



# ***Monterra Community Development District***

**September 2, 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  
Greg Popowitz, Vice Chairperson  
Avi Ciechanowiecki, Assistant Secretary  
Susan Kooiman, Assistant Secretary  
Juan Carlos Sanchez, Assistant Secretary

**District Staff**

Jennifer Goldyn, Director of District Services  
Mark Vega, District Manager  
Ginger Wald, District Counsel  
Enqenuity Group, District Engineer  
Clubhouse Manager  
John Khatiblou, Accountant  
Melinda Gallo, Administrative Assistant

**Regular Meeting Agenda**

Wednesday, September 2, 2026, at 6:00 p.m.

The Regular Meeting of the **Monterra Community Development District** will be held on Wednesday, September 2, 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 Comment from Homeowner ..... Page 4
- 5. STAFF REPORTS**
  - A. Financial Overview
    - i. Review of Financials for July 2026 ..... Page 5
    - ii. Review of Cash Flow Predictions..... Page 48
    - iii. Review of Financial Snapshot July 2026 ..... Page 49
  - B. District Counsel
  - C. District Engineer
    - i. Consideration of Enqenuity Group Proposal for Annual Engineer’s Report ..... Page 50
  - D. Clubhouse Manager
  - E. District Manager
    - i. Review of District Manager Report
    - ii. Approval of District Manager Authorized Expenditures for August 2026..... Page 54

## **6. BUSINESS ITEMS**

- A.** Consideration of Grau & Associates Audit Engagement Letter for the Fiscal Year Ending September 30, 2026 ..... Page 55
- B.** Consideration of Resolution 2026-14 Adopting Revisions and Amendments to the Monterra Community Development District Rules and Policies ..... Page 60
- C.** Consideration of the First Amendment to the Property Maintenance Agreement with Kent Building Services, Inc. .... Page 90
- D.** Consideration of Juniper Landscaping of Florida, LLC Proposal for Citra Blue Sod for the Pine Island Road Median Project ..... Page 92
- E.** Consideration of Juniper Landscaping of Florida, LLC Proposal for the Cocoplum Hedge Extension and Citra Blue Sod at the East Sheridan Street Median..... Page 97
- F.** Consideration of Creative North, Inc. Proposal for Irrigation Improvements at the Pickleball and Basketball Courts..... Page 101
- G.** Consideration of Robert’s Aluminum Furniture Proposals for the Replacement of Pool Furniture ..... Page 106
- H.** Consideration of Holiday Lighting Proposals from Magical Displays, Randy’s Holiday Lighting, and Rizzo’s Holiday Lighting, Magical Displays, and JM Holiday Lighting ..... Page 114
- I.** Consideration of Essential Constructs Proposal No. 26-1567 for the Playground Paver Project ..... Page 173
- J.** Consideration of Electrical Proposals for the Estrada Aerators  
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## **7. BUSINESS ADMINISTRATION**

- A.** Consideration of Minutes of the Meeting held on August 5, 2026 ..... Page 175
- B.** Consideration of Minutes of the Special Meeting held on August 19, 2026 ..... Page 183
- C.** Consideration of Minutes of the Public Hearing held on August 19, 2026 ..... Page 188

## **8. NEW BUSINESS AND BOARD OF SUPERVISORS REQUESTS**

## **9. ADJOURNMENT**

JULY 2026  
Page 4

I SUGGEST TO PLACE 2  
PIN BALL MACHINES AT THE  
CLUB FOR ENJOYMENT OF  
ALL THE MEMBERS



***Monterra  
Community  
Development  
District***

***Financial Report***

***July 31, 2026***

**CLEAR PARTNERSHIPS**



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**Monterra  
Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2026**

**Balance Sheet**  
July 31, 2026

| ACCOUNT DESCRIPTION       | GENERAL FUND        | SERIES 2015 DEBT<br>SERVICE FUND | TOTAL               |
|---------------------------|---------------------|----------------------------------|---------------------|
| <b><u>ASSETS</u></b>      |                     |                                  |                     |
| Cash - Checking Account   | \$ 805,438          | \$ -                             | \$ 805,438          |
| Cash On Hand/Petty Cash   | 500                 | -                                | 500                 |
| Accounts Receivable > 120 | 406,900             | -                                | 406,900             |
| Due From Other Funds      | -                   | 16,388                           | 16,388              |
| Investments:              |                     |                                  |                     |
| Money Market Account      | 2,341,716           | -                                | 2,341,716           |
| SBA Account               | 422,288             | -                                | 422,288             |
| SBA Account Reserves      | 442,499             | -                                | 442,499             |
| Interest Account          | -                   | 17                               | 17                  |
| Principal                 | -                   | 70                               | 70                  |
| Redemption Fund           | -                   | 27,395                           | 27,395              |
| Reserve Fund              | -                   | 256,024                          | 256,024             |
| Revenue Fund              | -                   | 409,785                          | 409,785             |
| Prepaid Items             | 1,805               | -                                | 1,805               |
| Deposits                  | 9,828               | -                                | 9,828               |
| <b>TOTAL ASSETS</b>       | <b>\$ 4,430,974</b> | <b>\$ 709,679</b>                | <b>\$ 5,140,653</b> |
| <b><u>LIABILITIES</u></b> |                     |                                  |                     |
| Accounts Payable          | \$ 330,142          | \$ -                             | \$ 330,142          |
| Accrued Expenses          | 3,149               | -                                | 3,149               |
| Due To Other Funds        | 16,388              | -                                | 16,388              |
| <b>TOTAL LIABILITIES</b>  | <b>349,679</b>      | <b>-</b>                         | <b>349,679</b>      |

**Balance Sheet**  
July 31, 2026

| ACCOUNT DESCRIPTION                          | GENERAL FUND        | SERIES 2015 DEBT<br>SERVICE FUND | TOTAL               |
|----------------------------------------------|---------------------|----------------------------------|---------------------|
| <b>FUND BALANCES</b>                         |                     |                                  |                     |
| <b>Nonspendable:</b>                         |                     |                                  |                     |
| Prepaid Items                                | 1,805               | -                                | 1,805               |
| Deposits                                     | 9,828               | -                                | 9,828               |
| <b>Restricted for:</b>                       |                     |                                  |                     |
| Debt Service                                 | -                   | 709,679                          | 709,679             |
| <b>Assigned to:</b>                          |                     |                                  |                     |
| 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              |
| <b>Unassigned:</b>                           | 2,181,854           | -                                | 2,181,854           |
| <b>TOTAL FUND BALANCES</b>                   | <b>\$ 4,081,295</b> | <b>\$ 709,679</b>                | <b>\$ 4,790,974</b> |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 4,430,974</b> | <b>\$ 709,679</b>                | <b>\$ 5,140,653</b> |

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-26<br>ACTUAL |
|--------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|----------------------------------------|------------------|
| <b>REVENUES</b>                |                             |                        |                        |                             |                                        |                  |
| Interest - Investments         | \$ -                        | \$ -                   | \$ 108,473             | \$ 108,473                  | 0.00%                                  | \$ 10,029        |
| Room Rentals                   | -                           | -                      | 200                    | 200                         | 0.00%                                  | -                |
| Interest - Tax Collector       | -                           | -                      | 6,030                  | 6,030                       | 0.00%                                  | 369              |
| Rental Income                  | -                           | -                      | 800                    | 800                         | 0.00%                                  | -                |
| Membership Cards               | -                           | -                      | 420                    | 420                         | 0.00%                                  | 150              |
| Special Assmnts- Tax Collector | 3,458,046                   | 3,458,046              | 3,479,247              | 21,201                      | 100.61%                                | 40,535           |
| Decal headlamp/windshield      | -                           | -                      | 9,282                  | 9,282                       | 0.00%                                  | 2,440            |
| Other Miscellaneous Revenues   | -                           | -                      | 426,780                | 426,780                     | 0.00%                                  | 406,900          |
| Insurance Reimbursements       | -                           | -                      | 11,293                 | 11,293                      | 0.00%                                  | -                |
| <b>TOTAL REVENUES</b>          | <b>3,458,046</b>            | <b>3,458,046</b>       | <b>4,042,525</b>       | <b>584,479</b>              | <b>116.90%</b>                         | <b>460,423</b>   |

**EXPENDITURES**
**Administration**

|                               |                  |                |                  |                 |               |                |
|-------------------------------|------------------|----------------|------------------|-----------------|---------------|----------------|
| ProfServ-Arbitrage Rebate     | 1,800            | 1,800          | 1,200            | 600             | 66.67%        | -              |
| ProfServ-Dissemination Agent  | 1,800            | -              | -                | -               | 0.00%         | -              |
| ProfServ-Engineering          | 91,491           | 76,243         | 75,909           | 334             | 82.97%        | 26,978         |
| ProfServ-Mgmt Consulting      | 77,596           | 64,663         | 64,663           | -               | 83.33%        | 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           | 43,958         | 64,773           | (20,815)        | 122.79%       | 7,793          |
| ProfServ-Web Site Maintenance | 5,000            | 4,167          | 2,917            | 1,250           | 58.34%        | 1,364          |
| Auditing Services             | 4,400            | 4,400          | 4,500            | (100)           | 102.27%       | -              |
| Onsite Maintenance            | 135,142          | 112,618        | 20,648           | 91,970          | 15.28%        | 20,648         |
| Onsite Property Manager       | 170,609          | 142,174        | 301,778          | (159,604)       | 176.88%       | 23,621         |
| Attendant                     | 118,487          | 98,739         | -                | 98,739          | 0.00%         | -              |
| Security                      | 433,763          | 361,469        | 392,797          | (31,328)        | 90.56%        | 47,987         |
| Postage and Freight           | 246              | 205            | 430              | (225)           | 174.80%       | 95             |
| Rentals & Leases              | 2,400            | 2,000          | -                | 2,000           | 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              | 396            | 2,896            | (2,500)         | 609.68%       | 2,758          |
| Other Current Charges         | 3,681            | 3,068          | 5,058            | (1,990)         | 137.41%       | 276            |
| Dues, Licenses, Subscriptions | 2,835            | 2,363          | 6,186            | (3,823)         | 218.20%       | -              |
| <b>Total Administration</b>   | <b>1,172,749</b> | <b>988,538</b> | <b>1,009,949</b> | <b>(21,411)</b> | <b>86.12%</b> | <b>137,986</b> |

**Maintenance: Gate/Fence**

|                                 |        |        |        |          |         |       |
|---------------------------------|--------|--------|--------|----------|---------|-------|
| R&M-Fence                       | 48,745 | 40,621 | 13,525 | 27,096   | 27.75%  | 1,875 |
| R&M-Gate                        | 40,109 | 33,424 | 54,377 | (20,953) | 135.57% | 8,039 |
| R&M-Access&Surveillance Systems | 2,212  | 1,843  | 21,086 | (19,243) | 953.25% | 179   |

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION                            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-26<br>ACTUAL |
|------------------------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|----------------------------------------|------------------|
| Gate Transponders                              | 914                         | 762                    | -                      | 762                         | 0.00%                                  | -                |
| Misc-Contingency                               | 30,000                      | 25,000                 | -                      | 25,000                      | 0.00%                                  | -                |
| <b>Total Maintenance: Gate/Fence</b>           | <b>121,980</b>              | <b>101,650</b>         | <b>88,988</b>          | <b>12,662</b>               | <b>72.95%</b>                          | <b>10,093</b>    |
| <b><u>Maintenance: Lakes</u></b>               |                             |                        |                        |                             |                                        |                  |
| R&M-Pump Station                               | 13,703                      | 11,419                 | 26,106                 | (14,687)                    | 190.51%                                | 2,978            |
| Lake & Wetlands Maintenance                    | 114,562                     | 95,468                 | 67,529                 | 27,939                      | 58.95%                                 | 5,707            |
| Pest Control-Midge Lake Banks                  | 30,542                      | 25,452                 | 27,738                 | (2,286)                     | 90.82%                                 | 2,774            |
| Mitigation Maintenance                         | 12,800                      | 10,667                 | -                      | 10,667                      | 0.00%                                  | -                |
| Mitigation Reporting                           | 1,500                       | 1,250                  | -                      | 1,250                       | 0.00%                                  | -                |
| Misc-Contingency                               | 32,547                      | 27,123                 | 780                    | 26,343                      | 2.40%                                  | 780              |
| <b>Total Maintenance: Lakes</b>                | <b>205,654</b>              | <b>171,379</b>         | <b>122,153</b>         | <b>49,226</b>               | <b>59.40%</b>                          | <b>12,239</b>    |
| <b><u>Maintenance: Landscape/Hardscape</u></b> |                             |                        |                        |                             |                                        |                  |
| R&M-Mulch                                      | 51,567                      | 42,973                 | -                      | 42,973                      | 0.00%                                  | -                |
| R&M-Pest Control                               | 133,443                     | 111,203                | 129,579                | (18,376)                    | 97.10%                                 | 23,975           |
| R&M-Trees and Trimming                         | 12,983                      | 10,832                 | 10,984                 | (152)                       | 84.60%                                 | -                |
| Royal Palm Treatment                           | 2,428                       | 2,023                  | -                      | 2,023                       | 0.00%                                  | -                |
| R&M-Pressure Washing                           | 37,300                      | 31,083                 | 60,513                 | (29,430)                    | 162.23%                                | 5,900            |
| Rust Control                                   | 20,917                      | 17,431                 | 14,724                 | 2,707                       | 70.39%                                 | 1,472            |
| Landscape Maintenance                          | 803,603                     | 669,669                | 422,295                | 247,374                     | 52.55%                                 | 47,665           |
| Landscape Replacement                          | 178,750                     | 148,958                | 25,512                 | 123,446                     | 14.27%                                 | -                |
| Landscape Replacement-Annuals                  | 11,146                      | 9,288                  | -                      | 9,288                       | 0.00%                                  | -                |
| Irrigation Maintenance                         | 87,145                      | 72,621                 | 65,192                 | 7,429                       | 74.81%                                 | 6,519            |
| Irrigation Repairs & Replacement               | 94,921                      | 79,101                 | 98,606                 | (19,505)                    | 103.88%                                | 6,639            |
| <b>Total Maintenance: Landscape/Hardscape</b>  | <b>1,434,203</b>            | <b>1,195,182</b>       | <b>827,405</b>         | <b>367,777</b>              | <b>57.69%</b>                          | <b>92,170</b>    |
| <b><u>Maintenance: Pool</u></b>                |                             |                        |                        |                             |                                        |                  |
| R&M-Pools                                      | 29,993                      | 24,994                 | 17,279                 | 7,715                       | 57.61%                                 | 1,911            |
| Pool Furniture                                 | 1,275                       | 1,063                  | -                      | 1,063                       | 0.00%                                  | -                |
| Pool Permits                                   | 600                         | 600                    | -                      | 600                         | 0.00%                                  | -                |
| <b>Total Maintenance: Pool</b>                 | <b>31,868</b>               | <b>26,657</b>          | <b>17,279</b>          | <b>9,378</b>                | <b>54.22%</b>                          | <b>1,911</b>     |
| <b><u>Maintenance: Other</u></b>               |                             |                        |                        |                             |                                        |                  |
| Gym Equipment Maintenance                      | 3,338                       | 2,782                  | 8,401                  | (5,619)                     | 251.68%                                | 1,506            |
| R&M-General                                    | 69,934                      | 58,278                 | 961,819                | (903,541)                   | 1375.32%                               | 226,231          |
| Janitorial Maintenance                         | 70,033                      | 58,361                 | 173                    | 58,188                      | 0.25%                                  | -                |
| R&M - Water Feature                            | 6,268                       | 5,223                  | 2,750                  | 2,473                       | 43.87%                                 | 275              |
| IT Maintenance                                 | 2,473                       | 2,061                  | 1,050                  | 1,011                       | 42.46%                                 | -                |
| A/C Maintenance                                | 5,476                       | 4,563                  | 2,852                  | 1,711                       | 52.08%                                 | -                |
| <b>Total Maintenance: Other</b>                | <b>157,522</b>              | <b>131,268</b>         | <b>977,045</b>         | <b>(845,777)</b>            | <b>620.26%</b>                         | <b>228,012</b>   |

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2026

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD | JUL-26<br>ACTUAL |
|----------------------------------------------|-----------------------------|------------------------|------------------------|-----------------------------|----------------------------------------|------------------|
| <b>Utilities</b>                             |                             |                        |                        |                             |                                        |                  |
| Communication - Telephone                    | 22,483                      | 18,736                 | 28,065                 | (9,329)                     | 124.83%                                | 3,574            |
| Electricity - Entrance                       | 15,380                      | 12,817                 | 7,690                  | 5,127                       | 50.00%                                 | 847              |
| Electricity - Pump Station                   | 58,692                      | 48,910                 | 47,989                 | 921                         | 81.76%                                 | 4,661            |
| Electricity - Streetlights                   | 133,832                     | 111,527                | 120,503                | (8,976)                     | 90.04%                                 | 12,071           |
| Utility - Water                              | 5,309                       | 4,424                  | 6,736                  | (2,312)                     | 126.88%                                | 849              |
| Utility - Refuse Removal                     | 9,331                       | 7,776                  | 7,876                  | (100)                       | 84.41%                                 | 800              |
| Electric - Monuments                         | 367                         | 306                    | 329                    | (23)                        | 89.65%                                 | 34               |
| Electricity                                  | 21,361                      | 17,801                 | 20,905                 | (3,104)                     | 97.87%                                 | 2,514            |
| <b>Total Utilities</b>                       | <b>266,755</b>              | <b>222,297</b>         | <b>240,093</b>         | <b>(17,796)</b>             | <b>90.01%</b>                          | <b>25,350</b>    |
| <b>Other Expenses</b>                        |                             |                        |                        |                             |                                        |                  |
| 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                       | 3,566                  | 2,190                  | 1,376                       | 51.18%                                 | 245              |
| Golf Cart                                    | 1,257                       | 1,048                  | 5,898                  | (4,850)                     | 469.21%                                | 500              |
| Backflow Assembly Testing                    | 162                         | 162                    | -                      | 162                         | 0.00%                                  | -                |
| Gym Wipes                                    | 3,713                       | 3,094                  | 3,164                  | (70)                        | 85.21%                                 | 282              |
| Misc-Holiday Lighting                        | 20,141                      | 20,141                 | -                      | 20,141                      | 0.00%                                  | -                |
| Special Events                               | 1,283                       | 1,069                  | -                      | 1,069                       | 0.00%                                  | -                |
| Misc-Licenses & Permits                      | 793                         | 793                    | -                      | 793                         | 0.00%                                  | -                |
| Entry System-Key Fob                         | 5,750                       | 4,792                  | 24,454                 | (19,662)                    | 425.29%                                | 12,743           |
| Office Supplies                              | 13,058                      | 10,882                 | 5,434                  | 5,448                       | 41.61%                                 | 553              |
| Op Supplies - Clubhouse                      | 498                         | 415                    | 281                    | 134                         | 56.43%                                 | 245              |
| Food and Beverage                            | 563                         | 469                    | 284                    | 185                         | 50.44%                                 | -                |
| Cleaning Supplies                            | 9,881                       | 8,234                  | 6,356                  | 1,878                       | 64.33%                                 | 513              |
| Water Cooler                                 | 1,459                       | 1,216                  | 1,690                  | (474)                       | 115.83%                                | 100              |
| Electrical Supplies                          | 1,361                       | 1,134                  | -                      | 1,134                       | 0.00%                                  | -                |
| Reserve - Equipment                          | 623                         | -                      | -                      | -                           | 0.00%                                  | -                |
| <b>Total Other Expenses</b>                  | <b>67,315</b>               | <b>59,509</b>          | <b>53,634</b>          | <b>5,875</b>                | <b>79.68%</b>                          | <b>15,181</b>    |
| <b>TOTAL EXPENDITURES</b>                    | <b>3,458,046</b>            | <b>2,896,480</b>       | <b>3,336,546</b>       | <b>(440,066)</b>            | <b>96.49%</b>                          | <b>522,942</b>   |
| Excess (deficiency) of revenues              |                             |                        |                        |                             |                                        |                  |
| Over (under) expenditures                    | -                           | 561,566                | 705,979                | 144,413                     | 0.00%                                  | (62,519)         |
| Net change in fund balance                   | \$ -                        | \$ 561,566             | \$ 705,979             | \$ 144,413                  | 0.00%                                  | \$ (62,519)      |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b> | <b>3,375,316</b>            | <b>3,375,316</b>       | <b>3,375,316</b>       |                             |                                        |                  |
| <b>FUND BALANCE, ENDING</b>                  | <b>\$ 3,375,316</b>         | <b>\$ 3,936,882</b>    | <b>\$ 4,081,295</b>    |                             |                                        |                  |

**Monterra  
Community Development District**

**Supporting Schedules**

**July 31, 2026**

**Cash and Investment Report**  
*July 31, 2026*

| <u>Investment Type</u>                | <u>Bank Name</u> | <u>Maturity</u> | <u>Yield</u> | <u>Balance</u>             |
|---------------------------------------|------------------|-----------------|--------------|----------------------------|
| <b><u>General Fund</u></b>            |                  |                 |              |                            |
| Checking Account - Operating #6534    | Truist           | N/A             | 1.55%        | \$ 9,282                   |
| Checking Account - Operating #2407    | Bank United      | N/A             | 0.00%        | 796,156 (1)                |
| <b>Subtotal Checking</b>              |                  |                 |              | <u>805,438</u>             |
| Money Market #4674                    | Bank United      | N/A             | 3.40%        | 2,341,716                  |
| SBA Excess Funds #2511                | Florida Prime    | N/A             | 3.84%        | 422,288                    |
| SBA Capital Reserve #2400             | Florida Prime    | N/A             | 3.84%        | 442,499                    |
| <b>Subtotal SBA</b>                   |                  |                 |              | <u>3,206,503</u>           |
| <b>GF Subtotal</b>                    |                  |                 |              | <u>4,011,941</u>           |
| <br><b><u>Investment Type</u></b>     |                  |                 |              |                            |
| <b><u>Debit Service</u></b>           |                  |                 |              |                            |
| <b><u>Fund 202</u></b>                |                  |                 |              |                            |
| 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%        | 27,395                     |
| 2015 Series Reserve fund #5104S       | Wells Fargo      | N/A             | 0.06%        | 256,024                    |
| 2015 Series Revenue account #5100S    | Wells Fargo      | N/A             | 0.06%        | 409,785                    |
| <b>Total Fund 202</b>                 |                  |                 |              | <u>693,291</u>             |
| <b>Grand Total</b>                    |                  |                 |              | <u><u>\$ 4,705,232</u></u> |

Note(s):

1) Transferring \$16K to trustee (Wells Fargo) for debt service in August.

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2026

| Account Description                                          | Oct<br>Actual    | Nov<br>Actual  | Dec<br>Actual    | Jan<br>Actual    | Feb<br>Actual    | Mar<br>Actual    | Apr<br>Actual    | May<br>Actual    | Jun<br>Actual    | Jul<br>Actual   | YTD<br>Total     |
|--------------------------------------------------------------|------------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|
| <b>Total Revenues</b>                                        | <b>14,676</b>    | <b>571,402</b> | <b>2,560,610</b> | <b>85,686</b>    | <b>86,317</b>    | <b>76,316</b>    | <b>132,264</b>   | <b>38,463</b>    | <b>16,367</b>    | <b>460,423</b>  | <b>4,042,525</b> |
| <b><u>Expenditures</u></b>                                   |                  |                |                  |                  |                  |                  |                  |                  |                  |                 |                  |
| Administrative                                               | 71,412           | 28,092         | 8,869            | 11,013           | 14,106           | 19,065           | 6,768            | 25,144           | 6,330            | 39,264          | 230,063          |
| Property management and security                             | 71,713           | 42,415         | 91,931           | 47,085           | 108,426          | 71,544           | 105,443          | 66,848           | 75,759           | 98,722          | 779,886          |
| Maintenance: Gate/Fence                                      | 4,187            | 8,998          | 4,381            | 6,275            | 9,912            | 18,475           | 13,230           | 477              | 12,959           | 10,093          | 88,988           |
| Maintenance: Lakes                                           | 43,772           | (18,343)       | 4,369            | 8,970            | 8,970            | 14,770           | 26,470           | 9,183            | 11,753           | 12,239          | 122,153          |
| Maintenance: Landscape/Hardscape                             | 78,182           | 67,810         | 139,791          | 69,933           | 74,405           | 72,063           | 67,863           | 60,302           | 104,885          | 92,171          | 827,405          |
| Maintenance: Pool                                            | 1,566            | 1,750          | 1,540            | 2,305            | 1,847            | 1,568            | 1,562            | 1,690            | 1,540            | 1,911           | 17,279           |
| Maintenance: Other                                           | 27,983           | 33,185         | 4,107            | 15,636           | 48,906           | 32,750           | 56,988           | 509,167          | 20,312           | 228,011         | 977,045          |
| Utilities                                                    | 19,946           | 26,535         | 23,001           | 24,299           | 24,354           | 24,440           | 23,375           | 22,570           | 26,223           | 25,350          | 240,093          |
| Other Expenses                                               | 37               | 4,962          | 3,906            | 2,336            | 4,389            | 4,856            | 9,311            | 5,695            | 2,960            | 15,182          | 53,634           |
| <b>Total Expenditures</b>                                    | <b>318,798</b>   | <b>195,404</b> | <b>281,895</b>   | <b>187,852</b>   | <b>295,315</b>   | <b>259,531</b>   | <b>311,010</b>   | <b>701,076</b>   | <b>262,721</b>   | <b>522,943</b>  | <b>3,336,546</b> |
| Excess (deficiency) of revenues<br>Over (under) expenditures | <b>(304,122)</b> | <b>375,998</b> | <b>2,278,715</b> | <b>(102,166)</b> | <b>(208,998)</b> | <b>(183,215)</b> | <b>(178,746)</b> | <b>(662,613)</b> | <b>(246,354)</b> | <b>(62,520)</b> | <b>705,979</b>   |

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|                    |        |                      |          |                              |                                      |                                    |
|--------------------|--------|----------------------|----------|------------------------------|--------------------------------------|------------------------------------|
| <b>ACH #100791</b> |        |                      |          |                              |                                      |                                    |
| 07/06/26           | Vendor | CREATIVE NORTH, INC. | 07MMMCDD | Mthly irrigation Maintenance | July 26 Mthly Irrigation Maintenance | 001-546932-53960                   |
|                    |        |                      |          |                              |                                      | \$6,519.19                         |
|                    |        |                      |          |                              |                                      | <b>ACH Total</b> <u>\$6,519.19</u> |

(Sorted by Check / ACH No.)

