



Monterra Community Development District

**August 5, 2026
Agenda Package**

[Meeting Link](#)

Meeting ID: 835 2689 2974 Passcode: 665564

11555 HERON BAY BOULEVARD, SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Monterra Community Development District

Board of Supervisors

Jason Weinrub, Chairman
 Juan Carlos Sanchez, Vice Chairperson
 Avi Ciechanowiecki, Assistant Secretary
 Susan Kooiman, Assistant Secretary
 Greg Popowitz, Assistant Secretary

District Staff

Jennifer Goldyn, Director of District Services
 Lynne Ladner, District Manager
 Ginger Wald, District Counsel
 Peter Pellerito, District Engineer
 Richard Almeida, Clubhouse Manager
 John Khatiblou, Accountant
 Melinda Gallo, Administrative Assistant

Regular Meeting Agenda

Wednesday, August 5, 2026, at 6:00 p.m.

The Regular Meeting of the **Monterra Community Development District** will be held on Wednesday, August 5, 2026, at 6:00 p.m. at Club Monterra, 8451 Monterra Boulevard, Cooper City, Florida 33024. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Meeting Link](#)

Meeting ID: 835 2689 2974

Passcode: 665564

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

A. Written Public Comments Regarding Backyard Chickens and a Community Garden Page 4

B. Written Objection Regarding the Fiscal Year 2027 Proposed Budget and Assessments..... Page 6

C. Written Objection Regarding the Proposed General and Procedural Rules..... Page 8

5. PUBLIC HEARINGS To Consider Adoption of the Fiscal Year 2027 Budget

A. Motion to Suspend Regular Meeting and Convene Public Hearing

B. Public Comments on Budget

C. Motion to Close Public Hearing and Reconvene Regular Meeting

D. Board Discussion on Fiscal Year 2027 Budget

E. Consideration of Resolution 2026-10, Adopting Fiscal Year 2027 Budget..... Page 11

F. Consideration of Resolution 2026-11, Levying Assessments for Fiscal Year 2027 Page 32

6. STAFF REPORTS

A. Financial Overview

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B. District Counsel

C. District Engineer

D. Clubhouse Manager

E. District Manager

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ii. Approval of District Manager Authorized Expenditures for July 2026.....	Page 66
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7. BUSINESS ITEMS

A. Approval of Negotiated Agreement with Engenuity Group to provide

Engineering Services for the District	Page 67
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C. Consideration of Resolution 2026-12, Adopting Goals, Objectives, Performance

Measures, and Standards	Page 104
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D. Consideration of Resolution 2026-13, Meeting Schedule for Fiscal Year 2027..... Page 110

E. Consideration of Total Entry Control Systems for Access-Control Panel

Replacement Proposal	Page 112
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F. Consideration of Creative North, Inc. for Pickleball Court Irrigation

Improvements Proposal.....	Page 117
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G. Consideration of Hoover Pumping Systems for Annual Pump Maintenance Proposal Page 118

H. Consideration of AllWater Aquatic Resource Management for Solar-Powered

Aeration Systems for Estada Lakes 1–4 Proposal.....	Page 124
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I. Consideration Juniper Landscaping for Royal Palm Removal and

Replacement Proposal	Page 129
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J. Consideration of Juniper Landscaping for Bella Terra Tree Trimming Proposal..... Page 131

K. Consideration of Juniper Landscaping for Vista del Sol Tree Trimming Proposal Page 137

L. Consideration of Juniper Landscaping for Tree and Hedge Trimming Proposal..... Page 143

M.Consideration of Xtreme Pumping Solutions for Vista del Sol Storm Drain

and Catch Basin Cleaning Proposal	Page 149
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8. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Workshop Meeting held on April 28, 2026..... Page 196

B. Consideration of the Minutes of the Meeting held on May 6, 2026..... Page 198

C. Consideration of the Minutes of the Workshop Meeting held on May 18, 2026..... Page 203

D. Consideration of the Minutes of the Meeting held on July 1, 2026..... Page 207

9. NEW BUSINESS AND BOARD OF SUPERVISORS REQUESTS

A. Susan Kooiman – Discussion of Exclusive Marketing Agreement signed

by Monterra HOA	Page 212
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10. ADJOURNMENT

Ladner, Elizabeth

From: Ioana Burca <ioana.burca@vasileeelevator.com>
Sent: Friday, July 17, 2026 10:28 AM
To: Ladner, Elizabeth; clubhouse@monterracdd.com
Cc: Nathan Hall
Subject: [EXTERNAL] Fw: Public hearing - Suggestions
Attachments: lakepropertyrules.5.4.26.doc; GateAccessRulesadditional.5.1.26.docx; ClubhouseRulesRevisions.v3.5.4.26.doc

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Hello,

Suggestion 1: Allow Backyard Chickens

I would like the community to consider allowing families to keep a small number of backyard chickens, similar to what is permitted in neighboring communities such as Davie and Southwest Ranches.

Backyard chickens can provide many benefits to families. They support mental well-being, teach children responsibility and compassion, encourage time outdoors, and help families feel more connected to nature. For many residents, caring for animals brings joy and creates meaningful learning experiences for children.

While Monterra is known for its beautiful appearance and high standards, I hope we can also embrace opportunities that promote a more natural and family-oriented lifestyle. Allowing responsible chicken ownership would demonstrate that Monterra values families, sustainability, and community well-being alongside maintaining an attractive neighborhood.

Thank you for considering this suggestion.

Suggestion 2: Create a Community Herb and Flower Garden

I would like to suggest creating a community herb and flower garden for residents to enjoy together.

A shared garden would be a wonderful way to bring neighbors together while creating educational opportunities for children. They could watch flowers and herbs grow, learn which plants are edible, discover different scents and flavors, and even learn basic cooking and gardening skills. The garden could also promote healthy living, environmental awareness, and a stronger sense of community.

Monterra has the space and the opportunity to create something truly special that benefits residents of all ages. A community garden would provide beauty, education, wellness, and connection all in one place.

Thank you for considering this suggestion.

Cordially,



Ioana Burca

Senior Interior Designer | IIDA

E: Ioana.Burca@VasileElevator.com

M: 561.797.3621

O: 954.927.1185 ext. 112

A: 2881 Gateway Drive, Pompano Beach, FL 33069



How are we doing?

From: Monterra Staff - Monterra <donotreply@unifiedtechgroup.com>

Sent: Friday, July 17, 2026 8:18 AM

To: frontdesk@monterracdd.com <frontdesk@monterracdd.com>

Subject: Public hearing

Hello Monterra Residents,

On August 19, 2026, at 6:00 PM, a public hearing will be held at the clubhouse to discuss the Clubhouse Rules and General and Procedural Rules. Please review the attached proposal for the new rules. Any feedback or suggestions should be emailed to lladner@inframark.com and clubhouse@monterracdd.com.

Ladner, Elizabeth

From: The Guaranteed Best Choice Inc <gbchoice@hotmail.com>
Sent: Thursday, July 2, 2026 4:04 PM
To: Ladner, Elizabeth
Cc: Assessments; RShrouder@CooperCity.gov
Subject: [EXTERNAL] Formal Written Objection — FY2027 Proposed Assessment and Cap

You don't often get email from gbchoice@hotmail.com. [Learn why this is important](#)

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Dear Ms. Ladner,

I am a property owner at 4009 NW 85th Dr in Monterra CDD. I formally object to the proposed FY2027 assessment and the proposed maximum collection cap of \$4,871,623 for the following reasons:

- 1. The district collected \$1,022,469 more than it spent in FY2024 and \$623,619 more than it spent in FY2025 — a combined two year surplus of \$1,646,088. Unassigned reserves grew to \$3,375,316. A 41% cap increase is not justified.*
- 2. The cap of \$4,871,623 exceeds the actual proposed budget of \$3,905,030 by \$966,593. In every prior year the cap was set at or near actual budget need. This unprecedented gap has never been explained to residents.*
- 3. The \$504,954 road resurfacing payment was coded to an operating line rather than the Roads Reserve — distorting the financial picture presented to residents.*
- 4. Two new budget lines totaling \$273,100 — \$195,000 Clubhouse Contingency and \$78,100 Assessment Collection Cost — appeared with no explanation.*
- 5. The Kent Security contract has not been competitively bid as required by Section 1.10 of the district's own procurement rules.*

I request the full proposed FY2027 line by line budget be distributed to all property owners at least 14 days before the August 5 hearing.

I intend to appear at the August 5 hearing and reserve all rights to further object.

Vitalii Tkachenko
4009 NW 85th Dr

Sent from Mail.ru app for iOS

Ladner, Elizabeth

From: The Guaranteed Best Choice Inc <gbchoice@hotmail.com>
Sent: Thursday, July 2, 2026 4:33 PM
To: Ladner, Elizabeth
Cc: PublicRecords
Subject: [EXTERNAL] Formal Written Objection — Proposed District Property Rule Part III — Monterra CDD

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This message is from an UNTRUSTED Sender. If you have not previously corresponded with this sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Ladner,

I am a property owner at 4009 NW 85th Dr in Monterra CDD. I am formally objecting to the proposed District Property Rule Part III and requesting this objection be entered into the official record.

My objections are as follows:

ONE — NO PRIOR RULE EVER EXISTED

I have reviewed this district's own governing documents going back to its founding in 2005. No rule prohibiting fishing or recreational use of CDD lakes was ever formally adopted by this board. Not in 2005. Not in 2016. Not ever. The No Fishing signs posted at our community lakes have no formally adopted rule behind them. They were never properly adopted through the required process.

TWO — PROPER PROCEDURES WERE NOT FOLLOWED

Section 1.5 of the Monterra CDD General and Procedural Rules requires that before any new rule is adopted the district must publish notice at least 28 days in advance and allow residents to request a Rule Development Workshop. Neither of these requirements was satisfied. This rule was presented to residents for the first time in the July 1 2026 agenda — the same night a vote was taken.

THREE — THE CONSEQUENCES ARE DISPROPORTIONATE

This rule authorizes criminal trespass charges, arrest, and clubhouse suspension for up to one year. These are serious consequences. No explanation has been provided as to why consequences of this severity are necessary or proportionate for activities that have been part of normal community life for years.

FOUR — NO INCIDENT HAS BEEN DISCLOSED

No specific incident, complaint, injury, or legal requirement that prompted this rule has ever been disclosed to residents. I formally request written disclosure of what caused this rule to be proposed.

FIVE — THIS DIRECTLY AFFECTED MY FAMILY

On June 17 2026 a CDD board member approached my minor child and other children at a community lake. He had no uniform and no identification. My child did not know who he was. This adult raised his voice at the children, claimed to have authority over them, and threatened to revoke our family's access to community facilities.

This happened based on signs that — as I have established above — have no formally adopted rule behind them. My child was afraid to go outside for several days following this incident. I filed a police report with the Broward Sheriff's Office. I have a case number.

As a father I find it completely unacceptable that a CDD board member felt entitled to personally confront my child and other children in an aggressive manner based on enforcement authority that did not legally exist at the time.

SIX — RESIDENTS FUND THESE LAKES

Every Monterra resident pays assessments that fund these lakes. The lakes were built as public infrastructure financed by bonds that residents are repaying. Eliminating all access and recreational use of areas residents fund — without any disclosed legal or safety justification — does not serve residents. It restricts them.

WHAT I AM FORMALLY REQUESTING

One — This objection be entered into the official district record.

Two — The District Property Rule Part III not be enforced against any resident until proper rulemaking procedures are completed.

Three — A Rule Development Workshop be scheduled under Section 1.5(4) before final adoption.

Four — Written disclosure of what specific incident prompted this rule.

Five — The enforcement language be revised to include written warnings before any law enforcement contact and to explicitly protect residents engaged in normal everyday activities near community lakes.

Six- CDD is not a regular private property owner. It is a government entity created by Florida law. It owns the lakes and common areas in a very specific legal capacity — as a public trustee for the benefit of residents. Written disclosure of what benefit the residents will get from the proposed rule ?

I reserve all legal rights with respect to this matter.

Vitalii Tkachenko
4009 NW 84th Ter

Sent from Mail.ru app for iOS

RESOLUTION 2026-10**A RESOLUTION OF THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; PROVIDING FOR THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (the "Board") a Proposed Budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Annual Budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on June 3, 2026, the Board set August 5, 2026, as the date for a Public Hearing on the Budget adoption and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that the District Board adopt an Annual Appropriation Resolution, adopting a budget for the ensuing Fiscal Year and appropriating such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a cash flow budget basis, whereby the Budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year; and

WHEREAS, the Annual Appropriation Resolution fixes the maintenance special assessments and benefit special assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, and such levy represents the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its specified powers provided for in Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds and determines the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner which is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chairman of the Board of Supervisors may designate the District Manager or other person to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for Broward County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2026 so that the Tax Collector may merge the Roll with others into the Collection Roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Monterra Community Development District; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the District's Local Records Office, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 3 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

- c. The Adopted Budget, as amended, shall be maintained in the Office of the District Treasurer and the District's Local Records Office and identified as "The Budget for the Monterra Community Development District for the Fiscal Year Ending September 30, 2027, as Adopted by the Board of Supervisors on August 5, 2026."

Section 3. Appropriations

There be, and hereby is appropriated out of the revenues of the Monterra Community Development District, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2026 the sum of Four Million Eight Hundred Seventy-Eight Thousand Two Hundred Ten Dollars and Eighty-Nine Cents (\$4,878,210.89) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$3,835,428.31
DEBT SERVICE FUND	\$1,042,782.58
Total All Funds	\$4,878,210.89

Section 4. Supplemental Appropriations

The Board may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. The Fiscal Year 2027 maintenance special assessment levy (the “assessment levy”) for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M	\$3,905,029.87
Debt Service Fund	\$1,075,066.03

- b. The designee of the Chairperson of the Board of Supervisors of the Monterra Community Development District shall be the District Manager or the Treasurer of the District designated to certify the Non-Ad Valorem Assessment Roll to the Tax Collector in and for the Broward County political subdivision, in accordance with applicable provisions of Florida law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy, but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably and adopted this 5th day of August 2026.

Monterra Community Development District

Chairperson/Vice Chairperson

Attest:

Secretary/Assistant Secretary



Monterra
Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

June 18, 2026

CLEAR PARTNERSHIPS



OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 5
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Exhibit A - Allocation of Fund Balances	6
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DEBT SERVICE BUDGETS

Series 2015

Summary of Revenues, Expenditures and Changes in Fund Balances	7
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Amortization Schedule	8
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SUPPORTING BUDGET SCHEDULE

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Monterra

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance					
Fiscal Year 2027 Budget					
General Fund 001					
	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Special Assmnts- Tax Collector	\$3,458,046.00	\$3,307,896.00	\$150,150.00	\$3,458,046.00	\$3,905,029.87
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	-\$156,201.19
Clubhouse Rentals	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
Interest - Investments	\$0.00	\$63,169.00	\$0.00	\$63,169.00	\$75,000.00
Interest - Tax Collector	\$0.00	\$2,819.00	\$0.00	\$2,819.00	\$2,800.00
Rental Income	\$0.00	\$400.00	\$0.00	\$400.00	\$0.00
Membership Cards	\$0.00	\$45.00	\$0.00	\$45.00	\$0.00
Decal headlamp/windshield	\$0.00	\$3,315.00	\$0.00	\$3,315.00	\$3,000.00
Other Miscellaneous Revenues	\$0.00	\$5,872.00	\$0.00	\$5,872.00	\$5,800.00
Insurance Reimbursements	\$0.00	\$11,293.00	\$0.00	\$11,293.00	\$0.00
TOTAL REVENUES	\$3,458,046.00	\$3,395,009.00	\$150,150.00	\$3,545,159.00	\$3,835,428.68
EXPENDITURES					
Administrative					
Dissemination	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$1,800.00
Arbitrage	\$1,800.00	\$1,200.00	\$600.00	\$1,800.00	\$1,800.00
Attorney Fees	\$52,749.00	\$34,540.00	\$18,209.00	\$52,749.00	\$54,332.00
Auditing Services	\$4,400.00	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00
Trustee Fees	\$9,756.00	\$0.00	\$9,756.00	\$9,756.00	\$9,756.00
Engineering	\$91,491.00	\$41,834.00	\$49,657.00	\$91,491.00	\$95,000.00
ProfServ-Mgmnt Consulting Serv	\$77,596.00	\$38,798.00	\$38,798.00	\$77,596.00	\$79,923.88
Postage and Freight	\$246.00	\$265.00	\$0.00	\$265.00	\$246.00
Rentals & Leases	\$2,400.00	\$0.00	\$2,400.00	\$2,400.00	\$2,400.00
Insurance	\$8,772.00	\$9,447.00	\$0.00	\$9,447.00	\$9,000.00
Legal Advertising	\$475.00	\$0.00	\$475.00	\$475.00	\$475.00
Other Current Charges	\$3,681.00	\$2,260.07	\$1,420.93	\$3,681.00	\$3,600.00
Misc-Assessmnt Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$78,100.60
Property Appraiser	\$2,222.00	\$2,222.00	\$0.00	\$2,222.00	\$2,222.00

	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
ProfServ-Web Site Maintenance	\$5,000.00	\$1,553.00	\$3,447.00	\$5,000.00	\$5,000.00
Dues, Licenses & Subscriptions	\$2,835.00	\$5,210.51	\$0.00	\$5,210.51	\$5,300.00
Total Administrative	\$265,223.00	\$141,829.58	\$126,562.93	\$268,392.51	\$353,455.48
Overall Project Maintenance					
Electricity - Pump Station	\$21,599.00	\$13,355.82	\$8,243.18	\$21,599.00	\$22,678.95
Electricity - Streetlighting	\$65,028.00	\$32,123.63	\$32,904.37	\$65,028.00	\$68,279.40
R&M-Fence	\$44,899.00	\$8,700.00	\$36,199.00	\$44,899.00	\$45,000.00
R&M-General	\$24,561.00	\$119,858.63	\$0.00	\$119,858.63	\$120,000.00
Golf Cart	\$1,257.00	\$3,130.00	\$0.00	\$3,130.00	\$6,300.00
Irrigation Maintenance	\$33,482.00	\$39,115.14	\$0.00	\$39,115.14	\$40,000.00
Irrigation Repairs & Replacement	\$74,150.00	\$81,380.43	\$0.00	\$81,380.43	\$80,000.00
Janitorial Maintenance	\$15,750.00	\$0.00	\$15,750.00	\$15,750.00	\$16,537.50
Landscape Maintenance	\$346,807.00	\$239,600.25	\$107,206.75	\$346,807.00	\$381,488.00
Landscape Replacement	\$147,627.00	\$8,145.80	\$139,481.20	\$147,627.00	\$155,010.00
Landscape Replacement-Annuals	\$4,382.00	\$0.00	\$4,382.00	\$4,382.00	\$4,600.00
R&M-Mulch	\$51,567.00	\$0.00	\$51,567.00	\$51,567.00	\$53,114.01
Royal Palm Treatment	\$2,428.00	\$0.00	\$2,428.00	\$2,428.00	\$2,500.84
R&M-Pest Control	\$79,859.00	\$75,767.46	\$4,091.54	\$79,859.00	\$82,254.77
R&M-Pressure Washing	\$24,067.00	\$35,400.00	\$0.00	\$35,400.00	\$24,789.01
Insurance - Property	\$15,992.00	\$0.00	\$15,992.00	\$15,992.00	\$16,471.76
Onsite Maintenance	\$135,142.00	\$0.00	\$135,142.00	\$135,142.00	\$139,196.26
R&M-Pump Station	\$11,722.00	\$5,389.00	\$6,333.00	\$11,722.00	\$12,073.66
Rust Control	\$16,683.00	\$7,334.46	\$9,348.54	\$16,683.00	\$17,183.49
R&M-Trees and Trimming	\$1,320.00	\$10,984.00	\$0.00	\$10,984.00	\$1,359.60
Total Overall Project Maintenance	\$1,118,322.00	\$680,284.62	\$569,068.58	\$1,249,353.20	\$1,288,837.25
Linear Parks Maintenance					
Electricity - Monuments	\$367.00	\$192.75	\$174.25	\$367.00	\$378.01
Electricity - Pump Station	\$16,937.00	\$4,451.94	\$12,485.06	\$16,937.00	\$17,445.11
Electricity - Streetlighting	\$19,339.00	\$11,966.71	\$7,372.29	\$19,339.00	\$19,919.17
R&M-Fence	\$2,539.00	\$0.00	\$2,539.00	\$2,539.00	\$2,615.17
R&M-General	\$3,691.00	\$0.00	\$3,691.00	\$3,691.00	\$3,801.73
Insurance - Property	\$2,992.00	\$0.00	\$2,992.00	\$2,992.00	\$3,081.76
Irrigation Maintenance	\$45,000.00	\$0.00	\$45,000.00	\$45,000.00	\$46,350.00
Irrigation Repairs & Replacement	\$2,180.00	\$0.00	\$2,180.00	\$2,180.00	\$2,245.40
Janitorial Maintenance	\$1,903.00	\$0.00	\$1,903.00	\$1,903.00	\$1,960.09
Landscape Replacement	\$5,081.00	\$0.00	\$5,081.00	\$5,081.00	\$5,233.43

	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
Landscape Replacement-Annals	\$3,816.00	\$0.00	\$3,816.00	\$3,816.00	\$3,930.48
Landscape Maintenance	\$136,936.00	\$0.00	\$136,936.00	\$136,936.00	\$141,044.08
R&M-Pest Control	\$35,129.00	\$0.00	\$35,129.00	\$35,129.00	\$36,182.87
R&M-Pressure Washing	\$5,500.00	\$1,512.50	\$3,987.50	\$5,500.00	\$5,665.00
R&M-Pump Station	\$986.00	\$722.00	\$264.00	\$986.00	\$1,015.58
R&M-Trees and Trimming	\$1,507.00	\$0.00	\$1,507.00	\$1,507.00	\$1,552.21
Total Linear Parks Maintenance	\$283,903.00	\$18,845.90	\$265,057.10	\$283,903.00	\$292,420.09
Mitigation					
Mitigation Maintenance	\$12,800.00	\$0.00	\$12,800.00	\$12,800.00	\$13,184.00
Mitigation Reporting	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,545.00
Contingency	\$2,547.00	\$0.00	\$2,547.00	\$2,547.00	\$2,623.41
Total Mitigation	\$16,847.00	\$0.00	\$16,847.00	\$16,847.00	\$17,352.41
Lakes					
Lake & Wetlands Maintenance	\$114,562.00	\$37,515.98	\$77,046.02	\$114,562.00	\$117,998.86
Pest Control-Midge Lake Banks	\$30,542.00	\$16,642.80	\$13,899.20	\$30,542.00	\$31,458.26
Contingency	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$30,900.00
Total Lake Maintenance	\$175,104.00	\$54,158.78	\$120,945.22	\$175,104.00	\$180,357.12
Secured Area Operations & Maintenance					
Electricity - Entrance	\$15,380.00	\$4,555.17	\$10,824.83	\$15,380.00	\$15,841.40
Electricity - Pump Station	\$20,156.00	\$11,871.85	\$8,284.15	\$20,156.00	\$20,760.68
Electricity - Streetlighting	\$49,465.00	\$28,355.34	\$21,109.66	\$49,465.00	\$50,948.95
R&M-Fence	\$1,307.00	\$0.00	\$1,307.00	\$1,307.00	\$1,346.21
R&M-Gate	\$40,109.00	\$28,613.80	\$11,495.20	\$40,109.00	\$41,312.27
Gate Transponders	\$914.00	\$0.00	\$914.00	\$914.00	\$941.42
R&M-General	\$31,400.00	\$32,431.76	\$0.00	\$32,431.76	\$32,342.00
Insurance - Property	\$10,601.00	\$49,525.00	\$0.00	\$49,525.00	\$10,919.03
Irrigation Maintenance	\$8,663.00	\$0.00	\$8,663.00	\$8,663.00	\$8,922.89
Irrigation Repairs & Replacement	\$18,591.00	\$0.00	\$18,591.00	\$18,591.00	\$19,148.73
Janitorial Maintenance	\$13,903.00	\$0.00	\$13,903.00	\$13,903.00	\$14,320.09
Cleaning Supplies	\$1,750.00	\$998.04	\$751.96	\$1,750.00	\$1,802.50
Landscape Maintenance	\$254,988.00	\$0.00	\$254,988.00	\$254,988.00	\$262,637.64
Landscape Replacement	\$22,500.00	\$0.00	\$22,500.00	\$22,500.00	\$23,175.00
Landscape Replacement-Annals	\$1,948.00	\$0.00	\$1,948.00	\$1,948.00	\$2,006.44
Office Supplies	\$7,693.00	\$118.92	\$7,574.08	\$7,693.00	\$7,923.79
R&M-Pest Control	\$18,455.00	\$0.00	\$18,455.00	\$18,455.00	\$19,008.65

