,774	30,407	-	-	-	-	-
Special Assmnts- CDD Collected	388,476	311,674	383,250	265,441	117,809	383,250	379,725
Special Assmnts- Prepayments	155,161	356,950	-	-	-	-	-
Special Assmnts- Discounts	-	-	-	-	-	-	-
TOTAL REVENUES	575,688	702,114	383,250	265,562	117,895	383,457	379,725
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	-	-	-	-	-
Total Administrative	-	-	-	-	-	-	-
<i>Debt Service</i>							
Principal Debt Retirement	150,000	150,000	155,000	-	155,000	155,000	160,000
Prepayment	-	470,000	-	-	-	-	-
Interest Expense	270,600	258,088	228,250	114,125	114,125	228,250	219,725
Total Debt Service	420,600	878,088	383,250	114,125	269,125	383,250	379,725
TOTAL EXPENDITURES	420,600	878,088	383,250	114,125	269,125	383,250	379,725
Excess (deficiency) of revenues							
Over (under) expenditures	155,088	(175,974)	-	151,437	(151,230)	207	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	155,088	(175,974)	-	151,437	(151,230)	207	-
FUND BALANCE, BEGINNING	138,582	293,670	117,696	117,695	-	117,695	117,902
FUND BALANCE, ENDING	\$ 293,670	\$ 117,696	\$ 117,695	\$ 269,132	\$ (151,230)	\$ 117,902	\$ 117,902

Amortization Schedule
Series 2005A Debt Service Fund

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
11/1/20	\$3,995,000	\$109,863		
5/1/21	\$3,995,000	\$109,863	\$160,000	\$379,725
11/1/21	\$3,835,000	\$105,463		
5/1/22	\$3,835,000	\$105,463	\$170,000	\$380,925
11/1/22	\$3,665,000	\$100,788		
5/1/23	\$3,665,000	\$100,788	\$180,000	\$381,575
11/1/23	\$3,485,000	\$95,838		
5/1/24	\$3,485,000	\$95,838	\$190,000	\$381,675
11/1/24	\$3,295,000	\$90,613		
5/1/25	\$3,295,000	\$90,613	\$200,000	\$381,225
11/1/25	\$3,095,000	\$85,113		
5/1/26	\$3,095,000	\$85,113	\$210,000	\$380,225
11/1/26	\$2,885,000	\$79,338		
5/1/27	\$2,885,000	\$79,338	\$225,000	\$383,675
11/1/27	\$2,660,000	\$73,150		
5/1/28	\$2,660,000	\$73,150	\$235,000	\$381,300
11/1/28	\$2,425,000	\$66,688		
5/1/29	\$2,425,000	\$66,688	\$250,000	\$383,375
11/1/29	\$2,175,000	\$59,813		
5/1/30	\$2,175,000	\$59,813	\$265,000	\$384,625
11/1/30	\$1,910,000	\$52,525		
5/1/31	\$1,910,000	\$52,525	\$275,000	\$380,050
11/1/31	\$1,635,000	\$44,963		
5/1/32	\$1,635,000	\$44,963	\$295,000	\$384,925
11/1/32	\$1,340,000	\$36,850		
5/1/33	\$1,340,000	\$36,850	\$310,000	\$383,700
11/1/33	\$1,030,000	\$28,325		
5/1/34	\$1,030,000	\$28,325	\$325,000	\$381,650
11/1/34	\$705,000	\$19,388		
5/1/35	\$705,000	\$19,388	\$345,000	\$383,775
11/1/35	\$360,000	\$9,900		
5/1/36	\$360,000	\$9,900	\$360,000	\$379,800
Total		\$2,117,225	\$3,995,000	\$6,112,225