| Date               | Payee Type | Payee                               | Invoice No.         | Payment Description                        | Invoice / GL Description                   | G/L Account #    | Amount Paid        |
|--------------------|------------|-------------------------------------|---------------------|--------------------------------------------|--------------------------------------------|------------------|--------------------|
| <b>ACH #100792</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/06/26           | Vendor     | VISS Technology, LLC                | 330918              | July 26 Mthly Sim Card                     | Security                                   | 001-534203-51320 | \$292.50           |
| 07/06/26           | Vendor     | VISS Technology, LLC                | 330639              | 3 Solar Cameras & Installation - May'26    | Solar Cameras and installation             | 001-534203-51320 | \$5,699.97         |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$5,992.47</b>  |
| <b>ACH #100793</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/08/26           | Vendor     | JUNIPER LANDSCAPING OF FLORIDA, LLC | 405933              | June Monthly Landscape Maint.              | Monthly landscape maintenance              | 001-546300-53960 | \$55,447.80        |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$55,447.80</b> |
| <b>ACH #100794</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/08/26           | Vendor     | ALL WATER                           | 103773              | July 26 Mthly Pond Maintenance             | July 26 Mthly Pond Management              | 001-546366-53955 | \$5,706.57         |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$5,706.57</b>  |
| <b>ACH #100795</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/08/26           | Vendor     | Total Entry Control                 | 46842               | Sheridan Gate loop repairs                 | R&M-Gate                                   | 001-546034-53950 | \$1,079.83         |
| 07/08/26           | Vendor     | Total Entry Control                 | 46732               | Diagnostic - Sheridan Gate                 | R&M-Gate                                   | 001-546034-53950 | \$190.00           |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$1,269.83</b>  |
| <b>ACH #100796</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/08/26           | Vendor     | KENT SECURITY OF PALM BEACH, INC.   | 20042071            | June 26 Mthly Security                     | MONTHLY BILLING - June 26                  | 001-534203-51320 | \$43,671.65        |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$43,671.65</b> |
| <b>ACH #100797</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/08/26           | Vendor     | AMAZON CAPITAL SERVICES             | 1GPQ-1PLQ-RVPD      | PAINT/WATER/SUPPLIES                       | Rust-Oleum Paint                           | 001-546001-53970 | \$47.84            |
| 07/08/26           | Vendor     | AMAZON CAPITAL SERVICES             | 1GPQ-1PLQ-RVPD      | PAINT/WATER/SUPPLIES                       | Bottled Water                              | 001-552076-53980 | \$19.99            |
| 07/08/26           | Vendor     | AMAZON CAPITAL SERVICES             | 1GPQ-1PLQ-RVPD      | PAINT/WATER/SUPPLIES                       | office supplies                            | 001-551002-53980 | \$9.18             |
| 07/08/26           | Vendor     | AMAZON CAPITAL SERVICES             | 1XY1-9RNG-917L      | Pens with Chain                            | Office Supplies                            | 001-551002-53980 | \$18.98            |
| 07/08/26           | Vendor     | AMAZON CAPITAL SERVICES             | 13YM-YKR1-HQMP      | Janitorial Supplies                        | Cleaning Supplies                          | 001-552077-53980 | \$82.29            |
| 07/08/26           | Vendor     | AMAZON CAPITAL SERVICES             | 1FCD-LLTW-RJHW      | 6 outdoor trash cans                       | R&M-General                                | 001-546001-53970 | \$1,614.00         |
| 07/08/26           | Vendor     | AMAZON CAPITAL SERVICES             | 1PV9-VFWD-Y77V      | Maintenance Supplies                       | R&M-General                                | 001-546001-53970 | \$126.55           |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$1,918.83</b>  |
| <b>ACH #100798</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/08/26           | Vendor     | L.A. RUST, INC                      | 742574              | Rust Control July 26                       | Rust Control                               | 001-546193-53960 | \$500.00           |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$500.00</b>    |
| <b>ACH #100799</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/08/26           | Vendor     | SOUTHERN GOLF CARS INC              | RE-E102-00473-13    | July 26 Golf Cart Lease                    | Golf Cart                                  | 001-546196-53980 | \$500.00           |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$500.00</b>    |
| <b>ACH #100800</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/10/26           | Vendor     | Total Entry Control                 | 46886               | July 26 Mthly My-Q Subscription            | July 26 My-Q Mthly subscription            | 001-549903-53980 | \$90.00            |
| 07/10/26           | Vendor     | Total Entry Control                 | 46588               | final Payment Pine Island Loop replacement | Pine Island Loop sensor repair/replacement | 001-546034-53950 | \$4,073.40         |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$4,163.40</b>  |
| <b>ACH #100801</b> |            |                                     |                     |                                            |                                            |                  |                    |
| 07/10/26           | Vendor     | MILLER, LEGG & ASSOCIATES, INC      | 06MLA00168.2025-337 | Prof Svs - Pickleball court                | FOR PROFESSIONAL SERVICES: June 26         | 001-531013-51302 | \$5,705.00         |
| <b>ACH Total</b>   |            |                                     |                     |                                            |                                            |                  | <b>\$5,705.00</b>  |

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| Date               | Payee Type | Payee                                 | Invoice No.        | Payment Description                        | Invoice / GL Description                       | G/L Account #    | Amount Paid        |
|--------------------|------------|---------------------------------------|--------------------|--------------------------------------------|------------------------------------------------|------------------|--------------------|
| <b>ACH #100802</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/10/26           | Vendor     | SPECIALIZED INTEGRATED SOLUTIONS, INC | R7678              | Long Rang Monitoring - July 26             | Long Range monitoring Jul 26                   | 001-546001-53970 | \$39.95            |
| 07/10/26           | Vendor     | SPECIALIZED INTEGRATED SOLUTIONS, INC | R7608              | Jul-Sept Qtrly Monitoring and Svs Contract | Quarterly Monitoring and Svs Contract Jul-Sept | 001-546001-53970 | \$109.80           |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$149.75</b>    |
| <b>ACH #100803</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/10/26           | Vendor     | INFRAMARK LLC                         | 183716             | July Mgt, Admin and Records Strg           | Records Storage July 26                        | 001-549901-51302 | \$120.00           |
| 07/10/26           | Vendor     | INFRAMARK LLC                         | 183716             | July Mgt, Admin and Records Strg           | Administrative fees July 26                    | 001-531027-51320 | \$6,466.33         |
| 07/10/26           | Vendor     | INFRAMARK LLC                         | 183716             | July Mgt, Admin and Records Strg           | Onsite Mgt Svs July 26                         | 001-534201-51320 | \$23,620.75        |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$30,207.08</b> |
| <b>ACH #100804</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/10/26           | Vendor     | Southern Plant and Pest Services      | 07012026MONTPAVERS | July 26 weed control / fuel surcharge      | Weed Control July 26                           | 001-546070-53960 | \$645.00           |
| 07/10/26           | Vendor     | Southern Plant and Pest Services      | 07012026MONTPAVERS | July 26 weed control / fuel surcharge      | FUEL SURCHARGE                                 | 001-549900-53955 | \$22.50            |
| 07/10/26           | Vendor     | Southern Plant and Pest Services      | 06292026EMONT      | July 26 pest & fertilization               | R&M-Pest Control                               | 001-546070-53960 | \$8,333.33         |
| 07/10/26           | Vendor     | Southern Plant and Pest Services      | 06292026EMONT      | July 26 pest & fertilization               | FUEL SURCHARGE                                 | 001-549900-53955 | \$291.67           |
| 07/10/26           | Vendor     | Southern Plant and Pest Services      | 07032026MONTMOSQ   | July Mosquito control                      | MOSQUITO CONTROL - VARIOUS AREAS               | 001-546070-53960 | \$991.00           |
| 07/10/26           | Vendor     | Southern Plant and Pest Services      | 07032026MONTMOSQ   | July Mosquito control                      | Fuel Surcharge                                 | 001-549900-53955 | \$46.94            |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$10,330.44</b> |
| <b>ACH #100805</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/14/26           | Vendor     | AMAZON CAPITAL SERVICES               | 1MY3-VGP3-G46V     | Clubhouse supplies                         | operations supplies                            | 001-552003-53980 | \$65.18            |
| 07/14/26           | Vendor     | AMAZON CAPITAL SERVICES               | 13YT-P96W-D14R     | OFFICE SUPPLIES                            | Office Supplies                                | 001-551002-53980 | \$6.44             |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$71.62</b>     |
| <b>ACH #100806</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/14/26           | Vendor     | Southern Plant and Pest Services      | 07082026MONTRAT    | July 26 Rodent Control                     | Rodent Control July 26                         | 001-546070-53960 | \$642.00           |
| 07/14/26           | Vendor     | Southern Plant and Pest Services      | 07082026MONTRAT    | July 26 Rodent Control                     | FUEL SURCHARGE                                 | 001-549900-53955 | \$22.47            |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$664.47</b>    |
| <b>ACH #100807</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/14/26           | Vendor     | KENT SECURITY OF PALM BEACH, INC.     | 65330              | Onsite Maintenance & Groundskeeping        | MONTHLY BILLING - Maintenance & Grounds        | 001-534200-51320 | \$10,208.00        |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$10,208.00</b> |
| <b>ACH #100808</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/14/26           | Vendor     | BILLING COCHRAN, P.A.                 | 199612             | LEGAL SVCS - JUN'26                        | ATTORNEY SERVICES - June 26                    | 001-531058-51302 | \$7,792.50         |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$7,792.50</b>  |
| <b>ACH #100809</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/14/26           | Vendor     | COASTAL WASTE & RECYCLING INC         | WW0001759688       | July 26 Solid Waste                        | REFUSE REMOVAL July 26                         | 001-543020-53975 | \$800.46           |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$800.46</b>    |
| <b>ACH #100810</b> |            |                                       |                    |                                            |                                                |                  |                    |
| 07/17/26           | Vendor     | RUST TECH SERVICES, INC.              | 107849             | July 26 Rust control                       | Rust Control Svs July 26                       | 001-546193-53960 | \$972.41           |
| <b>ACH Total</b>   |            |                                       |                    |                                            |                                                |                  | <b>\$972.41</b>    |

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| Date               | Payee Type | Payee                             | Invoice No.        | Payment Description                 | Invoice / GL Description                 | G/L Account #    | Amount Paid        |
|--------------------|------------|-----------------------------------|--------------------|-------------------------------------|------------------------------------------|------------------|--------------------|
| <b>ACH #100811</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/17/26           | Vendor     | ODP BUSINESS SOLUTIONS, LLC       | 473167356001       | cleaning supplies                   | Cleaning Supplies                        | 001-552077-53980 | \$19.97            |
| 07/17/26           | Vendor     | ODP BUSINESS SOLUTIONS, LLC       | 473160307001       | OFFICE SUPPLIES                     | Office Supplies                          | 001-551002-53980 | \$247.58           |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$267.55</b>    |
| <b>ACH #100812</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/17/26           | Vendor     | CREATIVE NORTH, INC.              | MCDD07901          | Irrigation system repairs           | Irrigation Repairs La Costa              | 001-546932-53960 | \$918.77           |
| 07/17/26           | Vendor     | CREATIVE NORTH, INC.              | MCDD07945          | irrigation system repairs           | Irrigation Repairs VDS                   | 001-546932-53960 | \$928.62           |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$1,847.39</b>  |
| <b>ACH #100813</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/17/26           | Vendor     | ALL AMERICAN FITNESS REPAIR       | 16823              | gym equipment maint - Jun'26        | EQUIPMENT REPAIR                         | 001-534159-53970 | \$750.86           |
| 07/17/26           | Vendor     | ALL AMERICAN FITNESS REPAIR       | 16577              | Monthly Preventative Maint - Apr'26 | EQUIPMENT REPAIR                         | 001-534159-53970 | \$175.00           |
| 07/17/26           | Vendor     | ALL AMERICAN FITNESS REPAIR       | 16699              | Gym Equipment maint - May'26        | EQUIPMENT REPAIR                         | 001-534159-53970 | \$175.00           |
| 07/17/26           | Vendor     | ALL AMERICAN FITNESS REPAIR       | 16717              | Gym equipment repair - May'26       | EQUIPMENT REPAIR                         | 001-534159-53970 | \$55.00            |
| 07/17/26           | Vendor     | ALL AMERICAN FITNESS REPAIR       | 16822              | June Monthly prev maint - Jun'26    | Monthly Preventative Maintenance         | 001-534159-53970 | \$175.00           |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$1,330.86</b>  |
| <b>ACH #100814</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/17/26           | Vendor     | HIQ SERVICES CORP.                | 22-1816            | Paver repair - Solano Ave           | PAVER REPAIR SERVICE - Solano Ave        | 001-546001-53970 | \$14,710.00        |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$14,710.00</b> |
| <b>ACH #100815</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/17/26           | Vendor     | HOOVER PUMP                       | 198745             | rain bucket replacement             | Pump repair                              | 001-546075-53955 | \$213.00           |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$213.00</b>    |
| <b>ACH #100816</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/22/26           | Vendor     | TECHPRO SECURITY PRODUCTS, LLC    | INV-16809          | Repair Sheridan Gate Cameras        | Security                                 | 001-534203-51320 | \$1,029.60         |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$1,029.60</b>  |
| <b>ACH #100817</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/22/26           | Vendor     | Total Entry Control               | 46575BBB           | Final Payment MyQ Entry system      | R&M-Gate                                 | 001-546034-53950 | \$2,607.30         |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$2,607.30</b>  |
| <b>ACH #100818</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/22/26           | Vendor     | KENT SECURITY OF PALM BEACH, INC. | 65256              | Porter Svs - May 26                 | MONTHLY BILLING - Porter Svs May 26      | 001-534200-51320 | \$10,440.00        |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$10,440.00</b> |
| <b>ACH #100819</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/23/26           | Vendor     | TECHPRO SECURITY PRODUCTS, LLC    | INV-16844          | Repair lightning damage to system   | Repair lightning damage to camera system | 001-546349-53950 | \$179.10           |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$179.10</b>    |
| <b>ACH #100820</b> |            |                                   |                    |                                     |                                          |                  |                    |
| 07/23/26           | Vendor     | Southern Plant and Pest Services  | 07152026MONTBEEES2 | bee hive removal from inside tree   | Bee Hive removal                         | 001-546070-53960 | \$275.00           |
| 07/23/26           | Vendor     | Southern Plant and Pest Services  | 07152026MONTBEEES  | Bee hive removal                    | R&M-Pest Control                         | 001-546070-53960 | \$300.00           |
| 07/23/26           | Vendor     | Southern Plant and Pest Services  | 07202026ONTMIDGE   | Midge Control July 26               | Mnthly July 26 Midge Control             | 001-546070-53960 | \$2,680.00         |
| 07/23/26           | Vendor     | Southern Plant and Pest Services  | 07202026ONTMIDGE   | Midge Control July 26               | FUEL SURCHARGE                           | 001-549900-53955 | \$93.80            |
| <b>ACH Total</b>   |            |                                   |                    |                                     |                                          |                  | <b>\$3,348.80</b>  |

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| Date               | Payee Type | Payee                          | Invoice No.         | Payment Description                  | Invoice / GL Description           | G/L Account #    | Amount Paid        |
|--------------------|------------|--------------------------------|---------------------|--------------------------------------|------------------------------------|------------------|--------------------|
| <b>ACH #100821</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | Total Entry Control            | 46869               | Pine Island Swing Gate sensor repair | Pine Island Swing Gate repair      | 001-546034-53950 | \$398.61           |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$398.61</u>    |
| <b>ACH #100822</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | SULLIVAN ELECTRIC & PUMP INC   | 30197               | Estada pump repair                   | pump repair                        | 001-546075-53955 | \$2,765.16         |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$2,765.16</u>  |
| <b>ACH #100823</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | MILLER, LEGG & ASSOCIATES, INC | 06MLA00168.2025-343 | Engineering Svs June 26              | FOR PROFESSIONAL SERVICES: June 26 | 001-531013-51302 | \$936.25           |
| 07/23/26           | Vendor     | MILLER, LEGG & ASSOCIATES, INC | 06MLA00168.2025-339 | Engineering Svs June 26              | FOR PROFESSIONAL SERVICES: June 26 | 001-531013-51302 | \$1,852.50         |
| 07/23/26           | Vendor     | MILLER, LEGG & ASSOCIATES, INC | 06MLA00168.2025-340 | Engineering Svs June 26              | FOR PROFESSIONAL SERVICES: June 26 | 001-531013-51302 | \$9,365.00         |
| 07/23/26           | Vendor     | MILLER, LEGG & ASSOCIATES, INC | 06MLA00168.2025-341 | Engineering Svs June 26              | FOR PROFESSIONAL SERVICES: June 26 | 001-531013-51302 | \$3,142.50         |
| 07/23/26           | Vendor     | MILLER, LEGG & ASSOCIATES, INC | 06MLA00168.2025-342 | Pickleball court                     | FOR PROFESSIONAL SERVICES: June 26 | 001-531013-51302 | \$975.00           |
| 07/23/26           | Vendor     | MILLER, LEGG & ASSOCIATES, INC | 06MLA00168.2025-338 | Engineering Svs June 26              | FOR PROFESSIONAL SERVICES: June 26 | 001-531013-51302 | \$4,282.00         |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$20,553.25</u> |
| <b>ACH #100824</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | ODP BUSINESS SOLUTIONS, LLC    | 472615268001        | Janitorial Supplies                  | Cleaning Supplies                  | 001-552077-53980 | \$194.24           |
| 07/23/26           | Vendor     | ODP BUSINESS SOLUTIONS, LLC    | 472619737001        | Desk Organizer                       | Office Supplies                    | 001-551002-53980 | \$44.98            |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$239.22</u>    |
| <b>ACH #100825</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | AT&I                           | 46026790 & 46026897 | Gate maintenance                     | Gate maintenance                   |                  | \$539.80           |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$539.80</u>    |
| <b>ACH #100826</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | ASAP GATE PLUS, LLC            | 26224712            | Estada Fence Repair                  | Pine Island Fence repair           | 001-546025-53950 | \$750.00           |
| 07/23/26           | Vendor     | ASAP GATE PLUS, LLC            | 26224713            | Estada fence line repair             | Repair Stirling Fence              | 001-546025-53950 | \$475.00           |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$1,225.00</u>  |
| <b>ACH #100827</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | AMAZON CAPITAL SERVICES        | 171W-K7XL-RCKK      | Replacement TV & Pressure Washer     | Replacement TV                     | 001-552003-53980 | \$179.99           |
| 07/23/26           | Vendor     | AMAZON CAPITAL SERVICES        | 171W-K7XL-RCKK      | Replacement TV & Pressure Washer     | cordless pressure washer           | 001-546001-53970 | \$188.00           |
| 07/23/26           | Vendor     | AMAZON CAPITAL SERVICES        | 13GX-1WQ9-3JNX      | washer & dryer                       | washer and dryer for clubhouse     | 001-546001-53970 | \$352.01           |
| 07/23/26           | Vendor     | AMAZON CAPITAL SERVICES        | 13FC-LMNF-YMTL      | Laundry Pods                         | Tide Pods                          | 001-552077-53980 | \$48.12            |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$768.12</u>    |
| <b>ACH #100828</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | SUN SENTINEL                   | SFA96162            | Legal Notice                         | Legal Advertising                  | 001-548002-51301 | \$311.40           |
| 07/23/26           | Vendor     | SUN SENTINEL                   | SFA96163            | Legal Notice                         | Legal Advertising                  | 001-548002-51302 | \$346.94           |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$658.34</u>    |
| <b>ACH #100829</b> |            |                                |                     |                                      |                                    |                  |                    |
| 07/23/26           | Vendor     | PEAC SOLUTIONS                 | 42279167            | Xerox copier lease Jul'26            | Copier Lease Jul'26                | 001-544008-53980 | \$261.28           |
| <b>ACH Total</b>   |            |                                |                     |                                      |                                    |                  | <u>\$261.28</u>    |

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| Date                | Payee Type | Payee                            | Invoice No.          | Payment Description                                | Invoice / GL Description          | G/L Account #    | Amount Paid        |
|---------------------|------------|----------------------------------|----------------------|----------------------------------------------------|-----------------------------------|------------------|--------------------|
| <b>ACH #100830</b>  |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/29/26            | Vendor     | Total Entry Control              | 46947                | REplace clubhouse door button                      | Entry System-Key Fob              | 001-549903-53980 | \$223.90           |
| 07/29/26            | Vendor     | Total Entry Control              | 46861                | Pine Island gate - new RFID reader - final payment | Pine Island project final payment | 001-549903-53980 | \$12,429.43        |
| <b>ACH Total</b>    |            |                                  |                      |                                                    |                                   |                  | <b>\$12,653.33</b> |
| <b>ACH #100831</b>  |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/29/26            | Vendor     | ODP BUSINESS SOLUTIONS, LLC      | 473121078001         | Janitorial Supplies                                | Cleaning Supplies                 | 001-552077-53980 | \$250.35           |
| <b>ACH Total</b>    |            |                                  |                      |                                                    |                                   |                  | <b>\$250.35</b>    |
| <b>ACH #100832</b>  |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/29/26            | Vendor     | AT&I                             | 45106912             | July 26 Mthly Prev Maintenance                     | GATE PREVENTIVE MAINT - July 26   | 001-546034-53950 | \$340.00           |
| <b>ACH Total</b>    |            |                                  |                      |                                                    |                                   |                  | <b>\$340.00</b>    |
| <b>ACH #100833</b>  |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/29/26            | Vendor     | ASAP GATE PLUS, LLC              | 26224812             | Repair dog park fence                              | R&M-Fence                         | 001-546025-53950 | \$650.00           |
| 07/29/26            | Vendor     | ASAP GATE PLUS, LLC              | 26224813             | Repair Gate 14                                     | Gate 14 Repairs                   | 001-546034-53950 | \$420.00           |
| <b>ACH Total</b>    |            |                                  |                      |                                                    |                                   |                  | <b>\$1,070.00</b>  |
| <b>ACH #100834</b>  |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/29/26            | Vendor     | AMAZON CAPITAL SERVICES          | 17RN-N1JG-6JYH       | Cleaning Wipes                                     | Gym Wipes                         | 001-546961-53980 | \$281.52           |
| <b>ACH Total</b>    |            |                                  |                      |                                                    |                                   |                  | <b>\$281.52</b>    |
| <b>ACH #100835</b>  |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/29/26            | Vendor     | SUN SENTINEL                     | SFA100186            | Legal Notice                                       | Legal Advertising                 | 001-548002-51302 | \$306.54           |
| 07/29/26            | Vendor     | SUN SENTINEL                     | SFA100185            | Legal Notice                                       | Legal Advertising                 | 001-548002-51302 | \$392.18           |
| <b>ACH Total</b>    |            |                                  |                      |                                                    |                                   |                  | <b>\$698.72</b>    |
| <b>ACH #100836</b>  |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/29/26            | Vendor     | Southern Plant and Pest Services | 07212026MONTBEEES    | bee hive removal                                   | R&M-Pest Control                  | 001-546070-53960 | \$200.00           |
| 07/29/26            | Vendor     | Southern Plant and Pest Services | 07242026MONTPAVERS   | Weed Control Aug 26                                | R&M-Pest Control                  | 001-546070-53960 | \$325.00           |
| 07/29/26            | Vendor     | Southern Plant and Pest Services | 07242026MONTPAVERS   | Weed Control Aug 26                                | FUEL SURCHARGE                    | 001-549900-53955 | \$11.37            |
| <b>ACH Total</b>    |            |                                  |                      |                                                    |                                   |                  | <b>\$536.37</b>    |
| <b>ACH #100837</b>  |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/29/26            | Vendor     | CREATIVE NORTH, INC.             | 08MMMCD              | Aug 26 irrigation maint                            | August 26 Mthly Irrigation Maint  | 001-546930-53960 | \$6,519.19         |
| <b>ACH Total</b>    |            |                                  |                      |                                                    |                                   |                  | <b>\$6,519.19</b>  |
| <b>CHECK # 1234</b> |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/01/26            | Vendor     | MONTERRA CDD/C/O WELLS FARGO     | 061926 - 2015 SERIES | Assessment transfer to Series 2015                 | Due From Other Funds              | 131000           | \$1,934.07         |
| <b>Check Total</b>  |            |                                  |                      |                                                    |                                   |                  | <b>\$1,934.07</b>  |
| <b>CHECK # 1235</b> |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/09/26            | Vendor     | ALL WATER                        | 20233                | June 26 Mtlly Pond Maint                           | June 26 Mthly lake maintenance    | 001-546366-53955 | \$5,594.68         |
| <b>Check Total</b>  |            |                                  |                      |                                                    |                                   |                  | <b>\$5,594.68</b>  |
| <b>CHECK # 1236</b> |            |                                  |                      |                                                    |                                   |                  |                    |
| 07/13/26            | Vendor     | SUN SENTINEL                     | SFA79814             | Legal notice                                       | Legal Advertising                 | 001-548002-51302 | \$191.04           |
| <b>Check Total</b>  |            |                                  |                      |                                                    |                                   |                  | <b>\$191.04</b>    |