	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
R&M-Pressure Washing	\$7,733.00	\$0.00	\$7,733.00	\$7,733.00	\$7,964.99
R&M-Pump Station	\$995.00	\$2,238.30	\$0.00	\$2,238.30	\$1,024.85
A/C Maintenance	\$3,465.00	\$0.00	\$3,465.00	\$3,465.00	\$3,568.95
Rust Control	\$4,234.00	\$1,500.00	\$2,734.00	\$4,234.00	\$4,361.02
Security	\$433,763.00	\$223,817.00	\$209,946.00	\$433,763.00	\$480,000.00
R&M-Access & Surveillance Systems	\$2,212.00	\$14,914.83	\$0.00	\$14,914.83	\$2,278.36
R&M-Trees and Trimming	\$10,078.00	\$0.00	\$10,078.00	\$10,078.00	\$10,380.34
Utility - Water	\$5,309.00	\$3,676.05	\$1,632.95	\$5,309.00	\$5,468.27
Communication - Telephone	\$2,726.00	\$0.00	\$2,726.00	\$2,726.00	\$2,807.78
R&M - Water Feature	\$6,268.00	\$1,650.00	\$4,618.00	\$6,268.00	\$6,456.04
Water Cooler	\$269.00	\$434.51	\$0.00	\$434.51	\$277.07
Contingency	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	\$30,900.00
Total Secured Area O&M	\$1,024,875.00	\$404,700.57	\$674,241.83	\$1,078,942.40	\$1,088,845.36
Clubhouse					
A/C Maintenance	\$2,011.00	\$2,285.00	\$0.00	\$2,285.00	\$2,111.55
Fire Alarm Monitoring	\$1,879.00	\$720.00	\$1,159.00	\$1,879.00	\$1,972.95
Attendant	\$118,487.00	\$0.00	\$118,487.00	\$118,487.00	\$124,411.35
Backflow Assembly Testing	\$162.00	\$0.00	\$162.00	\$162.00	\$170.10
Lease - Copier	\$4,279.00	\$1,187.55	\$3,091.45	\$4,279.00	\$4,492.95
Electrical Supplies	\$1,361.00	\$0.00	\$1,361.00	\$1,361.00	\$1,429.05
Electricity	\$21,361.00	\$12,023.40	\$9,337.60	\$21,361.00	\$22,429.05
Entry System- Key FOB	\$5,750.00	\$4,158.96	\$1,591.04	\$5,750.00	\$6,037.50
Reserve - Equipment	\$623.00	\$0.00	\$623.00	\$623.00	\$654.15
Contracts-Fire Exting. Insp	\$615.00	\$247.50	\$367.50	\$615.00	\$645.75
R&M-General	\$10,282.00	\$2,898.38	\$7,383.62	\$10,282.00	\$10,796.10
Gym Equipment Maintenance	\$3,338.00	\$2,804.39	\$533.61	\$3,338.00	\$3,504.90
Gym Wipes	\$3,713.00	\$2,303.56	\$1,409.44	\$3,713.00	\$3,898.65
Misc-Holiday Lighting	\$20,141.00	\$0.00	\$20,141.00	\$20,141.00	\$21,148.05
IT Maintenance	\$2,473.00	\$525.00	\$1,948.00	\$2,473.00	\$2,596.65
Janitorial Maintenance	\$38,477.00	\$113.08	\$38,363.92	\$38,477.00	\$40,400.85
Landscape Maintenance	\$64,872.00	\$0.00	\$64,872.00	\$64,872.00	\$68,115.60
Landscape Replacement	\$3,542.00	\$1,443.75	\$2,098.25	\$3,542.00	\$3,719.10
Landscape Replacement-Annuals	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,050.00
Misc-Licenses & Permits	\$793.00	\$0.00	\$793.00	\$793.00	\$832.65
Office Supplies	\$5,365.00	\$4,250.02	\$1,114.98	\$5,365.00	\$5,633.25
Cleaning Supplies	\$8,131.00	\$1,860.70	\$6,270.30	\$8,131.00	\$8,537.55
Food & Beverage/Coffee Supplies	\$563.00	\$222.11	\$340.89	\$563.00	\$591.15

	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
Onsite Property Management	\$170,609.00	\$170,499.00	\$110.00	\$170,609.00	\$179,139.45
Op Supplies - Clubhouse	\$498.00	\$0.00	\$498.00	\$498.00	\$522.90
Pool Furniture	\$1,275.00	\$0.00	\$1,275.00	\$1,275.00	\$1,338.75
Pool Permits	\$600.00	\$0.00	\$600.00	\$600.00	\$630.00
R&M-Pools	\$29,993.00	\$10,575.97	\$19,417.03	\$29,993.00	\$31,492.65
R&M-Trees and Trimming	\$78.00	\$0.00	\$78.00	\$78.00	\$81.90
Insurance - Property	\$19,940.00	\$0.00	\$19,940.00	\$19,940.00	\$20,937.00
Misc-Special Events	\$1,283.00	\$0.00	\$1,283.00	\$1,283.00	\$1,347.15
Communication - Telephone	\$19,757.00	\$15,237.83	\$4,519.17	\$19,757.00	\$20,744.85
Utility - Refuse Removal	\$9,331.00	\$4,674.24	\$4,656.76	\$9,331.00	\$9,797.55
Water Cooler	\$1,190.00	\$855.51	\$334.49	\$1,190.00	\$1,249.50
Contingency	\$0.00	\$91.60	\$0.00	\$91.60	\$195,000.00
Total Clubhouse Maintenance	\$573,772.00	\$238,977.55	\$335,160.05	\$574,137.60	\$797,460.60
Total Maintenance	\$3,192,823.00	\$1,396,967.42	\$1,981,319.78	\$3,378,287.20	\$3,665,272.83
Capital Projects					
Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00
Total Capital Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00
Reserves					
Less Reserves not budgeted in FY27	\$0.00	\$0.00	\$0.00	\$0.00	-\$383,300.00
Total Reserves	\$0.00	\$0.00	\$0.00	\$0.00	-\$383,300.00
TOTAL EXPENDITURES	\$3,458,046.00	\$1,538,797.00	\$2,107,882.71	\$3,646,679.71	\$3,835,428.31
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$1,856,212.00	-\$1,957,732.71	-\$101,520.71	\$0.37
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance	\$0.00	\$1,856,212.00	-\$1,957,732.71	-\$101,520.71	\$0.37
FUND BALANCE, BEGINNING	\$3,375,316.00	\$3,375,316.00	\$0.00	\$3,375,316.00	\$3,273,795.29
FUND BALANCE, ENDING	\$3,375,316.00	\$5,231,528.00	-\$1,957,732.71	\$3,273,795.29	\$3,273,795.66

Exhibit "A"
Allocation of Fund Balances

Available Funds	
Anticipated beginning fund balance	\$3,273,795
Net Change in Fund balance	\$0
Reserves - Fiscal Year 2026 Additions	\$654
Total Funds Available (estimated) 09/30/2027	\$3,274,450

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Assigned Fund Balance

Operating Reserves - 1st Qtr		\$958,857 (1)
Clubhouse Reserves	76,229	(2)
Equipment Reserves	2,000	(2)
Gates/Guardhouse	101,506	(2)
Hurricane Reserves	53,000	(2)
Irrigation System	148,506	(2)
Landscape	101,506	(2)
Lighting	50,753	(2)
Pools	101,506	(2)
Roads and Sidewalks	203,011	(2)
Security Features	101,506	(2)
Wall & Fence Perimeter	84,397	\$1,023,920 (2)

Total Allocation of Available Funds	\$1,982,777
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Total Unassigned (undesignated) Cash	\$1,291,673
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Notes

- (1) Represents approximately 3 months of operating expenditures
(2) Assigned reserves - FY25 Motion to assign reserves

Monterra

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance						
Fiscal Year 2027 Budget						
Series 2015 Bonds						
	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-	BUDGET
ACCOUNT DESCRIPTION	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$14,195.00	\$0.00	\$14,195.00	0%	\$14,000.00
Special Assmnts- Tax Collector	\$1,075,066.00	\$1,044,328.00	\$30,738.00	\$1,075,066.00	0%	\$1,075,066.03
Special Assmnts- Discounts	-\$43,003.00	-\$40,805.00	\$0.00	-\$40,805.00	-5%	-\$43,002.64
Special Assmnts- Prepayment	\$0.00	\$15,665.00	\$0.00	\$15,665.00	0%	\$0.00
TOTAL REVENUES	\$1,032,063.00	\$1,033,383.00	\$30,738.00	\$1,064,121.00	3%	\$1,046,063.39
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	\$21,501.00	\$10,119.77	\$11,381.23	\$21,501.00	0%	\$21,501.32
Total Administrative	\$21,501.00	\$10,119.77	\$11,381.23	\$21,501.00	0%	\$21,501.32
<i>Debt Service</i>						
Principal Debt Retirement	\$710,000.00	\$0.00	\$710,000.00	\$710,000.00	0%	\$730,000.00
Interest Expense	\$312,581.00	\$156,290.63	\$156,290.37	\$312,581.00	0%	\$291,281.26
Total Debt Service	\$1,022,581.00	\$156,290.63	\$866,290.37	\$1,022,581.00	0%	\$1,021,281.26
TOTAL EXPENDITURES	\$1,044,082.00	\$166,410.40	\$877,671.60	\$1,044,082.00		\$1,042,782.58
Excess (deficiency) of revenues						
Over (under) expenditures	-\$12,019.00	\$866,972.60	-\$846,933.60	\$20,039.00	-267%	\$3,280.81
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-\$12,019.00	\$866,972.60	-\$846,933.60	\$20,039.00	-267%	\$0.00
TOTAL OTHER SOURCES (USES)	-\$12,019.00	\$866,972.60	-\$846,933.60	\$20,039.00		\$0.00
Net change in fund balance	-\$12,019.00	\$866,972.60	-\$846,933.60	\$20,039.00	-267%	\$0.00
FUND BALANCE, BEGINNING	\$635,400.00	\$635,400.00	\$0.00	\$635,400.00	0%	\$655,439.00
FUND BALANCE, ENDING	\$623,381.00	\$1,502,372.60	-\$846,933.60	\$655,439.00	5%	\$655,439.00
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2015 Bonds	\$9,935,000.00	\$9,250,000.00	\$8,540,000.00			\$7,810,000.00

Amortization Schedule

Series 2005A Debt Service Fund Fund
Series 2015 Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
5/1/17	\$14,855,000	\$223,406	\$570,000	\$793,406
11/1/17	\$14,285,000	\$217,706		
5/1/18	\$14,285,000	\$217,706	\$580,000	\$1,015,413
11/1/18	\$13,705,000	\$211,906		
5/1/20	\$13,705,000	\$211,906	\$590,000	\$1,013,813
11/1/20	\$13,115,000	\$206,006		
5/1/20	\$13,115,000	\$206,006	\$605,000	\$1,017,013
11/1/20	\$12,510,000	\$199,200		
5/1/21	\$12,510,000	\$199,200	\$620,000	\$1,018,400
11/1/21	\$11,890,000	\$192,225		
5/1/22	\$11,890,000	\$192,225	\$635,000	\$1,019,450
11/1/22	\$11,255,000	\$184,288		
5/1/23	\$11,255,000	\$184,288	\$650,000	\$1,018,575
11/1/23	\$10,605,000	\$175,350		
5/1/24	\$10,605,000	\$175,350	\$670,000	\$1,020,700
11/1/24	\$9,935,000	\$166,138		
5/1/25	\$9,935,000	\$166,138	\$685,000	\$1,017,275
11/1/25	\$9,250,000	\$156,291		
5/1/26	\$9,250,000	\$156,291	\$710,000	\$1,022,581
11/1/26	\$8,540,000	\$145,641		
5/1/27	\$8,540,000	\$145,641	\$730,000	\$1,021,281
11/1/27	\$7,810,000	\$134,691		
5/1/28	\$7,810,000	\$134,691	\$755,000	\$1,024,381
11/1/28	\$7,055,000	\$121,950		
5/1/29	\$7,055,000	\$121,950	\$780,000	\$1,023,900
11/1/29	\$6,275,000	\$108,788		
5/1/30	\$6,275,000	\$108,788	\$805,000	\$1,022,575
11/1/30	\$5,470,000	\$95,203		
5/1/31	\$5,470,000	\$95,203	\$835,000	\$1,025,406
11/1/31	\$4,635,000	\$81,113		
5/1/32	\$4,635,000	\$81,113	\$865,000	\$1,027,225
11/1/32	\$3,770,000	\$65,975		
5/1/33	\$3,770,000	\$65,975	\$895,000	\$1,026,950
11/1/33	\$2,875,000	\$50,313		
5/1/34	\$2,875,000	\$50,313	\$925,000	\$1,025,625
11/1/34	\$1,950,000	\$34,125		
5/1/35	\$1,950,000	\$34,125	\$960,000	\$1,028,250
11/1/35	\$990,000	\$17,325		
5/1/36	\$990,000	\$17,325	\$990,000	\$1,024,650
Total		\$2,355,100	\$9,935,000	\$12,290,100

Monterra

Community Development District

Supporting Budget Schedule

FY 2027

Proposed Fiscal Year 2027
Budgeted Expenses

+ Capital Projects Included
+ Use of Reserves

Expenditures

Administrative	\$353,455.48
Maintenance	\$3,665,272.83
Capital Projects	\$200,000.00
Reserves	-\$383,300.00
Discounts	\$156,201.19
Less Other Revenue	-\$86,600.00

Total Allocated O&M

\$3,905,029.50

			Adopted Fiscal Year 2026		Proposed Fiscal Year 2027		
			FY 2026 O&M Rate Per unit (Grossed up)	Total O&M	(includes capital projects, use of reserves)		
Subdivision	Product	No of Units/SQFT			FY 2027 O&M Rate Per Unit (Grossed up)	Total O&M	% Change from FY 2026
Vista Del Sol	34'	22	\$3,172.84	\$69,802.43	\$3,430.54	\$75,471.96	7.51%
La Costa	34'	38	\$3,172.84	\$120,567.83	\$3,430.54	\$130,360.65	7.51%
Capistrano	34'	49	\$3,172.84	\$155,469.04	\$3,430.54	\$168,096.63	7.51%
La Costa	50'	79	\$3,926.90	\$310,225.38	\$4,247.86	\$335,581.07	7.56%
Capistrano	50'	57	\$3,926.90	\$223,833.50	\$4,247.86	\$242,128.11	7.56%
Corta Bella	50'	49	\$3,926.90	\$192,418.27	\$4,247.86	\$208,145.22	7.56%
Vista Del Sol	50'	71	\$3,926.90	\$278,810.15	\$4,247.86	\$301,598.18	7.56%
Bella Terra	50'	74	\$3,926.90	\$290,590.86	\$4,247.86	\$314,341.76	7.56%
Bella Terra	65'	7	\$3,926.92	\$27,488.41	\$4,247.87	\$29,735.12	7.56%
Vista Del Sol	65'	143	\$3,926.92	\$561,548.96	\$4,247.87	\$607,446.02	7.56%
La Costa	65'	37	\$3,926.92	\$145,295.89	\$4,247.87	\$157,171.35	7.56%
Vista Del Prae	50'	31	\$3,926.92	\$121,734.39	\$4,247.87	\$131,684.10	7.56%
Estada	65'	149	\$1,509.19	\$224,868.78	\$1,449.61	\$215,991.47	-4.11%
Minto 2H	TH	146	\$1,718.19	\$250,856.01	\$1,887.74	\$275,610.41	8.98%
2 F	Multi-Family	252	\$714.72	\$180,108.56	\$683.92	\$172,348.33	-4.50%
2 F	Multi-Family	175	\$709.10	\$124,092.32	\$678.14	\$118,673.78	-4.57%
Minto 2F	TH	148	\$1,724.57	\$255,237.04	\$1,894.32	\$280,358.88	8.96%
Retail	Retail	49850	\$0.75	\$37,604.23	\$0.73	\$36,409.23	-3.28%
Retail	Vacant Retail	33650	\$0.60	\$20,217.99	\$0.57	\$19,256.38	-4.99%
Office	Office	70000	\$0.67	\$46,809.73	\$0.64	\$44,951.87	-4.13%
Out Parcels	Out Parcels	39475	\$1.04	\$41,193.00	\$1.00	\$39,669.35	-3.84%
Totals		194502		\$3,678,772.78		\$3,905,029.87	

MONTERRA

Community Development District

Assessment Allocation Tables

Table 1 - Assessment Allocation- ADMINISTRATIVE, Reserves, and Capital Projects

Product Type	No of Units/ Square		Total ERUs	Rate per Unit	Total
	Feet	ERU/ Unit			
MultiFamily - 2F	252	0.625	157.50	\$-2.98	\$-749.97
MultiFamily - 2F	175	0.625	109.38	\$-2.98	\$-520.81
Townhome - 2H	148	1	148.00	\$4.83	\$714.87
Townhome - 2F	146	1	146.00	\$4.83	\$705.21
SF 34'	109	1	109.00	\$4.83	\$526.49
SF 50'	361	1.25	451.25	\$6.04	\$2,179.62
SF 65'	187	1.25	233.75	\$6.04	\$1,129.06
SF 65' Estada	149	1.25	186.25	\$6.04	\$899.62
Retail	49,850	1/1800	27.69	\$133.77	\$133.77
Retail (Vacant)	33,650	1/1800	18.69	\$90.30	\$90.30
Office	70,000	1/1800	38.89	\$187.84	\$187.84
Out Parcels	39,475	1/1200	32.90	\$158.89	\$158.89
			1659.30		\$5,454.88

Table 2 - Assessment Allocation - OVERALL PROJECT MAINTENANCE

Product Type	No of Units/ Square		Total ERUs	Rate per Unit	Total
	Feet	ERU/ Unit			
MultiFamily - 2F	252	0.625	157.50	\$485.46	\$122,335.95
MultiFamily - 2F	175	0.625	109.38	\$485.46	\$84,955.52
Townhome - 2H	148	1	148.00	\$776.74	\$114,956.95
Townhome - 2F	146	1	146.00	\$776.74	\$113,403.48
SF 34'	109	1	109.00	\$776.74	\$84,664.24
SF 50'	361	1.25	451.25	\$970.92	\$350,502.20
SF 65'	187	1.25	233.75	\$970.92	\$181,562.08
SF 65' Estada	149	1.25	186.25	\$970.92	\$144,667.11
Retail	49850	1/1800	27.69	\$21,511.28	\$21,511.28
Retail (Vacant)	33650	1/1800	18.69	\$14,520.65	\$14,520.65
Office	70000	1/1800	38.89	\$30,206.41	\$30,206.41
Out Parcels	39475	1/1200	32.90	\$25,551.38	\$25,551.38
			1659.30		\$1,288,837.25

Table 3 - Assessment Allocation - LINEAR PARKS MAINTENANCE

Product Type	No of Units/ Square		Total ERUs	Rate per Unit	Total
	Feet	ERU/ Unit			
MultiFamily - 2F	252	0.625	157.50	\$110.14	\$27,756.40
MultiFamily - 2F	175	0.625	109.38	\$110.14	\$19,275.28
Townhome - 2H	148	1	148.00	\$176.23	\$26,082.21
Townhome - 2F	146	1	146.00	\$176.23	\$25,729.75
SF 34'	109	1	109.00	\$176.23	\$19,209.19
SF 50'	361	1.25	451.25	\$220.29	\$79,524.30
SF 65'	187	1.25	233.75	\$220.29	\$41,194.03
SF 65' Estada	149	1.25	186.25	\$220.29	\$32,823.05
Retail	49850	1/1800	27.69	\$4,880.62	\$4,880.62
Retail (Vacant)	33650	1/1800	18.69	\$3,294.54	\$3,294.54
Office	70000	1/1800	38.89	\$6,853.43	\$6,853.43
Out Parcels	39475	1/1200	32.90	\$5,797.27	\$5,797.27
			1659.30		\$292,420.09

MONTERRA**Community Development District****Assessment Allocation Tables****Table 4 - Assessment Allocation- MITIGATION**

Product Type	No of Units/ Square		ERU/ Unit	Total ERUs	Rate per Unit	Total
	Feet					
MultiFamily - 2F	252		0.625	157.50	\$6.54	\$1,647.08
MultiFamily - 2F	175		0.625	109.38	\$6.54	\$1,143.81
Townhome - 2H	148		1	148.00	\$10.46	\$1,547.74
Townhome - 2F	146		1	146.00	\$10.46	\$1,526.82
SF 34'	109		1	109.00	\$10.46	\$1,139.89
SF 50'	361		1.25	451.25	\$13.07	\$4,719.03
SF 65'	187		1.25	233.75	\$13.07	\$2,444.48
SF 65' Estada	149		1.25	186.25	\$13.07	\$1,947.74
Retail	49850		1/1800	27.69	\$289.62	\$289.62
Retail (Vacant)	33650		1/1800	18.69	\$195.50	\$195.50
Office	70000		1/1800	38.89	\$406.69	\$406.69
Out Parcels	39475		1/1200	32.90	\$344.01	\$344.01
				1659.30		\$17,352.41

Table 5 - Assessment Allocation- LAKES

Product Type	No. of Units / Square		Run Off	Weighted Acres	Percentage of Weighted Acres	Rate per Unit	Total
	Feet*	Acres					
MultiFamily - 2F	252	11.39	78.61%	8.95	6.11%	\$43.72	\$11,017.97
MultiFamily - 2F	175	6.65	81.87%	5.44	3.71%	\$38.28	\$6,699.56
Townhome - 2H	148	12.30	77.68%	9.55	6.52%	\$79.44	\$11,757.48
Townhome - 2F	146	11.20	77.61%	8.69	5.93%	\$73.26	\$10,696.35
SF 34'	109	17.97	75.00%	13.48	9.20%	\$152.15	\$16,584.77
SF 50'	361	59.57	75.00%	44.68	30.48%	\$152.29	\$54,977.99
SF 65'	187	30.86	75.00%	23.15	15.79%	\$152.31	\$28,481.13
SF 65' Estada	149	24.59	75.00%	18.44	12.58%	\$152.31	\$22,694.46
Retail	49850	6.99	86.14%	6.02	4.11%	\$0.15	\$7,409.38
Retail (Vacant)	33650	2.57		0.00	0.00%	\$0.00	\$0.00
Office	70000	4.34	86.14%	3.74	2.55%	\$0.07	\$4,600.39
Out Parcels	39475	6.31	70.00%	4.42	3.01%	\$0.14	\$5,437.63
				146.57	100.00%		\$180,357.12

Table 6 - Assessment Allocation - SECURED AREA OPERATIONS & MAINTENANCE

Product Type	No of Units/ Square		ERU/ Unit	Total ERUs	Rate per Unit	Total
	Feet					
MultiFamily - 2F	252		0.625	0.00	\$0.00	\$0.00
MultiFamily - 2F	175		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	\$1,371.34	\$149,476.25
SF 50'	361		1.25	451.25	\$1,714.18	\$618,817.97
SF 65'	187		1.25	233.75	\$1,714.18	\$320,551.14
SF 65' Estada	149		1.25	0.00	\$0.00	\$0.00
Retail	49850		1/1800	0.00	\$0.00	\$0.00
Retail (Vacant)	33650		1/1800	0.00	\$0.00	\$0.00
Office	70000		1/1800	0.00	\$0.00	\$0.00
Out Parcels	39475		1/1200	00.00	\$0.00	\$0.00
				794.00		\$1,088,845.36

MONTERRA

Community Development District

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
Multifamily - 2F	175	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	148.00	\$732.96	\$108,478.10
Townhome - 2F	146	1	146.00	\$732.96	\$107,012.18
SF 34'	109	1	109.00	\$732.96	\$79,892.65
SF 50'	361	1.25	451.25	\$916.20	\$330,748.25
SF 65'	187	1.25	233.75	\$916.20	\$171,329.43
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	49850	1/1800	0.00	\$0.00	\$0.00
Retail (Vacant)	33650	1/1800	0.00	\$0.00	\$0.00
Office	70000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	39475	1/1200	0.00	\$0.00	\$0.00
			1088.00		\$797,460.60

FY 2027 Adopted Budget

Table 8 - Assessment Summary - Total Assessment Per Unit

Product Type	No of Units/ Square Feet	Total	Rate per Unit	Old Rate Per Unit	Tax Roll Amount *	Gross TC asmts
MultiFamily - 2F	252	\$162,007.43	\$642.89	\$642.89	\$683.92	\$172,348.33
MultiFamily - 2F	175	\$111,553.36	\$637.45	\$637.45	\$678.14	\$118,673.78
Townhome - 2H	148	\$263,537.35	\$1,780.66	\$1,780.66	\$1,894.32	\$280,358.88
Townhome - 2F	146	\$259,073.79	\$1,774.48	\$1,774.48	\$1,887.74	\$275,610.41
SF 34'	109	\$351,493.49	\$3,224.71	\$3,224.71	\$3,430.54	\$373,929.24
SF 50'	361	\$1,441,469.36	\$3,992.99	\$3,992.99	\$4,247.86	\$1,533,478.05
SF 65'	187	\$746,691.34	\$3,993.00	\$3,993.00	\$4,247.87	\$794,352.49
SF 65' Estada	149	\$203,031.98	\$1,362.63	\$1,362.63	\$1,449.61	\$215,991.47
Retail	49850	\$34,224.67	\$0.69	\$0.69	\$0.73	\$36,409.23
Retail (Vacant)	33650	\$18,100.99	\$0.54	\$0.54	\$0.57	\$19,256.38
Office	70000	\$42,254.76	\$0.60	\$0.60	\$0.64	\$44,951.87
Out Parcels	39475	\$37,289.19	\$0.94	\$0.94	\$1.00	\$39,669.35
Total net		\$3,670,727.71				\$3,905,029.48

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

RESOLUTION 2026-11**A RESOLUTION LEVYING AND IMPOSING A NON-AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2027; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, certain improvements exist within the Monterra Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds the District's total General Fund Operation Assessments, taking into consideration other revenue sources during Fiscal Year 2027, will amount to \$3,905,029.87; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2027 will amount to \$1,075,066.03; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Monterra Community Development District finds the non-ad valorem special assessments it levies and imposes by this Resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner which is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands this Resolution levies only the maintenance assessments for Fiscal Year 2027, the Chairperson of the District or the designee of the District Manager, shall certify a total Non-Ad Valorem Assessment Roll in a timely manner to the Tax Collector in and for Broward County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for special maintenance assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT OF BROWARD COUNTY, FLORIDA:

Section 1. All of the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Section 190.021(3), Florida Statutes, (hereinafter referred to as "assessment") is hereby levied on certain lands within the District.