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 5,576	\$ 13,809	\$ -	\$ 3,970	\$ 2,836	\$ 6,806	\$ -
Interest - Tax Collector	347	-	-	-	-	-	-
Special Assmnts- Tax Collector	1,015,719	1,015,454	1,075,066	994,128	80,938	1,075,066	1,075,066
Special Assmnts- Discounts	-	-	(43,003)	-	(43,003)	(43,003)	(43,003)
TOTAL REVENUES	1,021,642	1,029,263	1,032,063	998,098	40,771	1,038,869	1,032,063
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	21,501	-	-	-	21,501
Total Administrative	-	-	21,501	-	-	-	21,501
<i>Debt Service</i>							
Principal Debt Retirement	580,000	590,000	605,000	-	605,000	605,000	620,000
Interest Expense	435,413	423,813	412,013	206,006	206,006	412,012	398,400
Total Debt Service	1,015,413	1,013,813	1,017,013	206,006	811,006	1,017,012	1,018,400
TOTAL EXPENDITURES	1,015,413	1,013,813	1,038,514	206,006	811,006	1,017,012	1,039,901
Excess (deficiency) of revenues Over (under) expenditures	6,229	15,450	(6,451)	792,092	(770,236)	21,856	(7,838)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(6,451)	-	-	-	(7,838)
TOTAL OTHER SOURCES (USES)	-	-	(6,451)	-	-	-	(7,838)
Net change in fund balance	6,229	15,450	(6,451)	792,092	(770,236)	21,856	(7,838)
FUND BALANCE, BEGINNING	492,155	498,384	513,834	513,834	-	513,834	535,690
FUND BALANCE, ENDING	\$ 498,384	\$ 513,834	\$ 507,383	\$ 1,305,926	\$ (770,236)	\$ 535,690	\$ 527,853

Amortization Schedule
Series 2015 Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
11/1/20	\$11,940,000	\$199,200		
5/1/21	\$11,940,000	\$199,200	\$620,000	\$1,018,400
11/1/21	\$11,320,000	\$192,225		
5/1/22	\$11,320,000	\$192,225	\$635,000	\$1,019,450
11/1/22	\$10,685,000	\$184,288		
5/1/23	\$10,685,000	\$184,288	\$650,000	\$1,018,575
11/1/23	\$10,035,000	\$175,350		
5/1/24	\$10,035,000	\$175,350	\$670,000	\$1,020,700
11/1/24	\$9,365,000	\$166,138		
5/1/25	\$9,365,000	\$166,138	\$685,000	\$1,017,275
11/1/25	\$8,680,000	\$156,291		
5/1/26	\$8,680,000	\$156,291	\$710,000	\$1,022,581
11/1/26	\$7,970,000	\$145,641		
5/1/27	\$7,970,000	\$145,641	\$730,000	\$1,021,281
11/1/27	\$7,240,000	\$134,691		
5/1/28	\$7,240,000	\$134,691	\$755,000	\$1,024,381
11/1/28	\$6,485,000	\$121,950		
5/1/29	\$6,485,000	\$121,950	\$780,000	\$1,023,900
11/1/29	\$5,705,000	\$108,788		
5/1/30	\$5,705,000	\$108,788	\$805,000	\$1,022,575
11/1/30	\$4,900,000	\$95,203		
5/1/31	\$4,900,000	\$95,203	\$835,000	\$1,025,406
11/1/31	\$4,065,000	\$81,113		
5/1/32	\$4,065,000	\$81,113	\$865,000	\$1,027,225
11/1/32	\$3,200,000	\$65,975		
5/1/33	\$3,200,000	\$65,975	\$895,000	\$1,026,950
11/1/33	\$2,305,000	\$50,313		
5/1/34	\$2,305,000	\$50,313	\$925,000	\$1,025,625
11/1/34	\$1,380,000	\$34,125		
5/1/35	\$1,380,000	\$34,125	\$960,000	\$1,028,250
11/1/35	\$420,000	\$17,325		
5/1/36	\$420,000	\$17,325	\$420,000	\$454,650
	Total	\$3,857,225	\$11,940,000	\$15,797,225

MONTERRA
Community Development District

Supporting Budget Schedules
Fiscal Year 2021

Assessment Summary - Total Assessment Per Unit (With Debt)

Product Type	Product Code	O&M* Rate per Unit	2015 DS* Rate per Unit	2005 DS* Rate per Unit	Gross Total Per Unit
Multifamily	MR	\$496.80	\$0.00	\$0.00	\$496.80
Townhome	MZ	\$1,154.01	\$506.09	\$0.00	\$1,660.10
Townhome	MS	\$1,154.01	\$534.81	\$0.00	\$1,688.82
SF 34' La Costa	MU	\$2,479.94	\$643.52	\$0.00	\$3,123.46
SF 34'	MT	\$2,479.94	\$772.22	\$0.00	\$3,252.16
SF 50' Bella Terra	MW	\$3,065.99	\$900.93	\$0.00	\$3,966.92
SF 50'	MV	\$3,065.99	\$1,029.63	\$0.00	\$4,095.62
SF 65'	MX	\$3,066.00	\$1,287.03	\$0.00	\$4,353.03
SF 65' Estada	MY	\$1,034.98	\$1,623.72	\$0.00	\$2,658.70
Retail		\$0.49	\$0.00	\$1.81	\$2.30
Office		\$0.46	\$0.00	\$1.53	\$1.99
Out Parcels		\$0.69	\$0.00	\$2.01	\$2.70

11B.