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| Date                | Payee Type | Payee                             | Invoice No.     | Payment Description       | Invoice / GL Description  | G/L Account #    | Amount Paid       |
|---------------------|------------|-----------------------------------|-----------------|---------------------------|---------------------------|------------------|-------------------|
| <b>CHECK # 1237</b> |            |                                   |                 |                           |                           |                  |                   |
| 07/13/26            | Vendor     | SUN SENTINEL                      | SFA67373        | Legal notice              | Legal Advertising         | 001-548002-51302 | \$102.71          |
| <b>Check Total</b>  |            |                                   |                 |                           |                           |                  | <u>\$102.71</u>   |
| <b>CHECK # 1238</b> |            |                                   |                 |                           |                           |                  |                   |
| 07/13/26            | Vendor     | SUN SENTINEL                      | SFA28266        | Legal Notice              | Legal Advertising         | 001-548002-51302 | \$115.64          |
| <b>Check Total</b>  |            |                                   |                 |                           |                           |                  | <u>\$115.64</u>   |
| <b>CHECK # 1239</b> |            |                                   |                 |                           |                           |                  |                   |
| 07/13/26            | Vendor     | SUN SENTINEL                      | SFA35059        | Lega notice               | LEGAL NOTICE              | 001-548002-51302 | \$141.20          |
| <b>Check Total</b>  |            |                                   |                 |                           |                           |                  | <u>\$141.20</u>   |
| <b>CHECK # 1240</b> |            |                                   |                 |                           |                           |                  |                   |
| 07/13/26            | Vendor     | SUN SENTINEL                      | SFA50435        | Legal Notice              | Legal Advertising         | 001-548002-51302 | \$177.83          |
| <b>Check Total</b>  |            |                                   |                 |                           |                           |                  | <u>\$177.83</u>   |
| <b>CHECK # 1241</b> |            |                                   |                 |                           |                           |                  |                   |
| 07/13/26            | Vendor     | SUN SENTINEL                      | SFA62704        | Legal notice              | Legal Advertising         | 001-548002-51302 | \$168.14          |
| <b>Check Total</b>  |            |                                   |                 |                           |                           |                  | <u>\$168.14</u>   |
| <b>CHECK # 1242</b> |            |                                   |                 |                           |                           |                  |                   |
| 07/13/26            | Vendor     | SUN SENTINEL                      | SFA28265        | Legal notice              | Legal Advertising         | 001-548002-51302 | \$504.86          |
| <b>Check Total</b>  |            |                                   |                 |                           |                           |                  | <u>\$504.86</u>   |
| <b>CHECK # 1243</b> |            |                                   |                 |                           |                           |                  |                   |
| 07/14/26            | Vendor     | JOHNSON HEALTH TECH NORTH AMERICA | 9650023640      | GYM EQUIPMENT - NEW BENCH | GYM EQUIPMENT             | 001-534159-53970 | \$3,921.59        |
| <b>Check Total</b>  |            |                                   |                 |                           |                           |                  | <u>\$3,921.59</u> |
| <b>ACH #300244</b>  |            |                                   |                 |                           |                           |                  |                   |
| 07/01/26            | Vendor     | COMCAST                           | 062626-4432-ACH | SVC PRD 07/06-08/05/25    | Communication - Telephone | 001-541003-53975 | \$312.85          |
| <b>ACH Total</b>    |            |                                   |                 |                           |                           |                  | <u>\$312.85</u>   |
| <b>ACH #300245</b>  |            |                                   |                 |                           |                           |                  |                   |
| 07/01/26            | Vendor     | COMCAST                           | 062726-6934-ACH | SVC PRD 07/01-07/31/2026  | Communication - Telephone | 001-541003-53975 | \$364.49          |
| <b>ACH Total</b>    |            |                                   |                 |                           |                           |                  | <u>\$364.49</u>   |
| <b>ACH #300246</b>  |            |                                   |                 |                           |                           |                  |                   |
| 07/01/26            | Vendor     | COMCAST                           | 062126-0131-ACH | SVC PRD 06/30-07/29/2026  | Communication - Telephone | 001-541003-53975 | \$312.85          |
| <b>ACH Total</b>    |            |                                   |                 |                           |                           |                  | <u>\$312.85</u>   |
| <b>ACH #300247</b>  |            |                                   |                 |                           |                           |                  |                   |
| 07/01/26            | Vendor     | COMCAST                           | 062726-4707-ACH | SVC PRD 07/01-07/31/2026  | Communication - Telephone | 001-541003-53975 | \$354.65          |
| <b>ACH Total</b>    |            |                                   |                 |                           |                           |                  | <u>\$354.65</u>   |
| <b>ACH #300249</b>  |            |                                   |                 |                           |                           |                  |                   |
| 07/01/26            | Vendor     | COMCAST                           | 062726-6762-ACH | SVC PRD 07/01-07/31/2026  | Communication - Telephone | 001-541003-53975 | \$823.30          |
| <b>ACH Total</b>    |            |                                   |                 |                           |                           |                  | <u>\$823.30</u>   |
| <b>ACH #300250</b>  |            |                                   |                 |                           |                           |                  |                   |
| 07/01/26            | Vendor     | TINLOF TECHNOLOGIES, INC.         | AR16469-ACH     | July 26 Copier Lease      | LEASE COPIER              | 001-544008-53980 | \$103.25          |
| <b>ACH Total</b>    |            |                                   |                 |                           |                           |                  | <u>\$103.25</u>   |

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| Date               | Payee Type | Payee               | Invoice No.     | Payment Description        | Invoice / GL Description       | G/L Account #    | Amount Paid       |
|--------------------|------------|---------------------|-----------------|----------------------------|--------------------------------|------------------|-------------------|
| <b>ACH #300251</b> |            |                     |                 |                            |                                |                  |                   |
| 07/14/26           | Vendor     | City of Cooper City | 071326-1782-ACH | water & sewer 6/11-7/10/26 | WATER AND SEWER - 6/11-7/10/26 | 001-543018-53975 | \$60.21           |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$60.21</b>    |
| <b>ACH #300252</b> |            |                     |                 |                            |                                |                  |                   |
| 07/13/26           | Vendor     | City of Cooper City | 071326-1457-ACH | water & Sewer 6/11-7/10/26 | Utility - Water                | 001-543018-53975 | \$703.20          |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$703.20</b>   |
| <b>ACH #300253</b> |            |                     |                 |                            |                                |                  |                   |
| 07/28/26           | Vendor     | FPL                 | 072026-0517-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$39.78           |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$39.78</b>    |
| <b>ACH #300254</b> |            |                     |                 |                            |                                |                  |                   |
| 07/28/26           | Vendor     | FPL                 | 072026-5243-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543012-53975 | \$118.50          |
| 07/28/26           | Vendor     | FPL                 | 072026-5243-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543012-53975 | \$355.51          |
| 07/28/26           | Vendor     | FPL                 | 072026-5243-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543012-53975 | \$316.02          |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$790.03</b>   |
| <b>ACH #300255</b> |            |                     |                 |                            |                                |                  |                   |
| 07/28/26           | Vendor     | FPL                 | 072026-4065-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$107.99          |
| 07/28/26           | Vendor     | FPL                 | 072026-4065-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$323.96          |
| 07/28/26           | Vendor     | FPL                 | 072026-4065-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$287.95          |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$719.90</b>   |
| <b>ACH #300256</b> |            |                     |                 |                            |                                |                  |                   |
| 07/28/26           | Vendor     | FPL                 | 072026-4089-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$153.04          |
| 07/28/26           | Vendor     | FPL                 | 072026-4089-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$459.13          |
| 07/28/26           | Vendor     | FPL                 | 072026-4089-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$408.11          |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$1,020.28</b> |
| <b>ACH #300257</b> |            |                     |                 |                            |                                |                  |                   |
| 07/28/26           | Vendor     | FPL                 | 072026-7017-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$227.95          |
| 07/28/26           | Vendor     | FPL                 | 072026-7017-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$683.85          |
| 07/28/26           | Vendor     | FPL                 | 072026-7017-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$607.87          |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$1,519.67</b> |
| <b>ACH #300258</b> |            |                     |                 |                            |                                |                  |                   |
| 07/28/26           | Vendor     | FPL                 | 072026-8272-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$442.03          |
| 07/28/26           | Vendor     | FPL                 | 072026-8272-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$1,326.08        |
| 07/28/26           | Vendor     | FPL                 | 072026-8272-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$1,178.73        |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$2,946.84</b> |
| <b>ACH #300259</b> |            |                     |                 |                            |                                |                  |                   |
| 07/28/26           | Vendor     | FPL                 | 072026-3545-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$239.00          |
| 07/28/26           | Vendor     | FPL                 | 072026-3545-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$716.99          |
| 07/28/26           | Vendor     | FPL                 | 072026-3545-ACH | SD 6/18-7/20/26            | SERVICE DATE 6/18-7/20/26      | 001-543013-53975 | \$637.33          |
| <b>ACH Total</b>   |            |                     |                 |                            |                                |                  | <b>\$1,593.32</b> |

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| Date               | Payee Type | Payee | Invoice No.     | Payment Description            | Invoice / GL Description     | G/L Account #    | Amount Paid       |
|--------------------|------------|-------|-----------------|--------------------------------|------------------------------|------------------|-------------------|
| <b>ACH #300260</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-4240-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543008-53975 | \$42.99           |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$42.99</b>    |
| <b>ACH #300261</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-1296-ACH | 84th irr SD 6/18-7/20/26       | SERVICE DATE 6/18 - 07/20/26 | 001-543012-53975 | \$121.47          |
| 07/28/26           | Vendor     | FPL   | 072026-1296-ACH | 84th irr SD 6/18-7/20/26       | SERVICE DATE 6/18 - 07/20/26 | 001-543012-53975 | \$364.41          |
| 07/28/26           | Vendor     | FPL   | 072026-1296-ACH | 84th irr SD 6/18-7/20/26       | SERVICE DATE 6/18 - 07/20/26 | 001-543012-53975 | \$323.91          |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$809.79</b>   |
| <b>ACH #300262</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-0182-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543013-53975 | \$206.92          |
| 07/28/26           | Vendor     | FPL   | 072026-0182-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543013-53975 | \$620.76          |
| 07/28/26           | Vendor     | FPL   | 072026-0182-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543013-53975 | \$551.78          |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$1,379.46</b> |
| <b>ACH #300263</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-6481-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543054-53975 | \$34.35           |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$34.35</b>    |
| <b>ACH #300264</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-1383-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543013-53975 | \$334.44          |
| 07/28/26           | Vendor     | FPL   | 072026-1383-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543013-53975 | \$1,003.33        |
| 07/28/26           | Vendor     | FPL   | 072026-1383-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543013-53975 | \$891.86          |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$2,229.63</b> |
| <b>ACH #300265</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-0117-ACH | Elect 6/18-7/20/26 Guard house | SERVICE DATE 6/18-07/20/26   | 001-543008-53975 | \$111.30          |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$111.30</b>   |
| <b>ACH #300266</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-5082-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543012-53975 | \$164.61          |
| 07/28/26           | Vendor     | FPL   | 072026-5082-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543012-53975 | \$493.82          |
| 07/28/26           | Vendor     | FPL   | 072026-5082-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543012-53975 | \$443.94          |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$1,102.37</b> |
| <b>ACH #300267</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-8173-ACH | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543008-53975 | \$693.11          |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$693.11</b>   |
| <b>ACH #300268</b> |            |       |                 |                                |                              |                  |                   |
| 07/28/26           | Vendor     | FPL   | 072026-2263     | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543012-53975 | \$55.78           |
| 07/28/26           | Vendor     | FPL   | 072026-2263     | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543012-53975 | \$167.34          |
| 07/28/26           | Vendor     | FPL   | 072026-2263     | SD 6/18-7/20/26                | SERVICE DATE 6/18-7/20/26    | 001-543012-53975 | \$148.74          |
| <b>ACH Total</b>   |            |       |                 |                                |                              |                  | <b>\$371.86</b>   |

**MONTERRA**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 07/01/26 to 07/31/26

(Sorted by Check / ACH No.)

| Date                 | Payee Type | Payee               | Invoice No.     | Payment Description                  | Invoice / GL Description  | G/L Account #    | Amount Paid         |
|----------------------|------------|---------------------|-----------------|--------------------------------------|---------------------------|------------------|---------------------|
| <b>ACH #300269</b>   |            |                     |                 |                                      |                           |                  |                     |
| 07/28/26             | Vendor     | FPL                 | 072026-9080-ACH | 87th Irr Pump SD 6/18-7/20/26        | SERVICE DATE 6/18-7/20/26 | 001-543012-53975 | \$115.98            |
| 07/28/26             | Vendor     | FPL                 | 072026-9080-ACH | 87th Irr Pump SD 6/18-7/20/26        | SERVICE DATE 6/18-7/20/26 | 001-543012-53975 | \$347.94            |
| 07/28/26             | Vendor     | FPL                 | 072026-9080-ACH | 87th Irr Pump SD 6/18-7/20/26        | SERVICE DATE 6/18-7/20/26 | 001-543012-53975 | \$309.28            |
| <b>ACH Total</b>     |            |                     |                 |                                      |                           |                  | <b>\$773.20</b>     |
| <b>ACH #300270</b>   |            |                     |                 |                                      |                           |                  |                     |
| 07/14/26             | Vendor     | City of Cooper City | 071426-1456-ACH | SVC PRD 06/11 - 07/14/26             | Utility - Water           | 001-543018-53975 | \$85.11             |
| <b>ACH Total</b>     |            |                     |                 |                                      |                           |                  | <b>\$85.11</b>      |
| <b>ACH #300271</b>   |            |                     |                 |                                      |                           |                  |                     |
| 07/21/26             | Vendor     | TRUIST BANK         | 071126-8002     | comcast mobile expenses 844-963-0206 | JULY EXPENSES 2026        | 001-541003-53975 | \$361.32            |
| <b>ACH Total</b>     |            |                     |                 |                                      |                           |                  | <b>\$361.32</b>     |
| <b>Account Total</b> |            |                     |                 |                                      |                           |                  | <b>\$325,272.45</b> |

**TRUIST BANK - (ACCT#XXXXX6534)**

|                      |        |             |             |                                         |                       |                  |                 |
|----------------------|--------|-------------|-------------|-----------------------------------------|-----------------------|------------------|-----------------|
| <b>ACH #DD422</b>    |        |             |             |                                         |                       |                  |                 |
| 07/01/26             | Vendor | TRUIST BANK | 061126-8002 | Comcast mobile and Maintenance supplies | Maintenance supplies  | 001-546001-53970 | \$134.06        |
| 07/01/26             | Vendor | TRUIST BANK | 061126-8002 | Comcast mobile and Maintenance supplies | comcast Mobile May 26 | 001-541003-51302 | \$361.32        |
| <b>ACH Total</b>     |        |             |             |                                         |                       |                  | <b>\$495.38</b> |
| <b>Account Total</b> |        |             |             |                                         |                       |                  | <b>\$495.38</b> |

|                          |                     |
|--------------------------|---------------------|
| <b>Total Amount Paid</b> | <b>\$325,767.83</b> |
|--------------------------|---------------------|

# Monterra Community Development District

## Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jul 31, 2026

(Sorted by Department)

| Posting Date                                     | Account #         | Document #          | Trans. Type | Vendor Name                    | Description                               | Amount                                            |
|--------------------------------------------------|-------------------|---------------------|-------------|--------------------------------|-------------------------------------------|---------------------------------------------------|
| <b>DEPARTMENT NAME: ADMINISTRATIVE</b>           |                   |                     |             |                                |                                           |                                                   |
| <b>Account Name: ProfServ-Arbitrage Rebate</b>   |                   |                     |             |                                |                                           |                                                   |
| 10/14/25                                         | 531002-51302-5035 | 28174               | VENDOR      | GRAU AND ASSOCIATES            | Series 2015 Arbitrage Svs. FYE 1/31/25    | 600.00                                            |
| 03/09/26                                         | 531002-51302-5035 | 28941               | VENDOR      | GRAU AND ASSOCIATES            | FY 25 Arbritrage - FYE 01/31/26           | 600.00                                            |
|                                                  |                   |                     |             |                                |                                           | <b>YTD Total</b> 1,200.00                         |
|                                                  |                   |                     |             |                                |                                           | <b>Annual Budget</b> \$1,800.00                   |
|                                                  |                   |                     |             |                                |                                           | Amount Remaining / (Budget overage) \$600.00      |
|                                                  |                   |                     |             |                                |                                           | % of Budget 66.7%                                 |
| <b>Account Name: ProfServ-Engineering</b>        |                   |                     |             |                                |                                           |                                                   |
| 11/19/25                                         | 531013-51302-5035 | 06-00168.2025-311   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Oct 25 Pine Island Median engineering     | 1,478.75                                          |
| 11/19/25                                         | 531013-51302-5035 | 06.00168.2025-308   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Oct 25 Pickleball and Playground eng svs  | 985.08                                            |
| 11/19/25                                         | 531013-51302-5035 | 06.00168.2025-307   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Oct 25 Engineering svs                    | 901.86                                            |
| 11/19/25                                         | 531013-51302-5035 | 06-00168.2025-309   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Oct 25 Professional services              | 5,433.16                                          |
| 11/19/25                                         | 531013-51302-5035 | 06-00168-2025-310   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Oct 25 Pine Island Median project         | 5,590.00                                          |
| 11/30/25                                         | 531013-51302-5035 | 06.00168.2025-313   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Nov 25 Pine Island road landscaping       | 1,877.50                                          |
| 11/30/25                                         | 531013-51302-5035 | 06.00168.2025-316   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Nov 25 Engineering Svs                    | 3,408.75                                          |
| 12/01/25                                         | 531013-51302-5035 | 06.00168.2025-312   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Meeting Attendance Nov 25                 | 1,006.92                                          |
| 12/09/25                                         | 531013-51302-5035 | 06.00168.2025-315   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Nov 25 FPL Lighting coordination.         | 930.00                                            |
| 12/09/25                                         | 531013-51302-5035 | 06-00168-2025-317   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Nov 25 Pickleball Eng Svs                 | 1,250.00                                          |
| 12/09/25                                         | 531013-51302-5035 | 06-00168.2025-314   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Bus Shelter Evaluation Closeout           | 960.00                                            |
| 01/21/26                                         | 531013-51302-5035 | 06.00168.2025-319   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Dec 25 Eng Svs                            | 1,518.75                                          |
| 01/21/26                                         | 531013-51302-5035 | 06.00168.2025-320   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Pickleball court                          | 3,210.00                                          |
| 01/21/26                                         | 531013-51302-5035 | 06.00168.2025-321   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Dec 25 Prof Svs - FPL lighting            | 148.75                                            |
| 01/21/26                                         | 531013-51302-5035 | 06.00168.2025-318   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Dec 25 Eng. Meeting Attendance            | 780.00                                            |
| 02/12/26                                         | 531013-51302-5035 | 06.00168.2025-327   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Jan 26 Pine Island Rd Design              | 925.00                                            |
| 02/12/26                                         | 531013-51302-5035 | 06.00168.2025-324   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Jan 26 Pine Island ITB work               | 975.00                                            |
| 02/12/26                                         | 531013-51302-5035 | 06.00168.2025-326   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Jan 26 General Engineering Svs            | 1,233.00                                          |
| 02/12/26                                         | 531013-51302-5035 | 06.00168.2025-325   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Jan 26 BoS meeting attendance             | 780.00                                            |
| 02/12/26                                         | 531013-51302-5035 | 06.00168.2025-322   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Jan 26 FPL lighting project work          | 1,470.00                                          |
| 02/12/26                                         | 531013-51302-5035 | 06.00168.2025-323   | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Jan 26 Pine Island Road landscaping       | 750.00                                            |
| 03/11/26                                         | 531013-51302-5035 | 06MLA00168.2025-328 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | MEETING ATTENDANCE                        | 390.00                                            |
| 03/13/26                                         | 531013-51302-5035 | 06MLA00168.2025-329 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Feb 26 Engineering Services               | 3,341.25                                          |
| 03/13/26                                         | 531013-51302-5035 | 06MLA00168.2025-331 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Feb 26 Engineering Services               | 438.75                                            |
| 03/13/26                                         | 531013-51302-5035 | 06MLA00168.2025-332 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Feb 26 Legal Services                     | 1,800.00                                          |
| 03/13/26                                         | 531013-51302-5035 | 06MLA00168.2025-330 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Feb 26 Engineering Services               | 251.25                                            |
| 05/13/26                                         | 531013-51302-5035 | 06MLA00168.2025-333 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Eng svs April 26                          | 1,170.00                                          |
| 05/13/26                                         | 531013-51302-5035 | 06MLA00168.2025-334 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Eng svs April 26                          | 585.00                                            |
| 05/13/26                                         | 531013-51302-5035 | 06MLA00168.2025-335 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Engineering Svs April 26                  | 438.75                                            |
| 05/13/26                                         | 531013-51302-5035 | 06MLA00168.2025-336 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Engineering Svs - April 26                | 4,903.05                                          |
| 07/01/26                                         | 531013-51302-5035 | 06MLA00168.2025-337 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Prof Svs - Pickleball court               | 5,705.00                                          |
| 07/16/26                                         | 531013-51302-5035 | 06MLA00168.2025-343 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Engineering Svs June 26                   | 936.25                                            |
| 07/16/26                                         | 531013-51302-5035 | 06MLA00168.2025-339 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Engineering Svs June 26                   | 1,852.50                                          |
| 07/16/26                                         | 531013-51302-5035 | 06MLA00168.2025-340 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Engineering Svs June 26                   | 9,365.00                                          |
| 07/16/26                                         | 531013-51302-5035 | 06MLA00168.2025-341 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Engineering Svs June 26                   | 3,142.50                                          |
| 07/16/26                                         | 531013-51302-5035 | 06MLA00168.2025-342 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Pickleball court                          | 975.00                                            |
| 07/16/26                                         | 531013-51302-5035 | 06MLA00168.2025-338 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Engineering Svs June 26                   | 4,282.00                                          |
| 07/31/26                                         | 531013-51302-5035 | 06MLA00168.2025-346 | VENDOR      | MILLER, LEGG & ASSOCIATES, INC | Engineering ServicesJuly 26               | 720.00                                            |
|                                                  |                   |                     |             |                                |                                           | <b>YTD Total</b> 75,908.82                        |
|                                                  |                   |                     |             |                                |                                           | <b>Annual Budget</b> \$91,491.00                  |
|                                                  |                   |                     |             |                                |                                           | Amount Remaining / (Budget overage) \$15,582.18   |
|                                                  |                   |                     |             |                                |                                           | % of Budget 83.0%                                 |
| <b>Account Name: ProfServ-Property Appraiser</b> |                   |                     |             |                                |                                           |                                                   |
| 03/01/26                                         | 531035-51302-5035 | 120425              | VENDOR      | MARTY KIAR                     | SPECIAL ASSESSMENT - TAX ROLL             | 2,222.00                                          |
|                                                  |                   |                     |             |                                |                                           | <b>YTD Total</b> 2,222.00                         |
|                                                  |                   |                     |             |                                |                                           | <b>Annual Budget</b> \$2,222.00                   |
|                                                  |                   |                     |             |                                |                                           | Amount Remaining / (Budget overage) \$0.00        |
|                                                  |                   |                     |             |                                |                                           | % of Budget 100.0%                                |
| <b>Account Name: ProfServ-Trustee Fees</b>       |                   |                     |             |                                |                                           |                                                   |
| 05/01/26                                         | 531045-51302-5035 | 2524219             | VENDOR      | COMPUTERSHARE TRUST COMPANY NA | TRUSTEE FEES 2/11/26-2/10/27              | 5,000.00                                          |
|                                                  |                   |                     |             |                                |                                           | <b>YTD Total</b> 5,000.00                         |
|                                                  |                   |                     |             |                                |                                           | <b>Annual Budget</b> \$9,756.00                   |
|                                                  |                   |                     |             |                                |                                           | Amount Remaining / (Budget overage) \$4,756.00    |
|                                                  |                   |                     |             |                                |                                           | % of Budget 51.3%                                 |
| <b>Account Name: Attorney Fees</b>               |                   |                     |             |                                |                                           |                                                   |
| 10/31/25                                         | 531058-51302-5035 | 195972              | VENDOR      | BILLING COCHRAN, P.A.          | Oct 2025 legal expense                    | 11,330.00                                         |
| 11/30/25                                         | 531058-51302-5035 | ACCRUALS            | JE          |                                | ACCRUE BILLING COCHRAN LYLES INV # 196384 | 7,755.00                                          |
| 12/01/25                                         | 531058-51302-5035 | ACCRUALS            | JE          |                                | ACCRUE BILLING COCHRAN LYLES INV # 196384 | (7,755.00)                                        |
| 12/08/25                                         | 531058-51302-5035 | 196384              | VENDOR      | BILLING COCHRAN, P.A.          | Legal Svs Nov 25                          | 7,755.00                                          |
| 12/31/25                                         | 531058-51302-5035 | 196680              | VENDOR      | BILLING COCHRAN, P.A.          | Dec 25 attorney services                  | 4,510.00                                          |
| 02/02/26                                         | 531058-51302-5035 | 197084              | VENDOR      | BILLING COCHRAN, P.A.          | Jan 26 Legal Services                     | 5,610.00                                          |
| 03/05/26                                         | 531058-51302-5035 | 197437              | VENDOR      | BILLING COCHRAN, P.A.          | Feb 26 Legal Services                     | 5,335.00                                          |
| 04/13/26                                         | 531058-51302-5035 | 198124              | VENDOR      | BILLING COCHRAN, P.A.          | March 26 legal expenses                   | 5,390.00                                          |
| 05/13/26                                         | 531058-51302-5035 | 198531              | VENDOR      | BILLING COCHRAN, P.A.          | Apr 26 Legal Svs                          | 11,825.00                                         |
| 06/10/26                                         | 531058-51302-5035 | 198997              | VENDOR      | BILLING COCHRAN, P.A.          | May 2026 Legal Svs                        | 5,225.00                                          |
| 07/09/26                                         | 531058-51302-5035 | 199612              | VENDOR      | BILLING COCHRAN, P.A.          | LEGAL SVCS - JUN'26                       | 7,792.50                                          |
|                                                  |                   |                     |             |                                |                                           | <b>YTD Total</b> 64,772.50                        |
|                                                  |                   |                     |             |                                |                                           | <b>Annual Budget</b> \$52,749.00                  |
|                                                  |                   |                     |             |                                |                                           | Amount Remaining / (Budget overage) (\$12,023.50) |
|                                                  |                   |                     |             |                                |                                           | % of Budget 122.8%                                |