Section 3. The collection and enforcement of the aforesaid assessments shall be by the Tax Collector serving as agent of the State of Florida in Broward County and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance special assessments on lands included in the District will be combined with the debt service non-ad valorem assessments which are levied and certified as a total amount on the Non-Ad Valorem Assessment Roll to the Broward County Tax Collector by the designee of the Chairperson of the Board on compatible medium no later than September 15, 2026. Said assessments shall be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments and property taxes levied by other local governments against each parcel of property.

Section 5. The proceeds therefrom shall be paid to the Monterra Community Development District.

Section 6. The Chairperson of the Board of the Monterra Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 5th day of August, 2026, by the Board of Supervisors of the Monterra Community Development District, Broward County, Florida.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 30, 2026

- **Current Cash Balances:**
 - o Bank United Operating: \$826,112
 - o Bank United MMA: \$2,569,497
 - o SBA – Florida Prime: \$861,977
 - o Truist: \$9,863
- **Assessment collections:**
 - o We received a tax distribution of \$7,467 on 06/15/26.
 - o We are 103% collected (due to interest on late payments) on the tax roll with a total outstanding of \$0 and the GF total revenue is 103% of adopted budget.
- **Audit – FY 2025:**
 - o The audit has been completed with no findings.
- **Expenses:**
 - o Current expenses make up 81% of the annual budget through the end of June 2026
 - o Total expenses for the first 9 months are approximately \$2,813,604. This puts your average monthly burn rate of approximately \$312,623 per month.

Monterra CDD
Cash Flow Projection
6/30/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Bank United	826,112	0.00%
MM Account - Bank United	2,569,497	3.40%
SBA - Florida Prime #2511	420,916	3.83%
SBA - Florida Prime #2400	441,061	3.83%
Public Special MRC - Truist	9,863	1.40%
Less: Current Outstanding AP	(135,386)	
Estimated Cash Available Today	<u>4,132,062</u>	
 Outstanding FY26 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>4,132,062</u>	
 <u>Projections:</u>		
Monthly Average Spend - (9 Months Oct-Jun)	312,623	
 Total Monthly Average Spend	 <u>312,623</u>	
 Average Spend to YE - (3 months Jul - Sept)	 937,868	
 Expected Cash Flow at YE (9/30/26)	 <u>3,194,194</u>	
 Average Spend 1st QTR FY27 - (2 mos avg spend)	 625,245	
 Expected Need through 1st QTR FY27	 <u>2,568,949</u>	

**tax roll revenue for the new FY is received in December*

***Monterra
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



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**Monterra
Community Development District**

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 835,975	\$ -	\$ 835,975
Cash On Hand/Petty Cash	500	-	500
Due From Other Funds	-	1,934	1,934
Investments:			
Money Market Account	2,569,497	-	2,569,497
SBA Account	420,916	-	420,916
SBA Account Reserves	441,061	-	441,061
Interest Account	-	17	17
Principal	-	70	70
Redemption Fund	-	27,316	27,316
Reserve Fund	-	255,287	255,287
Revenue Fund	-	408,617	408,617
Prepaid Items	1,805	-	1,805
Deposits	9,828	-	9,828
TOTAL ASSETS	\$ 4,279,582	\$ 693,241	\$ 4,972,823
<u>LIABILITIES</u>			
Accounts Payable	\$ 133,452	\$ 1,934	\$ 135,386
Accrued Expenses	383	-	383
Due To Other Funds	1,934	-	1,934
TOTAL LIABILITIES	135,769	1,934	137,703

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
FUND BALANCES			
Nonspendable:			
Prepaid Items	1,805	-	1,805
Deposits	9,828	-	9,828
Restricted for:			
Debt Service	-	691,307	691,307
Assigned to:			
Operating Reserves	863,888	-	863,888
Reserves - Clubhouse	76,229	-	76,229
Reserves - Equipment	2,000	-	2,000
Reserves-Gates/Guardhouses	101,506	-	101,506
Reserves - Hurricane	53,000	-	53,000
Reserves - Irrigation System	148,506	-	148,506
Reserves - Landscape	101,506	-	101,506
Reserve - Lighting	50,753	-	50,753
Reserves - Pools	101,506	-	101,506
Reserves - Roads and Sidewalks	203,011	-	203,011
Reserve - Security Features	101,506	-	101,506
Reserves - Wall & Fence Perimeter	84,397	-	84,397
Unassigned:	2,244,372	-	2,244,372
TOTAL FUND BALANCES	\$ 4,143,813	\$ 691,307	\$ 4,835,120
TOTAL LIABILITIES & FUND BALANCES	\$ 4,279,582	\$ 693,241	\$ 4,972,823

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 98,442	\$ 98,442	0.00%	\$ 10,487
Room Rentals	-	-	200	200	0.00%	-
Interest - Tax Collector	-	-	5,662	5,662	0.00%	-
Rental Income	-	-	800	800	0.00%	-
Membership Cards	-	-	270	270	0.00%	-
Special Assmnts- Tax Collector	3,458,046	3,429,870	3,438,712	8,842	99.44%	5,680
Decal headlamp/windshield	-	-	6,842	6,842	0.00%	-
Other Miscellaneous Revenues	-	-	19,880	19,880	0.00%	200
Insurance Reimbursements	-	-	11,293	11,293	0.00%	-
TOTAL REVENUES	3,458,046	3,429,870	3,582,101	152,231	103.59%	16,367
<u>EXPENDITURES</u>						
<u>Administration</u>						
ProfServ-Arbitrage Rebate	1,800	1,800	1,200	600	66.67%	-
ProfServ-Dissemination Agent	1,800	-	-	-	0.00%	-
ProfServ-Engineering	91,491	68,618	48,931	19,687	53.48%	-
ProfServ-Mgmt Consulting	77,596	58,197	58,197	-	75.00%	6,466
ProfServ-Property Appraiser	2,222	2,222	2,222	-	100.00%	-
ProfServ-Trustee Fees	9,756	9,756	5,000	4,756	51.25%	-
Attorney Fees	52,749	39,562	56,980	(17,418)	108.02%	5,225
ProfServ-Web Site Maintenance	5,000	3,750	1,553	2,197	31.06%	-
Auditing Services	4,400	4,400	4,500	(100)	102.27%	-
Onsite Maintenance	135,142	101,357	-	101,357	0.00%	-
Onsite Property Manager	170,609	127,957	278,157	(150,200)	163.04%	23,621
Attendant	118,487	88,865	-	88,865	0.00%	-
Security	433,763	325,322	344,810	(19,488)	79.49%	45,672
Postage and Freight	246	185	335	(150)	136.18%	13
Rentals & Leases	2,400	1,800	-	1,800	0.00%	-
Insurance - Property	49,525	49,525	49,525	-	100.00%	-
Insurance	8,772	8,772	9,447	(675)	107.69%	-
Legal Advertising	475	356	137	219	28.84%	-
Other Current Charges	3,681	2,761	4,782	(2,021)	129.91%	206
Dues, Licenses, Subscriptions	2,835	2,126	6,186	(4,060)	218.20%	886
Total Administration	1,172,749	897,331	871,962	25,369	74.35%	82,089
<u>Maintenance: Gate/Fence</u>						
R&M-Fence	48,745	36,559	11,650	24,909	23.90%	2,950
R&M-Gate	40,109	30,082	46,338	(16,256)	115.53%	4,017

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
R&M-Access&Surveillance Systems	2,212	1,659	20,907	(19,248)	945.16%	5,992
Gate Transponders	914	685	-	685	0.00%	-
Misc-Contingency	30,000	22,500	-	22,500	0.00%	-
Total Maintenance: Gate/Fence	121,980	91,485	78,895	12,590	64.68%	12,959
<u>Maintenance: Lakes</u>						
R&M-Pump Station	13,703	10,277	23,128	(12,851)	168.78%	3,385
Lake & Wetlands Maintenance	114,562	85,922	61,822	24,100	53.96%	5,595
Pest Control-Midge Lake Banks	30,542	22,906	24,964	(2,058)	81.74%	2,774
Mitigation Maintenance	12,800	9,600	-	9,600	0.00%	-
Mitigation Reporting	1,500	1,125	-	1,125	0.00%	-
Misc-Contingency	32,547	24,411	-	24,411	0.00%	-
Total Maintenance: Lakes	205,654	154,241	109,914	44,327	53.45%	11,754
<u>Maintenance: Landscape/Hardscape</u>						
R&M-Mulch	51,567	38,675	-	38,675	0.00%	-
R&M-Pest Control	133,443	100,082	105,605	(5,523)	79.14%	11,652
R&M-Trees and Trimming	12,983	9,757	10,984	(1,227)	84.60%	-
Royal Palm Treatment	2,428	1,821	-	1,821	0.00%	-
R&M-Pressure Washing	37,300	27,975	54,613	(26,638)	146.42%	5,900
Rust Control	20,917	15,688	13,252	2,436	63.36%	1,472
Landscape Maintenance	803,603	602,702	374,629	228,073	46.62%	56,115
Landscape Replacement	178,750	134,062	25,512	108,550	14.27%	15,923
Landscape Replacement-Annals	11,146	8,360	-	8,360	0.00%	-
Irrigation Maintenance	87,145	65,359	58,673	6,686	67.33%	6,519
Irrigation Repairs & Replacement	94,921	71,191	91,967	(20,776)	96.89%	7,303
Total Maintenance: Landscape/Hardscape	1,434,203	1,075,672	735,235	340,437	51.26%	104,884
<u>Maintenance: Pool</u>						
R&M-Pools	29,993	22,495	15,368	7,127	51.24%	1,540
Pool Furniture	1,275	956	-	956	0.00%	-
Pool Permits	600	600	-	600	0.00%	-
Total Maintenance: Pool	31,868	24,051	15,368	8,683	48.22%	1,540
<u>Maintenance: Other</u>						
Gym Equipment Maintenance	3,338	2,503	6,895	(4,392)	206.56%	3,747
R&M-General	69,934	52,451	735,588	(683,137)	1051.83%	15,955
Janitorial Maintenance	70,033	52,525	173	52,352	0.25%	60
R&M - Water Feature	6,268	4,701	2,475	2,226	39.49%	550
IT Maintenance	2,473	1,855	1,050	805	42.46%	-
A/C Maintenance	5,476	4,107	2,852	1,255	52.08%	-
Total Maintenance: Other	157,522	118,142	749,033	(630,891)	475.51%	20,312

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
<u>Utilities</u>						
Communication - Telephone	22,483	16,862	24,490	(7,628)	108.93%	2,425
Electricity - Entrance	15,380	11,535	6,843	4,692	44.49%	791
Electricity - Pump Station	58,692	44,019	43,328	691	73.82%	4,712
Electricity - Streetlights	133,832	100,374	108,432	(8,058)	81.02%	14,385
Utility - Water	5,309	3,982	5,887	(1,905)	110.89%	754
Utility - Refuse Removal	9,331	6,998	7,076	(78)	75.83%	800
Electric - Monuments	367	275	295	(20)	80.38%	34
Electricity	21,361	16,021	18,392	(2,371)	86.10%	2,321
Total Utilities	266,755	200,066	214,743	(14,677)	80.50%	26,222
<u>Other Expenses</u>						
Fire Alarm Monitoring	1,879	1,879	3,260	(1,381)	173.50%	-
Contracts-Fire Exting. Insp.	615	615	623	(8)	101.30%	-
Lease - Copier	4,279	3,209	1,945	1,264	45.45%	565
Golf Cart	1,257	943	5,398	(4,455)	429.44%	500
Backflow Assembly Testing	162	162	-	162	0.00%	-
Gym Wipes	3,713	2,785	2,883	(98)	77.65%	282
Misc-Holiday Lighting	20,141	20,141	-	20,141	0.00%	-
Special Events	1,283	962	-	962	0.00%	-
Misc-Licenses & Permits	793	793	-	793	0.00%	-
Entry System-Key Fob	5,750	4,312	11,711	(7,399)	203.67%	395
Office Supplies	13,058	9,794	4,881	4,913	37.38%	123
Op Supplies - Clubhouse	498	374	36	338	7.23%	36
Food and Beverage	563	422	284	138	50.44%	40
Cleaning Supplies	9,881	7,411	5,843	1,568	59.13%	919
Water Cooler	1,459	1,094	1,590	(496)	108.98%	100
Electrical Supplies	1,361	1,021	-	1,021	0.00%	-
Reserve - Equipment	623	-	-	-	0.00%	-
Total Other Expenses	67,315	55,917	38,454	17,463	57.13%	2,960
TOTAL EXPENDITURES	3,458,046	2,616,905	2,813,604	(196,699)	81.36%	262,720
Excess (deficiency) of revenues Over (under) expenditures	-	812,965	768,497	(44,468)	0.00%	(246,353)
Net change in fund balance	\$ -	\$ 812,965	\$ 768,497	\$ (44,468)	0.00%	\$ (246,353)
FUND BALANCE, BEGINNING (OCT 1, 2025)	3,375,316	3,375,316	3,375,316			
FUND BALANCE, ENDING	\$ 3,375,316	\$ 4,188,281	\$ 4,143,813			

Monterra
Community Development District

Supporting Schedules

June 30, 2026

MONTERRA
Community Development District

All Funds

Cash and Investment Report
June 30, 2026

<u>Investment Type</u>	<u>Bank Name</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>General Fund</u>				
Checking Account - Operating #6534	Truist	N/A	1.40%	\$ 9,863
Checking Account - Operating #2407	Bank United	N/A	0.00%	826,112 (1)
Subtotal Checking				<u>835,975</u>
Money Market #4674	Bank United	N/A	3.40%	2,569,497
SBA Excess Funds #2511	Florida Prime	N/A	3.83%	420,916
SBA Capital Reserve #2400	Florida Prime	N/A	3.83%	441,061
Subtotal SBA				<u>3,431,474</u>
GF Subtotal				<u>4,267,449</u>
 <u>Investment Type</u>				
<u>Debit Service</u>				
<u>Fund 202</u>				
2015 Series Interest account #5102S	Wells Fargo	N/A	0.06%	17
2015 Series Principal account #5101S	Wells Fargo	N/A	0.06%	70
2015 Series Redemption account #5105S	Wells Fargo	N/A	0.06%	27,316
2015 Series Reserve fund #5104S	Wells Fargo	N/A	0.06%	255,287
2015 Series Revenue account #5100S	Wells Fargo	N/A	0.06%	408,617
Total Fund 202				<u>691,307</u>
Grand Total				<u><u>\$ 4,958,756</u></u>

Note(s):

1) Transferring \$2K to trustee (Wells Fargo) for debt service in July.

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	YTD Total
Total Revenues	14,676	571,402	2,560,610	85,686	86,317	76,316	132,264	38,463	16,367	3,582,101
<u>Expenditures</u>										
Administrative	71,412	28,092	8,869	11,013	14,106	19,065	6,768	25,144	6,330	190,799
Property management and security	71,713	42,415	91,931	47,085	108,426	71,544	105,443	66,848	75,759	681,163
Maintenance: Gate/Fence	4,187	8,998	4,381	6,275	9,912	18,475	13,230	477	12,959	78,895
Maintenance: Lakes	43,772	(18,343)	4,369	8,970	8,970	14,770	26,470	9,183	11,753	109,914
Maintenance: Landscape/Hardscape	78,182	67,810	139,791	69,933	74,405	72,063	67,863	60,302	104,885	735,235
Maintenance: Pool	1,566	1,750	1,540	2,305	1,847	1,568	1,562	1,690	1,540	15,368
Maintenance: Other	27,983	33,185	4,107	15,636	48,906	32,750	56,988	509,167	20,312	749,033
Utilities	19,946	26,535	23,001	24,299	24,354	24,440	23,375	22,570	26,223	214,743
Other Expenses	37	4,962	3,906	2,336	4,389	4,856	9,311	5,695	2,962	38,454
Total Expenditures	318,798	195,404	281,895	187,852	295,315	259,531	311,010	701,076	262,723	2,813,604
Excess (deficiency) of revenues Over (under) expenditures	(304,122)	375,998	2,278,715	(102,166)	(208,998)	(183,215)	(178,746)	(662,613)	(246,356)	768,497

NAME COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – July 2026

- ✓ Worked with paving contractor to resolve issue with residents driveway
- ✓ Received and opened bids for Pine Island Median Project
- ✓ Worked with on-site staff to ensure coverage of the clubhouse during period of staffing shortage challenges
- ✓ Continued working with Supervisor Kooiman on revising the Landscaping RFP for rebid
- ✓ Authorized multiple HOA hosted events in the clubhouse including World Cup game viewing parties
- ✓ Assisted with reviewing the contract for Engineering Services by Engenuity Group as drafted and approved by counsel and the firm
- ✓

CLEAR PARTNERSHIPS



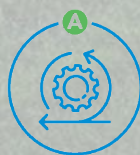
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Project	Status	Contractor	Start Date	Notes
Pickleball	Permit issued - construction scheduled	SynTurf International	2/18/2026	2/18 on site to fence off the construction area along with the surveyor. 2/19 begin the fence removal - 2-3 days. 2/23 begin work raising the existing court 2/20 Fence removal has started and the project is currently proceeding as scheduled. 2/20 work raising the surface level will begin Mar. 2, tentative project completion April 3 3/6 Construction continues preparing to raise the base 3/13 Base has been laid, waiting on cure period before next step of the surfacing 3/20 approved paint color layout for the new courts 4/3 Had a meeting with the contractor and engineer. There are concerns at this point about the contractor work quality on this project and there seems to be a potential delay as there have been challenges getting the necessary signed engineering drawings for the basketball hoop structures. 4/10 Engineers report on the project was reviewed by the board we have requested that the contractor stop work until construction deviations can be addressed. 4/17 work continues to be stopped awaiting additional information from the engineer and contractor. This item will be discussed at the special meeting on the 28th. 5/1 BoS appointed Supv. Popowitz to work with contractor and engineer regarding geotechnical report and changes to construction plans 5/20 Contractor has been sent small project agreement, and the conditions for the district to notice to continue to be granted. 6/12 Final revised small project agreement executed and contractor authorized to return to work on 6/5, anticipated completion 6/25
Road Paving	Permit issued - construction scheduled	All County Paving	3/2/2026	Week of 2/16 - walk through with engineer for marking pavement, Week of 2/23 contractor to video project area, 3/2/26 - Construction start 2/20 Contractor has completed walk-thru. Due to duration of the project the contractor has been granted permission to utilize restroom facilities in the Pine Island Guardhouse rather than having a Port-a-Potty on site for approximately 4 months which would be unsightly and an attractive nuisance when contractor staff not on site. 2/27 contractor staging materials week of Feb 27th. mill in area 1 anticipated March 2nd 3/6 Contractor completing curb and gutter replacement 3/13 Curb and gutter replacement in process, some delays due to rain 3/20 Recieved cost to add additional 45' of C&G for recommended replacement, hoping to get cost quote for location that on NW 40th before I approve the change orders. 4/3 The district engineer contacted me on Friday to let me know that the paving contractor has brought forward the impact of the increase in the cost of asphalt and fuel from the conflict overseas. They will be attending the meeting on 4/8 to discuss the impact on the current contract. 4/10 Paving continues, there have been several days this week where the contractor has not been able to work due to weather which has delayed the project. Mill and Repaving begins on 4/13 in the Solano area. 4/17 work continues with Solano and Capistrano having been completed or in process this week. Paving to begin on Monterra Blvd next week. 5/1 paving completed. Working on striping and waiting on asphalt to cure before laying thermoplastic 5/20 Contractor is scheduled for a walk-thru with Engineer the week of 5/26 to identify punchlist items to close out project 6/12 contractor working to complete punchlist items 6/19 Punchlist items still being resolved

Project	Status	Contractor	Start Date	Notes
Playground	Correction to 2/10/26	A & A Playground		2/10/26 and the submittals were sent back to the contractor on 12/29/25 with ten (10) comments. There has been no additional activity on the permit since, no additional submittals or revisions. 2/20 contractor has submitted revisions as requested by city. I will follow up during the week of 2/27 with the city to determine if the permit needs additional revisions or if the permit is ready for issuance. I will update on 2/27 2/27 I have asked the playground contractor to attend the March 4th meeting of the board 3/6 Contractor did not attend board meeting. Left message with Cooper City CD department requesting permit status 3/13 City informed DM that following review the permit application has been sent back to the contractor with additional comments on 3/8. DM has requested a timeline from the contractor for submitting responses to the new comments. 3/20 no new information from vendor 4/3 Vendor has informed us that the City has placed a new requirement on the project that a walkway is required now. I will be reaching out to the City to get a better understanding of this new requirement for the permit and why it is just being required and will let you know at the meeting what I find out. 4/10 no additional information from the contractor regarding the pathway to the equipment DM will follow up. 4/17 DM reached out to the City and was informed that the pathway was originally brought to the contractor's attention when comments were sent from the city in Dec. of 25, an accessible pathway connecting the sidewalk outside of the fence to the ground level area of the playground will need to be constructed. The question is whether the City will allow the permit to be approved with the pending requirement of the pathway. DM has requested that option but has not been informed as of yet whether it will be allowed. Contractor working with City on additional permitting issues. ML provided a quote to complete the survey, design and permitting assistance for construction of required accessible pathway 5/20 Engineer is working on site plan, Topo survey and sidewalk design and construction drawings. Per CC, there are still some outstanding items with the contractor before the permit for work will be issued. 6/12 Contractor has submitted updated/revised site plan and other required documents this week hopefully permit will be issued ASAP. 6/19 City has requested additional information from last
FPL Lighting	Zoning Approved, agreement signed FPL responsible for obtaining permit	FPL	TBD	agreement and account information approved 1/31/2026. FPL will be sending an invoice for deposit that may need board approval. FPL is responsible for obtaining permitting from Cooper City. 2/20 Awaiting additional information from FPL as they begin the permitting process with the city. 2/27 nothing new 3/6 awaiting information from FPL 3/13 spoke with FPL rep. should receive deposit invoice in next week to ten days 3/20 Received the deposit invoice from FPL on 3/19 have submitted to A/P for check issuance to submit payment to FPL 4/3 No update at this time. 4/10 Nothing new at this time. 4/17 no change 5/20 No change, will follow up with FPL 6/12 FPL reached out, they are working on the design for this project. Requested new point of contact to speak with regarding the tree replacements that were promised as part of the restoration following the transmission line project. They are identifying who that will be as

Project	Status	Contractor	Start Date	Notes
Pine Island Median	ITB drafted	TBD	TBD	Once approval is on agenda for BCC for the City/County District agreement project will be put out to bid. 2/20 The Broward County attorney informed District Counsel that the previously signed Tri-party agreement had language that they were "uncomforateable" with and have drafted a new agreement which is being reviewed by their staff. Once the agreement is ready from the BC Attorney's office it will be sent to the city and district for review. If all parties accept the new agreement it will be presented t the board for approval. Hopefully that approval will happen simultaneously with the city and county's approval and we can issue the ITB to the public. 2/27 No new information at this time 3/6 waiting for County to send agreement for review 3/13 A revised amendment to the agreement between the city and the CDD was provided by district counsel for the DM and DE to review and make comments. Comments have been provided, the DE has provided the plans that have been updated and approved by the city and DC will be sending the county's approval letter and plans to the county and district approval. 3/20 DC sent the edits to the first amendment and the County plans approval to the County Attorney and City Attorney on 3/12/26. 4/3 the revised amendment/agreement between the county, city and district has been provided. I will add this item to the 4/8 meeting agenda for ratification of the board chairman's execution of the document. 4/10 Waiting on the City and County to complete their portion of the signature page for the amendment 4/17 not change waiting on authorization to issue ITB 5/1 waiting on final execution of agreement before publishing the ITB 5/20 this did not get placed on the June BoC meeting for BC, requesting it be walked on otherwise will not be considered until Aug at the earliest. 6/12 BCC approved agreement this week. Notice for the ITB will be published on 6/14 with pre-bid meeting 6/26 and proposals due 7/21 6/19 No change
Traffic Calming	in process	TBD	TBD	Board approved request to Cooper City to complete required traffic study. Awaiting Cooper City to complete 2/20 have been informed by the City that they require a formal resolution not just board approval. This will be on the March agenda, however we are waiting for the city to provide the required Indemnification and Hold Harmless agreement that must accompany the resolution. 2/27 waiting for hold harmless from city engineer 3/6 waiting for documents from City Engineer 3/13 Check request has been submitted to Inframark, Application and Fee will be submitted to Cooper City once it is received. The first study/application applies to Tarama from Monterra Blvd to Sheridan. Per city CIP Manager John Quintero 3/2/26 a petition and hold harmless agreement are not required for permit submission - this is a variance of the application checklist that was provided to the district. 3/20 Application and fee check submitted to Cooper City, awaiting traffic study 4/3 no update at this time 4/10 no new update 4/17 not update will follow up with City engineer for a date for the study 5/1 exchanging messages with city staff for scheduling of study 6/12 Cooper City engineering team will be onsite 6/17 to meet with security as first step of the study 6/19 Onsite visit to be rescheduled due to City staff dealing with emergency issue