June 2, 2020

Via email George.Miller2@inframark.com

Mr. George Z. Miller
District Manager
Monterra Community Development District
c/o Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071

**Re: Monterra CDD (the "Project")
Miller Legg Project No. 06-00168
Additional Service No. 13 – 2020 Annual Engineers Report (supplement)**

Dear Mr. Miller:

Thank you for the opportunity to submit the attached Additional Service Agreement for the above-referenced Project.

Please have an authorized Client signatory sign and initial the attached Agreement and Exhibit A pages where indicated and return for Miller Legg's execution. A fully executed copy will be emailed to you for your file.

Should you have any questions, please do not hesitate to contact me at (561) 537-4617 or dlarson@millerlegg.com. I look forward to continuing to work with you on the Project and hope to hear from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Dylan Larson", written over a light blue horizontal line.

Dylan Larson, CEP, PWS, CLI
Principal

DL/dm
Attachments

V:\Projects\2006\06-00168 - Monterra Cdd 2006 Mtg Attend\Documents\AS 13 - 2020 Annual Engineers Rport\AS\AS13 Agreement.docx

IMPROVING COMMUNITIES. CREATING ENVIRONMENTS.

South Florida Office: 5747 N Andrews Way • Fort Lauderdale, Florida 33309-2364
(954) 436-7000 • Fax: (954) 493-6539
www.millerlegg.com

ADDITIONAL SERVICE AGREEMENT FOR PROFESSIONAL SERVICES

Client:	<u>Monterra CDD</u>	Client Representative:	<u>George Z. Miller</u>
	<u>c/o Inframark</u>		<u>District Manager</u>
Address:	<u>210 N University Drive, Suite 702</u>	Address:	<u>Same</u>
	<u>Coral Springs, FL 33071</u>		
Phone/Fax:	<u>954-603-0036</u>	Phone/Fax:	<u>Same</u>

Date: June 2, 2020 **Project No:** 06-00168 **T:** 51 **R:** 41 **S:** 04

Project Name and Location: Monterra CDD Project
Cooper City, Broward County, Florida
Additional Services No. 13 – 2020 Annual Engineer's Report (supplement)

Description of Services to be Provided: See Exhibit A

Fee: Lump Sum of \$3,850.00 **AND** Hourly not to exceed (NTE) fee of N/A

Retainer: (Payable upon execution of this Agreement) N/A

Special Conditions: See Exhibit A

Notice to Owner: Is the Client the Owner of the Property? ☐ Yes ☒ No
 If "No", Owner's name and address: Monterra Community Development District

The undersigned agrees that these Additional Services shall be in compliance with the Agreement, General Conditions, and Special Provisions dated February 21, 2006. Any additional requested services will be addressed in a separate agreement.

Miller, Legg & Associates, Inc. d/b/a Miller Legg
 (Consultant)

Monterra Community Development District (Client)

Date: _____
 Signature

Date: _____
 Signature

Dylan Larson, Vice President
 Printed Name/Title

 Printed Name/Title

DL/dm

Attachment: Exhibit A

V:\Projects\2006\06-00168 - Monterra Cdd 2006 Mtg Attend\Documents\AS 13 - 2020 Annual Engineers Rport\AS\AS13 Agreement.docx

June 2, 2020

EXHIBIT A – SCOPE OF SERVICES
Monterra Community Development District CDD (the “Project”)
Additional Service No. 13 – 2020 Annual Engineer’s Report (supplement)

1.0 PROJECT DESCRIPTION

The Project is generally described as follows: **Consultant shall prepare an annual engineer’s report to assess the conditions of the Monterra Community Development District (MCDD) facilities/assets.**