# Monterra Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date                                       | Account #         | Document #          | Trans. Type | Vendor Name                | Description                                         | Amount       |
|----------------------------------------------------|-------------------|---------------------|-------------|----------------------------|-----------------------------------------------------|--------------|
| <b>Account Name: ProfServ-Web Site Maintenance</b> |                   |                     |             |                            |                                                     |              |
| 02/24/26                                           | 531094-51302-5035 | INV-SN-1287         | VENDOR      | INNERSYNC STUDIO           | Annual Website Maintenance                          | 1,552.50     |
| 07/21/26                                           | 531094-51302-5035 | 184701              | VENDOR      | INFRAMARK LLC              | GoDaddy Email Renewal - Jun'26                      | 1,364.27     |
| <b>YTD Total</b>                                   |                   |                     |             |                            |                                                     | 2,916.77     |
| <b>Annual Budget</b>                               |                   |                     |             |                            |                                                     | \$5,000.00   |
| <b>Amount Remaining / (Budget overage)</b>         |                   |                     |             |                            |                                                     | \$2,083.23   |
| <b>% of Budget</b>                                 |                   |                     |             |                            |                                                     | 58.3%        |
| <b>Account Name: Auditing Services</b>             |                   |                     |             |                            |                                                     |              |
| 01/05/26                                           | 532002-51302-5035 | 28460               | VENDOR      | GRAU AND ASSOCIATES        | FY 25 Audit Fee                                     | 4,500.00     |
| <b>YTD Total</b>                                   |                   |                     |             |                            |                                                     | 4,500.00     |
| <b>Annual Budget</b>                               |                   |                     |             |                            |                                                     | \$4,400.00   |
| <b>Amount Remaining / (Budget overage)</b>         |                   |                     |             |                            |                                                     | (\$100.00)   |
| <b>% of Budget</b>                                 |                   |                     |             |                            |                                                     | 102.3%       |
| <b>Account Name: Postage and Freight</b>           |                   |                     |             |                            |                                                     |              |
| 10/27/25                                           | 541006-51302-5035 | 37975994C           | VENDOR      | AT&I                       | 200 Universal access tags                           | 164.16       |
| 10/31/25                                           | 541006-51302-5035 | JE000543            | JE          |                            | Partial Return Check# 100442 - FedEx                | (144.87)     |
| 11/26/25                                           | 541006-51302-5035 | 9-707-47579         | VENDOR      | FedEx                      | FedEx expenses                                      | 4.44         |
| 12/22/25                                           | 541006-51302-5035 | 166708              | VENDOR      | INFRAMARK LLC              | Outdoor TVs, mounting svcs, and safety supplies     | 5.18         |
| 01/20/26                                           | 541006-51302-5035 | 169046              | VENDOR      | INFRAMARK LLC              | Jan 25 postage and DM CC expenses                   | 0.74         |
| 02/01/26                                           | 541006-51302-5035 | 9-154-22523         | VENDOR      | FedEx                      | Postage                                             | 132.45       |
| 02/12/26                                           | 541006-51302-5035 | JE000559            | JE          |                            | R/C FedEx to org# 51302 fr 51301                    | 51.02        |
| 03/24/26                                           | 541006-51302-5035 | 9-216-06345         | VENDOR      | FedEx                      | FedEx expenses                                      | 52.03        |
| 05/15/26                                           | 541006-51302-5035 | 9-283-49282         | VENDOR      | FedEx                      | FedEx expenses                                      | 57.30        |
| 06/01/26                                           | 541006-51302-5035 | JE000575            | JE          |                            | R/C Postage fr org# 51301 to 51302                  | 12.68        |
| 07/29/26                                           | 541006-51302-5035 | 9-388-01755         | VENDOR      | FedEx                      | FedEx expenses                                      | 94.52        |
| <b>YTD Total</b>                                   |                   |                     |             |                            |                                                     | 429.65       |
| <b>Annual Budget</b>                               |                   |                     |             |                            |                                                     | \$246.00     |
| <b>Amount Remaining / (Budget overage)</b>         |                   |                     |             |                            |                                                     | (\$183.65)   |
| <b>% of Budget</b>                                 |                   |                     |             |                            |                                                     | 174.7%       |
| <b>Account Name: Insurance - Property</b>          |                   |                     |             |                            |                                                     |              |
| 10/01/25                                           | 545001-51302-5055 | 29648               | VENDOR      | EGIS INSURANCE ADVISOR LLC | Policy #100125560 10/01/2025-10/01/2026             | 49,525.00    |
| <b>YTD Total</b>                                   |                   |                     |             |                            |                                                     | 49,525.00    |
| <b>Annual Budget</b>                               |                   |                     |             |                            |                                                     | \$49,525.00  |
| <b>Amount Remaining / (Budget overage)</b>         |                   |                     |             |                            |                                                     | \$0.00       |
| <b>% of Budget</b>                                 |                   |                     |             |                            |                                                     | 100.0%       |
| <b>Account Name: Insurance</b>                     |                   |                     |             |                            |                                                     |              |
| 10/01/25                                           | 545990-51302-5035 | 29087               | VENDOR      | EGIS INSURANCE ADVISOR LLC | 10/1/2025 Workers Compensation Renewal Policy       | 850.00       |
| 10/01/25                                           | 545990-51302-5035 | 29648               | VENDOR      | EGIS INSURANCE ADVISOR LLC | Policy #100125560 10/01/2025-10/01/2026             | 8,597.00     |
| <b>YTD Total</b>                                   |                   |                     |             |                            |                                                     | 9,447.00     |
| <b>Annual Budget</b>                               |                   |                     |             |                            |                                                     | \$8,772.00   |
| <b>Amount Remaining / (Budget overage)</b>         |                   |                     |             |                            |                                                     | (\$675.00)   |
| <b>% of Budget</b>                                 |                   |                     |             |                            |                                                     | 107.7%       |
| <b>Account Name: Legal Advertising</b>             |                   |                     |             |                            |                                                     |              |
| 04/30/26                                           | 548002-51302-5000 | JE000569            | JE          |                            | R/C Sun Sentinel Invoice fr org# 51301 to 51302     | 137.24       |
| 07/01/26                                           | 548002-51302-5035 | SFA67373            | VENDOR      | SUN SENTINEL               | Legal notice                                        | 102.71       |
| 07/01/26                                           | 548002-51302-5035 | SFA50435            | VENDOR      | SUN SENTINEL               | Legal Notice                                        | 177.83       |
| 07/01/26                                           | 548002-51302-5035 | SFA62704            | VENDOR      | SUN SENTINEL               | Legal notice                                        | 168.14       |
| 07/09/26                                           | 548002-51302-5035 | SFA79814            | VENDOR      | SUN SENTINEL               | Legal notice                                        | 191.04       |
| 07/09/26                                           | 548002-51302-5035 | SFA28266            | VENDOR      | SUN SENTINEL               | Legal Notice                                        | 115.64       |
| 07/09/26                                           | 548002-51302-5035 | SFA35059            | VENDOR      | SUN SENTINEL               | Legal notice                                        | 141.20       |
| 07/09/26                                           | 548002-51302-5035 | SFA28265            | VENDOR      | SUN SENTINEL               | Legal notice                                        | 504.86       |
| 07/20/26                                           | 548002-51302-5035 | SFA96163            | VENDOR      | SUN SENTINEL               | Legal Notice                                        | 346.94       |
| 07/20/26                                           | 548002-51302-5000 | JE000581            | JE          |                            | R/C Sun Sentinel invoice fr org# 51301 to 51302     | 311.40       |
| 07/27/26                                           | 548002-51302-5035 | SFA100186           | VENDOR      | SUN SENTINEL               | Legal Notice                                        | 306.54       |
| 07/27/26                                           | 548002-51302-5035 | SFA100185           | VENDOR      | SUN SENTINEL               | Legal Notice                                        | 392.18       |
| <b>YTD Total</b>                                   |                   |                     |             |                            |                                                     | 2,895.72     |
| <b>Annual Budget</b>                               |                   |                     |             |                            |                                                     | \$475.00     |
| <b>Amount Remaining / (Budget overage)</b>         |                   |                     |             |                            |                                                     | (\$2,420.72) |
| <b>% of Budget</b>                                 |                   |                     |             |                            |                                                     | 609.6%       |
| <b>Account Name: Other Current Charges</b>         |                   |                     |             |                            |                                                     |              |
| 10/01/25                                           | 549901-51302-5065 | TRUIST CC           | JE          |                            | Accrue Truist CC charges Sep - Furniture / umbrella | (552.54)     |
| 10/01/25                                           | 549901-51302-5065 | 091125-8002         | VENDOR      | TRUIST BANK                | Aug & Sep credit card charges                       | 495.00       |
| 10/01/25                                           | 549901-51302-5035 | JE000547            | JE          |                            | R/C Truist Aug & Sep CC charges                     | 96.54        |
| 10/08/25                                           | 549901-51302-5035 | 160638              | VENDOR      | INFRAMARK LLC              | 0CT'25 ADMIN FEE AND RECORDS STORAGE                | 120.00       |
| 10/14/25                                           | 549901-51302-5035 | CLOVER APP          | JE          |                            | BANK UNITED CLOVER APP FEE                          | 35.00        |
| 10/21/25                                           | 549901-51302-5035 | 112-6831827-2249856 | VENDOR      | AMAZON CAPITAL SERVICES    | OUTDOOR CABLE/WELLNESS WIPES                        | 15.20        |
| 10/30/25                                           | 549901-51302-5000 | BANK FEE            | JE          |                            | Truist Bank - monthly fees                          | 106.25       |
| 11/11/25                                           | 549901-51302-5035 | 163515              | VENDOR      | INFRAMARK LLC              | Mgmt Fee and Record Storage                         | 120.00       |
| 11/25/25                                           | 549901-51302-5035 | 164560              | VENDOR      | INFRAMARK LLC              | Amazon supplies & GoDaddy renewal                   | 2.22         |
| 11/30/25                                           | 549901-51302-5000 | BANK FEE            | JE          |                            | Truist Bank - monthly fees                          | 87.00        |
| 11/30/25                                           | 549901-51302-5035 | CLOVER APP          | JE          |                            | BANK UNITED CLOVER APP FEE                          | 35.00        |
| 12/01/25                                           | 549901-51302-5035 | 165641              | VENDOR      | INFRAMARK LLC              | Dec 25 Admin & records storage fees                 | 120.00       |
| 12/30/25                                           | 549901-51302-5000 | BANK FEE            | JE          |                            | Truist Bank - monthly fees                          | 87.00        |
| 01/02/26                                           | 549901-51302-5035 | 167765              | VENDOR      | INFRAMARK LLC              | Jan 26 Admin & Records Storage                      | 120.00       |
| 01/06/26                                           | 549901-51302-5035 | 121125-8002-ACH     | VENDOR      | TRUIST BANK                | MICROSOFT 365/CC FEES                               | 384.86       |
| 01/28/26                                           | 549901-51302-5035 | 011126-8002-ACH     | VENDOR      | TRUIST BANK                | Jan 26 finance charges                              | 7.51         |
| 01/30/26                                           | 549901-51302-5035 | 170613              | VENDOR      | INFRAMARK LLC              | Admin & Record Storage Fees Feb 26                  | 120.00       |
| 01/30/26                                           | 549901-51302-5000 | BANK FEE            | JE          |                            | Truist Bank - monthly fees                          | 87.00        |
| 02/17/26                                           | 549901-51302-5035 | 171475              | VENDOR      | INFRAMARK LLC              | Comcast Mobile/IPADS/GO DADDY RENEWAL               | 361.53       |

# Monterra Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document #      | Trans. Type | Vendor Name   | Description                                 | Amount                                           |
|--------------|-------------------|-----------------|-------------|---------------|---------------------------------------------|--------------------------------------------------|
| 02/23/26     | 549901-51302-5035 | BANK FEE 2      | JE          |               | TRUIST BANK FEE                             | 86.25                                            |
| 03/02/26     | 549901-51302-5035 | 173010          | VENDOR      | INFRAMARK LLC | March 26 Admin & Records Fee                | 120.00                                           |
| 03/23/26     | 549901-51302-5035 | BANK FEE 2      | JE          |               | TRUIST BANK FEE                             | 86.25                                            |
| 03/31/26     | 549901-51302-5035 | 175407          | VENDOR      | INFRAMARK LLC | April 26 Mtg Fee and Records storage        | 120.00                                           |
| 03/31/26     | 549901-51302-5035 | BANK FEE 2      | JE          |               | TRUIST BANK FEE                             | 86.25                                            |
| 03/31/26     | 549901-51302-5035 | BANK FEE 2      | JE          |               | TRUIST BANK FEE                             | (86.25)                                          |
| 04/20/26     | 549901-51302-5035 | 177154          | VENDOR      | INFRAMARK LLC | comcast mobile Jan/Feb and printer supplies | 1,154.29                                         |
| 04/21/26     | 549901-51302-5035 | BANK FEE 2      | JE          |               | TRUIST BANK FEE                             | 86.25                                            |
| 05/01/26     | 549901-51302-5035 | 178530          | VENDOR      | INFRAMARK LLC | May 26 Prop Mgt, Onsite and Records Fees    | 120.00                                           |
| 05/01/26     | 549901-51302-5035 | 041126-8002-ACH | VENDOR      | TRUIST BANK   | supplies/repairs/food                       | 17.77                                            |
| 05/14/26     | 549901-51302-5035 | 179201          | VENDOR      | INFRAMARK LLC | Comcast mobile/Printer supplies - 03/20/26  | 831.24                                           |
| 05/21/26     | 549901-51302-5035 | BANK FEE 2      | JE          |               | TRUIST BANK FEE                             | 105.75                                           |
| 06/03/26     | 549901-51302-5035 | 180957          | VENDOR      | INFRAMARK LLC | June 26 Prop Mgt, Admin and Records Storage | 120.00                                           |
| 06/22/26     | 549901-51302-5035 | BANK FEE 2      | JE          |               | TRUIST BANK FEE                             | 86.25                                            |
| 07/06/26     | 549901-51302-5035 | 183716          | VENDOR      | INFRAMARK LLC | July Mgt, Admin and Records Strg            | 120.00                                           |
| 07/21/26     | 549901-51302-5035 | BANK FEE 2      | JE          |               | TRUIST BANK FEE                             | 86.25                                            |
| 07/31/26     | 549901-51302-5035 | BANK FEE 3      | JE          |               | Bank United Chargeback Fee's - Jul'26       | 70.00                                            |
|              |                   |                 |             |               |                                             | <b>YTD Total</b> 5,057.87                        |
|              |                   |                 |             |               |                                             | <b>Annual Budget</b> \$3,681.00                  |
|              |                   |                 |             |               |                                             | Amount Remaining / (Budget overage) (\$1,376.87) |
|              |                   |                 |             |               |                                             | % of Budget 137.4%                               |

## Account Name: Dues, Licenses, Subscriptions

|          |                   |                 |        |                              |                                                   |                                                  |
|----------|-------------------|-----------------|--------|------------------------------|---------------------------------------------------|--------------------------------------------------|
| 10/01/25 | 554020-51302-5035 | TRUIST CC       | JE     |                              | Accrue Truist CC Aug - Microsoft / Amazon Prime   | (224.00)                                         |
| 10/01/25 | 554020-51302-5035 | TRUIST CC       | JE     |                              | Dues, Licenses, Subscriptions                     | (45.00)                                          |
| 10/01/25 | 554020-51302-5035 | 091125-8002     | VENDOR | TRUIST BANK                  | Aug & Sep credit card charges                     | 45.00                                            |
| 10/01/25 | 554020-51302-5035 | JE000544        | JE     |                              | R/C Truist Aug Payment                            | 224.00                                           |
| 10/31/25 | 554020-51302-5035 | 92920           | VENDOR | FLORIDACOMMERCE              | Special District Annual Fee                       | 175.00                                           |
| 11/25/25 | 554020-51302-5035 | 164560          | VENDOR | INFRAMARK LLC                | Amazon supplies & GoDaddy renewal                 | 413.20                                           |
| 01/06/26 | 554020-51302-5035 | 121125-8002-ACH | VENDOR | TRUIST BANK                  | MICROSOFT 365/CC FEES                             | 135.00                                           |
| 02/17/26 | 554020-51302-5035 | 171475          | VENDOR | INFRAMARK LLC                | Comcast Mobile/IPADS/GO DADDY RENEWAL             | 179.12                                           |
| 03/02/26 | 554020-51302-5000 | 021126-8002-ACH | VENDOR | TRUIST BANK                  | City of Cooper City Permits & Do It Tennis        | 3,558.19                                         |
| 03/12/26 | 554020-51302-5035 | 031226          | VENDOR | City of Cooper City          | Application fee for Traffic Calming traffic study | 750.00                                           |
| 05/01/26 | 554020-51302-5035 | 041126-8002-ACH | VENDOR | TRUIST BANK                  | supplies/repairs/food                             | 90.00                                            |
| 06/22/26 | 554020-51302-5035 | 06-60-1297676   | VENDOR | FLORIDA DEPARTMENT OF HEALTH | POOL PERMIT #06-60-1297676                        | 175.00                                           |
| 06/22/26 | 554020-51302-5035 | 06-60-1294577   | VENDOR | FLORIDA DEPARTMENT OF HEALTH | Pool Permit #06-60-1294577                        | 325.00                                           |
| 06/22/26 | 554020-51302-5035 | 182448          | VENDOR | INFRAMARK LLC                | GoDaddy Email Renewal 2026 - H. Neal              | 385.85                                           |
|          |                   |                 |        |                              |                                                   | <b>YTD Total</b> 6,186.36                        |
|          |                   |                 |        |                              |                                                   | <b>Annual Budget</b> \$2,835.00                  |
|          |                   |                 |        |                              |                                                   | Amount Remaining / (Budget overage) (\$3,351.36) |
|          |                   |                 |        |                              |                                                   | % of Budget 218.2%                               |

**Administrative Department Total:** \$230,061.69

## DEPARTMENT NAME: PROPERTY MANAGEMENT AND SECURITY

### Account Name: ProfServ-Mgmt Consulting

|          |                   |          |        |               |                                              |                                                 |
|----------|-------------------|----------|--------|---------------|----------------------------------------------|-------------------------------------------------|
| 10/08/25 | 531027-51320-5035 | 160638   | VENDOR | INFRAMARK LLC | OCT'25 ADMIN FEE AND RECORDS STORAGE         | 6,466.33                                        |
| 11/11/25 | 531027-51320-5035 | 163515   | VENDOR | INFRAMARK LLC | Mgmt Fee and Record Storage                  | 6,466.33                                        |
| 12/01/25 | 531027-51320-5035 | 165641   | VENDOR | INFRAMARK LLC | Dec 25 Admin & records storage fees          | 6,466.33                                        |
| 01/02/26 | 531027-51320-5035 | 167765   | VENDOR | INFRAMARK LLC | Jan 26 Admin & Records Storage               | 6,466.33                                        |
| 01/30/26 | 531027-51320-5035 | 170613   | VENDOR | INFRAMARK LLC | Admin & Record Storage Fees Feb 26           | 6,466.33                                        |
| 01/31/26 | 531027-51320-5035 | PREPAID  | JE     |               | MOVE INFRAMARK MGMNT SVC - FEB'26 TO PREPAID | (6,466.33)                                      |
| 02/01/26 | 531027-51320-5035 | PREPAID  | JE     |               | MOVE INFRAMARK MGMNT SVC - FEB'26 TO PREPAID | 6,466.33                                        |
| 03/02/26 | 531027-51320-5035 | 173010   | VENDOR | INFRAMARK LLC | March 26 Admin & Records Fee                 | 6,466.33                                        |
| 03/31/26 | 531027-51320-5035 | 175407   | VENDOR | INFRAMARK LLC | April 26 Mtg Fee and Records storage         | 6,466.33                                        |
| 03/31/26 | 531027-51320-5035 | AUTO REV | JE     |               | To move Apr'26 Inframark Mgmt Fees to PP     | (6,466.33)                                      |
| 04/01/26 | 531027-51320-5035 | AUTO REV | JE     |               | To move Apr'26 Inframark Mgmt Fees to PP     | 6,466.33                                        |
| 05/01/26 | 531027-51320-5035 | 178530   | VENDOR | INFRAMARK LLC | May 26 Prop Mgt, Onsite and Records Fees     | 6,466.33                                        |
| 06/03/26 | 531027-51320-5035 | 180957   | VENDOR | INFRAMARK LLC | June 26 Prop Mgt, Admin and Records Storage  | 6,466.33                                        |
| 07/06/26 | 531027-51320-5035 | 183716   | VENDOR | INFRAMARK LLC | July Mgt, Admin and Records Strg             | 6,466.33                                        |
|          |                   |          |        |               |                                              | <b>YTD Total</b> 64,663.30                      |
|          |                   |          |        |               |                                              | <b>Annual Budget</b> \$77,596.00                |
|          |                   |          |        |               |                                              | Amount Remaining / (Budget overage) \$12,932.70 |
|          |                   |          |        |               |                                              | % of Budget 83.3%                               |

### Account Name: Onsite Maintenance

|          |                   |                |        |                                   |                                                  |                                                  |
|----------|-------------------|----------------|--------|-----------------------------------|--------------------------------------------------|--------------------------------------------------|
| 10/01/25 | 534200-51320-5040 | MGT-100125-290 | VENDOR | Castle Group                      | OCT 25 CLUBHOUSE MNGMNT                          | 28,964.64                                        |
| 10/01/25 | 534200-51320-5040 | JE000563       | JE     |                                   | R/C Castle Grp Mgmt - Oct'25 fr 534200 to 534201 | (28,964.64)                                      |
| 11/30/25 | 534200-51320-5040 | ACCRUALS       | JE     |                                   | ACCRUE CASTLE GROUP FEES - NOV'25                | 28,964.64                                        |
| 11/30/25 | 534200-51320-5040 | ACCRUALS       | JE     |                                   | ACCRUE CASTLE GROUP FEES - NOV'25                | (28,964.64)                                      |
| 12/01/25 | 534200-51320-5040 | ACCRUALS       | JE     |                                   | ACCRUE CASTLE GROUP FEES - NOV'25                | (28,964.64)                                      |
| 12/01/25 | 534200-51320-5040 | ACCRUALS       | JE     |                                   | ACCRUE CASTLE GROUP FEES - NOV'25                | 28,964.64                                        |
| 05/18/26 | 534200-51320-5040 | 1T6F-QTHT-WJRY | VENDOR | AMAZON CAPITAL SERVICES           | office chair/exterior paint supplies             | 166.10                                           |
| 05/18/26 | 534200-51320-5040 | JE000571       | JE     |                                   | R/C Painting Supplies fr 534200 to 546001        | (166.10)                                         |
| 07/08/26 | 534200-51320-5040 | 65330          | VENDOR | KENT SECURITY OF PALM BEACH, INC. | Onsite Maintenance & Groundskeeping              | 10,208.00                                        |
| 07/16/26 | 534200-51320-5040 | 65256          | VENDOR | KENT SECURITY OF PALM BEACH, INC. | Porter Svs - May 26                              | 10,440.00                                        |
|          |                   |                |        |                                   |                                                  | <b>YTD Total</b> 20,648.00                       |
|          |                   |                |        |                                   |                                                  | <b>Annual Budget</b> \$135,142.00                |
|          |                   |                |        |                                   |                                                  | Amount Remaining / (Budget overage) \$114,494.00 |
|          |                   |                |        |                                   |                                                  | % of Budget 15.3%                                |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date                                 | Account #         | Document #     | Trans. Type | Vendor Name                             | Description                                       | Amount         |
|----------------------------------------------|-------------------|----------------|-------------|-----------------------------------------|---------------------------------------------------|----------------|
| <b>Account Name: Onsite Property Manager</b> |                   |                |             |                                         |                                                   |                |
| 10/01/25                                     | 534201-51320-5065 | JE000563       | JE          |                                         | R/C Castle Grp Mgmnt - Oct'25 fr 534200 to 534201 | 28,964.64      |
| 12/30/25                                     | 534201-51320-5065 | 123025-8522    | VENDOR      | KW PROPERTY MANAGEMENT & CONSULTING LLC | Nov & Dec 25 Property Mgt Fees                    | 31,452.00      |
| 12/30/25                                     | 534201-51320-5065 | 123025-8522    | VENDOR      | KW PROPERTY MANAGEMENT & CONSULTING LLC | Nov & Dec 25 Property Mgt Fees                    | 15,726.00      |
| 02/06/26                                     | 534201-51320-5065 | 020726-8522    | VENDOR      | KW PROPERTY MANAGEMENT & CONSULTING LLC | Jan and Feb 26 Property Mgt Fees                  | 62,904.00      |
| 03/16/26                                     | 534201-51320-5065 | 031726-8522    | VENDOR      | KW PROPERTY MANAGEMENT & CONSULTING LLC | March 26 Amenities Mgmt                           | 31,452.00      |
| 04/01/26                                     | 534201-51320-5065 | MGT-110125-292 | VENDOR      | Castle Group                            | Nov 25 Management fee                             | 28,964.64      |
| 04/16/26                                     | 534201-51320-5035 | 040126-8522    | VENDOR      | KW PROPERTY MANAGEMENT & CONSULTING LLC | April 26 management fees                          | 31,452.00      |
| 05/01/26                                     | 534201-51320-5065 | 178530         | VENDOR      | INFRAMARK LLC                           | May 26 Prop Mgt, Onsite and Records Fees          | 23,620.75      |
| 06/03/26                                     | 534201-51320-5065 | 180957         | VENDOR      | INFRAMARK LLC                           | June 26 Prop Mgt, Admin and Records Storage       | 23,620.75      |
| 07/06/26                                     | 534201-51320-5065 | 183716         | VENDOR      | INFRAMARK LLC                           | July Mgt, Admin and Records Strg                  | 23,620.75      |
| <b>YTD Total</b>                             |                   |                |             |                                         |                                                   | 301,777.53     |
| <b>Annual Budget</b>                         |                   |                |             |                                         |                                                   | \$170,609.00   |
| <b>Amount Remaining / (Budget overage)</b>   |                   |                |             |                                         |                                                   | (\$131,168.53) |
| <b>% of Budget</b>                           |                   |                |             |                                         |                                                   | 176.9%         |

|                                            |                   |            |        |                                   |                                                       |              |
|--------------------------------------------|-------------------|------------|--------|-----------------------------------|-------------------------------------------------------|--------------|
| <b>Account Name: Security</b>              |                   |            |        |                                   |                                                       |              |
| 10/01/25                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - SEP'25                         | (36,780.00)  |
| 10/10/25                                   | 534203-51320-5055 | 20041087   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | May 2025 Security Invoice                             | 36,779.50    |
| 10/31/25                                   | 534203-51320-5055 | 20041494   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | Oct 2025 Monthly Security billing                     | 36,282.13    |
| 11/30/25                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - NOV'25                         | 35,949.00    |
| 12/01/25                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - NOV'25                         | (35,949.00)  |
| 12/01/25                                   | 534203-51320-5055 | 20041567   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | Nov 25 Security Svs                                   | 35,948.82    |
| 12/31/25                                   | 534203-51320-5055 | 20041639   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | Dec 25 Monthly Billing                                | 38,286.63    |
| 01/28/26                                   | 534203-51320-5055 | 20041689   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | delson Georges - Additional Services outside contract | 2,499.90     |
| 01/30/26                                   | 534203-51320-5055 | 20041717   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | Jan 26 Security Svs                                   | 38,119.00    |
| 02/04/26                                   | 534203-51320-5055 | 20041639-1 | VENDOR | KENT SECURITY OF PALM BEACH, INC. | Revised billing - Dec'25                              | 936.50       |
| 02/28/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - FEB'26                         | 38,119.00    |
| 03/01/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - FEB'26                         | (38,119.00)  |
| 03/05/26                                   | 534203-51320-5055 | 20041792   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | Feb 26 Security Services                              | 32,758.00    |
| 03/31/26                                   | 534203-51320-5055 | 20041852   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | March 26 Security Svs                                 | 38,986.88    |
| 04/13/26                                   | 534203-51320-5055 | INV-16038  | VENDOR | TECHPRO SECURITY PRODUCTS, LLC    | quarterly maintenance - camera system                 | 3,480.00     |
| 04/30/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - APR'26                         | 35,080.00    |
| 04/30/26                                   | 534203-51320-5055 | 20041933   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | May 26 Monthly Billing                                | 35,080.00    |
| 04/30/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - APR'26                         | (35,080.00)  |
| 05/01/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - APR'26                         | (35,080.00)  |
| 05/01/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - APR'26                         | 35,080.00    |
| 05/31/26                                   | 534203-51320-5055 | 20041998   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | May 26 Security                                       | 36,761.38    |
| 05/31/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - MAY'26                         | 35,080.00    |
| 05/31/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - MAY'26                         | (35,080.00)  |
| 06/01/26                                   | 534203-51320-5055 | 330725     | VENDOR | VISS Technology, LLC              | June 26 Camera Sim Cards                              | 292.50       |
| 06/01/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - MAY'26                         | (35,080.00)  |
| 06/01/26                                   | 534203-51320-5055 | ACCRUALS   | JE     |                                   | ACCRUE KENT SECURITY - MAY'26                         | 35,080.00    |
| 06/01/26                                   | 534203-51320-5055 | JE000577   | JE     |                                   | R/C Viss Technology inv# 330725 fr 534203 to 546349   | (292.50)     |
| 06/22/26                                   | 534203-51320-5055 | 1411256164 | VENDOR | MOTOROLA SOLUTIONS, INC           | Annual LPR Subscription                               | 1,000.00     |
| 06/22/26                                   | 534203-51320-5055 | 1411184527 | VENDOR | MOTOROLA SOLUTIONS, INC           | LPR Camera Subscription Jul25-Jun26                   | 1,000.00     |
| 06/30/26                                   | 534203-51320-5040 | 330639     | VENDOR | VISS Technology, LLC              | 3 Solar Cameras & Installation - May'26               | 5,699.97     |
| 06/30/26                                   | 534203-51320-5055 | 20042071   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | June 26 Mthly Security                                | 43,671.65    |
| 06/30/26                                   | 534203-51320-5040 | JE000578   | JE     |                                   | R/C Viss Technology inv# 330639 fr 534203 to 546349   | (5,699.97)   |
| 07/01/26                                   | 534203-51320-5040 | 330918     | VENDOR | VISS Technology, LLC              | July 26 Mthly Sim Card                                | 292.50       |
| 07/15/26                                   | 534203-51320-5055 | INV-16809  | VENDOR | TECHPRO SECURITY PRODUCTS, LLC    | Repair Sheridan Gate Cameras after lightning strike   | 1,029.60     |
| 07/30/26                                   | 534203-51320-5055 | 330641     | VENDOR | VISS Technology, LLC              | May 26 Sim Card Fee                                   | 292.50       |
| 07/31/26                                   | 534203-51320-5055 | 20042163   | VENDOR | KENT SECURITY OF PALM BEACH, INC. | July 26 Security Services                             | 46,372.12    |
| <b>YTD Total</b>                           |                   |            |        |                                   |                                                       | 392,797.11   |
| <b>Annual Budget</b>                       |                   |            |        |                                   |                                                       | \$433,763.00 |
| <b>Amount Remaining / (Budget overage)</b> |                   |            |        |                                   |                                                       | \$40,965.89  |
| <b>% of Budget</b>                         |                   |            |        |                                   |                                                       | 90.6%        |

|                                                           |                     |
|-----------------------------------------------------------|---------------------|
| <b>Property Management And Security Department Total:</b> | <b>\$779,885.94</b> |
|-----------------------------------------------------------|---------------------|