Project	Status	Contractor	Start Date	Notes
Landscaping	Drafting RFP for board approval	closed		Draft will be available for approval at the March meeting 2/27 will be sending out final draft to add to the agenda for board approval 3/6 Sent to paper for publication on 3/10 3/13 have been contacted by 2 companies so far, arranged for one required district tour and expect more to come. 3/20 there have been tours this week, there is 2 weeks remaining until the 4/7 submittal deadline and hopefully we will get a few more tours before that. 4/3 There have been seven (7) companies tour the district in preparation for submission of a proposal to the district. 4/10 Bids were opened on 4/7 five proposals were received. DM will do reference checks and provide information to the board for a decision at the May meeting, 4/17 electronic copies of the proposals were sent to the board this week completing reference checks. 5/1 developing proposal scoring matrix for board to use at 5/6 meeting 5/20 directed to work with Supv. Kooiman to redraft the RFP after all bids were rejected.
Engineering RFQ	Drafting RFQ for board approval	closed		Draft will be available for approval at the March meeting 2/27 will be sending out final draft to add to the agenda for board approval 3/6 Sent to paper for publication on 3/10 3/20 I have responded to questions from a couple different engineering firms this week. There is 2 weeks until the submittal deadline of 4/7 4/3 no update at this time 4/10 Submittals for Engineering Services were opened on 4/7, there are three proposals, copies were provided to the board members to review. DM will do reference checks and the board will make a decision at the May meeting 5/1 developing decision matrix for board meeting 5/6 5/20 Board deferred decision to June Meeting 6/12 deferred to July 1 meeting - board will be requesting a 10 min presentation from the submitting companies before making final decision
Tennis Court	Replace permanent net structure	tentatively budgeted for FY 27		3/6 Due to water issues the net has been replaced with a temporary net structure. District Engineer has recommended raising the surface to eliminate water issues, resurfacing and placing new net posts. Quote received from SyntheticTurf to complete the project in the amount of \$91,689 will present to board at April meeting 3/13 Nothing new 3/20 nothing to report 4/3 a proposal by the contractor for the pickleball courts has been provided for review by the board at their 4/8 board meeting 4/10 Board decided not to take action on the submitted proposal, will budget for the project in FY 27 6/12 Tentatively budgeted for FY 27
Pillar Cap Replacement		completed		3/6 Caps are in storage at Clubhouse, Maint. Staff needs to install them along the fence line in the district. They are aware of this project and it was entered into the KW work order system Dec 19, 2025 3/13 staff are being provided photos from around the district to provide a starting place for the pillar cap replacements. 3/20 project being entered into work order system 4/3 no update at this time, maintenance has not yet begun the replacement project. 4/10 Project has not been started yet. 4/17 no progress at this time. 5/1 Project has been turned over to Kent Svs Maintenance for completion 5/20 Project underway, should be completed by the end of May, 6/12 Maintenance has completed this project

Project	Status	Contractor	Start Date	Notes
FPL Light Pole Relocation	Ticket opened with FPL	FPL		3/13 BSO issued a Fire Code compliance violation notice to the district on 3/9/26. A street light pole #86974071902 at 3899 NW 82nd Dr is too close to the fire hydrant in violation of Fire Code. The issue has been submitted to FPL, they have asked for a location where the pole is to be relocated. The DM will review and discuss with the district engineer after the DM visits the site on 3/13 and we will provide the information to FPL. FPL has stated that it will take more 30 days to complete the relocation and the DM has provided this information to the inspector that issued the notice. Inspectors auto-reply informed that they will not return to the office until 3/24 and the notice has a re-inspection date of 4/7/26. DM will follow up after the inspectors return to office. 3/20 still waiting on inspector to return. 4/3 Heard back from the fire inspector, they will waive the 4/9 deadline while we are working to bring this into compliance. 4/10 Have not heard anything new from FPL on the schedule or plans for this relocation 4/17 no change
Mattamy Agreements	working to identify responsible party	Mattamy Palm Beach LLC		4/10 DM was requested by the board to look into whether the agreed upon contributions were made to the district. As of now, neither the initial deposits nor the Performance Bond funds were received. We are working to identify the relevant party to notify that payment is required as the original contact is no longer valid. 4/17 no additional information at this time.
Estada Fence replacement		Monterra Staff		6/12 Working to collect response form individuals on how to remove and replace existing exterior fence for Estada development. Project must address multiple challenges that prevented previous attempt to solicit proposals including: limit space for ingress, egress and removal/construction due to mature screening landscaping. Challenges with mature landscaping root structures that have become entangled with landscaping materials on private property underneath and in some cases through the fence. 6/19 currently requesting replacement options from fencing companies for review by board
Electric or Solar power for Estada Aerators				6/12 Estada development requested and the board approved the purchase of commercial pond aerators for Lakes 1-4 of the development, however the request and subsequent attempt to install identified that there is not currently power available within the CDD maintenance area to connect the aerators. Currently exploring if there is an option to purchase a solar power cell that can be connected to each aerator to power the equipment without the need to construct line extension and power service for each lake 6/19 collecting cost estimates

Invoice/Proposal No.	Supplier	Invoice/Proposal Date	Property	Invoice Amount
June Comcast Mobile	Comcast/Infinity		Monterra CDD	
EST 11336 loop repair	Total Entry Control	7/2/2026	Monterra CDD	\$398.61
EST11333 Gearbox Replacement	Total Entry Control	6/30/2026	Monterra CDD	\$1,001.66
EST38540 Rep connectors & fuses	Sullivan Pump	7/13/2026	Monterra CDD	\$3,229.32
EST12841 Bella Terra Fence Repair	ASAP Gate Plus	7/26/2026	Monterra CDD	\$5,000.00
EST12840 Rep Estada Fence/PI	ASAP Gate Plus	6/26/2026	Monterra CDD	\$750.00
EST12839 Rep Estada Fence/Stiling	ASAP Gate Plus	6/26/2026	Monterra CDD	\$475.00
406217 Trim around CC utility	Juniper	6/26/2026	Monterra CDD	\$1,540.00
EST07945 Irr valve replacement	Creative North	6/29/2026	Monterra CDD	\$928.62
EST07953 Irr Valve Replacement	Creative North	7/13/2026	Monterra CDD	\$1,011.97
EST07917 Irr Valve Replacement	Creative North	7/1/2026	Monterra CDD	\$921.63
405885 Plant Removal/ Replacment Monterra Blvd	Creative North	6/26/2026	Monterra CDD	\$1,350.83

Lynne Ladner, District Manager

Lynne Ladner, District Manager

DISTRICT ENGINEER AGREEMENT

THIS DISTRICT ENGINEER AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2026 (the "Effective Date"), by and between:

MONTERRA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Cooper City, Broward County, Florida, and whose mailing address is 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076 (the "District"); and

ENGENUITY GROUP, INC., a Florida corporation, whose address is 1280 North Congress Avenue, Suite 101, West Palm Beach Florida 33409 (the "Engineer").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District issued a request for qualifications ("RFQ") for a District Engineer in accordance with Sections 190.033 and 287.055, Florida Statutes; and

WHEREAS, the Engineer submitted a proposal to serve as District Engineer and provide engineering services to the District ("Proposal"); and

WHEREAS, at its July 1, 2026 meeting, the District Board of Supervisors selected the Engineer to serve as District Engineer and directed District staff to enter negotiations to cause an Agreement to be reached with the Engineer to serve as the District Engineer; and

WHEREAS, District intends to employ the Engineer as District Engineer to perform engineering, surveying, planning, landscape architecture, environmental management and permitting, public facility annual reports, facility maintenance programs, design, bidding and construction phase services, technical representations before and with other governmental agencies and entities, financial and economic studies, and such other work as defined in separate work authorizations; and

WHEREAS, the Engineer shall serve as the District's professional representative in each service and project to which this Agreement applies and will give consultation and advice to the District during the performance of these services.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Engineer agree as follows:

ARTICLE 1-SCOPE OF SERVICES

- A. The Engineer shall provide professional engineering services on a continuing basis, and as requested by the District for planning, preparing reports and plans, surveying, designs,

specifications and construction phase services for water management facilities, water, wastewater, and irrigation facilities, power distribution improvements, telecommunications improvements, bridges or culverts, roadways, landscape architecture, open space and conservation areas, signalization, water features, recreational facilities and other public improvements and community facilities authorized pursuant to Chapter 190, Florida Statutes, which general engineering services include, but are not limited to:

1. Prepare any necessary reports, public facility annual reports, and attend meetings of the District's Board of Supervisors.
 2. Assistance in meeting with necessary parties pertaining to bond issues, special reports, feasibility studies, construction budgets, assessment methodology, or other tasks.
 3. Performance of any other duties related to the provision of infrastructure and services, as requested by the Board of Supervisors.
- B. The Engineer shall prepare construction drawings and specifications for the type of work as directed by the Board of Supervisors of the District. This may include rendering assistance in the drafting of forms, proposals and contracts, issuance of certificates of construction and payment, assisting and supervising the bidding processes, and any other activity required by the Board of Supervisors.
- C. The Engineer shall provide general services during the construction phase of the work including:
1. Periodic visits to the site, or full-time services, as directed by the District.
 2. Processing of contractors' pay estimates and pay applications.
 3. Final inspection and requested certificates for construction including the final certification of construction.
 4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which the Engineer is named as owner's representative or "Engineer".
 5. Any other activity related to construction as authorized by the Board of Supervisors.

ARTICLE 2. – METHOD OF AUTHORIZATION

Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a Work Authorization that shall include the scope of work, compensation, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under this Agreement shall be at the sole option of the District and as agreed to by the Engineer.

ARTICLE 3. – COMPENSATION

- A. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods shall be utilized:

1. **Lump Sum Amount** – The District and the Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.
2. **Hourly Personnel Rates** – For services or projects where scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates in Schedule A shall remain in effect.

B. Payments and Invoicing.

1. Invoices shall be submitted by the Engineer to the District on no more than a monthly basis for services performed and expenses incurred pursuant to this Agreement during the prior month. Payment of such invoice will be due upon presentation. The District may request reasonable changes to the Engineer's standard invoice format. Invoices shall be submitted monthly based on a percentage completed for lump sum authorizations unless specifically agreed otherwise.
2. In the event of any dispute concerning the accuracy of content contained in any invoice, the District will notify the Engineer in writing of the exact nature and amount of the dispute within five (5) days of the meeting of the District Board of Supervisors in which the invoice was considered by said Board. Any invoice not questioned within the time period referenced herein shall be deemed payable. In the event an invoice or portion of an invoice is timely disputed, the District shall be obligated to pay the undisputed portion of the invoice.
3. Invoices shall be sent by the Engineer to the District Manager of the District.

ARTICLE 4. – REIMBURSABLE EXPENSES

Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of the project for the incidental expenses listed as follows:

- A. Expenses of transportation and living when traveling outside of Broward County in connection with the Project, for long distance calls and facsimiles, and fees paid for securing approval of authorities having jurisdiction over the Project. All Expenditures shall be made in accordance with Chapter 112, Florida Statutes, and with the District's travel policy and approval of the District Manager.
- B. Expense of reproduction, postage and handling of drawings and specifications except those use for in-house purposes by the Engineer.

ARTICLE 5. – SPECIAL CONSULTANTS

When authorized in writing by the District, additional special consulting services shall be

determined on a case-by-case basis. When a special consultant is retained by the Engineer to assist in the provision of services, such additional services shall be paid for on a cost basis. Such services and fees shall be included in any work authorization.

ARTICLE 6. – ACCOUNTING RECORDS

Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer acknowledges that the provisions of Article 13 of this Agreement may apply to such records.

ARTICLE 7. – REUSE OF DOCUMENTS

All original documents including drawings, sketches, specifications, maps, as-built drawings, reports, test reports, etc., furnished by the Engineer pursuant to this Agreement are instruments of service and shall be the property of the District. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District's sole risk and without liability or legal exposure to the Engineer.

ARTICLE 8. – ESTIMATE OF COST

Since the Engineer has no control over the cost of labor, materials or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, its opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent its best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinion of probable cost prepared by the contractor. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and may justify additional fees.

ARTICLE 9. - INDEPENDENT CONTRACTOR

In all matters relating to this Agreement, the Engineer shall be acting as an independent contractor. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state Unemployment or Insurance Laws or Old Age Laws or otherwise. The Engineer agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Engineer, if any, in the performance of this agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein.

ARTICLE 10. – INSURANCE

The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	\$1,000,000/\$1,000,000
Property Damage (including contractual)	\$1,000,000/\$1,000,000
Automobile Liability (If Applicable)	
Bodily Injury	\$1,000,000/\$1,000,000
Property Damage	\$100,000
Professional Liability for Errors and Omissions	\$1,000,000

The Engineer shall provide the District with a certificate evidencing compliance with the above terms and naming the District as an additional insured, except on the worker's compensation and professional liability policies. The Engineer shall provide the District with thirty (30) days' notice of cancellation. At no time shall the Engineer be without insurance in the above amounts.

ARTICLE 11. – CONTINGENT FEE

The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 12. – AUDIT

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement. At the end of said time period, the Engineer shall turn over District records to the District and will be reimbursed for the actual costs to do so.

ARTICLE 13. – INDEMNIFICATION

- A. To the extent permitted by Florida law, the Engineer agrees to indemnify, defend, and hold the District, its officers, agents and employees, harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the wrongful, intentional or negligent acts, errors or omissions of the Engineer, its agents or employees, arising out of or in any way connected with the performance of professional services under this Agreement.
- B. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, Florida Statutes, or any other statute or law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 14. – PUBLIC RECORDS

- A. The Engineer shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:
 - 1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
 - 2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
 - 3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Engineer does not transfer the records to the District; and
 - 4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Engineer or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Engineer transfers all public records to the District upon completion of the Agreement, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Engineer keeps and maintains public records upon completion of the Agreement, the Engineer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- B. The Engineer acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3),

Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Engineer, the Engineer shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. The Engineer acknowledges that should the Engineer fail to provide the public records to the District within a reasonable time, the Engineer may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ENGINEER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**INFRAMARK
11555 HERON BAY BLVD., SUITE 201
CORAL SPRINGS, FLORIDA 33076
TELEPHONE: (954) 603-0033
EMAIL: lladner@inframark.com**

ARTICLE 15. – E-VERIFY

The Engineer, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Engineer further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Article 19 below, if the District has a good faith belief that the Engineer has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor of the Engineer performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Engineer and order the Engineer to immediately terminate its subcontract with the subcontractor. The Engineer shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Engineer's failure to comply with the E-Verify requirements referenced in this Article.

ARTICLE 16. – CONTROLLING LAW

The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. The parties to this Agreement acknowledge venue as lying in Broward County, Florida.

ARTICLE 17. – ASSIGNMENT AND AMENDMENT

Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants, as Engineer deems appropriate, pursuant to Article 5 herein. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

ARTICLE 18. – TERM AND TERMINATION

- A. The term of this Agreement shall be for a period of one (1) year, commencing on the date of this Agreement, with additional one (1) year options to renew, unless otherwise terminated as provided herein. Each option to renew is automatic unless either party gives notice to the other at least three (3) months prior to the end of the term of its intent not to renew.
- B. The District may terminate this Agreement, in whole or in part, for non- performance by the Engineer or for convenience and without cause, at the District's discretion, by providing thirty (30) days written notice to the Engineer of the District's intent to terminate. The Engineer may terminate this Agreement for cause upon ninety (90) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services unless directed to do so by the Board of Supervisors. In the event of any termination, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

ARTICLE 19. – RECOVERY OF COST AND FEES

In the event either party is required to enforce this Agreement by court proceedings or otherwise, to the extent permitted by law, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees and costs.

ARTICLE 20. – NOTICES

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if delivered to an authorized representative of either of the parties, or if mailed by registered or certified mail, return receipt requested, to the address of the party set forth below or to such other addresses as the parties hereto may designate in writing. Such notice shall be effective from the date the same is deposited in the mail, registered or certified mail, return receipt requested, first class postage prepaid and addressed as follows:

Engineer: ENGENUITY GROUP, INC.
 1280 North Congress Avenue, Suite 101
 West Palm Beach, Florida 33409
 Attention: Lisa A. Tropepe, P.E., Vice President

District: Monterra Community Development District
 11555 Heron Bay Boulevard, Suite 201
 Coral Springs, Florida 33076
 Attention: District Manager

Copy to: District Counsel
 Billing Cochran, P.A.
 515 East Las Olas Boulevard, Suite 600
 Fort Lauderdale, Florida 33301
 Attention: Michael J. Pawelczyk, Esq.

ARTICLE 21. – WAIVER OF JURY TRIAL

THE PARTIES HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHTS TO A TRIAL BY JURY IN RESPECT TO ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED ON THIS AGREEMENT OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT OR ANY DOCUMENT OR INSTRUMENT EXECUTED IN CONNECTION WITH THIS AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THIS AGREEMENT.

ARTICLE 22. – OBJECTIVE CONSTRUCTION AND ACCEPTANCE

This Agreement reflects the entire negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

ARTICLE 23. – SEVERABILITY

Should any clause, paragraph or other part of this Agreement be held or declared void or illegal, for any reason, by any court having competent jurisdiction, all other clauses, paragraphs or parts of this Agreement shall nevertheless remain in full force and effect.

ARTICLE 24. – ACCEPTANCE

Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

ARTICLE 25. – STANDARD OF CARE

Engineer shall exercise the same degree of care, skill, and diligence in the performance of the services as is ordinarily provided by a comparable professional under similar circumstances and shall be obligated to correct services which fall below such standard at no additional cost to the District. Engineer agrees that all services shall be performed by skilled and competent personnel.

ARTICLE 26. –SCRUTINIZED COMPANY CERTIFICATION.

Engineer hereby swears or affirms that as of the date below Engineer is not listed on a Scrutinized Companies list created pursuant to 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to 287.135, Florida Statutes Engineer further affirms that:

1. Engineer is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
2. Engineer does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
 - b. Have a material business relationship involving the supply of military equipment, or
 - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - d. Have been complicit in the genocidal campaign in Darfur.
3. Engineer does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or
 - b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
4. Engineer is not engaged in business operations in Cuba or Syria.

ARTICLE 27. – RESPONSIBLE VENDOR DETERMINATION.

Engineer is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

ARTICLE 26. – ANTI-HUMAN TRAFFICKING AFFIDAVIT.

Engineer shall provide the District with an affidavit executed by an officer or a representative of the Engineer under penalty of perjury attesting that the Engineer does not use coercion for labor or services as defined in Section 787.06(14), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**MONTERRA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson
_____ day of _____, 2026

Witnesses:

ENGENUITY GROUP, INC.

Print Name: Lisa A. Tropepe, PE

Title: Vice President

15th day of July, 2026

Schedule A



Juniper

DESIGN | BUILD | MAINTAIN

Monterra CDD
Pine Island Road Landscape Improvements

MONTERRA CDD

FORM B1 - BID PACKAGE COVER SHEET

ITB No: **ITB 06/26-01**

Project Title: Monterra CDD Pine Island Road Landscape Improvements Project

Bidder Company Name: Juniper Landscaping of Florida, LLC

The following documents must be included in the Bid package:

- | | | |
|---|-----|---|
| ✓ | 1. | Contractor Prior Experience. (A1) |
| ✓ | 2. | Proposed Project Construction Schedule (A4) |
| ✓ | 3. | Bid Package Cover Sheet. (B1) |
| ✓ | 4. | Bid Form (B2) Must be signed |
| ✓ | 5. | Schedule of Bid Items (B3) Must be signed |
| ✓ | 6. | Reference List (B7) |
| ✓ | 7. | Drug Free Certification (B9) |
| ✓ | 8. | Contractor's Existing and Proposed Workload (B16) |
| ✓ | 9. | Copies of licenses, certifications and registrations, and insurance requirements |
| ✓ | 10. | Bidder to provide construction sequencing & maintenance of traffic plan to the Monterra CDD Pine Island Road Landscape Improvements Plan. |
| ✓ | 11. | Sample of daily report form |
| ✓ | 12. | Safety Plan |

Electronic or hand delivered bids are acceptable. Clearly indicate the firm name, Invitation to Bid number and title, and the date and time for the bid closing deadline.

AVOID BID REJECTION:

All bids must be submitted on the provided Bid forms or similar forms (A1-A5, B1-B12).

Forms B2 and B3 must be signed in ink by an officer authorized to bind the Bidder.

All Forms must be fully completed.

PROPOSED CONTRACT CONSTRUCTION SCHEDULE

TO BE SUBMITTED AFTER CONTRACT AWARDED

MONTERRA CDD

ITB 06/26-01

FORM A1 - Prior Experience (Prime Contractor)

Bidder Company Name: Juniper Landscaping of Florida, LLC

Bidder shall provide detailed summary of prior experience evidencing successful completion of at least three (3) similar projects (in scope and complexity). Include information on construction methodology, project budget versus completed cost, project change orders with associated justification, project schedule versus actual completion time, and project litigation if encountered. The Bidder shall provide current names and telephone numbers of agency references for each project provided.

PROJECT NAME: 5300 Hancock Road

Project Location: 5300 Hancock Road, Southwest Ranches, FL 33330

Project Description: Full landscape design and installation including irrigation system

Was the Bidder Prime Contractor or Subcontractor? Prime Contractor

List project scope similarities: Landscape installation included different varieties of trees and plants as well as full installation of irrigation system.

Project Cost:	Initial Contract Value \$ <u>1,077,770</u>
	Change Orders \$ <u>1,033,737</u>
	Final Contract Value \$ <u>2,111,507</u>

Explain Reason(s) for Change Orders: Additional work was added as project progressed

Project Timeline: Start Date 12/12/2022

Contract Time Extension _____ calendar days

Completion Date 10/28/2024

Explain Reason(s) for Time Extension: N/A

Owner/Contact: Brandon Bell Vice President

Name

Title

Telephone: () 954-689-0700 Fax: () _____ E-Mail: brandon.bell@landmarkcustomhomes.com

NOTE: Include additional pages with the same format if Bidder wants to list other projects as proof of prior experience. List a minimum of three (3) similar projects.

Before and after pictures of a sample project is requested.

Failure to fully and accurately provide the information indicated in Form A1 may result in disqualification of the Bid. All decisions of Monterra CDD are final.

MONTERRA CDD

ITB 06/26-01

FORM A4 - Proposed Project Construction Schedule

Bidder must insert a copy of the Proposed Project Construction Schedule as **Form A4**

TO BE SUBMITTED AFTER CONTRACT AWARDED

Failure to fully and accurately provide the information indicated in Form A4 may result in disqualification of the Bid. All decisions of Monterra CDD are final.

MONTERRA CDD

FORM B2 - BID FORM

ITB 06/26-01

Proposal of: Juniper Landscaping of Florida, LLC

(Bidder Company Name)

Total Bid Amount: \$154,233.89

One hundred fifty four thousand two hundred thirty three dollars and eighty nine cents

(Write Dollar Figure Here)

Bidder agrees to furnish, unless otherwise provided, all implements, machinery, equipment, transportation, tools, materials, supplies, labor and other things necessary for the performance and completion of the work for the amount indicated above.

The undersigned Bidder hereby declares that:

1. No Lobbying. Bidder acknowledges that contact by Bidder, or anyone representing a Proposer, regarding this ITB with any personnel, board member or representative of the Monterra CDD is grounds for disqualification.
2. This bid is made in good faith, without collusion or fraud and is fair and competitive in all respects.
3. The Bidder has carefully and to his full satisfaction examined the attached Scope of Work, Special Terms, General Conditions, technical specifications, and form of bonds, if applicable, together with the accompanying plans, and Bidder has read all issued addenda issued.
4. Bidder has made a full examination of the site and is familiar with the site conditions that may impact its performance.
5. There is enclosed a bid guarantee consisting of one-hundred percent (100%) of bid price in the amount of \$154,233.89.
6. Upon receipt of a Notice of Intent to Award the contract the Bidder shall: 1) commence obtaining a Performance Bond, Labor and Material Bond, and Certificate(s) of Insurance immediately after receiving a Notice of Intent to Award, as such documents will be required prior to execution of a Contract.
7. Bidder understands that the contract time starts on the date of Notice to Proceed and will be completed in one phase.
8. Bidder furthermore agrees that, in case of failure on his part to execute a Contract and provide all required documents within ten (10) calendar days of receipt of the Contract for execution, Monterra CDD may withdraw the offer and contract with another bidder and the check, bond, or other security accompanying his bid and the money payable thereon, shall become the property of the Monterra CDD, by forfeit as agreed and liquidated damages.
9. The Bidder states that this bid is the only bid for this project in which Bidder is interested; and Bidder shall not be a subcontractor on this project.
10. Substantial completion shall be determined for the phase of work once 95% of the contract amount has been completed and deemed acceptable by Monterra CDD or its appointed representative. Final completion shall be **thirty (30)** calendar days following substantial completion.
11. Liquidated damages for delay are agreed to be **Two-Hundred and Fifty Dollars (\$250.00)** per calendar day.
12. Bidder shall be responsible for all permitting fees and utility service connection fees.

13. All debris is to be legally disposed of at a licensed disposal site in accordance with city, state, and federal standards.
14. The Monterra CDD reserves the right to select and include one or more alternates in the Project and work.
15. Bidder and all affiliates, suppliers, subcontractor or consultants who will perform the Work have not been placed on the Public Entity Crimes convicted vendor list maintained by the State of Florida within the 36 months immediately preceding the date of this Bid.
16. Bidder acknowledges that ADDENDA NO(S). 1 have been RECEIVED and are ATTACHED HERETO and are signed by a duly authorized officer of Bidder.
17. By signing and submitting this Bid, Bidder represents that all Bid Forms are fully complete and accurate.
18. Bidder acknowledges that the Bid may be rejected if all Bid elements or Bid Forms are not fully complete, not accurate or if forms are not signed by properly authorized signatures where required.