2.0 BASIS OF SCOPE

2.1 General:

- At the request of the Client, Consultant shall assume the conditions of facilities assessed under the 2018 Engineer’s Report (and 2019 supplement) remain unchanged. The only remediation or repairs Client has conducted since 2018 are headwall repairs. These repairs shall be inspected and reported on the 2020 Engineer’s Report.
- The 2020 Engineer’s Report shall be an abbreviated supplement to the 2018 Engineer’s Report (and 2019 supplement) and shall focus primarily on re-assessing those facilities/assets previously listed in the 2018 Engineer’s Report (and 2019 supplement) in need of immediate repairs or maintenance. Only above ground, clearly visible, and accessible facilities shall be included as part of this scope.
- Engineering plans, surveying, permitting, specifications, opinion of costs, bidding assistance and coordination services for items found to be in need of repairs can be provided as an additional service.
- Stormwater management system re-certification services to jurisdictional agencies are not included but can be provided as an additional service.
- Landscape material and irrigation system condition assessment is not included under this scope but can be provided as an additional service.

June 2, 2020

3.0 INFORMATION TO BE PROVIDED BY CLIENT

- Access to CDD controlled assets/facilities (lakes, parcels, and properties).

4.0 SCOPE OF BASIC SERVICES AND FEE

The scope of services to be provided by Consultant shall be as follows:

Task 1 Site Observation Visit - Consultant shall conduct a site observation visit to re-assess the general condition of those facilities/assets previously listed in the 2018 Engineer's Report (and 2019 supplement) in need of immediate repairs or maintenance. In addition, the Consultant shall also:

- *Existing Stormwater Management System* – Conduct a general observation of the system and assess the condition of headwalls repaired by the Client. This scope shall not constitute an update to the 2019 Lake Banks Erosion Report previously issued by the Consultant.
- *Existing Water Distribution System* – Consultant shall spot check above-ground appurtenances such as CDD owned valves, backflow preventers and master meters to assess.
- *Roadways & Sidewalks* – Consultant shall perform a random walk through and drive-by through the CDD roads and sidewalks to spot check general conditions of the pavement and concrete surfaces and assess any significant changes in cracking, unusual wear, ponding, etc. from those previously listed under the 2018 Engineer's Report (and 2019 supplement).
- *Miscellaneous Items* - Consultant shall perform a general walkthrough of CDD tennis court and clubhouse parking lot to assess the condition of surfaces and landscaping material specific to these areas (irrigation system not included).

Task 2 Report Preparation - Consultant shall compile relevant photographs taken during the site observation visit and prepare a supplemental summary report (the 2020 Engineer's Report) which shall detail the findings under Task 1. Consultant shall distribute the report to the Client electronically in PDF format. Hardcopies shall be provided at Client request.

TOTAL LUMP SUM FEE: \$3,850.00

\\sfo-main\data\Projects\2006\06-00168 - Monterra Cdd 2006 Mtg Attend\Documents\AS 13 - 2020 Annual Engineers Rport\AS\AS13 Exhibit A.docx

11C

Miller, George

From: Susan Newport <snewport@egisadvisors.com>
Sent: Wednesday, March 25, 2020 4:15 PM
To: Miller, George
Subject: RE: Inframark - Districts

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi George, not a problem. The current premium is \$29,559. My underwriting department provided \$32,515 to budget for next year. That is an estimate of the most it will be, assuming no policy changes.

Warm regards,

Sue Newport, CLCS

Senior Account Manager

Egis Insurance & Risk Advisors

150 East Palmetto Park Road, Suite 705, Boca Raton, FL 33432

Direct: (561) 717-2927

Fax: (561) 409-2353

Email: snewport@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

From: Miller, George <George.Miller2@inframark.com>
Sent: Wednesday, March 25, 2020 3:40 PM
To: Susan Newport <snewport@egisadvisors.com>
Subject: RE: Inframark - Districts

Hi Susan

I know that this is a terrible time to ask, but since I'm up to my eyeballs in the Monterra CDD budget, do you anticipate a rate increase this year?

Thanks
 George Miller

From: Susan Newport <snewport@egisadvisors.com>
Sent: Wednesday, March 25, 2020 3:27 PM
To: Davis, Paula <paula.davis@inframark.com>; Miller, George <George.Miller2@inframark.com>
Subject: Inframark - Districts

Good afternoon, I hope you and your families are doing well. Our staff is working remotely, we are open for business and ready to assist. Please know we are here if you need us. We hope you remain healthy and safe.

Warm regards,

Sue Newport, CLCS

Senior Account Manager

Egis Insurance & Risk Advisors

150 East Palmetto Park Road, Suite 705, Boca Raton, FL 33432

Direct: (561) 717-2927

Fax: (561) 409-2353

Email: snewport@egisadvisors.com



www.egisadvisors.com



www.fia360.org

*Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)*

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.