DEPARTMENT NAME: MAINTENANCE: GATE/FENCE

|                                            |                   |             |        |                     |                                                |             |
|--------------------------------------------|-------------------|-------------|--------|---------------------|------------------------------------------------|-------------|
| <b>Account Name: R&amp;M-Fence</b>         |                   |             |        |                     |                                                |             |
| 10/01/25                                   | 546025-53950-5040 | TRUIST CC   | JE     |                     | Accrue Truist CC Aug - Fence repair            | (43.82)     |
| 10/01/25                                   | 546025-53950-5040 | 091125-8002 | VENDOR | TRUIST BANK         | Aug & Sep credit card charges                  | 43.82       |
| 10/01/25                                   | 546025-53950-5040 | ACCRUALS    | JE     |                     | ACCRUE CREDIT MEMO 000106 - FOAM FACTORY       | 8,899.11    |
| 10/28/25                                   | 546025-53950-5040 | 25-194988   | VENDOR | FOAM FACTORY INC    | Credit Memo 000106                             | (8,899.11)  |
| 11/03/25                                   | 546025-53950-5040 | 25-19498C   | VENDOR | FOAM FACTORY INC    | 2025 Pier Caps for Exterior Wall - final pymnt | 8,700.06    |
| 06/30/26                                   | 546025-53950-5040 | 26224491    | VENDOR | ASAP GATE PLUS, LLC | Fence and Gate repairs                         | 450.00      |
| 06/30/26                                   | 546025-53950-5055 | D 26224496  | VENDOR | ASAP GATE PLUS, LLC | Belletarra Fence Replacement 50% Deposit       | 2,500.00    |
| 07/17/26                                   | 546025-53950-5040 | 26224712    | VENDOR | ASAP GATE PLUS, LLC | Estada Fence Repair                            | 750.00      |
| 07/17/26                                   | 546025-53950-5040 | 26224713    | VENDOR | ASAP GATE PLUS, LLC | Estada fence line repair                       | 475.00      |
| 07/27/26                                   | 546025-53950-5040 | 26224812    | VENDOR | ASAP GATE PLUS, LLC | Repair dog park fence                          | 650.00      |
| <b>YTD Total</b>                           |                   |             |        |                     |                                                | 13,525.06   |
| <b>Annual Budget</b>                       |                   |             |        |                     |                                                | \$48,745.00 |
| <b>Amount Remaining / (Budget overage)</b> |                   |             |        |                     |                                                | \$35,219.94 |
| <b>% of Budget</b>                         |                   |             |        |                     |                                                | 27.7%       |

|                                   |                   |          |        |      |                                            |        |
|-----------------------------------|-------------------|----------|--------|------|--------------------------------------------|--------|
| <b>Account Name: R&amp;M-Gate</b> |                   |          |        |      |                                            |        |
| 10/17/25                          | 546034-53950-5055 | 37999821 | VENDOR | AT&I | Oct 2025 Emerg. After hours Gate Repairs   | 450.00 |
| 10/17/25                          | 546034-53950-5055 | 37977770 | VENDOR | AT&I | Oct 2025 Gate Repair - Resident gate timer | 149.00 |
| 10/20/25                          | 546034-53950-5055 | 38140292 | VENDOR | AT&I | Oct 2025 PDK cloud svs.                    | 199.80 |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document #     | Trans. Type                    | Vendor Name | Description                                  | Amount   |
|--------------|-------------------|----------------|--------------------------------|-------------|----------------------------------------------|----------|
| 10/20/25     | 546034-53950-5055 | 38140388       | VENDOR AT&I                    |             | Oct 2025 Gate Prev. Maintenance              | 340.00   |
| 10/20/25     | 546034-53950-5055 | 38140186       | VENDOR AT&I                    |             | Oct 2025 PDK Cloud Svs                       | 277.65   |
| 10/27/25     | 546034-53950-5055 | 37975994C      | VENDOR AT&I                    |             | 200 Universal access tags                    | 2,584.00 |
| 10/29/25     | 546034-53950-5055 | 39694909       | VENDOR AT&I                    |             | Oct Gate repair svcs call                    | 186.25   |
| 11/17/25     | 546034-53950-5055 | 40007726       | VENDOR AT&T                    |             | Credit Memo 000107                           | (149.00) |
| 11/18/25     | 546034-53950-5055 | 40007726       | VENDOR AT&T                    |             | Gate repairs                                 | 149.00   |
| 11/19/25     | 546034-53950-5055 | 40007726       | VENDOR AT&I                    |             | Repair Pine Island RFID reader               | 149.00   |
| 11/30/25     | 546034-53950-5055 | 40226602       | VENDOR AT&I                    |             | Gate repair svcs call                        | 149.00   |
| 12/01/25     | 546034-53950-5055 | 40138231       | VENDOR AT&I                    |             | Dec 25 Cloud Svs - Gate access               | 199.80   |
| 12/01/25     | 546034-53950-5055 | 40138106       | VENDOR AT&I                    |             | Dec 25 cloud Svs Gates                       | 277.65   |
| 12/01/25     | 546034-53950-5055 | 40138349       | VENDOR AT&I                    |             | Dec 25 Gate preventative maintenance         | 340.00   |
| 12/03/25     | 546034-53950-5055 | 40291116       | VENDOR AT&I                    |             | Sheridan gate repairs                        | 119.78   |
| 12/08/25     | 546034-53950-5055 | 40384198       | VENDOR AT&I                    |             | Replacement Gate Arms                        | 2,153.00 |
| 12/12/25     | 546034-53950-5055 | 40489514       | VENDOR AT&I                    |             | Vista Del Sol Gate Repair                    | 283.75   |
| 12/17/25     | 546034-53950-5055 | 40607781       | VENDOR AT&I                    |             | Dec 25 Gate Maintenance                      | 340.00   |
| 12/17/25     | 546034-53950-5055 | 40607565       | VENDOR AT&I                    |             | Dec 25 Clou Svs - Gate access                | 277.65   |
| 12/17/25     | 546034-53950-5055 | 40607667       | VENDOR AT&I                    |             | Dec 25 Clou Svs - Gate access                | 199.80   |
| 12/19/25     | 546034-53950-5055 | 46074          | VENDOR Total Entry Control     |             | Vista Del Sol Gate repairs                   | 190.00   |
| 01/09/26     | 546034-53950-5055 | 40919197D      | VENDOR AT&I                    |             | Antenna replacement - Pine Island            | 1,799.19 |
| 01/10/26     | 546034-53950-5055 | 46100          | VENDOR Total Entry Control     |             | Sheridan gate repairs                        | 190.00   |
| 01/16/26     | 546034-53950-5055 | 1GGV-VGVT-1LKW | VENDOR AMAZON CAPITAL SERVICES |             | Pedestrian Gate locks                        | 17.97    |
| 01/17/26     | 546034-53950-5040 | 46184          | VENDOR Total Entry Control     |             | Gate arm repair                              | 472.26   |
| 01/26/26     | 546034-53950-5055 | 41195465       | VENDOR AT&I                    |             | Jan 26 monthly gate maintenance              | 340.00   |
| 01/26/26     | 546034-53950-5055 | 41195345       | VENDOR AT&I                    |             | Jan 26 access control svcs                   | 199.80   |
| 01/26/26     | 546034-53950-5055 | 41195228       | VENDOR AT&I                    |             | Jan 26 Cloud Service                         | 277.65   |
| 01/28/26     | 546034-53950-5055 | 41303082       | VENDOR AT&I                    |             | Gate repairs                                 | 223.50   |
| 01/28/26     | 546034-53950-5040 | 46199          | VENDOR Total Entry Control     |             | battery replacement for gates                | 269.20   |
| 02/04/26     | 546034-53950-5040 | 46238          | VENDOR Total Entry Control     |             | VDS swing gate gearbox replacement           | 761.00   |
| 02/05/26     | 546034-53950-5055 | 41460677       | VENDOR AT&I                    |             | Pine Island Gate repairs                     | 149.00   |
| 02/13/26     | 546034-53950-5055 | 41648426       | VENDOR AT&I                    |             | Replacement Gate Arms                        | 2,095.00 |
| 02/13/26     | 546034-53950-5040 | 46115          | VENDOR Total Entry Control     |             | Sheridan Gate repairs                        | 311.16   |
| 02/17/26     | 546034-53950-5040 | 25222413       | VENDOR ASAP GATE PLUS, LLC     |             | Pedestrian Gates Repair #3, 4, 6, 12, & 13   | 1,300.00 |
| 02/18/26     | 546034-53950-5055 | 41774135       | VENDOR AT&I                    |             | Feb 26 gate maintenance                      | 340.00   |
| 02/18/26     | 546034-53950-5055 | 41773934       | VENDOR AT&I                    |             | Feb Gate Access Cloud svcs                   | 277.65   |
| 02/18/26     | 546034-53950-5055 | 41774028       | VENDOR AT&I                    |             | Feb 26 clubhouse access                      | 199.80   |
| 02/23/26     | 546034-53950-5055 | 41302069C      | VENDOR AT&I                    |             | Universal Windshield/Headlamp Tag            | 2,679.00 |
| 02/24/26     | 546034-53950-5055 | 40234682       | VENDOR AT&I                    |             | New RFID reader system - clubhouse           | 1,799.18 |
| 03/11/26     | 546034-53950-5055 | 46360AA        | VENDOR Total Entry Control     |             | Replace exit barrier system - University     | 4,996.37 |
| 03/13/26     | 546034-53950-5055 | 42287914       | VENDOR AT&I                    |             | GATE REPAIR - SERVICE CALL                   | 149.00   |
| 03/17/26     | 546034-53950-5040 | 46244          | VENDOR Total Entry Control     |             | Replacement Emergency keypad - University    | 865.95   |
| 03/23/26     | 546034-53950-5055 | 1J90-7HVV-94MG | VENDOR AMAZON CAPITAL SERVICES |             | air compressor / security camera             | 34.99    |
| 04/01/26     | 546034-53950-5055 | 42453818       | VENDOR AT&I                    |             | Mthly Gate Preventative Apr 26               | 340.00   |
| 04/01/26     | 546034-53950-5055 | 42453706       | VENDOR AT&I                    |             | PDK Cloud Svs - Apr'26                       | 199.80   |
| 04/01/26     | 546034-53950-5055 | 42453587       | VENDOR AT&I                    |             | Cloud Service - Apr'26                       | 277.65   |
| 04/08/26     | 546034-53950-5040 | 46531          | VENDOR Total Entry Control     |             | Pine Island Gate diagnostic                  | 190.00   |
| 04/13/26     | 546034-53950-5055 | 46536          | VENDOR Total Entry Control     |             | Gate repairs diagnostic                      | 190.00   |
| 04/14/26     | 546034-53950-5040 | 46555          | VENDOR Total Entry Control     |             | Diagnostic - Vista Del Sol                   | 190.00   |
| 04/19/26     | 546034-53950-5055 | 43308966       | VENDOR AT&I                    |             | gate preventative maintenance                | 340.00   |
| 04/21/26     | 546034-53950-5055 | 42719423C      | VENDOR AT&I                    |             | Universal Windshield/Headlamp Tag            | 3,213.00 |
| 04/22/26     | 546034-53950-5040 | 46580          | VENDOR Total Entry Control     |             | Repair swing gate hinges Vista Del Sol       | 1,183.28 |
| 04/23/26     | 546034-53950-5055 | 42142002PM     | VENDOR AT&I                    |             | Gate Battery replacement and motor brushes   | 1,134.39 |
| 04/24/26     | 546034-53950-5040 | 46585          | VENDOR Total Entry Control     |             | gate diagnostic - Vista Del Sol              | 100.00   |
| 04/30/26     | 546034-53950-5055 | 46479          | VENDOR Total Entry Control     |             | Swing Gate repair                            | 875.99   |
| 04/30/26     | 546034-53950-5055 | 46360          | VENDOR Total Entry Control     |             | Univ. Dr barrier gate system - final payment | 4,996.37 |
| 05/01/26     | 546034-53950-5055 | 43308844       | VENDOR AT&I                    |             | PDK Cloud - May'26                           | 199.80   |
| 05/01/26     | 546034-53950-5055 | 43308716       | VENDOR AT&I                    |             | May 26 cloud svcs                            | 277.65   |
| 06/01/26     | 546034-53950-5055 | 44319728       | VENDOR AT&I                    |             | PDK Cloud Svs 6/1-6/30/26                    | 199.80   |
| 06/01/26     | 546034-53950-5055 | 44319617       | VENDOR AT&I                    |             | Cell Gate Cld Svs FINAL MTH 6/1-6/30/26      | 277.65   |
| 06/01/26     | 546034-53950-5055 | 44319844       | VENDOR AT&I                    |             | Mthl Gate Minc 6/1-6/30/26                   | 340.00   |
| 06/03/26     | 546034-53950-5055 | 46725          | VENDOR Total Entry Control     |             | Security gate repairs                        | 267.42   |
| 06/10/26     | 546034-53950-5055 | 44812331       | VENDOR AT&I                    |             | GATE REPAIR VDS                              | 179.00   |
| 06/23/26     | 546034-53950-5055 | 45106802       | VENDOR AT&I                    |             | June 26 PDK svcs                             | 199.80   |
| 06/30/26     | 546034-53950-5040 | 26224491       | VENDOR ASAP GATE PLUS, LLC     |             | Fence and Gate repairs                       | 1,283.00 |
| 06/30/26     | 546034-53950-5055 | 46842          | VENDOR Total Entry Control     |             | Sheridan Gate loop repairs                   | 1,079.83 |
| 06/30/26     | 546034-53950-5055 | 46732          | VENDOR Total Entry Control     |             | Diagnostic - Sheridan Gate                   | 190.00   |
| 07/01/26     | 546034-53950-5055 | 45106912       | VENDOR AT&I                    |             | July 26 Mthly Prev Maintenance               | 340.00   |
| 07/06/26     | 546034-53950-5055 | 46588          | VENDOR Total Entry Control     |             | final Payment Pine Island Loop replacement   | 4,073.40 |
| 07/16/26     | 546034-53950-5055 | 46575BBB       | VENDOR Total Entry Control     |             | Final Payment MyQ Entry system               | 2,607.30 |
| 07/16/26     | 546034-53950-5055 | 46869          | VENDOR Total Entry Control     |             | Pine Island Swing Gate sensor repair         | 398.61   |
| 07/20/26     | 546034-53950-5055 | 46026790       | VENDOR AT&I                    |             | July 26 PDK Cloud Svs                        | 199.80   |
| 07/27/26     | 546034-53950-5055 | 26224813       | VENDOR ASAP GATE PLUS, LLC     |             | Repair Gate 14                               | 420.00   |

|                                     |               |
|-------------------------------------|---------------|
| YTD Total                           | 54,377.34     |
| Annual Budget                       | \$40,109.00   |
| Amount Remaining / (Budget overage) | (\$14,268.34) |
| % of Budget                         | 135.6%        |

Account Name: R&M-Access&Surveillance Systems

|          |                   |                |                            |                                |                                                     |           |
|----------|-------------------|----------------|----------------------------|--------------------------------|-----------------------------------------------------|-----------|
| 01/06/26 | 546349-53950-5055 | 1NMX-W9KY-K6DK | VENDOR                     | AMAZON CAPITAL SERVICES        | replacement pad gate locks                          | 1,066.64  |
| 01/06/26 | 546349-53950-5055 | 26002          | VENDOR                     | VETTED SECURITY SOLUTIONS LLC  | Camera troubleshoot & repair                        | 1,240.00  |
| 01/30/26 | 546349-53950-5055 | INV-15529      | VENDOR                     | TECHPRO SECURITY PRODUCTS, LLC | Security camera repair Jan 26                       | 179.10    |
| 03/04/26 | 546349-53950-5000 | JE000565       | JE                         |                                | Partial Refund for Ck #100564                       | (0.35)    |
| 03/10/26 | 546349-53950-5055 | 46354AA        | VENDOR Total Entry Control |                                | Pine Island Gate system replacement                 | 12,429.44 |
| 06/01/26 | 546349-53950-5055 | JE000577       | JE                         |                                | R/C Viss Technology inv# 330725 fr 534203 to 546349 | 292.50    |
| 06/30/26 | 546349-53950-5055 | JE000578       | JE                         |                                | R/C Viss Technology inv# 330639 fr 534203 to 546349 | 5,699.97  |
| 07/21/26 | 546349-53950-5055 | INV-16844      | VENDOR                     | TECHPRO SECURITY PRODUCTS, LLC | Repair lightning damage to system                   | 179.10    |

|               |            |
|---------------|------------|
| YTD Total     | 21,086.40  |
| Annual Budget | \$2,212.00 |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting<br>Date                                    | Account # | Document # | Trans.<br>Type | Vendor Name | Description | Amount                  |
|----------------------------------------------------|-----------|------------|----------------|-------------|-------------|-------------------------|
| Amount Remaining / (Budget overage)<br>% of Budget |           |            |                |             |             | (\$18,874.40)<br>953.3% |
| Maintenance: Gate/Fence Department Total:          |           |            |                |             |             | \$88,988.80             |

DEPARTMENT NAME: MAINTENANCE: LAKES

Account Name: R&M-Pump Station

|                                     |                   |         |        |                              |                                                 |               |
|-------------------------------------|-------------------|---------|--------|------------------------------|-------------------------------------------------|---------------|
| 10/20/25                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 10/20/25                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 10/20/25                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 10/28/25                            | 546075-53955-5040 | 192680  | VENDOR | HOOVER PUMP                  | Oct irrigations system pump repairs             | 476.15        |
| 10/30/25                            | 546075-53955-5040 | 192815  | VENDOR | HOOVER PUMP                  | Irrigation screen replacement for pump system   | 1,906.54      |
| 11/20/25                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 11/20/25                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 11/20/25                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 12/20/25                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 12/20/25                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 12/20/25                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 12/31/25                            | 546075-53955-5040 | S-10250 | VENDOR | SULLIVAN ELECTRIC & PUMP INC | Nov 25 Pump Repair                              | 993.53        |
| 01/20/26                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 01/20/26                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 01/20/26                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 02/20/26                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 02/20/26                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 02/20/26                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 03/02/26                            | 546075-53955-5040 | 29006   | VENDOR | SULLIVAN ELECTRIC & PUMP INC | 2026 SCADA 12 month renewal - Estada            | 575.00        |
| 03/02/26                            | 546075-53955-5040 | 29005   | VENDOR | SULLIVAN ELECTRIC & PUMP INC | 2026 SCADA 12 Month Renewal - Capistrano        | 575.00        |
| 03/20/26                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 03/20/26                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 03/20/26                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 03/31/26                            | 546075-53955-5040 | 196450  | VENDOR | HOOVER PUMP                  | diagnostic - La Costa                           | 213.00        |
| 04/20/26                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 04/20/26                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 04/20/26                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 04/21/26                            | 546075-53955-5040 | 196727  | VENDOR | HOOVER PUMP                  | Repair of Control AC, Press Tank and Disconnect | 9,977.56      |
| 05/20/26                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 05/20/26                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 05/20/26                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 05/29/26                            | 546075-53955-5040 | 197793  | VENDOR | HOOVER PUMP                  | PUMP MAINTENANCE                                | 213.00        |
| 06/11/26                            | 546075-53955-5040 | 198072  | VENDOR | HOOVER PUMP                  | PUMP REPAIR                                     | 213.00        |
| 06/20/26                            | 546075-53955-5055 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 373.05        |
| 06/20/26                            | 546075-53955-5045 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 180.50        |
| 06/20/26                            | 546075-53955-5040 | PREPAID | JE     |                              | AMORTIZE HOOVER PUMP AGRMNT - 10/01 TO 09/30/26 | 48.13         |
| 06/22/26                            | 546075-53955-5040 | 198225  | VENDOR | HOOVER PUMP                  | PLC Replacement Lightning Strike                | 2,570.23      |
| 07/10/26                            | 546075-53955-5040 | 198745  | VENDOR | HOOVER PUMP                  | rain bucket replacement                         | 213.00        |
| 07/20/26                            | 546075-53955-5040 | 30197   | VENDOR | SULLIVAN ELECTRIC & PUMP INC | Estada pump repair                              | 2,765.16      |
| YTD Total                           |                   |         |        |                              |                                                 | 26,106.29     |
| Annual Budget                       |                   |         |        |                              |                                                 | \$13,703.00   |
| Amount Remaining / (Budget overage) |                   |         |        |                              |                                                 | (\$12,403.29) |
| % of Budget                         |                   |         |        |                              |                                                 | 190.5%        |

Account Name: Lake & Wetlands Maintenance

|                                     |                   |          |        |                                 |                                                           |              |
|-------------------------------------|-------------------|----------|--------|---------------------------------|-----------------------------------------------------------|--------------|
| 10/01/25                            | 546366-53955-5047 | 19786    | VENDOR | ESTATE MANAGEMENT SERVICES, INC | Oct 2025 Pond Maintenance                                 | 5,431.73     |
| 10/01/25                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ESTATE MANAGEMENT- SEP'25                          | (5,432.00)   |
| 10/01/25                            | 546366-53955-5047 | JE000558 | JE     |                                 | Move FY25 Accrual to Misc. Income - Estate Mgmnt          | 5,432.00     |
| 10/08/25                            | 546366-53955-5047 | 105379   | VENDOR | SHENANDOAH                      | Outfall Repair final payment                              | 27,150.00    |
| 10/31/25                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ESTATE MANAGEMENT- OCT'25                          | 5,432.00     |
| 11/01/25                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ESTATE MANAGEMENT- OCT'25                          | (5,432.00)   |
| 11/01/25                            | 546366-53955-5047 | JE000548 | JE     |                                 | R/C Inv# 105379 - Shenandoah outfall repair final payment | (27,150.00)  |
| 11/03/25                            | 546366-53955-5047 | 1856-417 | VENDOR | ESTATE MANAGEMENT SERVICES, INC | Nov 25 Pond Maintenance                                   | 5,431.73     |
| 11/30/25                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ESTATE MANAGEMENT- NOV'25                          | 5,431.73     |
| 12/01/25                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ESTATE MANAGEMENT- NOV'25                          | (5,431.73)   |
| 12/04/25                            | 546366-53955-5047 | 1972-182 | VENDOR | ESTATE MANAGEMENT SERVICES, INC | Dec 25 Pond Maintenance                                   | 5,431.73     |
| 01/09/26                            | 546366-53955-5047 | 1802-304 | VENDOR | ESTATE MANAGEMENT SERVICES, INC | Jan 26 Pond Maintenance                                   | 5,594.68     |
| 02/02/26                            | 546366-53955-5047 | 1060-88  | VENDOR | ESTATE MANAGEMENT SERVICES, INC | Feb 26 Pond Maintenance                                   | 5,594.68     |
| 03/02/26                            | 546366-53955-5047 | 2079-79  | VENDOR | ESTATE MANAGEMENT SERVICES, INC | MAR 26 Pond Maintenance                                   | 5,594.68     |
| 03/23/26                            | 546366-53955-5047 | 9848     | VENDOR | ESTATE MANAGEMENT SERVICES, INC | 50% Deposit - Aerator Estada Lake #1                      | 4,436.75     |
| 04/02/26                            | 546366-53955-5047 | 2313-181 | VENDOR | ALL WATER                       | April 26 Lake maintenance                                 | 5,594.68     |
| 04/28/26                            | 546366-53955-5047 | 10501    | VENDOR | ALL WATER                       | Deposit - Aerator Estada Lakes 2,3,4                      | 7,522.25     |
| 05/31/26                            | 546366-53955-5047 | 8438     | VENDOR | ALL WATER                       | May 26 Pond Management                                    | 5,594.68     |
| 05/31/26                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ALL WATER LAKE MAINTENANCE - MAY'26                | 5,594.68     |
| 05/31/26                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ALL WATER LAKE MAINTENANCE - MAY'26                | (5,594.68)   |
| 06/01/26                            | 546366-53955-5047 | 20233    | VENDOR | ALL WATER                       | June 26 Mtly Pond Maint                                   | 5,594.68     |
| 06/01/26                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ALL WATER LAKE MAINTENANCE - MAY'26                | (5,594.68)   |
| 06/01/26                            | 546366-53955-5047 | ACCRUALS | JE     |                                 | ACCRUE ALL WATER LAKE MAINTENANCE - MAY'26                | 5,594.68     |
| 07/01/26                            | 546366-53955-5047 | 103773   | VENDOR | ALL WATER                       | July 26 Mthly Pond Maintenance                            | 5,706.57     |
| YTD Total                           |                   |          |        |                                 |                                                           | 67,528.84    |
| Annual Budget                       |                   |          |        |                                 |                                                           | \$114,562.00 |
| Amount Remaining / (Budget overage) |                   |          |        |                                 |                                                           | \$47,033.16  |
| % of Budget                         |                   |          |        |                                 |                                                           | 58.9%        |