Bidder Company Name: Juniper Landscaping of Florida, LLC

Business Address: (Street, City, State, Zip Code) 4415 Metro Pkwy, Fort Myers, FL 33916

State of Incorporated: FL Telephone: 239-561-5980 Fax: _____

BIDDER:



Signature of Official authorized to bind Bidder.

Print Name: M. Brandon Duke

Title: CEO

Date: 7/20/2026

Failure to fully complete and sign this Bid Form may result in rejection of the Bid.

MONTERRA CDD

FORM B3 - SCHEDULE OF BID ITEMS

ITB No.: ITB 06/26-01

PROJECT TITLE: Monterra CDD Pine Island Road Landscape Improvements

MONTERRA CDD
SCHEDULE OF BID ITEMS
 for
PINE ISLAND ROAD LANDSCAPE IMPROVEMENTS
 January 7, 2026

ITEM NO.	ITEM DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
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SCHEDULE OF VALUES

THE OWNER RESERVES THE RIGHT TO ADJUST THE BELOW BID (REMOVE CERTAIN BID ITEMS) AS DEEMED NECESSARY TO MEET THE BUDGETARY NEEDS/REQUIREMENT OF THE PROJECT.

BIDDER AGREES TO PERFORM ALL THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS FOR THE FOLLOWING UNIT PRICES OR LUMP SUMS. BIDS SHALL INCLUDE SALE TAX AND ALL OTHER APPLICABLE TAXES. BIDDER UNDERSTANDS THAT THE EXTENDED TOTAL FOR EACH AND EVERY ITEM IS THE RESULT OF MULTIPLYING THE QUANTITY TIMES THE UNIT COST AS STATED IN THE ITEMS BELOW. ANY DISCREPANCY BETWEEN THE UNIT AND TOTAL, THE UNIT SHALL PREVAIL.

THE PRICE FOR ALL BID ITEMS SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY TO INSTALL AND CONSTRUCT THESE ITEMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL BID ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL REQUIRED PERFORMANCE/PAYMENT BONDS, PROJECT MOBILIZATION/DEMobilIZATION OF EACH SITE/LOCATION, DEMOLITION, PERMITS, SAFETY REQUIREMENTS, IRRIGATION SYSTEM TESTING, INSPECTIONS, FULL/COMPLETE RESTORATION OF ALL DISTURBED OR DAMAGED AREAS, REPLACEMENT OF EXISTING DAMAGED UTILITIES (AS APPLICABLE), PROTECTION OF EXISTING CONDITIONS/ FACILITIES, MISCELLANEOUS REPAIRS, REMOVAL/DISPOSAL OF EXCESS MATERIAL/DEBRIS, MAINTENANCE OF TRAFFIC, AND ANY OTHER MISCELLANEOUS WORK WITHIN THE WORK ZONE. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR ANY DAMAGES BY THE CONTRACTOR BEYOND THE SCOPE OF WORK BEING PERFORMED.

Section 1.0 - Tree Removal					
1.01	Tree Removal*	4	EA	\$120.00	\$480.00
Section 1.0 Subtotal		4	EA		\$480.00
Section 2.0 - Palm Removal					
2.01	Palm Removal*	16	LF	\$16.25	\$260.00
Section 2.0 Subtotal		16	EA		\$260.00
Section 3.0 - Shrub Removal					
3.01	Cardboard Plant - Zamia furfuracea*	2760	SF	\$0.458333	\$1265.00
3.02	Green Island Ficus - Ficus microcarpa 'Green Island'*	11717	SF	\$0.4694034	\$5,500.00
3.03	Flax Lily - Dianella tasmanica*	199	SF	\$0.5527638	\$110.00
3.04	Fakahatchee Grass - tripsacum dactyloides*	27179	SF	\$0.4573383	\$12,430.00
3.03	Silver Buttonwood - Conocarpus erectus var.*	4725	SF	\$0.4656084	\$2,200.00
3.04	Coonite - Zamia integrifolia*	3046	SF	\$0.0541694	\$165.00
3.05	Muhly Grass - Muhlenbergia capillaris*	511	SF	\$0.5381604	\$275.00
Section 3.0 Subtotal		50137	SF		\$21,945.00
Section 4.0 - Tree Installation					
4.01	Green Buttonwood - Conocarpus erectus*	4	EA	\$650.00	\$2,600.00
4.02	Live Oak - Quercus virginiana*	4	EA	\$850.00	\$3,400.00
Section 4.0 Subtotal		8	EA		\$6,000.00
Section 5.0 - Palm Installation					
5.01	Florida Royal Palm - Roystonea elata*	9	EA	\$2,500.00	\$22,500.00
Section 5.0 Subtotal		9	EA		\$22,500.00

MONTERRA CDD
SCHEDULE OF BID ITEMS
for
PINE ISLAND ROAD LANDSCAPE IMPROVEMENTS
January 7, 2026

ITEM NO.	ITEM DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
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SCHEDULE OF VALUES

THE OWNER RESERVES THE RIGHT TO ADJUST THE BELOW BID (REMOVE CERTAIN BID ITEMS) AS DEEMED NECESSARY TO MEET THE BUDGETARY NEEDS/REQUIREMENT OF THE PROJECT.

BIDDER AGREES TO PERFORM ALL THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS FOR THE FOLLOWING UNIT PRICES OR LUMP SUMS. BIDS SHALL INCLUDE SALE TAX AND ALL OTHER APPLICABLE TAXES. BIDDER UNDERSTANDS THAT THE EXTENDED TOTAL FOR EACH AND EVERY ITEM IS THE RESULT OF MULTIPLYING THE QUANTITY TIMES THE UNIT COST AS STATED IN THE ITEMS BELOW. ANY DISCREPANCY BETWEEN THE UNIT AND TOTAL, THE UNIT SHALL PREVAIL.

THE PRICE FOR ALL BID ITEMS SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY TO INSTALL AND CONSTRUCT THESE ITEMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL BID ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL REQUIRED PERFORMANCE/PAYMENT BONDS, PROJECT MOBILIZATION/DEMOBILIZATION OF EACH SITE/LOCATION, DEMOLITION, PERMITS, SAFETY REQUIREMENTS, IRRIGATION SYSTEM TESTING, INSPECTIONS, FULL/COMPLETE RESTORATION OF ALL DISTURBED OR DAMAGED AREAS, REPLACEMENT OF EXISTING DAMAGED UTILITIES (AS APPLICABLE), PROTECTION OF EXISTING CONDITIONS/ FACILITIES, MISCELLANEOUS REPAIRS, REMOVAL/DISPOSAL OF EXCESS MATERIAL/DEBRIS, MAINTENANCE OF TRAFFIC, AND ANY OTHER MISCELLANEOUS WORK WITHIN THE WORK ZONE. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR ANY DAMAGES BY THE CONTRACTOR BEYOND THE SCOPE OF WORK BEING PERFORMED.

Section 6.0 - Shrub Installation					
6.01	Green Island Ficus - Ficus microcarpa 'Green Island'*	1704	EA	\$14.50	\$24,708.00
6.02	Coonite - Zamia integrifolia*	257	EA	\$35.00	\$8,995.00
6.03	Red Tip Cocoplum - Chrysobalanus icaco*	116	EA	\$14.00	\$1,624.00
Section 6.0 Subtotal		2077	EA		\$35,327.00
Section 7.0 - Sod & Groundcover Installation					
7.01	St Augustine Grass - Stenotaphrum Secundatum*	14000	SF	\$1.10	\$15,400.00
7.02	Perennial Peanut - Arachis glabrata*	967	SF	\$8.67	\$8,383.89
Section 7.0 Subtotal		14967	SF		\$23,783.89
Section 8.0 - Irrigation					
8.01	Irrigation Modification - Includes modifications as depicted in landscape plans including review of existing conditions and documentation, and final operational test.	1	LS		
Section 8.0 Subtotal		1	LS		
Section 9.0 - Traffic Control					
9.01	Develop Traffic Control Plan and Execution in accordance with Broward County for approval prior to commencement of work.	1	LS	\$6,500.00	\$6,500.00
Section 9.0 Subtotal		1	LS		\$6,500.00
Section 10.0 - Mobilization					
10.01	Including but not limited to project resources, equipment, staging, and personnel prepared for commencement of work.	1	LS	\$8,700.00	\$8,700.00
Section 10.0 Subtotal		1	LS		\$8,700.00

MONTERRA CDD
SCHEDULE OF BID ITEMS
for
PINE ISLAND ROAD LANDSCAPE IMPROVEMENTS
January 7, 2026

ITEM NO.	ITEM DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
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SCHEDULE OF VALUES

THE OWNER RESERVES THE RIGHT TO ADJUST THE BELOW BID (REMOVE CERTAIN BID ITEMS) AS DEEMED NECESSARY TO MEET THE BUDGETARY NEEDS/REQUIREMENT OF THE PROJECT.

BIDDER AGREES TO PERFORM ALL THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS FOR THE FOLLOWING UNIT PRICES OR LUMP SUMS. BIDS SHALL INCLUDE SALE TAX AND ALL OTHER APPLICABLE TAXES. BIDDER UNDERSTANDS THAT THE EXTENDED TOTAL FOR EACH AND EVERY ITEM IS THE RESULT OF MULTIPLYING THE QUANTITY TIMES THE UNIT COST AS STATED IN THE ITEMS BELOW. ANY DISCREPANCY BETWEEN THE UNIT AND TOTAL, THE UNIT SHALL PREVAIL.

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Section 11.0 - Misc. Administrative					
11.01	Contractor Overhead Profit	1	LS	\$3,738.00	\$3,738.00
11.02	Allowance	1	LS	\$25,000.00	\$25,000.00
Section 11.0 Subtotal		1	LS	\$28,738.00	
Section 12.0 - Bid Grand Total (Sections 1.0 through 11.0)					
GRAND TOTAL				\$154,233.89	
Notes:					
1.) Contractor shall field verify all limits and quantities with the landscape architect before starting construction.					
2.) The quantities provided are approximated. Actual construction limits shall be coordinated and identified in the field with the landscape architect and owner before starting construction at each location. Payment quantities for each bid item shall be per installed quantities, per the limits agreed upon, and as per measured in the field.					
* Contractor responsible for all materials required for plant removal and installation including watering establishment as part of unit cost. Refer to plans for planting and maintenance standards.					

BIDDER:



Signature of Official authorized to bind Bidder.

Print Name: M. Brandon DukeTitle: CEODate: 7/21/26

MONTERRA CDD

ITB 06/26-01

FORM B7 - LIST OF REFERENCES

1. Owner's Name & Address: City of Tamarac
3011 Nob Hill Road, Tamarac, FL 33321
 Project: Citywide Landscape Maintenance Contract
 Contact Person Levertis Byrd, Grounds Supervisor
 Telephone: (954) 597-3717 Fax: () E-Mail: levertis.byrd@tamarac.org

2. Owner's Name & Address: Pembroke Isles HOA
1401 NW 169th Ave, Pembroke Pines, FL 33028
 Project: Maintenance Contract
 Contact Person Marlin Quintero, Property Manager
 Telephone: (954) 450-8200 Fax: () E-Mail: propertymanager@pembrokeisles.org

3. Owner's Name & Address: Town of Miami Lakes
6601 Main Street, Suite 208, Miami Lakes, FL 33014
 Project: ROW & Parks Maintenance Contract
 Contact Person Jose Orellana, Green Space Maintenance Superintendent
 Telephone: (305) 364-6100 ext 1139 Fax: () E-Mail: orellanaj@miamilakes-fl.gov

4. Owner's Name & Address: West Lake Village
1200 Lemonwood Street, Hollywood, FL 33019
 Project: Maintenance Contract
 Contact Person Sally Herrera, Property Manager
 Telephone: (954) 792-6000 Fax: () E-Mail: sally.herrera@castlegroup.com

MONTERRA CDD

ITB 06/26-01

FORM B9 - DRUG FREE WORKPLACE CERTIFICATION

The undersigned Bidder, in accordance with Section 287.087, Florida Statutes, hereby certifies that

Juniper Landscaping of Florida, LLC does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under this bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities, or contractual services that are under bid, the employee will abide by the terms of the statement, and will notify the employer of any conviction of, or plea of guilty, or *nolo contendere* to any violation of Chapter 1893, or of any controlled substance law of the United States, or any State, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance, or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Authorized Signature

Tom Jacob

Print Name

07/20/2026

Date

MONTERRA CDD

ITB 06/26-01

FORM B16 - Contractor's Existing and Projected Workload Form

List all major construction projects your firm has in process, giving the name of project, owner, engineer, contract amount, percent complete, and scheduled completion date. Include additional pages as required.

Failure to fully and accurate complete this form may result in disqualification of the Bid.

Project Name	Owner	Engineer	Contract Amount	Percent Complete	Scheduled Completion Date
Roundabout Landscape Enhancement	Miralago at Parkland		\$44,190.59	95%	07/22/2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

Business Name: JUNIPER LANDSCAPING OF FLORIDA LLC
Owner Name: MICHAEL BRANDON DUKE
Business Location: 3300 SW 46 AVE
 DAVIE
Business Phone: 2395615980
Receipt #: 324-309315
Business Type: LAWN MAINTENANCE/LANDSCAPE (PROFESSIONAL LANDSCAPING SERVICES)
Business Opened: 11/02/2020
State/County/Cert/Reg:
Exemption Code:

Rooms **Seats** **Employees** **Machines** **Professionals**
 200

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
150.00	0.00	0.00	0.00	0.00	0.00	150.00

Receipt Fee 150.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

MICHAEL BRANDON DUKE
 4415 METRO PKWY STE 300
 FORT MYERS, FL 33916-9425

Receipt # WWW-24-00286703
Paid 07/29/2025 150.00

2025 - 2026

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026

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Rooms **Seats** **Employees** **Machines** **Professionals**
 200

For Vending Business Only						
Number of Machines:				Vending Type:		
Signature	Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost
	150.00	0.00	0.00	0.00	0.00	0.00

Receipt # WWW-24-00286703
Paid 07/29/2025 150.00

The International Society of Arboriculture

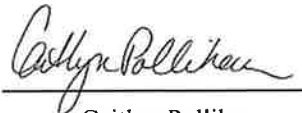
Hereby Announces That

Thomas P. Jacob

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council



Caitlyn Pollihan
CEO & Executive Director

27 March 2004

Issue Date

30 June 2028

Expiration Date

FL-1297A

Certification Number



UF IFAS Extension
UNIVERSITY OF FLORIDA

Florida-Friendly
Landscaping 
GI AMP
PROGRAM

GV38222-2

Certificate #

GV38222

Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries



The undersigned hereby acknowledges that

Ronald Aguiar Correa

has successfully completed the Green Industries Best Management Practices Program
developed by the Florida Department of Environmental Protection with the
University of Florida Institute of Food and Agricultural Sciences.



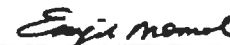
Tom Wichman
Assistant Director Florida-Friendly
LandscapingTM Program

FNGLA

Instructor

1/1/2024

Date of Class



Esen Momol, Ph.D.
Director Florida-Friendly LandscapingTM Program



The Florida Nursery, Growers & Landscape Association
Confers on

Ronald Correa
H9347955

The Title of
FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 12/31/2026
Certified Since: 12/1/2023

A handwritten signature in black ink, appearing to read 'Eric Smith', is written over a horizontal line.

Eric Smith, FNGLA President

A handwritten signature in black ink, appearing to read 'Merry Mott', is written over a horizontal line.

Merry Mott, FNGLA Certification Director

OSHA OUTREACH TRAINING Completion Certificate

RONALD CORREA

has successfully completed the following course:

OSHA 30-Hr Outreach Training for the Construction Industry

and is awarded 3.0 CEU credits

8/2/2023



David Couch

OSHA Authorized Trainer

Construction #: 20-0107970 General #: 20-0079854

*As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements.
I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation,
I will provide each student their completion card within 90 days of the end of the class.*

OSHA Authorized Provider:



Certificate #: 06831545

Construction sequencing & maintenance of traffic plans -
to be submitted after contract awarded

SAFETY & TRAINING

We prioritize the safety of our clients & our team members in the highest regard. We have implemented a company-wide safety program that is administered through our safety coordinator & local branch managers.



Initial Hire Program

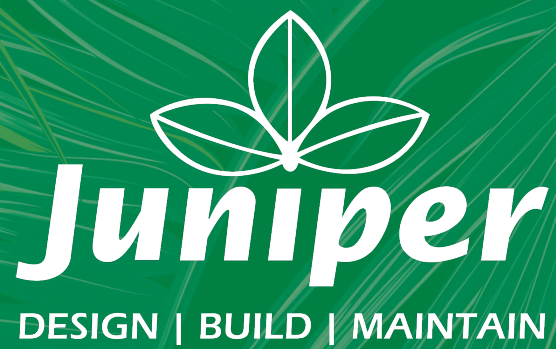
- ✓ Safety rules
- ✓ New hire safety orientation
- ✓ Required & use of PPE

Initial Hire Program

- ✓ Equipment certifications
- ✓ Weekly safety meetings
- ✓ Daily jobsite reviews
- ✓ Traffic control systems
- ✓ Best practices training
- ✓ Safety rewards/swag based on safety performance
- ✓ Online training tools



SCAN QR CODE TO WATCH
VIDEO HIGHLIGHTS OF OUR
IN-HOUSE TRAINING PROGRAM





Proposal

Proposal No.: 408233

Proposed Date: 07/21/26

PROPERTY:	FOR:
Monterra CDDD Clubhouse Manager Monterra CDD 8451 Monterra Blvd Cooper City, FL 33024	Pine Island Rd Landscape Enhancement

Bid to Plans Provided by Miller Legg, Sheets L-0, L-1.1, L-1.2, L-1.3, L-1.4, L1.5, Project 06-00168, 4/2/2024
Municipal Permits have NOT been included.

Site must be received within 3" of Final Grade for work to commence. No Construction Debris Cleanup has been included.

Plant Quantities Quoted are from the Plant Schedule.

No Hardscape, Decking, Waterproofing, or Landscape Lighting has been included.

All new trees and palms MUST have a bubbler sprinkler head installed for the New Plant Warranty to apply.

Irrigation retrofit is not included in this proposal.

Crane Service (if required) will be billed at cost + 10%.

The MOT plans will be submitted after the contract is signed.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Site Prep					\$41,154.39
Cardboard plant removal - 2,760 Square feet	23.00	HR	\$55.00	\$1,265.00	
Green island ficus removal - 11,717 Square feet	100.00	HR	\$55.00	\$5,500.00	
Flax lily removal - 199 Square feet	2.00	HR	\$55.00	\$110.00	
Tree removal (40	8.00	HR	\$60.00	\$480.00	
Palm removal (16LF)	4.00	HR	\$65.00	\$260.00	
Coontie palm removal - 199 Square feet	3.00	HR	\$55.00	\$165.00	

Existing sod removal - prepare and grading - 14,000 square feet.	112.00	HR	\$55.00	\$6,160.00	
Fakahatchee grass removal - 27,179 square feet.	226.00	HR	\$55.00	\$12,430.00	
Muhly grass removal (511 SF)	5.00	HR	\$55.00	\$275.00	
Silver buttonwood removal - 4,725 square feet.	40.00	HR	\$55.00	\$2,200.00	
Debris by the truck	15.00	1	\$387.29	\$5,809.39	
MOT (management of traffic)	1.00	EA	\$6,500.00	\$6,500.00	
Landscape Material					\$104,681.50
Enhancement Labor	150.00	HR	\$58.00	\$8,700.00	
Green Buttonwood, Standard, 12-14' x 5-6', 2-2.5" cal, STD - 45G	4.00	45g	\$650.00	\$2,600.00	
Live Oak, 12-14' x 5-6', 2.5-3" cal - 45G	4.00	45g	\$850.00	\$3,400.00	
Royal Palm, FL#1, 16-18' gw, FF - FGP6	9.00	FG	\$2,500.00	\$22,500.00	
Red Tip Cocoplum, 03 gallon - 03G	116.00	03g	\$14.00	\$1,624.00	
Green Island Ficus, 03 gallon - 03G	1704.00	03g	\$14.50	\$24,708.00	
Coontie, 03 gallon - 03G	257.00	03g	\$35.00	\$8,995.00	
Perennial Peanut, 01 gallon - 01G	987.00	01g	\$8.50	\$8,389.50	
Floritam Saint Augustine, 01 Square Foot - 01SF	14000.00	01SF	\$1.10	\$15,400.00	
Brown Mulch (Yard)	140.00	Yard	\$50.00	\$7,000.00	
Lumber - Wood Stakes 4x4x12	36.00	EA	\$35.00	\$1,260.00	
Lumber - Wood Stakes 2x4x8, 208 Units per Pallet	15.00	EA	\$7.00	\$105.00	
Mulch, Rock, Soil					\$2,629.66
Enhancement Labor	20.00	HR	\$60.00	\$1,200.00	
Topsoil Compost 5050 Mix Bulk (per cu. yd.)	20.00	CY	\$68.00	\$1,360.00	
MOT 30 DAYS)	1.00	EA	\$69.66	\$69.66	
Fuel Surcharge 0.039					\$5,768.34
Fuel Surcharge	147906.17	EA	\$0.04	\$5,768.34	
				Total:	\$154,233.89

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/21/2026

Signature - Representative

Date

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Monterra Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and created Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:

**MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: District Management

Date: 8/5/26

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Monterra Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Monterra Community Development District

RESOLUTION 2026-13

**A RESOLUTION OF THE MONTERRA COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026/2027**

WHEREAS, the Monterra Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Broward County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE MONTERRA COMMUNITY
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST 2026.

ATTEST:

**MONTERRA COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
MONTERRA COMMUNITY DEVELOPMENT DISTRICT FISCAL
YEAR 2026/2027**

October 7, 2026
November 4, 2026
December 2, 2026
January 6, 2027
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027 (Proposed Budget Approval)
June 2, 2027
July 7, 2027
August 4, 2027 (Budget Adoption)
September 1, 2027

The Board of Supervisors of the Monterra Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2027 at 6:00 p.m. at the Club at Monterra, 8451 Monterra Boulevard, Cooper City, Florida 33024 on the first Wednesday of each month.



PROPOSAL

3721 SW 47TH. AVENUE, UNIT 304
 DAVIE, FL 33314
 PH:954-370-0727 / FX:954-577-0456
 www.totalentrycontrol.com

Date	Estimate #
6/30/2026	11334

Name / Address	Ship To
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024	MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

P.O. No.	Terms	Due Date	Rep	Project	Department
	50% 50%	6/30/2026	JS	Remote locations acce...	INSTALLATION

DESCRIPTION	QTY
SCOPE OF WORK Replace existing access control system panels at the following locations: 1) Univerisity, 2) Sheridan and 3) Vista Del Sol with LiftMaster MyQ access controllers.	
1) Demolition & Prep: Trace, label, and disconnect all existing field wiring (readers, power, and all related to the access system) at three separate on-site locations. 2) Hardware Removal: Physically remove three existing access controllers. 3) Installation: Securely mount and install three (3) new LiftMaster CAP2D controllers in place of the old units. 4) Integration: Reconnect all existing field wiring, card readers, and all to the new controllers. 5) Database & Configuration: Work with customer to program the new controllers, sync them with the existing community myQ database, and upload all active resident credentials. 6) Testing: Perform full system diagnostics at all three locations to verify that existing cards/fobs, readers, and gates/doors trigger correctly.	
Project Terms & Assumptions: All existing wiring, card readers, gates/doors, locks, and resident credentials must be in good, working condition. Any pre-existing hardware failures found during testing will be brought to your attention and billed separately. If there are any deficiencies in prior installation, damaged conduit or any other condition that prevents proper installation, there will be a change order submitted for additional work needed to provide safe, legal and proper functioning of the system***	

THIS PROPOSAL IS VALID FOR 15 DAYS	TAX (0.0%)
	TOTAL

Accepted by:



PROPOSAL

3721 SW 47TH. AVENUE, UNIT 304
 DAVIE, FL 33314
 PH:954-370-0727 / FX:954-577-0456
 www.totalentrycontrol.com

Date	Estimate #
6/30/2026	11334

Name / Address
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

Ship To
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

P.O. No.	Terms	Due Date	Rep	Project	Department
	50% 50%	6/30/2026	JS	Remote locations acce...	INSTALLATION

DESCRIPTION	QTY
Connected Access Portal 2-Door Controller •Cloud-Based Credentialed Access Control. •LiftMaster Cloud™ Smart Access Control Software. •Each Device Controls Up To 2 Gates/Doors. •Easily Expandable When Networked Through LiftMaster Cloud™. -12V DC, Min. 1.5 Amps (Transformer Not Included) or PoE (802.3af) Enabled Network Devices, 13 Wat ts Max. UL® Listed - LB2-2	3
Misc. Parts - connectors, tie wraps, mounting hardware and all materials to complete job	1
Installation Cost Includes: All equipment as specified, supply, mounting of equipment and installation.	1
** A 4% FEE WILL BE APPLIED TO CREDIT CARD PAYMENTS** **TO ACCEPT PROPOSAL** Please sign below, date E-Mail back to us. Your repair and/or installation will be scheduled upon receiving signed proposal & DEPOSIT. TERMS & CONDITIONS: 50% DOWN / 50% UPON COMPLETION. WARRANTY: FULL FACTORY WARRANTY ON PARTS & 90 DAYS ON LABOR! Warranty Exclusions: This warranty strictly covers the new LiftMaster controllers and our specific installation labor. It does not cover pre-existing field wiring, existing card readers, existing gates/locks, internet service outages, VANDALISM, MISUSE & ABUSE, ACTS OF NATURE SUCH AS BUT NOT LIMITED TO THE FOLLOWING: HURRICANE, TORNADO, FLOOD, FIRE, LIGHTNING, ELECTRICAL POWER SURGE, DAMAGES CAUSED BY INSECTS, RODENTS OR CRAWLING CREATURES / REPTILES.	