**FLORIDA INSURANCE ALLIANCE
DISTRICTS PACKAGE APPLICATION**




Covered Party:	Monterra Community Development District		
Mailing Address:	c/o Inframark IMS LLC		
	210 N. University Drive Suite 702 Coral Springs, FL 33071		
	FEIN:	20-2658204	
	Physical County:	Broward	
Contact:	George Miller		
Title:	District Manager		
	Phone:	954-821-4454	
	Email:	George.Miller2@inframark.com	
Coverage Term:	10/01/2020-10/01/2021		
	Year Entity was established:	2005	

Coverages being requested. Please select with an "Yes" or "No"	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	No
Property	Yes
Inland Marine	No
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

CERTIFICATION

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE:	
TITLE:	District Manager
DATE:	May 14, 2020

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL INFORMATION

Covered Party	Monterra Community Development District
Coverage Period:	10/01/2020-10/01/2021

Community Development District Supplemental Questions

1	What is the number of Acres within District boundaries?	487.2
2	What is the current number of Housing Units (Single Family, Townhomes, Condo) within the District?	1140
3	What is the anticipated total number of Housing Units upon completion?	1140

Public Officials Liability Exposure Questions

1	Does any official or employee have any knowledge of any pending claims and/or any circumstance or situation which might reasonably be expected to give rise to a claim against them or against the entity?	NO
2	Are there any plans to initiate civil action against others on behalf of the entity?	NO
3	Does the District have a disability accessibility statement posted on the homepage of your website?	NO
4	Has the District adopted and implemented a website accessibility policy consistent with Web Content Accessibility Guidelines ("WCAG") 2.0 Level A and AA?	NO
5	Have you ever been named as a Defendant to a lawsuit for claims arising out of your alleged failure to provide content on your website in a format accessible to a disabled person?	NO

Employment Practices Liability Questions - Required if District has Employees Beyond Board Members

1	Number of Employees (Full Time and Part Time, Other than Board Members)	0
2	Does the district have an employee handbook and require employees to acknowledge receipt of the handbook?	NO
3	Over the last 6 years has any person, employee, former employee, or job applicant made a Claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, treatment or termination of employment? (i.e. Racial Discrimination, Other Ethnic Discrimination, Fair Labor Standards Act Violation, Age/Gender/ Religious Discrimination, American Disabilities)	NO

Cyber Liability Questions

1	Are firewalls and automatically updating antivirus software in force across your network?	Please enter
2	Is all sensitive and confidential information stored on your databases, servers and data files encrypted?	Please enter
3	Does the district collect, store, or handle more than 250,000 unique Personally Identifiable Information (PII) records?	Please enter

Auto Liability Exposure Questions - Required if District Owns Autos

1 Are Motor Vehicle Records (MVR) pulled for employees that drive District owned vehicles?

N/A

2 If Yes, how often are MVRs pulled and updated?

At Hire

Annually

Post Accident

N/A
N/A
N/A

PROPERTY SCHEDULE[illegible]

[illegible]

John

Inland Marine Classification
Electronic Data Processing Equipment
Mobile Equipment
Emergency Services Portable Equipment
Fine Arts
Rented, Borrowed, Leased Equipment
Valuable Papers
Other Inland Marine

AUTOMOBILE SCHEDULE

Version 1 Page 3/23/07

Unit #	Full VIN Number	Vehicle Make	Vehicle Model	Year	Vehicle Type	Actual Cash Value
1	None					
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

Ym

11E



12162 S.W. 114 PL
MIAMI, FL 33176
PH: 305-254-1997
FAX: 305-254-1979

Agenda Page #163

ESTIMATE

DATE	ESTIMATE #
6/18/2020	11278

sales@southerngolfcars.com

BILL TO
MONTERRA C/O CASTLE MGT, LLC 12270 SW 3RD STREET, SUITE 200 PLANTATION, FL 33325

SHIP TO

P.O. NO.	WORK ORDER #

QTY	DESCRIPTION	CLASS	PRICE EACH	TOTAL
1	2020 WHITE YAMAHA FLEET EFI GAS CAR (DEMO UNIT)		6,295.00	6,295.00
1	FLORIDA NEW BATTERY FEE - Florida Statue Solid Waste Fees Chapter 403.718		1.50	1.50
4	FLORIDA NEW TIRE FEE - Florida Statues Solid Waste Fees Chapter 403. 718		1.00	4.00
	YDR2STONE - YAMAHA DELUXE REAR FLIP FLOP SEAT KIT WITH STONE SEATS			750.00
1	MS13YDRCGI3 - 4 PASSANGER ENCLOSURE WITH EXTENDED CUSTOMER GOLF CAR TOP OFF WHITE VINYL EAGLE REAR SEAT 2018		495.00	495.00
1	J0BK72002400 - WINDSHIELD ASSY HINGED (CLEAR)		175.00	175.00
1	77UNIVSTONE - 80" SANDSTONE TOP		450.00	450.00