Account Name: Pest Control-Midge Lake Banks

**Monterra Community Development District**  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date                               | Account #         | Document #        | Trans. Type | Vendor Name                      | Description                                   | Amount             |
|--------------------------------------------|-------------------|-------------------|-------------|----------------------------------|-----------------------------------------------|--------------------|
| 10/21/25                                   | 546367-53955-5047 | JE000560          | JE          |                                  | R/C Midge Control fr 546070 to 546367         | 2,773.80           |
| 11/20/25                                   | 546367-53955-5047 | JE000561          | JE          |                                  | R/C Midge Control fr 546070 to 546367         | 2,773.80           |
| 12/17/25                                   | 546367-53955-5047 | 12162025MONTMIDGE | VENDOR      | Southern Plant and Pest Services | Dec 25 Midge Control                          | 2,773.80           |
| 01/16/26                                   | 546367-53955-5047 | 01252026MONTMIDGE | VENDOR      | Southern Plant and Pest Services | Jan 26 midge control                          | 2,773.80           |
| 02/06/26                                   | 546367-53955-5047 | JE000562          | JE          |                                  | R/C Midge Control fr 546070 to 546367         | 2,773.80           |
| 03/12/26                                   | 546367-53955-5047 | JE000567          | JE          |                                  | R/C Monthly Midge control fr 546070 to 546367 | 2,773.80           |
| 04/14/26                                   | 546367-53955-5047 | 04132026MONTMIDGE | VENDOR      | Southern Plant and Pest Services | april 26 Midge control                        | 2,773.80           |
| 05/13/26                                   | 546367-53955-5047 | 05122026MONTMIDGE | VENDOR      | Southern Plant and Pest Services | Midge Control                                 | 2,773.80           |
| 06/12/26                                   | 546367-53955-5047 | 06112026MONTMIDGE | VENDOR      | Southern Plant and Pest Services | Midge control June 26                         | 2,773.80           |
| 07/31/26                                   | 546367-53955-5047 | ACCRUALS          | JE          |                                  | ACCUE SOUTHERN PLANT & PESTS - JUL'26         | 2,773.80           |
| <b>YTD Total</b>                           |                   |                   |             |                                  |                                               | <b>27,738.00</b>   |
| <b>Annual Budget</b>                       |                   |                   |             |                                  |                                               | <b>\$30,542.00</b> |
| <b>Amount Remaining / (Budget overage)</b> |                   |                   |             |                                  |                                               | <b>\$2,804.00</b>  |
| <b>% of Budget</b>                         |                   |                   |             |                                  |                                               | <b>90.8%</b>       |

**Account Name: Misc-Contingency**

|                                            |                   |                    |        |                                  |                                       |                    |
|--------------------------------------------|-------------------|--------------------|--------|----------------------------------|---------------------------------------|--------------------|
| 07/01/26                                   | 549900-53955-5040 | 06292026EMONT      | VENDOR | Southern Plant and Pest Services | July 26 pest & fertilization          | 291.67             |
| 10/21/25                                   | 549900-53955-5040 | 07012026MONTPAVERS | VENDOR | Southern Plant and Pest Services | July 26 weed control / fuel surcharge | 22.50              |
| 07/07/26                                   | 549900-53955-5040 | 07032026MONTMOSQ   | VENDOR | Southern Plant and Pest Services | July Mosquito control                 | 46.94              |
| 07/09/26                                   | 549900-53955-5040 | 07082026MONTRAT    | VENDOR | Southern Plant and Pest Services | July 26 Rodent Control                | 22.47              |
| 07/21/26                                   | 549900-53955-5000 | 07202026MONTMIDGE  | VENDOR | Southern Plant and Pest Services | Midge Control July 26                 | 93.80              |
| 07/27/26                                   | 549900-53955-5040 | 07242026MONTPAVERS | VENDOR | Southern Plant and Pest Services | Weed Control Aug 26                   | 11.37              |
| 07/31/26                                   | 549900-53955-5040 | 07312026EMONT      | VENDOR | Southern Plant and Pest Services | July 26 pest & fertilization          | 291.67             |
| <b>YTD Total</b>                           |                   |                    |        |                                  |                                       | <b>780.42</b>      |
| <b>Annual Budget</b>                       |                   |                    |        |                                  |                                       | <b>\$32,547.40</b> |
| <b>Amount Remaining / (Budget overage)</b> |                   |                    |        |                                  |                                       | <b>\$31,766.98</b> |
| <b>% of Budget</b>                         |                   |                    |        |                                  |                                       | <b>2.4%</b>        |

|                                             |                     |
|---------------------------------------------|---------------------|
| <b>Maintenance: Lakes Department Total:</b> | <b>\$122,153.55</b> |
|---------------------------------------------|---------------------|

**DEPARTMENT NAME: MAINTENANCE: LANDSCAPE/HARDSCAPE****Account Name: R&M-Pest Control**

|          |                   |                    |        |                                  |                                               |            |
|----------|-------------------|--------------------|--------|----------------------------------|-----------------------------------------------|------------|
| 10/21/25 | 546070-53960-5040 | 10202025MONTMIDGE  | VENDOR | Southern Plant and Pest Services | Oct 2025 Midge control                        | 2,773.80   |
| 10/21/25 | 546070-53960-5040 | 10202025MONTMOSQ   | VENDOR | Southern Plant and Pest Services | Oct 25 Mosquito control                       | 1,037.94   |
| 10/21/25 | 546070-53960-5040 | JE000560           | JE     |                                  | R/C Midge Control fr 546070 to 546367         | (2,773.80) |
| 10/28/25 | 546070-53960-5040 | 10272025MONTRAT    | VENDOR | Southern Plant and Pest Services | 211 Rodent control blocks                     | 664.47     |
| 10/28/25 | 546070-53960-5040 | 10232025MONTPAVERS | VENDOR | Southern Plant and Pest Services | Oct 25 Paver weed control                     | 667.50     |
| 10/31/25 | 546070-53960-5040 | 10312025EMONTR     | VENDOR | Southern Plant and Pest Services | Oct 25 Raccoon Removal                        | 3,700.00   |
| 10/31/25 | 546070-53960-5040 | 10312025EMONT      | VENDOR | Southern Plant and Pest Services | October 2025 pest control                     | 8,625.00   |
| 11/20/25 | 546070-53960-5040 | 11172025MONTMIDGE  | VENDOR | Southern Plant and Pest Services | Nov 25 Midge Control                          | 2,773.80   |
| 11/20/25 | 546070-53960-5040 | 11172025MONTMOSQ   | VENDOR | Southern Plant and Pest Services | Nov 25 Mosquito control                       | 1,037.94   |
| 11/20/25 | 546070-53960-5040 | 11172025MONTPAVERS | VENDOR | Southern Plant and Pest Services | Nov 25 paver weed control                     | 667.50     |
| 11/20/25 | 546070-53960-5040 | JE000561           | JE     |                                  | R/C Midge Control fr 546070 to 546367         | (2,773.80) |
| 11/30/25 | 546070-53960-5040 | 11212025MONTRAT    | VENDOR | Southern Plant and Pest Services | RODENT CONTROL BLOCKS - 194                   | 664.47     |
| 11/30/25 | 546070-53960-5040 | 11252025EMONT      | VENDOR | Southern Plant and Pest Services | Nov 2025 racoon trapping                      | 1,000.00   |
| 12/01/25 | 546070-53960-5040 | 11252025EMONTP     | VENDOR | Southern Plant and Pest Services | Nov 25 Pest Control                           | 8,625.00   |
| 12/11/25 | 546070-53960-5040 | 12112025MONTRAT    | VENDOR | Southern Plant and Pest Services | Dec 25 Rodent Control                         | 664.47     |
| 12/15/25 | 546070-53960-5040 | 12122025MONTMOSQ   | VENDOR | Southern Plant and Pest Services | dec 25 mosquito control                       | 1,037.94   |
| 12/19/25 | 546070-53960-5040 | 12182025MONTPAVERS | VENDOR | Southern Plant and Pest Services | Dec 25 Weed control                           | 667.50     |
| 12/31/25 | 546070-53960-5040 | 12292025EMONT      | VENDOR | Southern Plant and Pest Services | DEC 25 pest control and fertilization         | 8,625.00   |
| 12/31/25 | 546070-53960-5040 | 12302025MONTBEE    | VENDOR | Southern Plant and Pest Services | Bee removal - dog park                        | 275.00     |
| 12/31/25 | 546070-53960-5040 | 14848              | VENDOR | REDLINE IGUANA REMOVAL, LLC      | Dec Iguana & Raccoon removal                  | 1,700.00   |
| 01/01/26 | 546070-53960-5040 | 01052026MONTRAT    | VENDOR | Southern Plant and Pest Services | 180 contract blocks                           | 664.47     |
| 01/13/26 | 546070-53960-5040 | 01122026MONTPAVERS | VENDOR | Southern Plant and Pest Services | Jan 26 weed control                           | 667.50     |
| 01/15/26 | 546070-53960-5040 | 01142026MONTMOSQ   | VENDOR | Southern Plant and Pest Services | Jan 26 Mosquito control                       | 1,037.94   |
| 01/21/26 | 546070-53960-5065 | 01202026MONTCLUB   | VENDOR | Southern Plant and Pest Services | Ant & Pest control - clubhouse                | 65.00      |
| 01/29/26 | 546070-53960-5040 | 01292026EMONT      | VENDOR | Southern Plant and Pest Services | Jan 2026 Pest Control & Fert. Services        | 8,625.00   |
| 01/30/26 | 546070-53960-5040 | 14865              | VENDOR | REDLINE IGUANA REMOVAL, LLC      | January 2026 Iguana removal                   | 1,325.00   |
| 02/02/26 | 546070-53960-5065 | 01302026MONTRAT    | VENDOR | Southern Plant and Pest Services | Pest control - ants                           | 258.00     |
| 02/05/26 | 546070-53960-5040 | 02042026MONTRAT    | VENDOR | Southern Plant and Pest Services | Feb 26 Rodent Control                         | 664.47     |
| 02/06/26 | 546070-53960-5040 | 02052026MONTMIDGE  | VENDOR | Southern Plant and Pest Services | Feb 26 Midge Control                          | 2,773.80   |
| 02/06/26 | 546070-53960-5040 | JE000562           | JE     |                                  | R/C Midge Control fr 546070 to 546367         | (2,773.80) |
| 02/11/26 | 546070-53960-5040 | 02102026MONTMOSQ   | VENDOR | Southern Plant and Pest Services | Feb 26 Mosquito Control                       | 1,037.94   |
| 02/12/26 | 546070-53960-5040 | 02112026MONTPAVERS | VENDOR | Southern Plant and Pest Services | FEB 26 WEED CONTROL                           | 667.50     |
| 02/17/26 | 546070-53960-5040 | 14866              | VENDOR | REDLINE IGUANA REMOVAL, LLC      | Iguana removal Feb 26                         | 1,250.00   |
| 02/26/26 | 546070-53960-5040 | 02252026EMONT      | VENDOR | Southern Plant and Pest Services | Feb 26 Pest Control & fertilization           | 8,625.00   |
| 03/05/26 | 546070-53960-5040 | 03042026MONTRAT    | VENDOR | Southern Plant and Pest Services | 165 Rodent Control boxes                      | 664.47     |
| 03/06/26 | 546070-53960-5040 | 03052026MONTPAVERS | VENDOR | Southern Plant and Pest Services | March 26 weed control                         | 667.50     |
| 03/12/26 | 546070-53960-5040 | 03112026MONTMIDGE  | VENDOR | Southern Plant and Pest Services | Mar 26 Midge Control                          | 2,773.80   |
| 03/12/26 | 546070-53960-5065 | 03112026MONTBEE    | VENDOR | Southern Plant and Pest Services | Bee hive removal                              | 225.00     |
| 03/12/26 | 546070-53960-5040 | JE000567           | JE     |                                  | R/C Monthly Midge control fr 546070 to 546367 | (2,773.80) |
| 03/13/26 | 546070-53960-5040 | 03122026MONTMOSQ   | VENDOR | Southern Plant and Pest Services | Mosquito control                              | 1,037.94   |
| 03/25/26 | 546070-53960-5040 | 03252026EMONT      | VENDOR | Southern Plant and Pest Services | March 26 Pest Control                         | 8,625.00   |
| 04/01/26 | 546070-53960-5065 | 03272026MONTCLUB   | VENDOR | Southern Plant and Pest Services | April 26 Clubhouse pest control               | 65.00      |
| 04/02/26 | 546070-53960-5055 | 04012026MONTPAVERS | VENDOR | Southern Plant and Pest Services | April 26 Weed control                         | 667.50     |
| 04/15/26 | 546070-53960-5040 | 04142026MONTMOSQ   | VENDOR | Southern Plant and Pest Services | April 26 Mosquito control                     | 1,037.94   |
| 04/22/26 | 546070-53960-5040 | 14868              | VENDOR | REDLINE IGUANA REMOVAL, LLC      | Iguana Control                                | 1,250.00   |
| 04/23/26 | 546070-53960-5040 | 04222026MONTRAT    | VENDOR | Southern Plant and Pest Services | 223 RODENT BLOCKS                             | 664.47     |
| 04/27/26 | 546070-53960-5040 | 14867              | VENDOR | REDLINE IGUANA REMOVAL, LLC      | Pest Control - Raccoon Removal                | 1,325.00   |
| 04/30/26 | 546070-53960-5065 | 04292026MONTCLUB   | VENDOR | Southern Plant and Pest Services | April 26 Clubhouse Pest Control               | 65.00      |
| 04/30/26 | 546070-53960-5055 | 04272026EMONT      | VENDOR | Southern Plant and Pest Services | April 26 Pest Control                         | 8,625.00   |
| 04/30/26 | 546070-53960-5040 | 04302026MONTBEE    | VENDOR | Southern Plant and Pest Services | Bee Hive Removal                              | 325.00     |

# Monterra Community Development District

## Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jul 31, 2026

(Sorted by Department)

| Posting Date | Account #         | Document #         | Trans. Type | Vendor Name                      | Description                           | Amount   |
|--------------|-------------------|--------------------|-------------|----------------------------------|---------------------------------------|----------|
| 05/06/26     | 546070-53960-5040 | 05052026MONTPAVERS | VENDOR      | Southern Plant and Pest Services | May 26 monthly weed control           | 667.50   |
| 05/11/26     | 546070-53960-5040 | 05072026MONTBEEES  | VENDOR      | Southern Plant and Pest Services | honey bee removal - Pine Island       | 250.00   |
| 05/12/26     | 546070-53960-5040 | 05082026MONTMOSQ   | VENDOR      | Southern Plant and Pest Services | May 26 Mosquito control               | 1,037.94 |
| 05/18/26     | 546070-53960-5040 | 14869              | VENDOR      | REDLINE IGUANA REMOVAL, LLC      | May 26 monthly iguana removal         | 1,250.00 |
| 05/18/26     | 546070-53960-5040 | 05152026MONTBEEES  | VENDOR      | Southern Plant and Pest Services | bee hive removal                      | 225.00   |
| 05/20/26     | 546070-53960-5040 | 05192026MONTTRAT   | VENDOR      | Southern Plant and Pest Services | 156 CONTRACT BLOCKS                   | 664.47   |
| 05/20/26     | 546070-53960-5065 | 05192026MONTCLUB   | VENDOR      | Southern Plant and Pest Services | May 26 Clubhouse Pest control         | 65.00    |
| 06/05/26     | 546070-53960-5055 | 06042026MONTTRAT   | VENDOR      | Southern Plant and Pest Services | pest control - 186 contract blocks    | 664.47   |
| 06/08/26     | 546070-53960-5040 | 06052026MONTMOSQ   | VENDOR      | Southern Plant and Pest Services | June 26 Mosquito control              | 1,037.94 |
| 06/15/26     | 546070-53960-5040 | 14870              | VENDOR      | REDLINE IGUANA REMOVAL, LLC      | Iguana & Raccoon Control              | 1,325.00 |
| 06/22/26     | 546070-53960-5055 | 06272026EMONT      | VENDOR      | Southern Plant and Pest Services | May 26 Pest Control & Fert.           | 8,625.00 |
| 07/01/26     | 546070-53960-5040 | 14871              | VENDOR      | REDLINE IGUANA REMOVAL, LLC      | July 26 Iguana removal                | 1,250.00 |
| 07/01/26     | 546070-53960-5055 | 06292026EMONT      | VENDOR      | Southern Plant and Pest Services | July 26 pest & fertilization          | 8,333.33 |
| 07/02/26     | 546070-53960-5040 | 07012026MONTPAVERS | VENDOR      | Southern Plant and Pest Services | July 26 weed control / fuel surcharge | 645.00   |
| 07/07/26     | 546070-53960-5040 | 07032026MONTMOSQ   | VENDOR      | Southern Plant and Pest Services | July Mosquito control                 | 991.00   |
| 07/09/26     | 546070-53960-5040 | 07082026MONTTRAT   | VENDOR      | Southern Plant and Pest Services | July 26 Rodent Control                | 642.00   |
| 07/16/26     | 546070-53960-5040 | 07152026MONTBEEES2 | VENDOR      | Southern Plant and Pest Services | bee hive removal from inside tree     | 275.00   |
| 07/16/26     | 546070-53960-5040 | 07152026MONTBEEES  | VENDOR      | Southern Plant and Pest Services | Bee hive removal                      | 300.00   |
| 07/22/26     | 546070-53960-5040 | 07202026MONTMIDGE  | VENDOR      | Southern Plant and Pest Services | Midge Control July 26                 | 2,680.00 |
| 07/22/26     | 546070-53960-5040 | 07212026MONTBEEES  | VENDOR      | Southern Plant and Pest Services | bee hive removal                      | 200.00   |
| 07/27/26     | 546070-53960-5040 | 07242026MONTPAVERS | VENDOR      | Southern Plant and Pest Services | Weed Control Aug 26                   | 325.00   |
| 07/31/26     | 546070-53960-5055 | 07312026EMONT      | VENDOR      | Southern Plant and Pest Services | July 26 pest & fertilization          | 8,333.33 |

YTD Total 129,579.35  
Annual Budget \$133,443.00  
Amount Remaining / (Budget overage) \$3,863.65  
% of Budget 97.1%

### Account Name: R&M-Trees and Trimming

|          |                   |        |        |                                     |                                          |          |
|----------|-------------------|--------|--------|-------------------------------------|------------------------------------------|----------|
| 11/30/25 | 546099-53960-5040 | 372174 | VENDOR | JUNIPER LANDSCAPING OF FLORIDA, LLC | Nov 25 tree trimming - Estada Fence line | 6,909.00 |
| 01/30/26 | 546099-53960-5040 | 381714 | VENDOR | JUNIPER LANDSCAPING OF FLORIDA, LLC | Estada Fallen Tree removal               | 3,125.00 |
| 02/26/26 | 546099-53960-5040 | 383824 | VENDOR | JUNIPER LANDSCAPING OF FLORIDA, LLC | Fallen Tree removal - Estada             | 950.00   |

YTD Total 10,984.00  
Annual Budget \$12,983.00  
Amount Remaining / (Budget overage) \$1,999.00  
% of Budget 84.6%

### Account Name: R&M-Pressure Washing

|          |                   |          |        |                                                   |                                  |            |
|----------|-------------------|----------|--------|---------------------------------------------------|----------------------------------|------------|
| 10/31/25 | 546171-53960-5040 | 19362    | VENDOR | People's Choice Pressure Cleaning                 | Oct. 25 Pressure Washing         | 5,900.00   |
| 11/24/25 | 546171-53960-5040 | 19425    | VENDOR | People's Choice Pressure Cleaning                 | Nov 25 pressure washing          | 5,900.00   |
| 12/10/25 | 546171-53960-5065 | 22-1388  | VENDOR | HIQ SERVICES CORP.                                | Pressure wash and seal pool deck | 1,512.50   |
| 12/23/25 | 546171-53960-5040 | 19478    | VENDOR | People's Choice Pressure Cleaning                 | DEC 25 Pressure Washing          | 5,900.00   |
| 01/31/26 | 546171-53960-5055 | ACCRUALS | JE     | ACCRUE PEOPLE'S CHOICE PRESSURE CLEANING - JAN'26 |                                  | 5,900.00   |
| 02/01/26 | 546171-53960-5055 | ACCRUALS | JE     | ACCRUE PEOPLE'S CHOICE PRESSURE CLEANING - JAN'26 |                                  | (5,900.00) |
| 02/02/26 | 546171-53960-5040 | 19530    | VENDOR | People's Choice Pressure Cleaning                 | Jan 26 Pressue Washing           | 5,900.00   |
| 02/27/26 | 546171-53960-5040 | 19566    | VENDOR | People's Choice Pressure Cleaning                 | Feb 26 Pressure washing          | 5,900.00   |
| 03/27/26 | 546171-53960-5040 | 19598    | VENDOR | People's Choice Pressure Cleaning                 | March 26 pressure washing        | 5,900.00   |
| 04/30/26 | 546171-53960-5040 | 19634    | VENDOR | People's Choice Pressure Cleaning                 | April 26 Pressure washing        | 5,900.00   |
| 05/29/26 | 546171-53960-5040 | 19665    | VENDOR | People's Choice Pressure Cleaning                 | MAY 26 PRESSURE WASHING          | 5,900.00   |
| 06/29/26 | 546171-53960-5040 | 19704    | VENDOR | People's Choice Pressure Cleaning                 | June 26 Pressure washing         | 5,900.00   |
| 07/30/26 | 546171-53960-5040 | 19747    | VENDOR | People's Choice Pressure Cleaning                 | July 26 Pressure Washing         | 5,900.00   |

YTD Total 60,512.50  
Annual Budget \$37,300.00  
Amount Remaining / (Budget overage) (\$23,212.50)  
% of Budget 162.2%

### Account Name: Rust Control

|          |                   |        |        |                          |                           |        |
|----------|-------------------|--------|--------|--------------------------|---------------------------|--------|
| 10/01/25 | 546193-53960-5040 | 327034 | VENDOR | RUST TECH SERVICES, INC. | Oct 2025 rust services    | 972.41 |
| 10/02/25 | 546193-53960-5055 | 722017 | VENDOR | L.A. RUST, INC           | Oct 2025 Rust Control Sys | 500.00 |
| 11/01/25 | 546193-53960-5040 | 329235 | VENDOR | RUST TECH SERVICES, INC. | Nov 25 rust services      | 972.41 |
| 11/04/25 | 546193-53960-5055 | 724416 | VENDOR | L.A. RUST, INC           | Nov Monthly rust svcs     | 500.00 |
| 12/03/25 | 546193-53960-5040 | 331443 | VENDOR | RUST TECH SERVICES, INC. | Dec 25 Rust Services      | 972.41 |
| 12/06/25 | 546193-53960-5055 | 726529 | VENDOR | L.A. RUST, INC           | Dec 25 Rust control       | 500.00 |
| 01/01/26 | 546193-53960-5040 | 728549 | VENDOR | L.A. RUST, INC           | Rust Control              | 500.00 |
| 01/06/26 | 546193-53960-5040 | 333775 | VENDOR | RUST TECH SERVICES, INC. | Jan 26 Rust control       | 972.41 |
| 02/02/26 | 546193-53960-5040 | 731224 | VENDOR | L.A. RUST, INC           | Feb 26 Rust Control       | 500.00 |
| 02/02/26 | 546193-53960-5040 | 336058 | VENDOR | RUST TECH SERVICES, INC. | Feb26 rust control        | 972.41 |
| 03/01/26 | 546193-53960-5040 | 733444 | VENDOR | L.A. RUST, INC           | March 26 Rust Control     | 500.00 |
| 03/05/26 | 546193-53960-5040 | 338711 | VENDOR | RUST TECH SERVICES, INC. | Mar 26 Rust control       | 972.41 |
| 04/01/26 | 546193-53960-5040 | 340583 | VENDOR | RUST TECH SERVICES, INC. | April 26 Rust Control     | 972.41 |
| 04/01/26 | 546193-53960-5040 | 735778 | VENDOR | L.A. RUST, INC           | April 26 Rust Control     | 500.00 |
| 05/01/26 | 546193-53960-5040 | 738056 | VENDOR | L.A. RUST, INC           | May 26 Mthly Rust Control | 500.00 |
| 05/14/26 | 546193-53960-5040 | 099474 | VENDOR | RUST TECH SERVICES, INC. | May 26 Rust control       | 972.41 |
| 06/02/26 | 546193-53960-5047 | 740285 | VENDOR | L.A. RUST, INC           | June 26 Rust control      | 500.00 |
| 06/05/26 | 546193-53960-5040 | 103991 | VENDOR | RUST TECH SERVICES, INC. | Rust Control              | 972.41 |
| 07/03/26 | 546193-53960-5040 | 742574 | VENDOR | L.A. RUST, INC           | Rust Control July 26      | 500.00 |
| 07/10/26 | 546193-53960-5040 | 107849 | VENDOR | RUST TECH SERVICES, INC. | July 26 Rust control      | 972.41 |

YTD Total 14,724.10  
Annual Budget \$20,917.00  
Amount Remaining / (Budget overage) \$6,192.90  
% of Budget 70.4%