THIS PROPOSAL IS VALID FOR 15 DAYS	TAX (0.0%)
	TOTAL

Accepted by:

PROPOSAL

3721 SW 47TH. AVENUE, UNIT 304
DAVIE, FL 33314
PH:954-370-0727 / FX:954-577-0456
www.totalentrycontrol.com

Date	Estimate #
6/30/2026	11334

Name / Address
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

Ship To
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

P.O. No.	Terms	Due Date	Rep	Project	Department
	50% 50%	6/30/2026	JS	Remote locations acce...	INSTALLATION

DESCRIPTION	QTY
The above is an estimate based on our initial inspection of the site and installation to be performed. This estimate does not include or cover any additional parts, labor and/or unforeseen deficiencies with the existing installation that may require correcting, repairing, etc. after commencement of work. Occasionally, additional worn or damaged parts/components and/or deficiencies are discovered after the repair or installation has begun which may not have been evident on the initial inspection. Due to this, we cannot guarantee the above prices and therefore the customer will be responsible for any and all additional parts/components & labor charges up to 10% above the estimate cost. If the cost exceeds the estimate by more than 10%, TECS will contact customer to authorize the additional service and/or repair and will prepare an additional estimate for approval by the customer prior to continuing the repair. All products remain in the name of the seller (TECS) and remain seller's personal property until paid in full. Seller reserves the right to take immediate possession with or without process of law by physically removing the product(s) from customer's site whether they are attached to real property. Buyer shall acquire no title until all is paid in full. The pricing contained herein is based solely on the usual cost elements such as labor, material, and standard mark-ups and does not include disruption, rescheduling, extended overhead, overtime, accelerated and/or unknown impact cost. We reserve the exclusive rights for settlement of these items as it pertains to this purchase and/or repair agreement. **NOTE: Permits and related fees, processing fees, inspection fees, non-sealed or engineer sealed CAD/drawings and additional insured are not included! **All invoices not paid within 30 days will be assessed a LATE FEE OF \$25.00 per month! Accounts in the past 45 days will automatically be sent to collections! All billing disputes must be in writing.	

THIS PROPOSAL IS VALID FOR 15 DAYS	TAX (0.0%)
	TOTAL

Accepted by:



PROPOSAL

3721 SW 47TH. AVENUE, UNIT 304
 DAVIE, FL 33314
 PH:954-370-0727 / FX:954-577-0456
 www.totalentrycontrol.com

Date	Estimate #
6/30/2026	11334

Name / Address
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

Ship To
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

P.O. No.	Terms	Due Date	Rep	Project	Department
	50% 50%	6/30/2026	JS	Remote locations acce...	INSTALLATION

DESCRIPTION	QTY
Parts / Equipment orders Cancellation Policy - Special or custom orders such as but not limited to: Cards, key fobs, barcode labels, transponder's (tags), etc. are NON-CANCELABLE / REFUNDABLE - NO EXCEPTIONS!! **CANCELLATION OF CONTRACT All contracts cancelled after 48 hours of signed approval WILL BE CHARGED A 25% PENALTY FEE on the total amount of the contract. TO AVOID ANY PENALTIES, WRITTEN CANCELATION MUST BE PROVIDED WITHIN 48HRS AFTER APPROVAL. NO EXCEPTIONS! Thank you for your business and for choosing our services!	

THIS PROPOSAL IS VALID FOR 15 DAYS

TAX (0.0%)
TOTAL

Accepted by:



PROPOSAL

3721 SW 47TH. AVENUE, UNIT 304
DAVIE, FL 33314
PH:954-370-0727 / FX:954-577-0456
www.totalentrycontrol.com

Date	Estimate #
6/30/2026	11334

Name / Address
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

Ship To
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL 33024

P.O. No.	Terms	Due Date	Rep	Project	Department
	50% 50%	6/30/2026	JS	Remote locations acce...	INSTALLATION

DESCRIPTION	QTY

THIS PROPOSAL IS VALID FOR 15 DAYS	TAX (0.0%) \$0.00
	TOTAL \$5,839.38

Accepted by: _____

CREATIVE NORTH, INC.

PROPERTY MAINTENANCE LANDSCAPE CONTRACTOR

Page 117

REMIT CHECK PAYMENT TO:

Creative North, Inc.

4084 Staghorn Lane Weston, FL 33331

Bill To:

Monterra CDD
c/o KW Property
Management & Consulting
attn: Yumi Rodriguez
8451 Monterra Boulevard
Cooper City, FL 33024

Property Name & Ship to Address:

PROPOSAL

Date 7/23/2026

Proposal # EST07966

This Proposal Expires in 30 Days

Description	Qty	Rate	Amount
MONTERRA CDD - SUPPLY DELIVERY AND LABOR INSTALLATION OF 2 NEW VALVE BOXES AROUND THE NEWLY CONSTRUCTED PICKLE BALL COURTS. THIS WILL PROVIDE WATER COVERAGE FOR THE SOD INSTALLED AROUND THE STRUCTURE, INCLUDING (50) 6" RAIN BIRD POP UP HEADS.			
Supply, Delivery, Installation of 2 new Valves to provide water coverage to the new Pickle Ball Courts installed next to the tennis courts. The material needed to complete installation is as follows...	1	9,091.33	9,091.33
2 Rain Bird PEB 2" Valves and Standard Valve Boxes 2 Decoders and 2 Solenoids 500' of Hunter Decoder Wire Blue 14 Gauge Jacketed 200' 1 & 1/2" x 20 Irrigation Pipe 200' 1" x 20 Irrigation Pipe 300' 3/4" x 20 Irrigation Pipe 50 Rain Bird Spray Body Side Inlet 6" Pop Ups 300' Irritrol Super Blue Funny Pipe 100 Rain Bird Spiral Barb Elbows Reducing Tees, Reducer Bushings, 90 degree elbows and other miscellaneous parts needed to complete the installation			

Office Location: Creative North, Inc.

1565 North Park Drive Suite 102 Weston, FL 33326

Phone 954.616.5262 Fax 954.916.7673

Info@CreativeNorthInc.com www.CreativeNorthInc.com

TOTAL

\$9,091.33

Upon receipt of this signed Proposal, CNI office will process, order materials & schedule work accordingly.
The terms and content of this proposal are accepted and agreed to by,

Signature: _____ Date: _____

Ladner, Elizabeth

From: Ramona Mingo <ramonam@hooverpumping.com>
Sent: Thursday, July 2, 2026 8:45 AM
To: Ladner, Elizabeth; ageorges@kss1.com
Cc: maintenance@hooverpumping.com; lauren@hooverpumping.com
Subject: [EXTERNAL] Maintenance Renewal Contract MA8181 for Hoover Pump Station Site ID 6268 and 3 other sites(s) ----RENEWAL
Attachments: MaintenanceProposal_MA8181_2026_06_02_0853.pdf

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Hello Lynne Ladner,

Thank you for your trust in Hoover to provide the important annual Maintenance program for your pump system(s) located at **6268 Corta Bella-Bella Terra, 7039 La Costa at Monterra, 7143 Monterra Boulevard, 7198 Vista Del Sol**, expiring **08/31/2026**.

Renewal of your Hoover maintenance program continues to provide your pump system with the care it needs to function optimally and extends the current additional **service benefits**:

Service Evaluation: Service diagnostic fee waived. Only time and materials will apply.

Preferred Client Status: Our Maintenance customers receive priority scheduling over non-maintenance customers and emergencies are addressed as our top priority.

Hoover Expertise: Over 30 years in business. Highly trained, honest Certified Field Service Experts complete a full 37 point diagnostic check on site including changeout of wearable parts, adjustment of critical settings, and water quality assessment.

Service Life: Pump system life is extended compared to non-maintained systems.

***Hoover Flowguard® Remote Access & Communication:** Includes 24/7 remote automatic monitoring, email alerts, and unlimited webinars.

Be in the Know: We send you a Service Summary Report upon completion of each visit including recommendations.

**Applicable to Hoover Flowguard equipped stations only, with corresponding maintenance agreement type.*

Our goal is to be your ally in protecting one of your communities most valuable assets, your green spaces. **Continued maintenance will minimize your irrigation and pump system problems, extend the service life of your pump system(s), and help keep your green spaces healthy.**

Please note we have added a section to the contract to help save our customers time and money by pre-authorizing repairs on site up to \$750. Urgent needs that can be addressed on site that fall under the threshold can be completed in a more efficient and timely manner. It will reduce additional costs from return trips and minimize down time. Please indicate your preference to take part in this program.

We are always at your service and look forward to hearing from you soon. Should you have any questions or concerns do not hesitate to reach out to us. Please reply to this email or call us at (954) 971-7350.

Thank you,

Ramona Mingo
Client Service Specialist



HOOVERPUMPING.COM

Direct: 954.582.7254 | **Main:** 954.971.7350
2801 North Powerline Road | Pompano Beach, FL 33069



Date: 6/2/2026
To: Monterra CDD
Barry Rosenthal
Subject: Hoover Maintenance Agreement, MA#8181
Contract Term: 12 months 9/1/2026 - 8/31/2027
Site IDs: #6268, #7143, #7198, #7039

Phone:

The Hoover Maintenance Program includes 1 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required.
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



Date: 6/2/2026
To: Monterra CDD
Barry Rosenthal
Subject: Hoover Maintenance Agreement, MA#8181
Contract Term: 12 months 9/1/2026 - 8/31/2027
Site IDs: #6268, #7143, #7198, #7039

Phone:

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

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 Flowguard 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

Annual Price	\$7,600.00
Discount for 3 or more stations	\$380.00
Total Annual Price	\$7,220.00

****Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- ☐ YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- ☐ NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted by:
Hoover Pumping Systems

Accepted by:
Monterra CDD



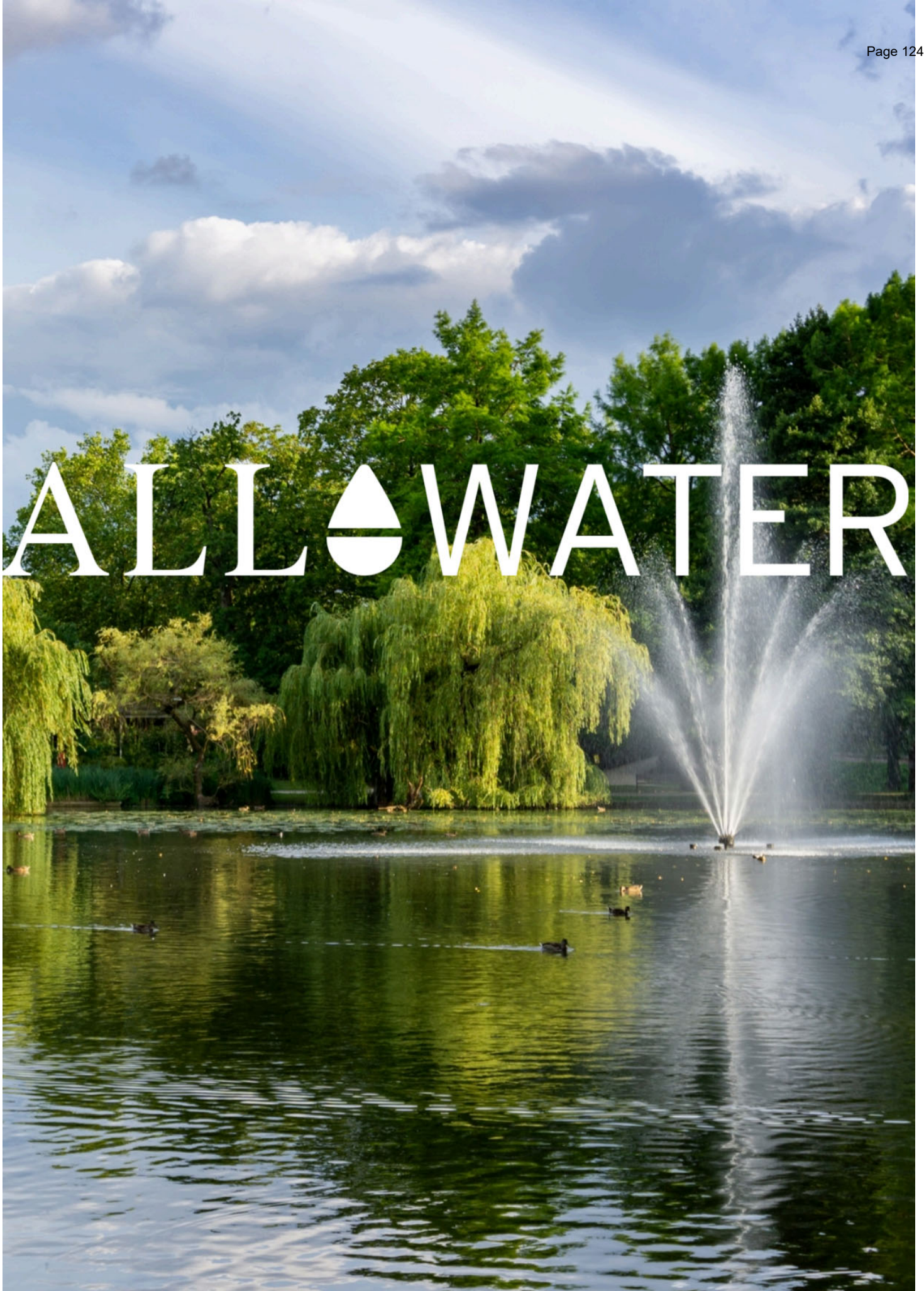
Ramona Mingo 6/2/2026

Signature/Date

Name Printed

P.O. Number (if required)

ALL WATER



ALL^WATER

Our Capabilities



Pond and Lake Management

AllWater manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped with Raven Precision Guides application equipment, AllWater oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic weed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging and Bathymetry Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. AllWater boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetland consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by AllWater are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.

Dear Elizabeth,

Thank you for the opportunity to submit the attached fountain proposal. Please review the below proposal and feel free to contact us should you have any questions at all.

Monterra CDD	
Delivery Address: 8451 Monterra Blvd Cooper City, 33024	Contact Name: Elizabeth Ladner Contact Email: lladner@inframark.com

Product	Price	Qty	Subtotal
Solar AquaAir® Ultra 2: Estrada Lake #1, #2, #3 & #4 -Solar AquaAir® Ultra 2, 2 Diffuser System, 24V, Cable, Solar Adapter, 10', Diffuser Assembly, SAAU 9" Single, with Check Valve and Weighted Base, Super Sink Weighted Tubing, 1/2" x 200' Roll. ** Quantities are lake-specific and vary by location. The listed price represents the total cost for all components needed for Lakes 1 through 4.	\$76,523.49	1	\$76,523.49
Installation Labor -(8) Hours Labor for installation at \$198/hour -Assumes site is adequately prepped and ready for work proposed. -Assumes Unrestricted site access for fountain repair/installation.	\$198.00	8	\$1,584.00
Shipping Allowance -If actual shipping cost exceeds price quoted shipping, the difference will be billed to client at cost at time of shipment.	\$2,000.00	1	\$2,000.00
25% Kasco Restocking Fee	\$5,979.75	1	\$5,979.75

Section total \$86,087.24

Total \$86,087.24

Notes

- Prices valid for **30 days** from date of proposal.
- Upon confirmation, a deposit of 50% will be required to confirm order. Remaining 50% will be due upon completion.
- Client is responsible for establishing and maintaining electrical power at or near the pond for all fountain and aeration equipment. AllWater Aquatic Resource Management does not install or run electrical service.

Acknowledged and Approved By:

AllWater is considered a distributor for AquaMaster® Fountain and Aerators

GENERAL LIMITED WARRANTY INFORMATION (**Per AquaMaster® guidelines**)

AquaMaster® products and their accessories are warranted against defects in material and workmanship. The limited warranty period commences from the date the unit was shipped from our factory. For specific warranty durations, please refer to Warranty at a Glance. <https://www.aquamasterfountains.com/2024-warranty-at-a-glance/> .

Modifications or repairs by an unauthorized Repair Facility or user will void the warranty.

All warranty claims require prior Factory approval and authorization for return or service. All warranty service work must be performed by AquaMaster® or approved Factory Trained Authorized Service Centers. Any type of service and repair performed within the warranty period by unauthorized personnel will void the warranty.

For items submitted for warranty repairs, if after evaluation it is determined to be a non-warranty issue, a repairs quote will be generated and supplied to the distributor. If there is not an approval for the repairs within 30 days, the unit will be shipped back to the distributor at the distributor's cost. No exceptions will be made to this policy.

Warranty does not include shipping to and from the manufacturer or crane use if needed.

AT NO TIME SHALL A WARRANTY BE EXTENDED BEYOND ITS ORIGINAL END DATE.

Billing & Operations Contact Information

To ensure seamless project execution, please provide the billing and operations contacts for this project. Billing details allow our team to issue invoices promptly upon project commencement. If billing information differs from the site contact or proposal signer, enter the appropriate accounts payable information below. Operations contact details ensure our team can coordinate directly with the right on-site representative throughout the engagement.

All fields marked with an asterisk are required.

BILLING CONTACT NAME*

BILLING CONTACT TITLE

BILLING CONTACT EMAIL*

BILLING CONTACT PHONE*

BILLING ADDRESS*

PO NUMBER OR SPECIAL BILLING INSTRUCTIONS

OPERATIONS CONTACT NAME*

OPERATIONS CONTACT TITLE

OPERATIONS CONTACT EMAIL*

OPERATIONS CONTACT PHONE*

Why do we need this? Providing billing details upfront allows our team to issue invoices immediately upon project commencement, avoid delays that can affect scheduling and project timelines. Providing an operations contact ensures our team can communicate directly with the appropriate on-site representative for scheduling, project updates, and any time- sensitive coordination needed during execution.



Proposal

Proposal No.: 409557
Proposed Date: 07/24/26

PROPERTY:	FOR:
Monterra CDDD Clubhouse Manager Monterra CDD 8451 Monterra Blvd Cooper City, FL 33024	July 2026 Royal Palm Removal and Replacement

As per request, the following quote is being submitted for your review.

- 10 ft. height
- Grey wood
- Water truck labor included to ensure establishment
- 2 X 4 supports
- New soil for each tree

Location of Removal

Belle Terre-1
Vista del Sol-1
La Costa-1
Taramea-1
University- 1
Stirling-1

ITEM	QTY	UOM	TOTAL
July 2025 : Royal Palm Removal and Replacement			
Royal Palm Replacement			\$19,295.46
Royal palm removal Labor	54.00	HR	
Royal Palm, FL Fancy, 10-11' gw, FF - FGP4	6.00	FG	

Water truck	48.00	HR
Lumber - Wood Stakes 2x4x8, 208 Units per Pallet	24.00	EA
50/50 Compost and Screened Top Soil Mix Bulk (per cu. yd.)	3.00	CY

Total: \$19,295.46

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/24/2026

Signature - Representative

Date



Proposal

Proposal No.: 410527
Proposed Date: 07/24/26

PROPERTY:	FOR:
Monterra CDDD Clubhouse Manager Monterra CDD 8451 Monterra Blvd Cooper City, FL 33024	2026 Back Yard Limb Up Bella Terra / Pine Island Rd







Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

The common area trees that overlap into the back yards of 3790 threw 3606 NW 85 Terrace

Limb up service, trimming the bottom limbs of the tree to control limbs touching or hanging to low in residents back yards.

8 Gumbo Limbo

9 Oak Tree

4 Royal poinciana

2 Stumps flush cut

2 Small dead trees flush cut

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Limb Up Trimming			\$4,368.00
Royal Poinciana	4.00	CT	
Gumbo Limbo	8.00	CT	
Oak Tree	9.00	CT	
Tree Removal			\$665.60
Flush Cut stumps	2.00	HR	
Dead Tree Flush Cut	2.00	CT	
Total:			\$5,033.60

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

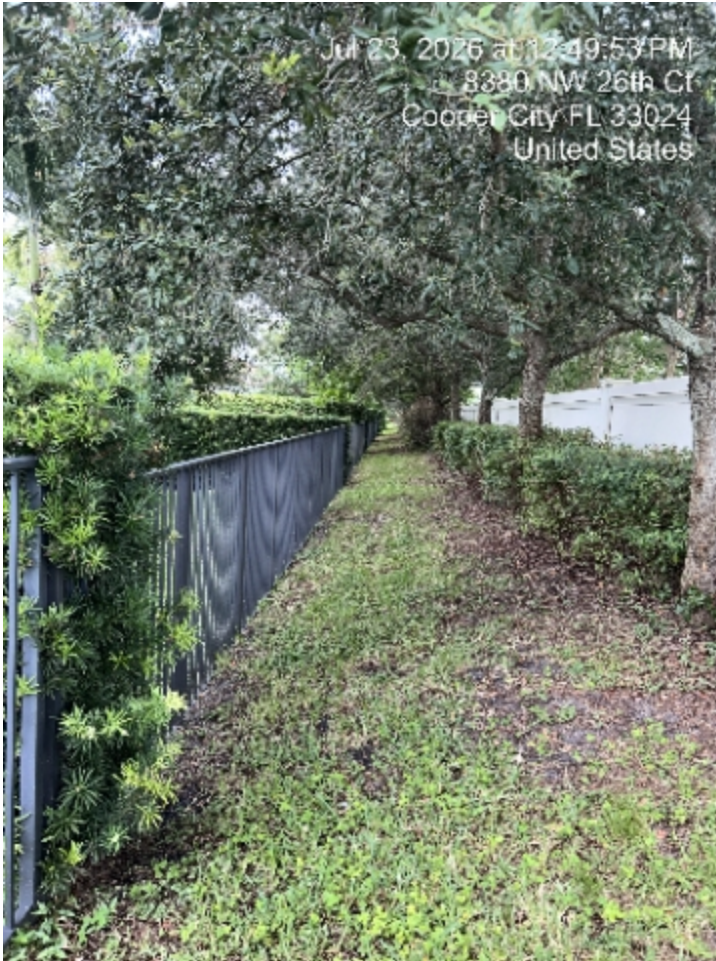
Printed Name (Owner/Property Manager)

7/24/2026

Signature - Representative

Date

Proposed Date: 07/24/26





Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

The common area trees the overlap into the back yards of 8318 threw 8396 NW 26th court.

Limb up service, trimming the bottom limbs of the tree to control limbs touching or hanging to low in residents back yards.

10 Royal poinciana

14 oak trees

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning

operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

Property Owner's Responsibility

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) _____ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. _____ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. _____ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. _____ **Initial**

Safety Measures

Worker Safety

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

Protection of People and Property

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
Limb Up service			
Limb Up Trimming			\$4,992.00
Royal Poinciana Limb Up	10.00	CT	
Oak Tree Limb Up	14.00	CT	
Total:			\$4,992.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
	7/24/2026
_____ Signature - Representative	_____ Date

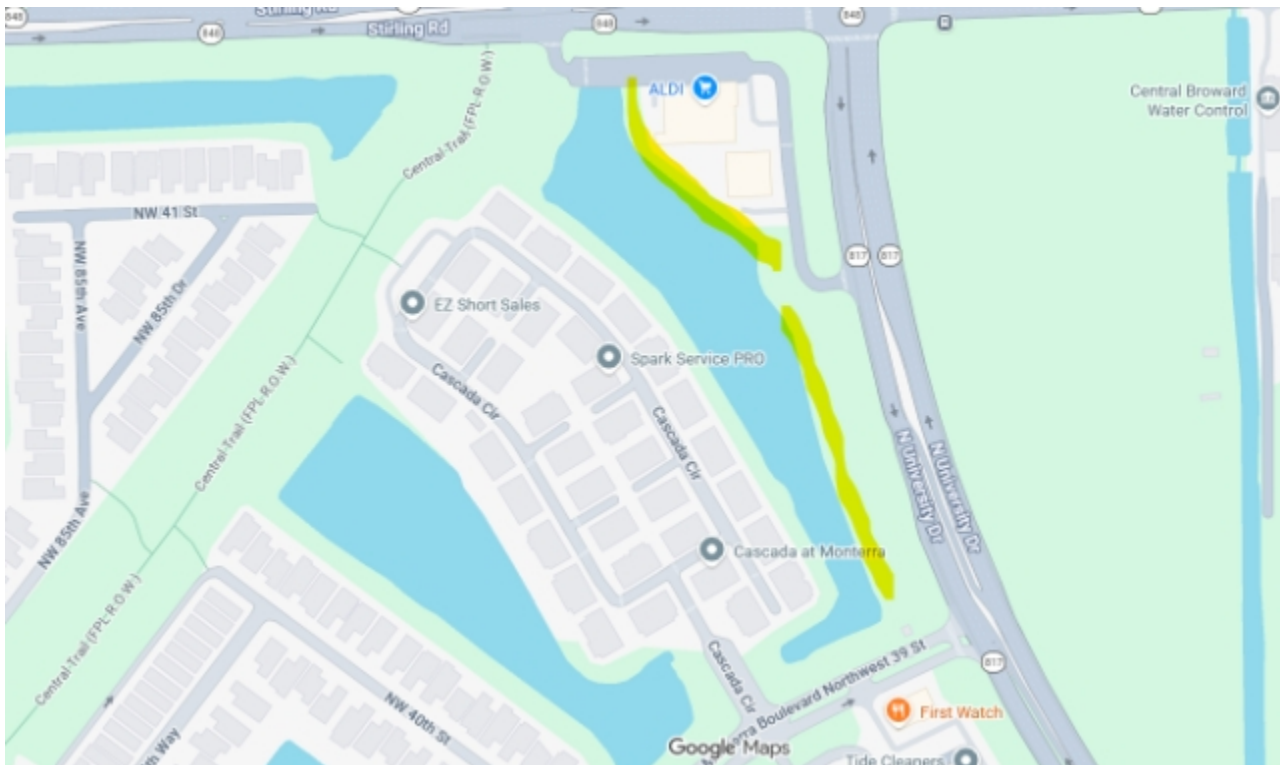
Juniper

Proposal

Proposal No.: 411352

Proposed Date: 07/30/26

PROPERTY:	FOR:
Monterra CDDD Clubhouse Manager Monterra CDD 8451 Monterra Blvd Cooper City, FL 33024	Shore Line of lake #9 on University Dr. Limp trim along wall







Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

Scope of Work:

Limb up service, trimming the bottom limbs of the tree that are touching the wall and hanging to low for workers to pass. As well as the Coco plum hedge that is over grown threw the fence.