PLEASE SIGN AND SEND BACK VIA FAX OR EMAIL	Subtotal
APPROVAL SIGNATURE _____	Sales Tax (7.0%)
PRINT NAME _____	TOTAL
APPROVAL DATE _____	

11F



Date: 6/2/2020

Phone: (954) 721-8681

To: Monterra CDD
Maria Mihailovschi

Subject: Hoover Maintenance Agreement, MA#3968

Site IDs: #6268, #7039, #7143, #7198

Contract Term: 12 months 9/1/2020 - 8/31/2021

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Cell-Only Sites on this agreement

Site Id	Site Name	Model #
6268	Corta Bella-Bella Terra	HC2F-25PDV-460/3-CMR3L
7039	La Costa at Monterra	HC2F-25PDV-460/3-CFMR3L-Z
7143	Monterra Boulevard	HC2F-25PDV-460/3-CFMR3L-Z
7198	Vista Del Sol	HC2F-25PDV-460/3-CMR3L-2E200\200-Z

11H

Monterra CDD Board of Supervisors Meeting

District Managers' Expenses for Ratification

Posting Date	Invoice Number	Vendor Name	Memo	Invoice Subtotal
February				
2/6/2020 0:00	20-015	HIQ SERVICES CORP	PAVER REPAIR SERVICE	\$ 1,200.00
2/6/2020 0:00	20-015	HIQ SERVICES CORP	PAVER REPAIR SERVICE	\$ 1,200.00
2/7/2020 0:00	6628280	BRIGHTVIEW LANDSCAPING	INSTALL ANNUALS PINE ISLAND	\$ 2,013.98
2/7/2020 0:00	6701047	BRIGHTVIEW LANDSCAPING	REMOVAL OF 4 ROYAL PALMS PHASE 4	\$ 1,960.00
2/7/2020 0:00	6701046	BRIGHTVIEW LANDSCAPING	REMOVAL OF 3 ROYAL PALMS	\$ 1,470.00
2/7/2020 0:00	6701046	BRIGHTVIEW LANDSCAPING	REMOVAL OF 3 ROYAL PALMS	\$ 1,470.00
February Total				\$ 9,313.98
March				
3/6/2020 0:00	18313	INNERSYNC STUDIO	WEBHOSTING New ADA Compliant	\$ 1,552.50
3/11/2020 0:00	18281	INNERSYNC STUDIO	WEBSITE COMPLIANCE MAINTENANCE	\$ 1,512.30
3/11/2020 0:00	13124	SULLIVAN ELECTRIC & PUMP INC	PMP STATION SERVICE 1 YR RENEWAL	\$ 504.55
3/16/2020 0:00	4194977	BRIGHTVIEW LANDSCAPING	ROYAL PALM REMOVAL	\$ 2,500.00
3/25/2020 0:00	4685	ALL PAVING & SEALCOATING, LL	ASPHALT REPAIRS UP TO 470 SF AT LOC 1	\$ 1,949.00
3/30/2020 0:00	32079	A&A PLAYGROUND SERVICES	INSTALL NEW TREE CLIMBER / ENTRY GATE	\$ 1,187.00
3/30/2020 0:00	20203917	ASAP GATE PLUS, LLC	INSTALL NEW LOCK GATE #16	\$ 688.08
March Total				\$ 9,893.43
April				
4/3/2020 0:00	6758192	BRIGHTVIEW LANDSCAPING	SHERIDAN ENTRANCE - FIRE BUSH PLANTS	\$ 883.75
4/3/2020 0:00	PI-A00376118	SOLITUDE LAKE MANAGEMENT L	INSTALLED NEWCOMPRESSOR AND FAN	\$ 2,147.32
4/3/2020 0:00	WO-022904	AT&I	RFID POST/12" SQUARE GATE ARM LED	\$ 780.00
4/3/2020 0:00	6754962	BRIGHTVIEW LANDSCAPING	ROYAL PALM REMOVAL	\$ 980.00
4/16/2020 0:00	5336	GOLD COAST CASUAL LIVING INC	POOL FURNITURE	\$ 1,579.50
4/16/2020 0:00	6783039	BRIGHTVIEW LANDSCAPING	MONTERRA BLVD FILL IN ISLAND	\$ 565.22
4/16/2020 0:00	6783038	BRIGHTVIEW LANDSCAPING	MONTERRA BLVD - NEW PLANTS ON CORNER	\$ 679.44
4/16/2020 0:00	INV6401858	PLASCO ID HOLDINGS, LLC	CLEANING KIT/CLEANING ROLLER/CARD PRIN	\$ 1,221.91
April Total				\$ 8,837.14