### Account Name: Landscape Maintenance

|          |                   |        |        |                                     |                                                        |           |
|----------|-------------------|--------|--------|-------------------------------------|--------------------------------------------------------|-----------|
| 10/31/25 | 546300-53960-5040 | 364968 | VENDOR | JUNIPER LANDSCAPING OF FLORIDA, LLC | Oct 25 Mowing, turf maint. and litter abatement        | 42,315.40 |
| 11/30/25 | 546300-53960-5040 | 371465 | VENDOR | JUNIPER LANDSCAPING OF FLORIDA, LLC | 11/12/25-11/30/25 mowing, turf main & litter abatement | 39,456.97 |
| 12/31/25 | 546300-53960-5040 | 375409 | VENDOR | JUNIPER LANDSCAPING OF FLORIDA, LLC | Dec 25 Landscape Maintenance                           | 39,456.97 |
| 01/30/26 | 546300-53960-5040 | 381242 | VENDOR | JUNIPER LANDSCAPING OF FLORIDA, LLC | Jan 26 Monthly maintenance                             | 39,456.97 |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date                                   | Account #         | Document #         | Trans. Type | Vendor Name                         | Description                                          | Amount       |
|------------------------------------------------|-------------------|--------------------|-------------|-------------------------------------|------------------------------------------------------|--------------|
| 02/27/26                                       | 546300-53960-5040 | 385753             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | FEB 26 LANDSCAPE SVC                                 | 39,456.97    |
| 03/31/26                                       | 546300-53960-5040 | 390754             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | March 26 monthly maintenance                         | 39,456.97    |
| 04/30/26                                       | 546300-53960-5045 | ACCRUALS           | JE          |                                     | ACCRUE JUNIPER LANDSCAPING - APR'26                  | 39,457.00    |
| 05/01/26                                       | 546300-53960-5045 | ACCRUALS           | JE          |                                     | ACCRUE JUNIPER LANDSCAPING - APR'26                  | (39,457.00)  |
| 05/11/26                                       | 546300-53960-5000 | 1FJ4-6KLR-LMM6     | VENDOR      | AMAZON CAPITAL SERVICES             | landscaping supplies                                 | 87.46        |
| 05/11/26                                       | 546300-53960-5000 | JE000572           | JE          |                                     | R/C Landscaping Supplies fr 546300 to 546001         | (87.46)      |
| 05/31/26                                       | 546300-53960-5040 | 400457             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | May landscaping                                      | 39,456.97    |
| 05/31/26                                       | 546300-53960-5040 | 394836             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | April 26 Mowing                                      | 39,456.97    |
| 05/31/26                                       | 546300-53960-5045 | ACCRUALS           | JE          |                                     | ACCRUE JUNIPER LANDSCAPING - APR & MAY'26            | 78,914.00    |
| 05/31/26                                       | 546300-53960-5045 | ACCRUALS           | JE          |                                     | ACCRUE JUNIPER LANDSCAPING - APR & MAY'26            | (78,914.00)  |
| 06/01/26                                       | 546300-53960-5045 | ACCRUALS           | JE          |                                     | ACCRUE JUNIPER LANDSCAPING - APR & MAY'26            | (78,914.00)  |
| 06/01/26                                       | 546300-53960-5045 | ACCRUALS           | JE          |                                     | ACCRUE JUNIPER LANDSCAPING - APR & MAY'26            | 78,914.00    |
| 06/05/26                                       | 546300-53960-5040 | 06032026MONTPAVERS | VENDOR      | Southern Plant and Pest Services    | WEED CONTROL IN PAVERS                               | 667.50       |
| 06/30/26                                       | 546300-53960-5040 | 405933             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | June Monthly Landscape Maint.                        | 55,447.80    |
| 07/31/26                                       | 546300-53960-5040 | 411228             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | July 26 Landscape Maintenance                        | 47,665.01    |
| YTD Total                                      |                   |                    |             |                                     |                                                      | 422,294.50   |
| Annual Budget                                  |                   |                    |             |                                     |                                                      | \$803,603.00 |
| Amount Remaining / (Budget overage)            |                   |                    |             |                                     |                                                      | \$381,308.50 |
| % of Budget                                    |                   |                    |             |                                     |                                                      | 52.6%        |
| Account Name: Landscape Replacement            |                   |                    |             |                                     |                                                      |              |
| 10/31/25                                       | 546338-53960-5040 | 364680             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | Oct Palm clean-up holiday lighting prep              | 1,914.00     |
| 10/31/25                                       | 546338-53960-5040 | 364678             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | Oct Poinciana Removal - Estada Swale                 | 1,277.32     |
| 10/31/25                                       | 546338-53960-5040 | 366412             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | Oct Estada swale - fallen Gumbo Limbo removal        | 610.00       |
| 10/31/25                                       | 546338-53960-5040 | 366413             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | Oct. Mont. Blvd dead tree removal                    | 1,473.00     |
| 10/31/25                                       | 546338-53960-5040 | 366411             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | Oct Estada swale - fallen Gumbo Limbo removal        | 562.50       |
| 10/31/25                                       | 546338-53960-5065 | 364679             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | Replacement Sod - Clubhouse entrance                 | 1,443.75     |
| 11/14/25                                       | 546338-53960-5040 | 367754             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | Nov 25 holiday lighting tree trimming                | 1,524.00     |
| 11/28/25                                       | 546338-53960-5040 | 369498             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | Nov 25 Seasonal Flowers                              | 784.98       |
| 06/01/26                                       | 546338-53960-5040 | 400131             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | SHERIDAN PRIVACY HEDGE                               | 1,499.95     |
| 06/01/26                                       | 546338-53960-5040 | 400130             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | MONTERRA BLVD PRIVACY HEDGE                          | 2,849.87     |
| 06/01/26                                       | 546338-53960-5040 | 400129             | VENDOR      | JUNIPER LANDSCAPING OF FLORIDA, LLC | STIRLING ROAD PRIVACY HEDGE                          | 6,033.02     |
| 06/08/26                                       | 546338-53960-5040 | MCDD07831          | VENDOR      | CREATIVE NORTH, INC.                | Taramea Landscape replacement                        | 5,540.00     |
| YTD Total                                      |                   |                    |             |                                     |                                                      | 25,512.39    |
| Annual Budget                                  |                   |                    |             |                                     |                                                      | \$178,750.00 |
| Amount Remaining / (Budget overage)            |                   |                    |             |                                     |                                                      | \$153,237.61 |
| % of Budget                                    |                   |                    |             |                                     |                                                      | 14.3%        |
| Account Name: Irrigation Maintenance           |                   |                    |             |                                     |                                                      |              |
| 10/01/25                                       | 546930-53960-5055 | ACCRUALS           | JE          |                                     | ACCRUE CREATIVE NORTH IRRIGATION - SEP'25            | (6,519.19)   |
| 10/01/25                                       | 546930-53960-5045 | ACCRUALS           | JE          |                                     | ACCRUE XTREME PUMPING SOLUTIONS - CREDIT MEMO 000105 | 5,165.00     |
| 10/01/25                                       | 546930-53960-5055 | ACCRUALS           | JE          |                                     | ACCRUE CREATIVE NORTH IRRIGATION - SEP'25            | 6,519.19     |
| 10/23/25                                       | 546930-53960-5045 | 7172               | VENDOR      | XTREME PUMPING SOLUTIONS, CORP      | Credit Memo 000105                                   | (5,165.00)   |
| 11/20/25                                       | 546930-53960-5040 | MCDD12MM           | VENDOR      | CREATIVE NORTH, INC.                | Nov 25 Irrigation Maintenance                        | 6,519.19     |
| 11/30/25                                       | 546930-53960-5040 | JE000555           | JE          |                                     | R/C Oct Irrigation Maint - Oct to 546932             | 6,519.19     |
| 12/23/25                                       | 546930-53960-5040 | MCDDMMDEC          | VENDOR      | CREATIVE NORTH, INC.                | Dec 25 Irrigation Maintenance                        | 6,519.19     |
| 01/16/26                                       | 546930-53960-5040 | 01MMMCDD           | VENDOR      | CREATIVE NORTH, INC.                | Jan 26 irrigation monthly maintenance                | 6,519.19     |
| 02/02/26                                       | 546930-53960-5040 | 02MMMCDD           | VENDOR      | CREATIVE NORTH, INC.                | Feb 2026 Irrigation Maintenance                      | 6,519.19     |
| 03/02/26                                       | 546930-53960-5040 | 03MMMCDD           | VENDOR      | CREATIVE NORTH, INC.                | Monthly Irrigation Maintenance - Mar'26              | 6,519.19     |
| 04/01/26                                       | 546930-53960-5040 | 04MMMCDD           | VENDOR      | CREATIVE NORTH, INC.                | April 26 Mthly Irrigation Maintenance                | 6,519.19     |
| 05/01/26                                       | 546930-53960-5040 | 05MMMCDD           | VENDOR      | CREATIVE NORTH, INC.                | May 26 Mthly Irr Maintenance                         | 6,519.19     |
| 06/01/26                                       | 546930-53960-5040 | 06MMMCDD           | VENDOR      | CREATIVE NORTH, INC.                | JUNE 26 MONTHLY IRRIGATION                           | 6,519.19     |
| 07/23/26                                       | 546930-53960-5040 | 08MMMCDD           | VENDOR      | CREATIVE NORTH, INC.                | Aug 26 irrigation maint                              | 6,519.19     |
| YTD Total                                      |                   |                    |             |                                     |                                                      | 65,191.90    |
| Annual Budget                                  |                   |                    |             |                                     |                                                      | \$87,145.00  |
| Amount Remaining / (Budget overage)            |                   |                    |             |                                     |                                                      | \$21,953.10  |
| % of Budget                                    |                   |                    |             |                                     |                                                      | 74.8%        |
| Account Name: Irrigation Repairs & Replacement |                   |                    |             |                                     |                                                      |              |
| 10/31/25                                       | 546932-53960-5040 | MCDD10MM           | VENDOR      | CREATIVE NORTH, INC.                | Oct 25 Irrigation Maintenance                        | 6,519.19     |
| 11/30/25                                       | 546932-53960-5040 | MCDD07666          | VENDOR      | CREATIVE NORTH, INC.                | Irrigation system repairs                            | 1,873.30     |
| 11/30/25                                       | 546932-53960-5040 | JE000555           | JE          |                                     | R/C Oct Irrigation Maint - Oct to 546932             | (6,519.19)   |
| 12/02/25                                       | 546932-53960-5040 | MCDD07572          | VENDOR      | CREATIVE NORTH, INC.                | Vista Del Sol Irrigation repairs                     | 59,672.55    |
| 12/23/25                                       | 546932-53960-5040 | MCDD07668          | VENDOR      | CREATIVE NORTH, INC.                | Oct 25 Irrigation Repairs                            | 3,363.66     |
| 12/31/25                                       | 546932-53960-5040 | MCDD07701          | VENDOR      | CREATIVE NORTH, INC.                | Irrigation repairs - Vista Del Sol                   | 298.41       |
| 01/19/26                                       | 546932-53960-5040 | MCDD07702          | VENDOR      | CREATIVE NORTH, INC.                | irrigation repairs - Vista Del Sol                   | 188.92       |
| 01/30/26                                       | 546932-53960-5040 | MCDD07737          | VENDOR      | CREATIVE NORTH, INC.                | Jan 26 Irrigation repairs                            | 885.27       |
| 02/06/26                                       | 546932-53960-5040 | MCDD07725          | VENDOR      | CREATIVE NORTH, INC.                | Irrigation clock repairs - La Costa                  | 2,931.98     |
| 02/13/26                                       | 546932-53960-5040 | MCDD07740          | VENDOR      | CREATIVE NORTH, INC.                | Replace Irr. Timer - VDS                             | 903.05       |
| 02/13/26                                       | 546932-53960-5040 | MCDD07738          | VENDOR      | CREATIVE NORTH, INC.                | Valve box replacement - VDS                          | 900.40       |
| 02/17/26                                       | 546932-53960-5040 | MCDD07739          | VENDOR      | CREATIVE NORTH, INC.                | Valve Box Replacement 85th drive                     | 845.55       |
| 02/25/26                                       | 546932-53960-5040 | MCDD07749          | VENDOR      | CREATIVE NORTH, INC.                | Irrigation repairs - La Costa                        | 1,250.28     |
| 02/25/26                                       | 546932-53960-5040 | MCDD07750          | VENDOR      | CREATIVE NORTH, INC.                | Irrigation repairs - La Costa                        | 772.48       |
| 03/03/26                                       | 546932-53960-5040 | MCDD07751          | VENDOR      | CREATIVE NORTH, INC.                | IRR REPAIRS - Capistrano & La Costa                  | 776.06       |
| 03/10/26                                       | 546932-53960-5040 | MCDD07777          | VENDOR      | CREATIVE NORTH, INC.                | Pine Island Median irrigation repairs                | 1,200.00     |
| 03/13/26                                       | 546932-53960-5040 | MCDD07778          | VENDOR      | CREATIVE NORTH, INC.                | IRR REPAIRS - Vista Del Sol                          | 908.65       |
| 03/13/26                                       | 546932-53960-5040 | MCDD07781          | VENDOR      | CREATIVE NORTH, INC.                | IRR REPAIRS - Vista Del Sol                          | 801.92       |
| 03/17/26                                       | 546932-53960-5040 | MCDD07782          | VENDOR      | CREATIVE NORTH, INC.                | Irrigation repairs - Corta Bella Tot Lot             | 1,116.31     |
| 03/30/26                                       | 546932-53960-5040 | MCDD07805          | VENDOR      | CREATIVE NORTH, INC.                | IRR REPAIRS - VALVE REPLACEMENT                      | 801.92       |
| 03/30/26                                       | 546932-53960-5040 | MCDD07809          | VENDOR      | CREATIVE NORTH, INC.                | IRR REPAIRS                                          | 823.79       |
| 03/31/26                                       | 546932-53960-5040 | MCDD07764          | VENDOR      | CREATIVE NORTH, INC.                | March 26 irrigation repairs                          | 1,065.93     |
| 04/30/26                                       | 546932-53960-5040 | MCDD07744          | VENDOR      | CREATIVE NORTH, INC.                | April Irrigation Repairs                             | 489.78       |
| 05/13/26                                       | 546932-53960-5040 | MCDD07870          | VENDOR      | CREATIVE NORTH, INC.                | replaced damaged valve                               | 928.58       |
| 05/26/26                                       | 546932-53960-5040 | MCDD07884          | VENDOR      | CREATIVE NORTH, INC.                | Irrigation Repairs - Capistrano Common area          | 932.50       |
| 05/26/26                                       | 546932-53960-5040 | MCDD07885          | VENDOR      | CREATIVE NORTH, INC.                | irrigation repairs - Vista Del Sol                   | 932.50       |
| 06/02/26                                       | 546932-53960-5055 | MCDD07871          | VENDOR      | CREATIVE NORTH, INC.                | Irrigation repairs - VDS & Capistrano                | 784.04       |
| 06/22/26                                       | 546932-53960-5040 | 07MMMCDD           | VENDOR      | CREATIVE NORTH, INC.                | Mthly irrigation Maintenance                         | 6,519.19     |

# Monterra Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document # | Trans. Type | Vendor Name          | Description                      | Amount                                                                 |
|--------------|-------------------|------------|-------------|----------------------|----------------------------------|------------------------------------------------------------------------|
| 07/10/26     | 546932-53960-5040 | MCDD07901  | VENDOR      | CREATIVE NORTH, INC. | Irrigation system repairs        | 918.77                                                                 |
| 07/10/26     | 546932-53960-5040 | MCDD07945  | VENDOR      | CREATIVE NORTH, INC. | irrigation system repairs        | 928.62                                                                 |
| 07/31/26     | 546932-53960-5040 | MCDD07958  | VENDOR      | CREATIVE NORTH, INC. | Irr Controller VDS               | 890.00                                                                 |
| 07/31/26     | 546932-53960-5040 | MCDD07946  | VENDOR      | CREATIVE NORTH, INC. | Irrigation repairs district wide | 3,901.32                                                               |
|              |                   |            |             |                      |                                  | <b>YTD Total</b> 98,605.73                                             |
|              |                   |            |             |                      |                                  | <b>Annual Budget</b> \$94,921.00                                       |
|              |                   |            |             |                      |                                  | Amount Remaining / (Budget overage) (\$3,684.73)                       |
|              |                   |            |             |                      |                                  | % of Budget 103.9%                                                     |
|              |                   |            |             |                      |                                  | <b>Maintenance: Landscape/Hardscape Department Total:</b> \$827,404.47 |

## DEPARTMENT NAME: MAINTENANCE: POOL

### Account Name: R&M-Pools

|          |                   |                |        |                         |                                                 |                                                 |
|----------|-------------------|----------------|--------|-------------------------|-------------------------------------------------|-------------------------------------------------|
| 10/01/25 | 546074-53965-5065 | 70558          | VENDOR | 5 STAR POOLS INC        | Pool and Splash Pad Maint Sept 2025             | 1,540.00                                        |
| 10/01/25 | 546074-53965-5065 | ACCRUALS       | JE     |                         | ACCRUE 5 STAR POOLS, INC - MAINT SEP'25         | (1,540.00)                                      |
| 10/01/25 | 546074-53965-5065 | ACCRUALS       | JE     |                         | ACCRUE 5 STAR POOLS, INC - MAINT SEP'25         | 1,540.00                                        |
| 10/29/25 | 546074-53965-5065 | 70957          | VENDOR | 5 STAR POOLS INC        | Oct Splash Pad pressure gauge repair            | 26.00                                           |
| 11/01/25 | 546074-53965-5065 | 70758          | VENDOR | 5 STAR POOLS INC        | Nov. 25 Mthly Fountain Svs                      | 275.00                                          |
| 11/01/25 | 546074-53965-5065 | 70887          | VENDOR | 5 STAR POOLS INC        | Nov 25 Monthly Pool and Splash pad Svs.         | 1,540.00                                        |
| 11/25/25 | 546074-53965-5065 | 11FC-43G9-96QX | VENDOR | AMAZON CAPITAL SERVICES | replacement life rings                          | 209.97                                          |
| 11/30/25 | 546074-53965-5065 | JE000554       | JE     |                         | TO R/C FOUNTAIN MAINT FR 546074 TO 546191       | (275.00)                                        |
| 12/01/25 | 546074-53965-5065 | 71202          | VENDOR | 5 STAR POOLS INC        | Dec 25 POOL MAINTENANCE                         | 1,540.00                                        |
| 01/01/26 | 546074-53965-5065 | 71426          | VENDOR | 5 STAR POOLS INC        | Jan 26 pool maintenance                         | 1,540.00                                        |
| 01/01/26 | 546074-53965-5065 | 71425          | VENDOR | 5 STAR POOLS INC        | Jan 26 bi-annual pool stabilizer                | 200.00                                          |
| 01/21/26 | 546074-53965-5065 | 71583          | VENDOR | 5 STAR POOLS INC        | Replace chlorine chemical feeder                | 565.00                                          |
| 02/02/26 | 546074-53965-5065 | 71520          | VENDOR | 5 STAR POOLS INC        | Pool & splash pad maintenance.                  | 1,540.00                                        |
| 02/25/26 | 546074-53965-5065 | 72154          | VENDOR | 5 STAR POOLS INC        | SPLASH PAD REPAIRS                              | 307.00                                          |
| 03/02/26 | 546074-53965-5065 | 71864          | VENDOR | 5 STAR POOLS INC        | March 2026 pool & splash pad service            | 1,540.00                                        |
| 03/30/26 | 546074-53965-5065 | 72484          | VENDOR | 5 STAR POOLS INC        | Splash Pad repair                               | 28.00                                           |
| 04/01/26 | 546074-53965-5065 | 72184          | VENDOR | 5 STAR POOLS INC        | April 26 pool and splash pad service            | 1,540.00                                        |
| 04/28/26 | 546074-53965-5065 | 1VDQ-JMV9-9KP7 | VENDOR | AMAZON CAPITAL SERVICES | Pool Handrail Cover                             | 21.84                                           |
| 05/01/26 | 546074-53965-5065 | 72524          | VENDOR | 5 STAR POOLS INC        | May 26 Pool & Splash Pad Svs                    | 1,540.00                                        |
| 05/26/26 | 546074-53965-5065 | 72880          | VENDOR | 5 STAR POOLS INC        | Pool Tile repair                                | 150.00                                          |
| 06/01/26 | 546074-53965-5065 | 72848          | VENDOR | 5 STAR POOLS INC        | June 26 Monthly Splash Pad and Pool Maintenance | 1,540.00                                        |
| 07/01/26 | 546074-53965-5065 | 73180          | VENDOR | 5 STAR POOLS INC        | July 26 Pool and Splash Paid maintenance        | 1,540.00                                        |
| 07/01/26 | 546074-53965-5065 | 73210          | VENDOR | 5 STAR POOLS INC        | 6-month pool stabilizer                         | 200.00                                          |
| 07/29/26 | 546074-53965-5065 | 74024          | VENDOR | 5 STAR POOLS INC        | Splash Pad Repair                               | 171.00                                          |
|          |                   |                |        |                         |                                                 | <b>YTD Total</b> 17,278.81                      |
|          |                   |                |        |                         |                                                 | <b>Annual Budget</b> \$29,993.00                |
|          |                   |                |        |                         |                                                 | Amount Remaining / (Budget overage) \$12,714.19 |
|          |                   |                |        |                         |                                                 | % of Budget 57.6%                               |

### Account Name: Pool Furniture

|  |  |  |  |  |  |                                                        |
|--|--|--|--|--|--|--------------------------------------------------------|
|  |  |  |  |  |  | <b>YTD Total</b> -                                     |
|  |  |  |  |  |  | <b>Annual Budget</b> \$1,275.00                        |
|  |  |  |  |  |  | Amount Remaining / (Budget overage) \$1,275.00         |
|  |  |  |  |  |  | % of Budget 0.0%                                       |
|  |  |  |  |  |  | <b>Maintenance: Pool Department Total:</b> \$17,278.81 |