1 Gumbo Limbo

16 Oak Tree

13 Brazilian Pepper

Giant Coco plum Hedge

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut $\frac{1}{4}$ to $\frac{1}{2}$ the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

Style of Cut: After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

Work Force

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Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

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Property Owner's Responsibility

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ITEM	QTY	UOM	TOTAL
Arbor Care Services			
Limb Up Trees touching wall or blocking Access			\$6,240.00
Brazilian pepper tree Trim to clear access	13.00	CT	
Gumbo Limbo limb up for Access	1.00	CT	
Oak Tree limbs touching wall or limiting access	16.00	CT	
Total:			\$6,240.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/30/2026

Signature - Representative

Date

Ladner, Elizabeth

From: Giovanni Brenes <geob.xps@gmail.com>
Sent: Monday, July 13, 2026 1:52 PM
To: Ladner, Elizabeth
Cc: Xtreme Pumping Solutions, Corp
Subject: [EXTERNAL] Re: Proposal – Vista del Sol Community Storm Drain Cleaning
Attachments: Monterra .pdf

This message is from an UNTRUSTED Sender. If you have not previously corresponded with this sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

As reference here are the set of pictures during our site visit.

On Mon, Jul 13, 2026 at 11:48 AM Giovanni Brenes <geob.xps@gmail.com> wrote:

Good morning, Elizabeth,

Attached is our proposal for the **Vista del Sol Community Storm Drain Cleaning**.

As discussed, we are honoring the **same pricing from 2024** as a courtesy, even though our recent field count identified additional storm drains beyond the original scope. The attached proposal is based on **50 storm drains**, consistent with the previous pricing.

I also wanted to provide some clarification should the Board ask about adding a **CCTV camera inspection**.

The attached proposal includes **storm drain and catch basin cleaning only**. To properly perform a CCTV inspection, the drainage lines must first be **hydro jetted** to remove sediment and debris so the camera can provide an accurate assessment. During the hydro jetting process, debris is pushed downstream into the storm drains and catch basins, requiring those structures to be cleaned a **second time** before the inspection can be completed.

For that reason, a CCTV inspection would require the following additional scope:

- Hydro jetting of the drainage lines.
- A second cleaning of the storm drains and catch basins.
- CCTV camera inspection of the drainage system, including video documentation and reporting.

Because this work requires additional labor, equipment, and time, it is not included in the attached proposal and would be quoted separately. As a general budgetary estimate, the expanded scope would likely be **approximately twice the amount of the attached proposal, plus the cost of the CCTV inspection and reporting**, depending on the final scope requested by the Board.

Please let me know if you have any questions or if the Board would like us to prepare a separate proposal for the hydro jetting and CCTV inspection services.

Thank you, Elizabeth. We appreciate the opportunity to continue serving the Monterra community.

Giovanny Brenes
Account Management
Dolphin Park of Commerce
2061 NW 112th Ave, Unit 131
Miami, FL 33172
Office: (305) 859-1314
Mobile: (305) 793-7120
Fax: (305) 537-6420

www.xpumpingsolutions.com



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**MINUTES OF WORKSHOP
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

A Workshop regarding discussion of the Monterra Community Development District FY 2027 Budget was held Monday, April 28, 2026, and called to order at 5:07 p.m. at Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida 33024.

Present were:

Jason Weinrub	Chairperson
Juan Carlos Sanchez	Vice Chairperson
Avi Ciechanowiecki	Assistant Secretary

Also present were:

Lynne Ladner	District Manager
Adelson Georges	Kent Security

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Proposed

Budget

Operations & Maintenance Assessment

Ms. Ladner reviewed the draft Fiscal Year 2027 budget as compared to the Fiscal Year 2026 adopted budget and current-year actuals through the end of March 2026. The Board discussed an overall proposed increase to the O&M assessment of approximately \$352,000, consisting of a general increase of roughly 3% across most line items (approximately \$273,000) plus an additional \$77,000 attributable to miscellaneous assessment collection costs that had not been separately budgeted in the prior year. Mr. Weinrub questioned several of the individual project budget lines (Linear Park, mitigation, and lakes maintenance), which staff confirmed were tracking close to budget.

Repairs & Maintenance / Property Insurance

Ms. Ladner advised that actual repair and maintenance (R&M) spending for general project maintenance was approximately \$119,000 against a budget of \$24,000 for the current fiscal year, and that the proposed budget reflects an increase of approximately \$100,000 (roughly 8%) to that line to better reflect actual spending. The Board also noted that property insurance actual cost is approximately \$50,000, while only \$15,000 had been budgeted, and discussed correcting that line for Fiscal Year 2027.

Security Staffing and Wages

Mr. Ciechanowiecki recommended a \$2 per hour increase for the security supervisor (to \$24 per hour) and a \$1 per hour increase for the remaining security staff, noting that current staff pay is approximately \$16 per hour, which is expected to become the state minimum

wage, and recommending the District's pay remain at least \$1 above minimum wage. Mr. Ciechanowiecki estimated the total annual cost impact of these increases at approximately \$38,000-\$39,000. Ms. Ladner noted that, including these adjustments, the security line item would increase to approximately \$473,763, an increase of roughly \$40,000 over the current budget.

Clubhouse, Playground, and Pathway Capital Items

The Board discussed anticipated costs for the playground project, estimated by Mr. Weinrub at approximately \$60,000-\$70,000 once additional engineering, pathway, and topographical survey costs are included, as compared to an original contract estimate of approximately \$40,000. The Board also discussed general fill costs and a proposed pathway project.

Reserves and Financing Discussion

The Board discussed the impact of proposed capital spending on District reserves, with estimates ranging from approximately \$300,000 to \$600,000 in reserve impact depending on which capital items are funded from reserves versus financed. Mr. Ciechanowiecki cautioned that reducing service levels (e.g., landscaping or security) to avoid an assessment increase would likely generate significant community backlash, while Mr. Sanchez expressed a preference for controlling costs. The Board discussed the relative cost of financing (potential interest cost over a 30-year term) versus funding capital projects directly from reserves and directed staff to continue refining the numbers for presentation at the June meeting.

Other Items

The Board also briefly discussed the status of a prior repaving project (confirming no additional community-wide repaving is budgeted for Fiscal Year 2027, as a recent PASER pavement study indicated the community does not currently require it) and general elections/qualifying period administrative costs. No formal action was taken on any item; this was a workshop for Board discussion and direction to staff only.

SECOND ORDER OF BUSINESS

Adjournment

There being no further business, the Workshop concluded.

Chairperson/Vice Chairperson

**MINUTES OF MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Monterra Community Development District was held Wednesday, May 6, 2026, and called to order at 6:06 p.m. at Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida 33024.

Present and constituting a quorum were:

Jason Weinrub	Chairperson
Susan Kooiman	Assistant Secretary
Avi Ciechanowiecki	Assistant Secretary
Juan Carlos Sanchez	Assistant Secretary

Also present in person or via electronic communications were:

Lynne Ladner	District Manager
Ginger Wald	District Counsel
Richard Almeida	Clubhouse Manager
Adelson Georges	Kent Security
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Ladner called the meeting to order at 6:06 p.m. and called the roll. A quorum was established with four of five Board members present; Vice Chairperson Popowitz was absent.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Ciechanowiecki, seconded by Sanchez, with all in favor, the agenda was approved, as presented. (4-0)

FOURTH ORDER OF BUSINESS

Audience Comments

There were no audience members present who wished to speak on items not otherwise on the agenda.

FIFTH ORDER OF BUSINESS

Staff Reports

District Accountant — Consideration of Financial Report for March 2026

Ms. Ladner presented the March 2026 financial summary in the District Accountant's absence: total revenue year-to-date of \$3,395,009, with \$3,307,896 in assessments collected; total expenses of \$1,538,797 (44% of budget, on target for the eighth month of

Monterra CDD
May 6, 2026 Meeting

the fiscal year); and current cash on hand of \$5,321,743. In response to Board questions, staff advised that a year-to-date variance in pressure washing spending (near 98% of the full-year budget) reflected a change to a new vendor after the previously budgeted vendor was disqualified due to a conflict of interest, and staff agreed to review a 221% variance noted in the general repairs and maintenance (R&M) line to confirm invoices were properly allocated.

On MOTION by A. Ciechanowiecki, seconded by S. Kooiman, with all in favor, the March 2026 Financial Report was approved. (4-0)

District Counsel

District Counsel had nothing further to report at this meeting.

Clubhouse Manager

Ms. Ladner introduced Richard, the District's new Clubhouse Manager, who began the prior Friday.

District Engineer

The Board continued discussion of the pickleball/basketball court warranty and stop-work order issue previously discussed at the April 28, 2026 Special Meeting. It was noted that Mr. Popowitz had not been able to obtain agreement from the contractor to the 10-year warranty or additional security bond previously discussed, and that the contractor's position remained a 5-year warranty. The Board discussed the limitations of continuing to negotiate without a firm deadline.

On MOTION by Kooiman, seconded by JC. Sanchez, with all in favor, the Board directed that the stop work order not be lifted until the contractor provides a written schedule for completion, to be reviewed and approved by the District. (4-0)

The Board also discussed the need for a topographical survey and sidewalk work related to a District pathway project.

On MOTION by S. Kooiman seconded by A. Ciechanowiecki, with all in favor, Miller Legg was authorized to proceed with a topographical survey in connection with the pathway/sidewalk project, per its proposal in the amount of \$10,500. (4-0)

District Manager

The board was provided information on all expenditures that were approved by the DM in the past month.

On MOTION by S. Kooiman, seconded by A. Ciechanowiecki, with all in favor, the District Manager's approved expenditures were ratified. (4-0)

The district manager informed the board that there are 3,088 voter in the district.

Monterra CDD
May 6, 2026 Meeting

SIXTH ORDER OF BUSINESS **Business Items**

Consideration of Proposals for Landscaping to replace Sod along Taramea

The board considered the two proposals one to just replace sod the other to plant ground cover plants rather than sod in this area.

On MOTION by JC Sanchez, and seconded by A Ciechanowiecki, with all in favor the proposal to replace the sod was approved (4-0)

Consideration of Proposals for Landscaping/Hedge Replacement Along Sterling Road, Monterra Boulevard, and Sheridan Street

Ms. Ladner advised that multiple residents had reported that privacy hedging along the perimeter of their properties backing to Sterling Road, Monterra Boulevard, and Sheridan Street had died and not been replaced, resulting in increased noise and light intrusion from adjacent roadways. Staff presented several vendor quotes for hedge replacement in these areas, including quotes of approximately \$4,987, \$1,499.95, and \$6,033.02 for different sections.

On MOTION by S. Kooiman, seconded by A. Ciechanowiecki will in favor all three proposals for the replacement hedges was approved (4-0)

Consideration of Proposals to replace damaged/missing sod at 8526 Bella Terra

The Board requested photographs documenting the extent of the missing/dead hedging before proceeding further.

No motion was made on this item at this meeting; the Board directed staff to bring back additional documentation.

Consideration of Paver Replacement Proposals — Solana Avenue

Staff presented two proposals for paver replacement along Solana Avenue (east and west of Solana Avenue), in the amounts of \$14,710 and \$13,530, respectively.

On MOTION by S. Kooiman, seconded by A Ciechanowiecki, with all in favor, both proposals were accepted, as presented. (4-0)

Ratification of Gate Loop system controls by Total Entry Control in the amount of \$8,661.96

Ms. Ladner advised that as part of the street resurfacing project the loop sensors had to be replaced, and that she had approved the replacement on an emergency basis as it was outside her standing authority, but wanted to keep the work moving.

On MOTION by A. Ciechanowiecki, seconded S. Kooiman, with all in favor, the District Manager's emergency approval of the tree replacement was ratified. (4-0)

Consideration of Engineering RFQ submissions

Monterra CDD
May 6, 2026 Meeting

Ms. Ladner informed the board that they received three submissions of Qualification for Engineering Services from Miller-Legg, Engenuity, and Colliers Engineering. The item was deferred to the June meeting

On MOTION by S.Kooiman, seconded J. Weinrub, with all in favor, to defer a decision the decision was deferred to the June 3rd meeting . (4-0)

Consideration of Landscaping RFP submissions

Ms. Ladner informed the board that they received five submissions of district wide landscaping services. She also informed the board that there were irregularities in the bids that were submitted, but the board had the right to waive the irregularities. The board discussed the nature of the irregularities and verified that all proposers were given a tour of the district but not provided information that would direct them to submit proposals that did not meet the requirements.

On MOTION by S. Kooiman and seconded by A. Ciechanowiecki, to reject submissions that did not follow specification. (3-1 Sanchez in opposition.)

The Board discussed several issues related to the RFP specifications, wording, the recent performance of the current contractor and whether the district was at risk of not having a landscaping contractor if a decision was not made that evening.

On MOTION by A. Ciechanowiecki and seconded by JC Sanchez, to reject all bids. Motion failed (2-2 Kooiman and Ciechanowiecki in opposition)

On MOTION by J. Weinrub and seconded by JC Sanchez, to reject all bids and redraft and rebid for Landscaping Services. Motion carried (4-0)

On MOTION by A. Ciechanowiecki, seconded by JC Sanchez, with all in favor, the Board directed staff to re-issue the landscaping Request for Proposals (RFP), and appointed Ms. Kooiman to work with the District Manager to finalize the RFP scope prior to re-issuance. (4-0)

EIGHTH ORDER OF BUSINESS

New Business and Supervisors' Requests

The Board discussed several additional matters including landscaping RFP preparation, mailbox/paver color specification issues with a vendor, and Kent Security staffing and compensation matters. Two additional items resulted in Board action:

On MOTION by A. Ciechanowiecki (Avi), seconded by JC Sanchez, with all in favor, Mr. Ciechanowiecki was authorized to serve as the Board's point of contact with Kent Security regarding staff compensation and performance matters, to bring a recommendation back to the Board at a future meeting. (4-0)

The Board declined to authorize any change to the Clubhouse Facilities Use Agreement in response to an inquiry from the HOA regarding charging for events, advising that the existing Facility Use Agreement would remain in place.

Monterra CDD
May 6, 2026 Meeting

On MOTION by S Kooiman, seconded by A Ciechanowiecki, with all in favor, the Board approved Kent Security's request to adjust weekend grounds/maintenance staff hours from 6:00 a.m.-4:30 p.m. to 7:00 a.m.-3:30 p.m. on Saturdays and Sundays. (4-0)

Staff advised that a review of current and prior clubhouse staffing proposals (including the prior KW proposal) revealed that the correct number of contracted hours had not been calculated correctly, resulting in a service gap.

On MOTION by A. Ciechanowiecki, seconded by S. Kooiman, with all in favor, the Board approved an amendment to the Inframark agreement for a not-to-exceed amount of \$2,600 for additional clubhouse services/hours to cover the identified gap until a new RFP and contract are in place. (4-0)

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, on MOTION by S Kooiman, seconded by JC Sanchez, with all in favor, the meeting was adjourned at 9:05 pm. (4-0)

Jason Weinrub
Chairperson

**MINUTES OF WORKSHOP
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

A Budget Workshop of the Board of Supervisors of the Monterra Community Development District was held Monday, May 18, 2026, via video/teleconference, for the purpose of reviewing the proposed Fiscal Year 2027 Budget. [The recording provided does not include an on-record call-to-order time; the workshop appears to have begun in the early evening based on the discussion.]

Present and constituting a quorum were:

Jason Weinrub	Chairperson
Juan Carlos "JC" Sanchez	Assistant Secretary
Avi Ciechanowiecki	Assistant Secretary (joined in progress)

Susan Kooiman was not in attendance but provided written comments in advance regarding Linear Park benches, which were discussed by the Board. Greg Popowitz was not in attendance.

Also present via electronic communication was:

Lynne Ladner	District Manager
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****This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.****

FIRST ORDER OF BUSINESS Call to Order

The workshop for the Board to review the proposed Fiscal Year 2027 was called to order at 3:31 pm Roll call was conducted; a quorum was not present but is not required for a workshop. Supervisor Sanchez joined the meeting at 3:35 pm

SECOND ORDER OF BUSINESS Discussion of Proposed Fiscal Year 2027 Budget

A. Administrative Expenditures

The Board reviewed a proposed increase of approximately \$85,000 to the administrative section, consisting of a general 3% inflationary adjustment plus a newly identified \$77,000 statutory fee (approximately 2% of special assessments) payable to the County Tax Collector/Property Appraiser for assessment collection, which had not been separately budgeted in the prior fiscal year. The Board accepted this section as presented.

B. Repairs & Maintenance / Overall Project Maintenance

Ms. Ladner noted that landscaping and repair-and-maintenance costs are currently split across several line items (Overall Project, Linear Park, and Secure Area), which the Board found confusing when trying to evaluate the District's true landscaping spend. The Board directed staff to continue rolling these categories up into a single summary line for budget presentation purposes, while keeping the underlying detail coded separately in the accounting system. This section reflected an increase of approximately \$100,000 (roughly 8%), which the Board attributed largely

to current-year landscaping/R&M overages, in line with the Board's ongoing plan to re-bid the landscaping contract for greater cost control.

C. Insurance

The Board reviewed the District's property insurance allocation across departments (Overall Project, Linear Park, Secure Area, and Clubhouse) and confirmed the totals reconciled once all departmental allocations were accounted for. No changes were requested.

D. Security (Kent Services)

The Board discussed a recommendation to increase security staff wages to bring compensation to market levels, including raising the Director of Security's hourly rate to approximately \$24/hour, a \$1/hour increase for other on-site security staff (from approximately \$16 to \$17/hour, ahead of the incoming state minimum wage), and an additional increment for a staff member serving in an informal assistant-director capacity. The estimated total annual cost of these increases, inclusive of Kent's contractual markup, was approximately \$38,000–\$39,000. The Board directed Ms. Ladner to request a formal written proposal from Kent Security reflecting these adjustments, and discussed budgeting the security line item at approximately \$480,000 for Fiscal Year 2027 pending that proposal.

E. Clubhouse Operations

Ms. Ladner agreed to confirm the clubhouse budget reflects the additional clubhouse-manager/front-desk staffing hours approved at a prior meeting (an approximately \$2,500/month increase). The Board also discussed budgeting approximately \$30,000 for replacement pool shade canopies/sun shades (two to three units).

F. Potential Fiscal Year 2027 Capital Projects

The Board discussed, for further consideration at the June meeting, several potential capital items, none of which were approved at the workshop:

- i. **Beautification of the roundabout on Monterra Boulevard (e.g., landscaping, a tree, and/or seating), estimated at approximately \$15,000–\$20,000.**
- ii. **Proactive replacement of one additional playground, with a rough estimated cost of \$60,000, subject to further review of the playgrounds' condition.**
- iii. **Linear Park fill/grading to address low areas, estimated at approximately \$15,000–\$20,000.**
- iv. **Additional benches for Linear Park (approximately five), per a request relayed by Supervisor Kooiman; cost to be confirmed.**
- v. **Expansion of the community's security camera system, previously estimated at over \$1 million for a full build-out but discussed at a reduced scope of approximately \$30,000–\$40,000.**
- vi. **A sand volleyball court (approximately \$25,000) was discussed as a possible future item but was not included at this time; a previously discussed bike path/bike park was not pursued.**

G. Reserves and Fund Balance

Ms. Ladner reported the District's reserve balance is currently approximately \$4 million, which does not yet reflect an approximately \$770,000 outstanding obligation for the completed road paving project, bringing available reserves to approximately \$3.5 million. The Board discussed government finance best-practice guidance of maintaining roughly three months of operating reserves, plus an additional two months for hurricane season, and noted the District is within that recommended range. The Board also noted that Fiscal Year 2027 would mark the second consecutive year the District has drawn significantly on reserves to fund capital projects, and agreed this trend should be monitored closely going forward, particularly heading into the upcoming Supervisor election.

H. **Assessment Increase Scenarios**

Following extensive discussion of the budget drivers, the Board reached informal consensus to present three scenarios to the community and to the full Board at the June meeting, in order to simplify the public communication regarding any assessment increase:

- i. **Scenario 1 – No capital improvements (inflationary increase only): approximately 3%.**
- ii. **Scenario 2 – Capital improvements funded in part from reserves (a draw of approximately \$300,000): approximately 5%.**
- iii. **Scenario 3 – All discussed capital improvements funded with no draw on reserves: approximately 14% (described as the maximum/“worst case” scenario).**

The Board agreed this scenario-based approach would make the choice, and the trade-offs involved, clearer for residents at the public hearing.

I. **Assessment Methodology**

The Board discussed that, under the District's current assessment methodology, the proposed budget would result in significantly larger percentage increases for certain product types (including Estada, the two multi-family communities, and the townhomes) than for others. The Board directed Ms. Ladner to have the District's financial advisory team provide an updated assessment methodology analysis, including an explanation for any product type with a disproportionate increase or decrease, in advance of the June 3, 2026 meeting.

J. **Road Repaving**

Ms. Ladner confirmed no additional road repaving is budgeted for Fiscal Year 2027. The District's recent repaving project was undertaken following a pavement condition (PASER) study, and feedback from the paving vendor indicated the District should not need further repaving for approximately three to four years.

K. **District Engineer Selection**

The Board noted that responses to the District Engineer Request for Qualifications remained under consideration and would be addressed at an upcoming Board meeting, and that certain capital items may ultimately be informed by the incoming engineer's recommendations.

THIRD ORDER OF BUSINESS Adjournment

There being no further business the workshop concluded at 4:40 p.m.

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Jason Weinrub
Chairperson/Vice Chairperson

**MINUTES OF MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Monterra Community Development District was held Wednesday, July 1, 2026, at Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida 33024.

Present and constituting a quorum were:

Jason Weinrub	Chairperson
Avi Ciechanowiecki	Assistant Secretary
Susan Kooiman	Assistant Secretary

Also present in person or via electronic communications were:

Elizabeth (Lynne) Ladner	District Manager
Ginger Wald	District Counsel
Keith / Paul Sterbenz	District Engineer's Office
Flavia Ibanez	HOA Representative
Dylan Larson	Miller Legg

Representatives of vendors with items on the agenda from Colliers Engineering, Engenuity Engineering, Miller Legg Engineering and Unifirst Cintas and a restroom/cleaning supply vendor

Residents and Members of the Public

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Ladner called the meeting to order and called the roll. Supervisors Sanchez and Popowitz were absent. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

There being no amendments,

On MOTION by Ms. Kooiman seconded by Mr. Ciechanowiecki, with all in favor, the agenda was approved, as presented. (3-0)

FOURTH ORDER OF BUSINESS**Audience Comments**

Several residents addressed the Board, including questions regarding an ongoing construction project's status (staff advised a weekly project update is published each Friday and available at the Clubhouse and on the District website), questions regarding the District's investment rate on operating funds held in Florida PRIME (staff and a Board member noted the District's options are statutorily limited but that additional rate comparison could be explored), and concerns regarding recent increases to the proposed Fiscal Year 2027 budget and the basis for two new budget line items (a clubhouse contingency line and an assessment collection cost line). The Board and District Counsel clarified that the overall increase reflected in the notice is under 6%, not the higher figure referenced by the speaker. A resident also raised concerns regarding the District's longstanding no-swimming/no-fishing policy for the stormwater lakes; District Counsel provided an extensive history of the District's rules and rulemaking process regarding the lakes (dating to the original 2005 engineer's report) and confirmed that a public hearing on updated rules would provide a further opportunity for public comment.

FIFTH ORDER OF BUSINESS**Selection of District Engineering Firm**

The Board heard presentations by the three engineering firms that submitted responses to the District's Request for Proposals for Engineering Services.

The Board reviewed the results of the Request for Qualifications (RFQ) evaluation for District Engineering Services, in which each Board member scored the three responding firms (Enginuity Group, Miller Legg, and Colliers Engineering and Design) using the RFQ's evaluation criteria. The consolidated scoring reflected Enginuity Group in first place with 69.67%, Miller Legg in second place with 68.67%, and Colliers Engineering and Design in third place with 62%, and directed District Counsel to proceed with negotiations with Enginuity Group; in the event an agreement cannot be reached, the District will proceed to negotiate with Miller Legg, and if necessary thereafter with Colliers Engineering and Design.