District Manager's Approvals for Ratification

5/31/2020

Posting Date	Invoice Number	Vendor Name	Invoice Total	Memo
5/8/2020 0:00	20-064	HIQ SERVICES CORP	\$1,875.00	PAVER REPAIR AT SOLANO EAST
5/8/2020 0:00	20-065	HIQ SERVICES CORP	\$1,875.00	PAVER REPAIR AT SOLANO WEST
5/14/2020 0:00	50820	STEVEN DEMOPOULOS	\$150.00	ADDED COOLANT / LEAK SEAL TO SYSTEM
5/13/2020 0:00	6600	BITHERMOMETER, LLC	\$318.48	DOUBLE DISINFECTION LIGHT
5/15/2020 0:00	51320	MARIA MIHAILOVSKI	\$467.02	MAINT SUPPLIES/GAS/SIGNS/RADIO
5/22/2020 0:00	13625	SULLIVAN ELECTRIC & PUMP INC	\$504.55	PMP STATION SERVICE 1 YR RENEWAL
5/27/2020 0:00	9181471721	HD SUPPLY FACILITIES MAINTENANCE, LTD.	\$101.96	DISINFECT CLEANER/MASK/GRAPHITE DRY LUBE
5/27/2020 0:00	37311	Total Entry Control	\$119.00	GATE REPAIR
5/27/2020 0:00	VARIOUS RECEIPTS	MARIA MIHAILOVSKI	\$777.29	CHROME BACKSEAT/PAINT/WASHER/NUT/BRUSH
5/27/2020 0:00	490112000000	OFFICE DEPOT	\$105.95	CABLE MANAGER/CHAIR
5/27/2020 0:00	490364593001	OFFICE DEPOT	\$117.89	WIPES/SPRAY BOTTLE/GLOVES/LETTER POUCH
5/27/2020 0:00	491549000000	OFFICE DEPOT	\$46.04	HEAVY DUTY TOWEL/PENS/ INDEX TAB/TAPE
5/27/2020 0:00	491554000000	OFFICE DEPOT	\$9.19	1 QT MEASURING CUP
		Total	\$6,631.30	

District Manager's Approvals for Ratification

6/30/2020

Invoice Date	Vendor Name	Invoice Total	Memo
5/15/2020 0:00	SULLIVAN ELECTRIC & PUMP INC	\$504.55	PMP STATION SERVICE 1 YR RENEWAL
5/22/2020 0:00	MARIA MIHAILOVSCHI	\$777.29	CHROME BACKSEAT/PAINT/WASHER/NUT/BRUSH
5/28/2020 0:00	HOOVER PUMP	\$2,287.87	FLOW METER REPLACEMENT
6/15/2020 0:00	MARIA MIHAILOVSCHI	\$501.95	OIL/FLOORING/PAINT/SANITIZER DISPEN/BLINDS
5/27/2020 0:00	BRIGHTVIEW LANDSCAPING	\$1,544.38	NEW RED MULCH & 7 GAL. CLUSIAS
5/27/2020 0:00	BRIGHTVIEW LANDSCAPING	\$1,276.62	ST. AUGUSTINE SOD - TURF INSTALLED
5/27/2020 0:00	BRIGHTVIEW LANDSCAPING	\$1,166.87	MULCH /JASMINE WAX & ARBORICOLA
6/24/2020 0:00	SULLIVAN ELECTRIC & PUMP INC	\$724.00	IRR REPAIR AT ESTADA - INSTALLED SWITCH
TOTAL		\$8,783.53	