On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, the Board ranked the firms as scored — Enginuity Group (1st), Miller Legg (2nd), and Colliers Engineering and Design (3rd) — was approved (3-0)

A. District Engineer — Spectator Seating for Basketball Courts

District Engineer reported ongoing coordination with the City regarding the City's objection to metal bleachers within the FPL easement adjacent to the courts; staff clarified the proposed benches are constructed of recycled plastic, not metal, and is seeking further clarification from the City on the basis for its comment. No action was taken; staff will continue to gather information. The District Engineer reported that they are continuing to follow up with the contractor for the Playground equipment replacement working to expedited completion of this project.

B. District Counsel – Legislative Update

District Counsel advised the Board that the Governor had signed the majority of bills affecting CDDs from the most recent legislative session, with one exception (relating to sovereign immunity/liability limits) which was vetoed and is therefore not currently in effect.

C. District Accountant — Consideration of Financial Report for May 2026

On MOTION by Ms. Kooiman, and seconded Mr. Ciechanowiecki, with all in favor, the Financial Report for May 2026 was approved. (3-0)

D. Clubhouse Manager

Jennifer Goldyn representing Inframark, discussed that Richard Almeida was no longer the Clubhouse Manager. Inframark is currently working on hiring to fill this role. During this transition time, Berloune Camille (Camille) will be assisting with the onsite services at no additional cost to the district. This is in addition to Helena Teixeira overseeing amenities management, and Mark Vega and Jennifer Goldyn as well as Lynne Ladner as the District Manager. The Clubhouse Management and District Management operations will continue to be separate with Camille as your point of contact for amenities related items.

Consideration of Proposal from Cintas for Floor Mat Placement and Cleaning Services

A representative from Unifirst presented a proposal for placement and cleaning of an outdoor entrance mat and an indoor mat near the pool deck. Following negotiation regarding contract term (the Board sought a shorter term than the vendor's standard two-year minimum), a final weekly rate of \$37.25 was presented.

On MOTION by Mr. Weinrub, and seconded Mr. Ciechanowiecki, with all in favor, the Unifirst proposal for floor mat placement and cleaning services was approved in an amount not to exceed \$37.25 per week, with the District Counsel authorized to finalize and execute the agreement. (3-0)

E. District Manager –

The DM presented the written report to the Board. The DM has been meeting with Supervisor Kooiman on editing the Landscaping RFP to send it out for rebid and hope to have it ready for publication by the end of July.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Revisions to the Clubhouse Rules and General Rules and Regulations; Setting a Public Hearing Date**

District Counsel reviewed proposed revisions to the Clubhouse Rules, the Gate Facilities Rule, and the General Rules and Regulations, including proposed suspension/revocation-of-privileges provisions (a graduated schedule of written warning, temporary removal, 90-day suspension, and one-year suspension for repeat violations) and standardizing violation language across the three rule sets. District Counsel also reviewed the District's longstanding policy and rulemaking history regarding the stormwater management lakes

not being recreational amenities, confirming the policy predates the current Board and is intended to be formalized through the pending rulemaking process, which requires 35-day and 28-day public notice periods and a public hearing. The Board confirmed two prior rule workshops had been held.

On MOTION by Mr. Ciechanowiecki, seconded by Ms. Kooiman, with all in favor, the Board set a public hearing for both the revised Clubhouse Rules and the General Rules and Regulations for August 12, 2026, at 6:00 p.m.

SEVENTH ORDER OF BUSINESS

Business Items

B. Consideration of bleacher seating structures for renovated Basketball and Pickleball courts

District Engineer informed the Board that they were waiting on additional guidance from the city related to limitations on metal materials for the bleachers. No action taken

EIGHTH ORDER OF BUSINESS

Business Items

C. Consideration of Storm Drainage System Cleaning Services Proposal

The Board reviewed the proposals for cleaning and determined that they only want to complete the cleaning in the two areas where there are currently issues with standing water. They requested the district manager to solicit alternative proposals

NINTH ORDER OF BUSINESS

Business Items

A. Consideration of Mailed Notice for Fiscal Year 2027

The Board reviewed the budget notice letter for the FY 2027 fiscal year and did not propose any changes to the letter as presented..

TENTH ORDER OF BUSINESS

New Business and Supervisors' Requests

Exit Barrier Damage — Fee Schedule and Waiver Request

The Board discussed the current \$250 fee charged to responsible parties for damage to the community's exit barrier arms, noting that actual repair costs run closer to \$800-\$900 per incident, and discussed increasing the fee to \$1,000 (subject to confirmation that the fee is set by rule and would need to be addressed through the pending rulemaking process/public hearing rather than by motion alone). Separately, the Board considered a request to waive the damage cost associated with a specific incident in which a Broward Sheriff's Office deputy, acting in the course and scope of his official duties, damaged an exit barrier arm while responding to a call; the officer had personally offered to pay for the damage.

On MOTION By Mr. Ciechanowiecki, seconded by Ms. Kooiman, with all in favor, the Board waived the damage cost associated with the exit barrier incident involving the Broward Sheriff's Office deputy, in recognition that he was acting within the course and scope of his official duties. (approved)

The Board directed staff and District Counsel to evaluate whether the exit barrier damage fee schedule is established by rule and, if so, to include an increase to \$1,000 as part of the pending rulemaking process and August 12, 2026 public hearing.

Other Supervisor Items

The Board discussed: royal palm pruning/replacement and mulching in advance of the holiday season; ongoing coordination with FPL regarding tree replacement and restoration following recent construction in FPL easements, including a resident complaint regarding visibility of transmission lines from her backyard; a request for additional raccoon trapping in common areas; and a possible title search (estimated at approximately \$300, not to exceed \$1,000) to clarify whether a District-owned parcel near the former fire station site was included in the original bond-funded property acquisition, in connection with the Board's ongoing discussions with the City regarding that property.

On MOTION Mr. Ciechanowiecki, seconded by Ms. Kooiman, with all in favor, the Board authorized an expenditure not to exceed \$1,000 to obtain a title search on the parcel in question. (approved)

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Weinrub, seconded by Ms. Kooiman, with all in favor, the meeting was adjourned at 9:35 pm (3-0). (approved)

Jason Weinrub
Chairperson

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	MONTERRA COMMUNITY ASSOCIATION, INC.	Property Address 1:	8451 Monterra Blvd.
Property Name:	Monterra	Address 2:	
Number of Units:	654	City, State, Zip:	Cooper City, FL 33024

Agreement Term

This Agreement begins on 7/17/2026 ("Effective Date") and shall remain in effect for a term of 13 years and 2 months from 7/17/2026 (the "Initial Term"). This Agreement shall automatically renew for successive periods of 2 Years (each, a "Renewal Term"), unless either party provides the other with a minimum of 60 days' notice of its intention not to renew at the end of the then-current term. The Initial Term and each Renewal Term may be collectively referred to herein as the "Term."

Compensation

The Per Unit Compensation is \$250.00 for a total of \$163,500.00.

Marketing

Customer's Marketing Support shall be as follows:

Service	Type of Marketing
TV	Exclusive Marketing
Internet	Exclusive Marketing
Voice	Exclusive Marketing

Notwithstanding anything in the Terms and Conditions to the contrary, Company is not permitted to market using door hangers.

Company shall not conduct door-to-door solicitations without the consent of Customer or Customer's on-site personnel.

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Agreement

This Xfinity Communities Service Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Company") will provide residential products and services (collectively, the "Services") to the customer named above ("Customer") at the property named above ("Property"). This Agreement consists of this fully executed Service Order ("Service Order"), the General Terms and Conditions ("General Terms"), any attachments included herewith ("Attachments") and any written amendments to this Agreement executed by both parties ("Amendments"). In the event of an inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Service Order, (3) Attachments, (4) General Terms. Customer and Company may be collectively referred to herein as the "Parties" or individually as a "Party." The parties, intending to be legally bound agree to be bound by the terms and conditions set forth in the Agreement. Capitalized terms used but not defined in this Service Order shall be given their meanings set forth in the General Terms and capitalized terms used but not defined in the General Terms shall be given their meaning set forth in this Service Order.

The parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Customer: MONTERRA COMMUNITY ASSOCIATION, INC.

Company: Comcast Cable Communications Management, LLC

By: _____

Name: Syed Hashem
Title: BOARD PRESIDENT

By: _____

Name: Rafael Visbal
Title: VP, Commercial Development Sales

DocuSigned by:


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7/6/2026

ADDRESSES FOR LEGAL NOTICES**To Customer:**

MONTERRA COMMUNITY ASSOCIATION, INC.
C/O NEXT GENERATION MANAGEMENT & ACCOUNTING
13790 NW 4TH ST SUITE 102
Sunrise, FL 33323

To Company:

Comcast Cable Communications Management, LLC
7201 North Federal Highway, Boca Raton, FL 33487, Attn: Xfinity Communities.

With a copy to:

Comcast Cable Communications Management, LLC
1701 JFK Blvd
Philadelphia, PA 19103
Attn: General Counsel – Cable Legal Operations

GENERAL TERMS AND CONDITIONS

1. **Wiring.**

(a) **Definitions.**

- i. **“Distribution System”** consists of all facilities, equipment or devices that are installed by Company to transmit the Services from the public right of way to the Terminal, and may include, but not be limited to, distribution cables, amplifiers, pedestals, lock boxes, passive and electronic devices and other equipment. It shall also include any other facilities, equipment or devices installed by Company, other than the Inside Wiring, and used by Company in the provision of Services.
- ii. **“Inside Wiring”** consists of the wiring running from the Terminal into the unit as necessary to provide the Services throughout the unit.
- iii. **“System”** consists of the Distribution System and Inside Wiring.
- iv. **“Terminal”** mean the ground block or other connection terminal located at each unit on the Property.

(b) **Scope of Work.** If either Party is installing, upgrading or re-wiring any portion of the System, a Scope of Work will be attached setting forth the responsibility of the parties regarding such work. The Parties agree to comply with the Scope of Work.

(c) **Company Obligations.** Any work performed by Company on the Property shall be done in a good and workmanlike manner, in accordance with industry standards, local codes, applicable law, and, Federal Communications Commission (“FCC”) regulations. Company will be responsible for obtaining all necessary permits, licenses and approvals in connection with the Company’s operation and use of the wiring as set forth herein.

(d) **Ownership of Wiring.** The Distribution System is and will remain the personal property of Company. The Inside Wiring is and will remain the personal property of the applicable unit owner.

(e) **Use and Maintenance of Wiring.** Customer grants Company the exclusive right to operate and use the Distribution System. The Customer shall not, and shall not permit any third party to, tap into, use, or otherwise interfere with the Distribution System. At its expense, Company shall maintain, repair and replace the Distribution System as necessary to provide the Services. The installation, use, and repair of the Inside Wiring will be governed by separate contracts between Company and individual unit residents.

(f) **Electrical Power.** Customer shall provide electrical power, at Customer’s expense, for the Distribution System or Inside Wiring as requested by Company in locations reasonably designated by Company. In addition, if requested by Company, Customer shall, at Customer’s cost, provide one or more environmentally controlled spaces in mutually agreed upon locations on the Property for distribution facilities.

2. **Delivery of Services.** Customer grants to Company the non-exclusive right to deliver the Services to the Property.

3. **Customer Obligations.**

- (a) Customer shall not enter into a bulk agreement with another service provider to provide services similar to the Services during the Term regardless of the method used to deliver services to the Property. A “bulk agreement” means an agreement between Customer and a third party service provider whereby (i) services are paid for by the Customer and provided to the residents at no charge, on a reduced rate or discounted basis; (ii) services are automatically provided to the residents as an amenity of the Property or (iii) the purchase of services by residents is required as a condition of their occupancy of the Property. However, nothing in this Agreement shall prohibit service providers from providing service to the Property on a retail basis, provided that Customer does not permit a third party to access any facilities, equipment or wiring Company owns or has exclusive rights to use.
- (b) Customer shall reasonably cooperate with Company to prevent, but shall not be liable for, the unauthorized access to equipment or Services by residents of the Property.
- (c) Customer shall supply unit numbers to Company at reasonable intervals upon Company request.

4. **Fees and Charges for Services.** For Services provided to residents on a retail basis, the terms, conditions, charges and fees for those Services shall be contained in separate contracts between Company and individual residents. The Customer assumes no liability or responsibility for service charges contracted for by residents. For Services provided to Customer on a bulk basis (if any), additional terms, conditions, charges and fees for the bulk Services shall be contained in the Service Order and Attachments made a part of this Agreement.

5. **Access.**

- (a) Customer grants Company personnel access to all common areas of the Property during Company’s Operating Hours (as defined below) for the purpose of installing, disconnecting and auditing Service and exercising Company’s right and obligations under this Agreement. Customer shall use reasonable efforts to grant Company access to parts of the Property it does not have direct control over for the same purposes. “Operating Hours” means Monday through Sunday, 7:00am to 7:00pm or at any other time that (i) Customer’s staff members at the Property give verbal consent for Company to access, (ii) a maintenance or repair emergency occurs, which includes service outages, or (iii) a resident grants Company personnel access in order to provide or repair services for the resident.
- (b) Company, at its expense, agrees to repair any damage to the Property to the extent caused by Company, its employees or agents, normal wear and tear excepted. If Company fails to commence repairs to the Property within 45 days of notice, then Customer may undertake the repairs itself and bill the Company for the actual and reasonable costs thereof. Customer, at its expense, agrees to pay the reasonable and actual costs for Company to repair or replace any damage to the Distribution System or Exclusive Wiring to the extent caused by Customer, its employees or agents, normal wear and tear excepted.

6. **Indemnification.** Each Party (the “Indemnifying Party”) shall indemnify, defend and hold harmless the other party, its officers, directors, personnel, affiliates, lenders, agents and representatives (collectively, the “Indemnified Parties”) from and against any and all liability, loss, damage, claim or expense (including reasonable attorneys’ fees and costs) (collectively, “Damages”) incurred through a third party claim to the extent based on (i) the negligence or willful misconduct of the Indemnifying Party, (ii) the Indemnifying Party’s noncompliance with applicable laws (iii) the breach or inaccuracy of any representation or warranty made hereunder by the Indemnifying Party or (iv) any injury (including death), damage or loss to persons or property caused by the Indemnifying Party. The Indemnified

Parties agree to provide the Indemnifying Party with sufficient notice of any claim and to provide reasonable cooperation with the Indemnifying Party in the defense of the claim at Indemnifying Party's cost.

7. **Limitation of Liability.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES FOR LOST PROFITS, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, WHETHER ARISING UNDER THEORY OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE.
8. **Termination.**
 - (a) **Default.** In the event either Party defaults in the performance of any of the material terms of this Agreement, the non-defaulting Party shall give the defaulting Party written notice specifying the nature of such default and identifying the specific provision in this Agreement which gives rise to the default. The defaulting Party shall have 60 days to either (i) cure the default or (ii) if such default is incapable of cure within such 60 day period, commence curing the default within such 60 day period and diligently pursue such cure to completion. In the event the defaulting Party fails to do so within such 60 day period, the non-defaulting Party may terminate this Agreement upon 30 days' written notice without further liability of either party.
 - (b) **Permanent Loss of Authority.** This Agreement shall terminate automatically without any further liability on the part of Company in the event Company lacks authority to continue to provide the Services to the Property due to loss of governmental authorization. This clause, however, shall not apply to periods of transition, such as franchises subject to review, transfer or reapplication, or where termination is the subject of dispute.
9. **Removal of Distribution System.**
 - (a) Upon expiration or termination of this Agreement, Company shall have 3 months during which it may remove the Distribution System. Company shall promptly repair any damage to the Property caused by such removal. Any portion of the Distribution System remaining on the Property after the 3 month period shall be deemed abandoned by Company, and ownership shall vest in Customer "AS IS" and "WHERE IS" and Company shall have no further liability therefor.
 - (b) Notwithstanding anything to the contrary contained in this Agreement, the removal period referenced in subsection (a) above shall be tolled for as long as Company has the right under applicable law to continue to provide any or all of the Services to any or all of the units on the Property after the termination or expiration of this Agreement, in which case Company shall have the exclusive right to continue to own and use the Distribution System and the non-exclusive right to interconnect with and use the Inside Wiring to provide the Services. This Section shall survive the termination of this Agreement.
10. **Dispute Resolution.** All disputes under this Agreement shall be submitted to and settled by arbitration in accordance with the rules of the American Arbitration Association. The parties shall appoint a mutually agreeable arbitrator reasonably familiar with broadband communications systems and services. In the event the parties are unable to agree to a single arbitrator, the dispute shall be submitted to a panel of 3 arbitrators, one of which shall be reasonably familiar with broadband communications systems and services. Each Party shall appoint an arbitrator and the 2 arbitrators so appointed shall then select a third arbitrator. The arbitrators shall apply applicable federal laws and regulations and the laws of the jurisdiction in which the Property is located, without regard to its choice of

law principles. The decision of the arbitrators shall be binding and conclusive on all parties involved, and judgment upon their decision may be entered in a court of competent jurisdiction.

11. **Customer Service.** Company will maintain a local or toll-free telephone number, which will be available to its subscribers 24 hours a day, 7 days a week. Company representatives will be available to respond to customer telephone inquiries during normal business hours. Company will begin working on service interruptions promptly and in no event later than the next business day after notification of the service problem, excluding conditions beyond the control of Company.
12. **Marketing Support.** Customer grants Company the right to access the Property to market and sell its Services to residents of the Property and shall (i) present Company's Marketing Materials to new and prospective residents during the initial presentation of rental or for-sale units and at lease signings or closings, whether in person or digitally (ii) make the Marketing Materials available in the sales/leasing office, other administrative areas, and digitally where Customer communicates to prospective and existing residents and (iii) at times and locations mutually agreed to by the parties, allow Company to hold marketing and sales events at the Property (collectively, "Marketing Support"). At Company's discretion, "Marketing Materials" may include, but are not limited to digital content, brochures, channel lineups, service descriptions, and information regarding prices and special offers. Marketing Support will be either exclusive or non-exclusive, as indicated in the Service Order. All Marketing Materials shall be provided by Company at Company's sole cost. For Services marketed on an exclusive basis, Customer agrees not to market or allow a third party to market any services similar to the exclusively marketed Services. For Services marketed on a non-exclusive basis, Customer will market such Services on a materially comparable basis with any third party services (e.g., no favorable treatment in terms of on-site events or location of marketing materials) and Customer will not treat any competing services on a more favorable basis or take actions to position competing service as "preferred" service over Company's Services.
13. **Website Link.** Company shall have the right in its sole discretion to approve any trademark/logo of Company used by Customer on Customer's website, its placement within its website, and the use of any statements or claims in connection with such trademark/logo or Company's products and services on its website. All uses of Company's trademark/logo made by Customer shall inure to the benefit of Company. Customer shall not copy or capture any portion of Company's website or any of its content within frames on Customer's website, or otherwise present or display Company's website content or represent Company's website as Customer's in any manner. Customer shall ensure that the link from its website to Company's website connects the visitor to Company's website unencumbered in any manner.
14. **Interference.** If any device or facility on the Property does not comply with the technical specifications established by the FCC, including, but not limited to, signal leakage, which interferes with Company's delivery of the Services, Company reserves the right to discontinue the Services to the non-compliant unit or, at Company's reasonable discretion, to the Property until such non-conformance is cured by Company, Customer or resident, as the case may be. Company shall take reasonable measures to not discontinue Services to any portion of the Property that is in compliance with applicable technical specifications.
15. **Changes to Wiring Rights.** In the event applicable law requires (i) Company to permit Customer or a third party to use all or a portion of the Distribution System or (ii) Customer to permit a third party to use all or a portion of the

Exclusive Wiring, then such portions of the Distribution System and/or Exclusive Wiring shall be automatically deemed Non-Exclusive Wiring.

16. **Assignability; Binding Effect.** Either Party may assign the Agreement provided that the assignee agrees in writing to be bound by all the terms and conditions hereof. In the event Customer sells, assigns, transfers or otherwise conveys the Property to a third party, Customer shall assign this agreement and cause the new owner or controlling party to expressly assume this Agreement and agree to be bound by its terms. This Agreement shall be binding upon the parties and their respective successors and assigns. Following any assignment, the assigning party shall give prompt notice thereof to the other party and shall not be liable for obligations under this Agreement that accrue on or after the date of the assignment.
17. **Representations and Warranties.** Each Party represents and warrants to the other that (i) the person entering into this Agreement on its behalf has the legal right and authority to execute, enter into and bind such Party to the commitments and obligations set forth herein and (ii) it has the right to enter into this Agreement and to grant the rights granted hereunder. In the event this Agreement is terminated for a breach of these representations and warranties, Customer shall reimburse Company for the time and materials of all work performed at the Property, up to the termination date. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, THE SERVICES ARE PROVIDED "AS IS," WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED. NEITHER THE COMPANY NOR ITS AFFILIATES, SUPPLIERS, EMPLOYEES, AGENTS OR CONTRACTORS WARRANT THAT THE SERVICES WILL PROVIDE UNINTERRUPTED USE, OPERATE WITHOUT DELAY OR ERROR, OR BE TRANSMITTED IN UNCORRUPTED FORM. ALL REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES OF PERFORMANCE, NONINFRINGEMENT, FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, ARE HEREBY DISCLAIMED AND EXCLUDED UNLESS OTHERWISE PROHIBITED OR RESTRICTED BY APPLICABLE LAW.
18. **Miscellaneous Provisions**
- (a) **Subcontractors.** Company may hire or engage one or more subcontractors to perform any or all of its obligations under this Agreement; provided that Company shall in all cases remain responsible for all its obligations under this Agreement. Under no circumstances shall Customer be responsible for making any payments directly to any subcontractor engaged by Company.
- (b) **Insurance.** Company shall maintain workers' compensation insurance with statutory limits and commercial general and automobile liability insurance. The limits of such liability insurance shall be no less than One Million Dollars (\$1,000,000) per occurrence and in the aggregate, and automobile liability limits no less than One Million Dollars (\$1,000,000) per accident and in the aggregate. Upon request, Company will provide Customer with a certificate evidencing such insurance.
- (c) **Force Majeure.** Neither Party shall be liable for its performance delay or failure due to circumstances beyond its reasonable control, including but not limited to, failure of equipment or facilities not owned or controlled by a Party (for example, utility service), denial of access to facilities or rights-of-way essential to serving the Property, natural catastrophes, and government order or regulation.
- (d) **Applicable Law.** This Agreement shall be governed and construed in accordance with applicable federal laws and regulations and by the laws of the jurisdiction in which the Property are located, without regard to its choice of law principles.

- (e) Invalidity. If any provision of this Agreement is found to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Agreement will not be affected or impaired.
- (f) Notices. All notices, demands, requests or other communications given under this Agreement shall be in writing and be given by personal delivery, registered or certified mail, return receipt requested, or nationally recognized overnight courier service to the other Party's address set forth in the Service Order or as may subsequently in writing be requested.
- (g) Confidentiality. Except as otherwise required by applicable law, each Party agrees to keep the terms and conditions of this Agreement in strict confidence and shall not divulge any specifics of the same to any third party except current and prospective lenders, purchasers, attorneys, accountants, financial advisors, partners and/or others with a need to know or legal right to know (such as residents of a homeowners association) for Customer or Company to reasonably conduct its business.

Compensation Attachment

1. Company agrees to pay Customer the Per Unit Compensation for the Number of Units listed on the Service Order.
2. If the units are not fully constructed as of the Effective Date, Customer agrees to provide Company with copies of certificates of occupancy, or temporary certificates of occupancy if they permit Customer to begin selling/leasing units, for all units (collectively, "COs") promptly upon receipt by Customer. Customer agrees to promptly provide to Company a completed and accurate W-9 or such other form containing similar information Company reasonably requests (collectively, "W-9"). Customer shall promptly provide Company an updated W-9 if the information contained therein changes. Company will not owe Customer the Per Unit Compensation during any time when Customer has failed to provide to Company an accurate W-9.
3. Unless otherwise set forth in the Service Order, the Per Unit Compensation shall be payable by Company 90 days from the latter of (i) execution of the Service Order, (ii) receipt by Company of a completed W-9 or such other form containing similar information that Customer provides to Company (iii) where applicable, receipt by Company of the first CO. Customer hereby acknowledges that Company has no obligation to pay the Per Unit Compensation unless and until Customer provides the W-9 and, where applicable, the COs. Once paid, Company has no obligation to pay any portion of the Per Unit Compensation to any third party, even if Customer transfers, sells or otherwise conveys the Property to a third party.
4. The Indemnification section of the Agreement is hereby modified to include an additional indemnification obligation of Customer as follows: (v) the alleged right of any third party to the Per Unit Compensation.
5. In addition to any and all other remedies available to Company at law or in equity, in the event the Agreement is terminated for the uncured default of Customer, (i) this Compensation Attachment shall terminate immediately, (ii) Customer's right to receive the Per Unit Compensation shall terminate immediately and (iii) Customer shall refund to Company a portion of the Per Unit Compensation paid by Company up to the date of termination in an amount equal to (A) the total Per Unit Compensation paid prior to the date of termination, divided by (B) the number of years in the term of the Agreement, multiplied by (C) the number of years remaining in the term of the Agreement as of termination date of this Compensation Attachment.