## DEPARTMENT NAME: MAINTENANCE: OTHER

### Account Name: Gym Equipment Maintenance

|          |                   |                 |        |                                       |                                                            |             |
|----------|-------------------|-----------------|--------|---------------------------------------|------------------------------------------------------------|-------------|
| 10/01/25 | 534159-53970-5065 | TRUIST CC       | JE     |                                       | Accrue Truist CC Aug - Gym equipment                       | (43.32)     |
| 10/01/25 | 534159-53970-5065 | JE000546        | JE     |                                       | R/C Truist Aug Payment                                     | 43.32       |
| 10/29/25 | 534159-53970-5000 | 33849           | VENDOR | A&A PLAYGROUND SERVICES               | Deposit for Tot Lot equipment and permitting costs         | 26,872.50   |
| 11/01/25 | 534159-53970-5000 | JE000549        | JE     |                                       | R/C Inv# 33849 - A&A Playgrounds Deposit for Lot equipment | (26,872.50) |
| 12/19/25 | 534159-53970-5065 | 15940           | VENDOR | ALL AMERICAN FITNESS REPAIR           | Oct 25 Prev Maintenance                                    | 175.00      |
| 12/19/25 | 534159-53970-5065 | 16045           | VENDOR | ALL AMERICAN FITNESS REPAIR           | Nov 25 Prev Maintenance                                    | 175.00      |
| 12/19/25 | 534159-53970-5065 | 16178           | VENDOR | ALL AMERICAN FITNESS REPAIR           | Dec 25 preventative maintenance                            | 175.00      |
| 12/30/25 | 534159-53970-5065 | 19FL-PD1F-FMHK  | VENDOR | AMAZON CAPITAL SERVICES               | gym equipment replacement                                  | 18.95       |
| 01/30/26 | 534159-53970-5065 | 16226           | VENDOR | ALL AMERICAN FITNESS REPAIR           | Jan 26 Gym preventative maintenance                        | 175.00      |
| 02/09/26 | 534159-53970-5065 | 16046           | VENDOR | ALL AMERICAN FITNESS REPAIR           | repair bench with cover - gym                              | 386.44      |
| 02/26/26 | 534159-53970-5065 | 16361           | VENDOR | ALL AMERICAN FITNESS REPAIR           | Feb 26 Monthly Preventative Maintenance                    | 175.00      |
| 03/02/26 | 534159-53970-5065 | 021126-8002-ACH | VENDOR | TRUIST BANK                           | City of Cooper City Permits & Do It Tennis                 | 1,269.00    |
| 03/24/26 | 534159-53970-5065 | 16537           | VENDOR | ALL AMERICAN FITNESS REPAIR           | EQUIP REPAIRS                                              | 80.00       |
| 03/27/26 | 534159-53970-5065 | 16423           | VENDOR | ALL AMERICAN FITNESS REPAIR           | April 26 Mthly Preventative Maint.                         | 175.00      |
| 05/29/26 | 534159-53970-5065 | 16282           | VENDOR | ALL AMERICAN FITNESS REPAIR           | EXERCISE EQUIPMENT REPAIR - JAN'26                         | 68.21       |
| 05/31/26 | 534159-53970-5065 | 16VN-9CNL-WKYT  | VENDOR | AMAZON CAPITAL SERVICES               | gym and Maintenance equipment                              | 72.10       |
| 05/31/26 | 534159-53970-5065 | ACCRUALS        | JE     |                                       | ACCRUE ALL AMERICAN FITNESS - MAINT MAY'26                 | 175.00      |
| 05/31/26 | 534159-53970-5040 | JE000573        | JE     |                                       | R/C Gym maint & equipment fr 534200 to 534159              | 28.43       |
| 06/01/26 | 534159-53970-5065 | ACCRUALS        | JE     |                                       | ACCRUE ALL AMERICAN FITNESS - MAINT MAY'26                 | (175.00)    |
| 06/11/26 | 534159-53970-5065 | 9650023640      | VENDOR | JOHNSON HEALTH TECH NORTH AMERICA INC | GYM EQUIPMENT - NEW BENCH                                  | 3,921.59    |
| 07/12/26 | 534159-53970-5065 | 16823           | VENDOR | ALL AMERICAN FITNESS REPAIR           | gym equipment maint - Jun'26                               | 750.86      |
| 07/12/26 | 534159-53970-5065 | 16577           | VENDOR | ALL AMERICAN FITNESS REPAIR           | Monthly Preventative Maint - Apr'26                        | 175.00      |
| 07/12/26 | 534159-53970-5065 | 16699           | VENDOR | ALL AMERICAN FITNESS REPAIR           | Gym Equipment maint - May'26                               | 175.00      |
| 07/12/26 | 534159-53970-5065 | 16717           | VENDOR | ALL AMERICAN FITNESS REPAIR           | Gym equipment repair - May'26                              | 55.00       |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date                         | Account #         | Document #          | Trans. Type | Vendor Name                           | Description                                                | Amount                                                  |
|--------------------------------------|-------------------|---------------------|-------------|---------------------------------------|------------------------------------------------------------|---------------------------------------------------------|
| 07/12/26                             | 534159-53970-5065 | 16822               | VENDOR      | ALL AMERICAN FITNESS REPAIR           | June Monthly prev maint - Jun'26                           | 175.00                                                  |
| 07/31/26                             | 534159-53970-5065 | ACCRUALS            | JE          |                                       | ACCRUE ALL AMERICAN FITNESS - MAINT JUL'26                 | 175.00                                                  |
|                                      |                   |                     |             |                                       |                                                            | <b>YTD Total</b> 8,400.58                               |
|                                      |                   |                     |             |                                       |                                                            | <b>Annual Budget</b> \$3,338.00                         |
|                                      |                   |                     |             |                                       |                                                            | <i>Amount Remaining / (Budget overage)</i> (\$5,062.58) |
|                                      |                   |                     |             |                                       |                                                            | <i>% of Budget</i> 251.7%                               |
| <b>Account Name: R&amp;M-General</b> |                   |                     |             |                                       |                                                            |                                                         |
| 10/01/25                             | 546001-53970-5040 | TRUIST CC           | JE          |                                       | Accrue Truist CC Aug - Repairs                             | (184.95)                                                |
| 10/01/25                             | 546001-53970-5040 | TRUIST CC           | JE          |                                       | Accrue Truist CC charges Sep - Maint Supplies              | (440.31)                                                |
| 10/01/25                             | 546001-53970-5000 | 091125-8002         | VENDOR      | TRUIST BANK                           | Aug & Sep credit card charges                              | 184.95                                                  |
| 10/01/25                             | 546001-53970-5040 | 091125-8002         | VENDOR      | TRUIST BANK                           | Aug & Sep credit card charges                              | 88.32                                                   |
| 10/01/25                             | 546001-53970-5040 | 091125-8002         | VENDOR      | TRUIST BANK                           | Aug & Sep credit card charges                              | 129.90                                                  |
| 10/01/25                             | 546001-53970-5040 | 091125-8002         | VENDOR      | TRUIST BANK                           | Aug & Sep credit card charges                              | 21.86                                                   |
| 10/01/25                             | 546001-53970-5040 | 091125-8002         | VENDOR      | TRUIST BANK                           | Aug & Sep credit card charges                              | 195.96                                                  |
| 10/01/25                             | 546001-53970-5040 | 091125-8002         | VENDOR      | TRUIST BANK                           | Aug & Sep credit card charges                              | 4.27                                                    |
| 10/06/25                             | 546001-53970-5055 | R5903               | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | Oct 2025 Radio monitoring                                  | 39.95                                                   |
| 10/17/25                             | 546001-53970-5065 | 285                 | VENDOR      | ITD RESTORATION & REPAIRS LLC         | Mold testing prior to remediation                          | 595.00                                                  |
| 10/21/25                             | 546001-53970-5040 | 102125-ACH          | VENDOR      | AMAZON CAPITAL SERVICES               | OUTDOOR CABLE/WELLNESS WIPES                               | 54.96                                                   |
| 10/21/25                             | 546001-53970-5040 | 112-6831827-2249856 | VENDOR      | AMAZON CAPITAL SERVICES               | OUTDOOR CABLE/WELLNESS WIPES                               | 54.96                                                   |
| 10/24/25                             | 546001-53970-5040 | 112-0738373-6077059 | VENDOR      | AMAZON CAPITAL SERVICES               | LIGHTS & HALLOWEEN CANDY                                   | 64.19                                                   |
| 10/28/25                             | 546001-53970-5065 | 112-7390088-7467411 | VENDOR      | AMAZON CAPITAL SERVICES               | replacement American Flag                                  | 26.39                                                   |
| 11/01/25                             | 546001-53970-5055 | JE000548            | JE          |                                       | R/C Inv# 105379 - Shenandoah outfall repair final payment  | 27,150.00                                               |
| 11/01/25                             | 546001-53970-5040 | JE000549            | JE          |                                       | R/C Inv# 33849 - A&A Playgrounds Deposit for Lot equipment | 26,872.50                                               |
| 11/03/25                             | 546001-53970-5040 | 25-0364-RFG-SVG     | VENDOR      | ITD RESTORATION & REPAIRS LLC         | Deposit for Guardhouse roof repairs                        | 1,875.00                                                |
| 11/04/25                             | 546001-53970-5055 | INV-14927           | VENDOR      | TECHPRO SECURITY PRODUCTS, LLC        | Repair to cut line                                         | 730.57                                                  |
| 11/12/25                             | 546001-53970-5065 | 1266825             | VENDOR      | WAYNE AUTOMATIC                       | Fire alarm system repairs                                  | 1,230.00                                                |
| 11/24/25                             | 546001-53970-5065 | 1269663             | VENDOR      | WAYNE AUTOMATIC                       | fire alarm repairs                                         | 647.00                                                  |
| 11/30/25                             | 546001-53970-5040 | 161832              | VENDOR      | INFRAMARK LLC                         | SP PREMIUM/SUPPLIES/COMCAST MOBILE                         | 1,552.40                                                |
| 12/09/25                             | 546001-53970-5055 | R6123               | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | Nov & Dec 25 Fire Alarm Monitoring                         | 79.90                                                   |
| 12/11/25                             | 546001-53970-5040 | 1W9Y-77WJ-M4KP      | VENDOR      | AMAZON CAPITAL SERVICES               | Solar generators                                           | 698.00                                                  |
| 12/11/25                             | 546001-53970-5040 | 1NKV-16R7-C1WG      | VENDOR      | AMAZON CAPITAL SERVICES               | Outdoor lockboxes                                          | 131.28                                                  |
| 12/15/25                             | 546001-53970-5040 | 1KH6-KXQT-FYD6      | VENDOR      | AMAZON CAPITAL SERVICES               | solar generator warranties                                 | 103.98                                                  |
| 12/17/25                             | 546001-53970-5040 | 13NM-P9P1-KMKJ      | VENDOR      | AMAZON CAPITAL SERVICES               | maintenance equip and wall clock                           | 16.97                                                   |
| 12/24/25                             | 546001-53970-5040 | 1WNL-QD39-DPVD      | VENDOR      | AMAZON CAPITAL SERVICES               | Tennis Court Squeegee                                      | 120.99                                                  |
| 01/08/26                             | 546001-53970-5055 | R6426               | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | CENTRAL STATION MONITORING - JAN'26                        | 94.80                                                   |
| 01/08/26                             | 546001-53970-5055 | R6519               | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | LONG RANGE RADIO MONITORING JAN'26                         | 39.95                                                   |
| 01/08/26                             | 546001-53970-5055 | 1Y46-NN1N-63QJ      | VENDOR      | AMAZON CAPITAL SERVICES               | Replacement monitor arm                                    | 34.19                                                   |
| 01/12/26                             | 546001-53970-5055 | 22-1593             | VENDOR      | HIQ SERVICES CORP.                    | Paver repair/replacement                                   | 4,182.50                                                |
| 01/12/26                             | 546001-53970-5040 | 1PTW-9RKY-46YH      | VENDOR      | AMAZON CAPITAL SERVICES               | lighting sensors                                           | 30.51                                                   |
| 01/14/26                             | 546001-53970-5040 | 1F34-TV4J-W3FX      | VENDOR      | AMAZON CAPITAL SERVICES               | inclement weather gear - maintenance                       | 108.97                                                  |
| 01/16/26                             | 546001-53970-5040 | 1K7P-6R7F-G17R      | VENDOR      | AMAZON CAPITAL SERVICES               | Replacement Street bollards                                | 109.94                                                  |
| 01/22/26                             | 546001-53970-5040 | 22-1606             | VENDOR      | HIQ SERVICES CORP.                    | Paver Repair - La Costa                                    | 6,369.00                                                |
| 01/23/26                             | 546001-53970-5065 | 1RJ1-DRDR-XDYL      | VENDOR      | AMAZON CAPITAL SERVICES               | Hepa air purifier                                          | 399.99                                                  |
| 01/28/26                             | 546001-53970-5040 | 24021011326         | VENDOR      | DKW INDUSTRIES, INC                   | Troubleshoot electrical issues monument signs              | 2,590.00                                                |
| 01/30/26                             | 546001-53970-5040 | 1M1C-H4VM-YYJ6      | VENDOR      | AMAZON CAPITAL SERVICES               | Replacement battery - Ryobi tools                          | 25.99                                                   |
| 01/30/26                             | 546001-53970-5065 | 1285205             | VENDOR      | WAYNE AUTOMATIC                       | Fire Alarm System repairs                                  | 760.00                                                  |
| 01/30/26                             | 546001-53970-5040 | 1GP7-6FYL-9WD6      | VENDOR      | AMAZON CAPITAL SERVICES               | traffic delineator                                         | 98.70                                                   |
| 01/30/26                             | 546001-53970-5040 | 1HNY-CFXD-V6P6      | VENDOR      | AMAZON CAPITAL SERVICES               | security lock                                              | 19.77                                                   |
| 01/30/26                             | 546001-53970-5040 | 11LV-GX1G-DN9G      | VENDOR      | AMAZON CAPITAL SERVICES               | Replacement light bulbs and storage bins                   | 84.81                                                   |
| 01/30/26                             | 546001-53970-5040 | 1JC3-P79C-DFJY      | VENDOR      | AMAZON CAPITAL SERVICES               | generator for Christmas lights                             | 162.88                                                  |
| 01/30/26                             | 546001-53970-5040 | 119H-1KH9-GW3X      | VENDOR      | AMAZON CAPITAL SERVICES               | timer for Christmas lights                                 | 50.01                                                   |
| 01/30/26                             | 546001-53970-5040 | 1KTK-L1QN-FVKX      | VENDOR      | AMAZON CAPITAL SERVICES               | Misc maintenance supplies                                  | 9.47                                                    |
| 01/30/26                             | 546001-53970-5040 | 11CQ-MLPQ-CTLL      | VENDOR      | AMAZON CAPITAL SERVICES               | masonry supplies for repairs                               | 14.52                                                   |
| 02/01/26                             | 546001-53970-5000 | 2025-5418A          | VENDOR      | TD INNOVATIVE SOLUTIONS, LLC          | 50% deposit - Pickleball Courts                            | 47,585.00                                               |
| 02/09/26                             | 546001-53970-5055 | R6673               | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | LONG RANGE RADIO MONITORING FEB'26                         | 79.90                                                   |
| 02/16/26                             | 546001-53970-5040 | 021626-ACH          | VENDOR      | AMAZON CAPITAL SERVICES               | Flooring trowel                                            | 13.81                                                   |
| 02/25/26                             | 546001-53970-5040 | 022526-ACH          | VENDOR      | AMAZON CAPITAL SERVICES               | LATEX GLOVES/WINDOW SIGN HOLDER/PAINT/GOOF OFF             | 28.28                                                   |
| 02/25/26                             | 546001-53970-5040 | 022526-ACH          | VENDOR      | AMAZON CAPITAL SERVICES               | LATEX GLOVES/WINDOW SIGN HOLDER/PAINT/GOOF OFF             | 78.46                                                   |
| 02/25/26                             | 546001-53970-5040 | 022526-ACH          | VENDOR      | AMAZON CAPITAL SERVICES               | LATEX GLOVES/WINDOW SIGN HOLDER/PAINT/GOOF OFF             | 33.96                                                   |
| 03/01/26                             | 546001-53970-5040 | 097276              | VENDOR      | M&M ASPHALT MAINTENANCE INC           | Pay App 1 - Road Resurfacing                               | 29,245.50                                               |
| 03/02/26                             | 546001-53970-5040 | JE000566            | JE          |                                       | Amazon Business Reversal - Inv #022526-ACH                 | (78.46)                                                 |
| 03/13/26                             | 546001-53970-5040 | 1HNY-N3K6-M769      | VENDOR      | AMAZON CAPITAL SERVICES               | Maintenance Supplies                                       | 92.69                                                   |
| 03/18/26                             | 546001-53970-5040 | 1HD6-DPPQ-YVR9      | VENDOR      | AMAZON CAPITAL SERVICES               | Maintenance Supplies                                       | 92.69                                                   |
| 03/19/26                             | 546001-53970-5040 | 1FMM-W6R4-XMDD      | VENDOR      | AMAZON CAPITAL SERVICES               | bolts and nuts for mounting signs                          | 15.90                                                   |
| 03/23/26                             | 546001-53970-5040 | 1J90-7HVV-94MG      | VENDOR      | AMAZON CAPITAL SERVICES               | air compressor / security camera                           | 117.03                                                  |
| 03/23/26                             | 546001-53970-5040 | 1RF1-R1GP-4P3Q      | VENDOR      | AMAZON CAPITAL SERVICES               | Maint supplies & external hard drive                       | 265.97                                                  |
| 03/24/26                             | 546001-53970-5040 | 1RF1-R1GP-PR4F      | VENDOR      | AMAZON CAPITAL SERVICES               | Trash cans for district pedestrian exits                   | 388.00                                                  |
| 03/24/26                             | 546001-53970-5040 | 1LVM-MRN4-WVK7      | VENDOR      | AMAZON CAPITAL SERVICES               | Gate lock                                                  | 532.31                                                  |
| 03/24/26                             | 546001-53970-5040 | 1LVM-MRN4-WVK7      | VENDOR      | AMAZON CAPITAL SERVICES               | Credit Memo 000114                                         | (532.31)                                                |
| 04/01/26                             | 546001-53970-5055 | R7106               | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | April 26 LONG RANGE RADIO MONITORING APR 2026              | 39.95                                                   |
| 04/01/26                             | 546001-53970-5000 | JE000570            | JE          |                                       | R/C BSO No Trespassing Signs fr org# 51320 to 53970        | 1,088.87                                                |
| 04/02/26                             | 546001-53970-5065 | 1X4R-WT7D-GHPH      | VENDOR      | AMAZON CAPITAL SERVICES               | billard cue stick                                          | 9.99                                                    |
| 04/06/26                             | 546001-53970-5040 | 1KN3-YP7T-WH19      | VENDOR      | AMAZON CAPITAL SERVICES               | Gate Clicker                                               | 21.44                                                   |
| 04/14/26                             | 546001-53970-5040 | 097548              | VENDOR      | M&M ASPHALT MAINTENANCE INC           | Pay App 2 - Road Resurfacing                               | 55,828.17                                               |
| 05/01/26                             | 546001-53970-5000 | 097703              | VENDOR      | M&M ASPHALT MAINTENANCE INC           | Road Resurfacing                                           | 504,954.75                                              |
| 05/01/26                             | 546001-53970-5000 | 041126-8002-ACH     | VENDOR      | TRUIST BANK                           | supplies/repairs/food                                      | 14.94                                                   |
| 05/01/26                             | 546001-53970-5000 | 041126-8002-ACH     | VENDOR      | TRUIST BANK                           | supplies/repairs/food                                      | 132.82                                                  |
| 05/01/26                             | 546001-53970-5055 | R7034               | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | Long range monitoring - 04/01 - 06/30/26                   | 109.80                                                  |
| 05/05/26                             | 546001-53970-5065 | 1NHV-JXVH-DDDD      | VENDOR      | AMAZON CAPITAL SERVICES               | Replacement soap dispenser                                 | 63.96                                                   |
| 05/05/26                             | 546001-53970-5040 | 17P7-93VJ-MTKN      | VENDOR      | AMAZON CAPITAL SERVICES               | Tool Set for Maintenance                                   | 143.98                                                  |
| 05/06/26                             | 546001-53970-5040 | 102125-ACH          | VENDOR      | AMAZON CAPITAL SERVICES               | Credit Memo 000117                                         | (54.96)                                                 |
| 05/08/26                             | 546001-53970-5055 | R7257               | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | May 26 Long range monitoring                               | 79.90                                                   |
| 05/11/26                             | 546001-53970-5000 | JE000572            | JE          |                                       | R/C Landscaping Supplies fr 546300 to 546001               | 87.46                                                   |
| 05/18/26                             | 546001-53970-5065 | JE000571            | JE          |                                       | R/C Painting Supplies fr 534200 to 546001                  | 166.10                                                  |
| 05/28/26                             | 546001-53970-5040 | 1Q4P-JTRH-VRN3      | VENDOR      | AMAZON CAPITAL SERVICES               | Maintenance Supplies                                       | 93.45                                                   |
| 05/28/26                             | 546001-53970-5040 | 1HPP-Y3R6-LYXX      | VENDOR      | AMAZON CAPITAL SERVICES               | Maintenance Supplies                                       | 73.27                                                   |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document #     | Trans. Type | Vendor Name                           | Description                                 | Amount     |
|--------------|-------------------|----------------|-------------|---------------------------------------|---------------------------------------------|------------|
| 05/28/26     | 546001-53970-5040 | 1J9J-VCKT-DFRH | VENDOR      | AMAZON CAPITAL SERVICES               | TRASH CANS AND GATE LOCKS                   | 1,590.46   |
| 06/01/26     | 546001-53970-5055 | 22-1769        | VENDOR      | HIQ SERVICES CORP.                    | Paver Repair                                | 13,530.00  |
| 06/01/26     | 546001-53970-5040 | 19FQ-NRL6-CMH9 | VENDOR      | AMAZON CAPITAL SERVICES               | Chain Link Fence Ties                       | 31.53      |
| 06/05/26     | 546001-53970-5040 | 1VJQ-MGTW-GWQG | VENDOR      | AMAZON CAPITAL SERVICES               | Outdoor extension cord                      | 41.65      |
| 06/08/26     | 546001-53970-5040 | 1MXQ-113Q-FQC7 | VENDOR      | AMAZON CAPITAL SERVICES               | Dummy Door Handle                           | 31.38      |
| 06/11/26     | 546001-53970-5040 | 1MRD-6M6Y-FMHJ | VENDOR      | AMAZON CAPITAL SERVICES               | Rust-Oleum Paint                            | 110.02     |
| 06/15/26     | 546001-53970-5040 | 1JTT-RTDC-JJFX | VENDOR      | AMAZON CAPITAL SERVICES               | Smart Dispenser Pestblock                   | 43.88      |
| 06/16/26     | 546001-53970-5040 | 061126-8002    | VENDOR      | TRUIST BANK                           | Comcast mobile and Maintenance supplies     | 134.06     |
| 06/19/26     | 546001-53970-5040 | 490            | VENDOR      | CLARITY ROOFING                       | Guardhouse roof repairs final bill          | 1,875.00   |
| 06/24/26     | 546001-53970-5040 | 1L9P-YLWF-7P9F | VENDOR      | AMAZON CAPITAL SERVICES               | graffiti remover                            | 10.44      |
| 06/24/26     | 546001-53970-5040 | 19H6-R1TY-1HPX | VENDOR      | AMAZON CAPITAL SERVICES               | Maintenance Supplies                        | 48.30      |
| 06/24/26     | 546001-53970-5040 | 1HF4-33KP-94FV | VENDOR      | AMAZON CAPITAL SERVICES               | Maint/Janitorial & Clubhouse supplies       | 51.13      |
| 06/30/26     | 546001-53970-5040 | 1GPQ-1PLQ-RVPD | VENDOR      | AMAZON CAPITAL SERVICES               | PAINT/WATER/SUPPLIES                        | 47.84      |
| 07/03/26     | 546001-53970-5040 | 1FCD-LLTW-RJHW | VENDOR      | AMAZON CAPITAL SERVICES               | 6 outdoor trash cans                        | 1,614.00   |
| 07/03/26     | 546001-53970-5040 | 1PV9-VFWD-Y77V | VENDOR      | AMAZON CAPITAL SERVICES               | Maintenance Supplies                        | 126.55     |
| 07/07/26     | 546001-53970-5055 | R7678          | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | Long Rang Monitoring - July 26              | 39.95      |
| 07/07/26     | 546001-53970-5055 | R7608          | VENDOR      | SPECIALIZED INTEGRATED SOLUTIONS, INC | Jul-Sept Qtrly Monitoring and Svs Contract  | 109.80     |
| 07/14/26     | 546001-53970-5040 | 22-1816        | VENDOR      | HIQ SERVICES CORP.                    | Paver repair - Solano Ave                   | 14,710.00  |
| 07/15/26     | 546001-53970-5040 | 171W-K7XL-RCKK | VENDOR      | AMAZON CAPITAL SERVICES               | Replacement TV & Pressure Washer            | 188.00     |
| 07/15/26     | 546001-53970-5065 | 13GX-1WQ9-3JNX | VENDOR      | AMAZON CAPITAL SERVICES               | washer & dryer                              | 352.01     |
| 07/21/26     | 546001-53970-5040 | 1QHJ-QFHJ-49YM | VENDOR      | AMAZON CAPITAL SERVICES               | Aluminum sign / trash bags                  | 149.93     |
| 07/29/26     | 546001-53970-5040 | 1DKQ-J19F-P93N | VENDOR      | AMAZON CAPITAL SERVICES               | gate switch opener / paint stir sticks      | 30.94      |
| 07/29/26     | 546001-53970-5040 | 11WM-XQGY-7TTM | VENDOR      | AMAZON CAPITAL SERVICES               | paint / plaud note pro AI voice recorder    | 49.44      |
| 07/29/26     | 546001-53970-5045 | 2026-7189      | VENDOR      | SYNTHETIC TURF INTL GROUP             | Final payment Pickleball/Basketball project | 86,620.00  |
| 07/29/26     | 546001-53970-5040 | PAY APP 4      | VENDOR      | M&M ASPHALT MAINTENANCE INC           | Pay App 4 Road Resurfacing                  | 121,915.06 |
| 07/31/26     | 546001-53970-5040 | 11CT-1QN4-YYHW | VENDOR      | AMAZON CAPITAL SERVICES               | Paint                                       | 324.89     |

|                                     |                |
|-------------------------------------|----------------|
| YTD Total                           | 961,818.92     |
| Annual Budget                       | \$69,934.00    |
| Amount Remaining / (Budget overage) | (\$891,884.92) |
| % of Budget                         | 1375.3%        |

Account Name: Janitorial Maintenance

|          |                   |                |        |                             |                                                       |          |
|----------|-------------------|----------------|--------|-----------------------------|-------------------------------------------------------|----------|
| 12/29/25 | 546190-53970-5065 | 19FL-PD1F-CWJD | VENDOR | AMAZON CAPITAL SERVICES     | BATHROOM TOWELS / FRESHENER                           | 113.08   |
| 12/31/25 | 546190-53970-5065 | 1LCV-TGHG-C4RT | VENDOR | AMAZON CAPITAL SERVICES     | Janitorial supplies                                   | 73.80    |
| 03/16/26 | 546190-53970-5065 | 461002593001   | VENDOR | ODP BUSINESS SOLUTIONS, LLC | Janitorial Supplies                                   | 523.00   |
| 03/31/26 | 546190-53970-5065 | JE000568       | JE     |                             | R/C Janitorial supplies fr 546190 to 552077           | (596.80) |
| 06/24/26 | 546190-53970-5040 | JE000579       | JE     |                             | R/C Amazon Inv# 1HF4-33KP-94FV fr org# 53980 to 53970 | 59.73    |

|                                     |             |
|-------------------------------------|-------------|
| YTD Total                           | 172.81      |
| Annual Budget                       | \$70,033.00 |
| Amount Remaining / (Budget overage) | \$69,860.19 |
| % of Budget                         | 0.2%        |

Account Name: R&M - Water Feature

|          |                   |          |        |                  |                                                  |          |
|----------|-------------------|----------|--------|------------------|--------------------------------------------------|----------|
| 10/31/25 | 546191-53970-5065 | ACCRUALS | JE     |                  | ACCRUE 5 STAR POOLS - R&M WATER FEATURE - OCT'25 | 275.00   |
| 11/01/25 | 546191-53970-5065 | ACCRUALS | JE     |                  | ACCRUE 5 STAR POOLS - R&M WATER FEATURE - OCT'25 | (275.00) |
| 11/30/25 | 546191-53970-5055 | JE000554 | JE     |                  | TO R/C FOUNTAIN MAINT FR 546074 TO 546191        | 275.00   |
| 12/01/25 | 546191-53970-5055 | 71076    | VENDOR | 5 STAR POOLS INC | Dec 25 Fountain Service                          | 275.00   |
| 01/01/26 | 546191-53970-5065 | 71424    | VENDOR | 5 STAR POOLS INC | Jan 26 mthly fountain service                    | 275.00   |
| 03/02/26 | 546191-53970-5040 | 71894    | VENDOR | 5 STAR POOLS INC | March 26 Fountain Services                       | 275.00   |
| 03/31/26 | 546191-53970-5055 | 71586    | VENDOR | 5 STAR POOLS INC | Feb 26 Fountain Service                          | 275.00   |
| 03/31/26 | 546191-53970-5065 | ACCRUALS | JE     |                  | ACCRUE 5 STAR POOLS - R&M WATER FEATURE - OCT'25 | 275.00   |
| 04/01/26 | 546191-53970-5065 | 72216    | VENDOR | 5 STAR POOLS INC | April 26 Fountain Service                        | 275.00   |
| 04/01/26 | 546191-53970-5065 | ACCRUALS | JE     |                  | ACCRUE 5 STAR POOLS - R&M WATER FEATURE - OCT'25 | (275.00) |
| 05/01/26 | 546191-53970-5065 | 72553    | VENDOR | 5 STAR POOLS INC | May 26 Fountain Svs                              | 275.00   |
| 06/01/26 | 546191-53970-5055 | 72888    | VENDOR | 5 STAR POOLS INC | June 26 Monthly Fountain Svs                     | 275.00   |
| 06/25/26 | 546191-53970-5065 | 70071    | VENDOR | 5 STAR POOLS INC | Fountain Svs Sept 25                             | 275.00   |
| 07/01/26 | 546191-53970-5065 | 73209    | VENDOR | 5 STAR POOLS INC | Monthly Fountain July 26                         | 275.00   |

|                                     |            |
|-------------------------------------|------------|
| YTD Total                           | 2,750.00   |
| Annual Budget                       | \$6,268.00 |
| Amount Remaining / (Budget overage) | \$3,518.00 |
| % of Budget                         | 43.9%      |

Account Name: IT Maintenance

|          |                   |            |        |                               |                              |        |
|----------|-------------------|------------|--------|-------------------------------|------------------------------|--------|
| 02/05/26 | 546192-53970-5065 | INV-098029 | VENDOR | UNIFIED TECHNOLOGY GROUP, LLC | VLL AMENITIES Feb-April 2026 | 525.00 |
| 05/01/26 | 546192-53970-5065 | INV-099501 | VENDOR | UNIFIED TECHNOLOGY GROUP, LLC | Vertilink May-July 2026      | 525.00 |

|                                     |            |
|-------------------------------------|------------|
| YTD Total                           | 1,050.00   |
| Annual Budget                       | \$2,473.00 |
| Amount Remaining / (Budget overage) | \$1,423.00 |
| % of Budget                         | 42.5%      |

Account Name: A/C Maintenance

|          |                   |           |        |                                  |                              |          |
|----------|-------------------|-----------|--------|----------------------------------|------------------------------|----------|
| 12/11/25 | 546194-53970-5065 | 59671     | VENDOR | A/C TECHNOLOGIES                 | A/C maintenance - guardhouse | 1,950.00 |
| 03/23/26 | 546194-53970-5065 | 60057     | VENDOR | A/C TECHNOLOGIES                 | Semi Annual A/C maintenance  | 335.00   |
| 05/31/26 | 546194-53970-5065 | 193230598 | VENDOR | All Year Cooling & Plumbing, Inc | condenser & fan repairs      | 567.00   |

|                                     |            |
|-------------------------------------|------------|
| YTD Total                           | 2,852.00   |
| Annual Budget                       | \$5,476.00 |
| Amount Remaining / (Budget overage) | \$2,624.00 |
| % of Budget                         | 52.1%      |

Maintenance: Other Department Total: \$977,044.31

DEPARTMENT NAME: UTILITIES

# Monterra Community Development District

## Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jul 31, 2026

(Sorted by Department)

| Posting Date                                   | Account #         | Document #        | Trans. Type | Vendor Name   | Description                               | Amount                                                  |
|------------------------------------------------|-------------------|-------------------|-------------|---------------|-------------------------------------------|---------------------------------------------------------|
| <b>Account Name: Communication - Telephone</b> |                   |                   |             |               |                                           |                                                         |
| 10/12/25                                       | 541003-53975-5065 | 092125-0131-ACH   | VENDOR      | COMCAST       | 09/30 TO 10/29/25 COMCAST SVC             | 312.85                                                  |
| 10/17/25                                       | 541003-53975-5065 | 092625-4432-ACH   | VENDOR      | COMCAST       | 10/06 TO 11/05/25 COMCAST SVC             | 312.85                                                  |
| 10/18/25                                       | 541003-53975-5065 | 092725-6762-ACH   | VENDOR      | COMCAST       | 10/01 TO 10/31/25 COMCAST SVC PRD         | 671.87                                                  |
| 10/18/25                                       | 541003-53975-5065 | 092725-4707-ACH   | VENDOR      | COMCAST       | 10/01 TO 10/31/25 COMCAST SVC PRD         | 354.65                                                  |
| 10/18/25                                       | 541003-53975-5065 | 092725-6934-ACH   | VENDOR      | COMCAST       | 10/01 TO 10/31/25 COMCAST SVC PRD         | 236.61                                                  |
| 10/31/25                                       | 541003-53975-5065 | 100125-9407-ACH   | VENDOR      | COMCAST       | INTERNET OCT 2025                         | 439.87                                                  |
| 11/12/25                                       | 541003-53975-5065 | 102125-0131-ACH   | VENDOR      | COMCAST       | 10/30 TO 11/29/25 COMCAST SVC PRD         | 312.85                                                  |
| 11/17/25                                       | 541003-53975-5065 | 112625-4432-ACH   | VENDOR      | COMCAST       | 11/06 TO 12/05/25 COMCAST SVC PRD         | 312.85                                                  |
| 11/18/25                                       | 541003-53975-5065 | 102725-6762-ACH   | VENDOR      | COMCAST       | 11/01 TO 11/30/30 COMCAST SVC PRD         | 672.09                                                  |
| 11/18/25                                       | 541003-53975-5065 | 102725-4707-ACH   | VENDOR      | COMCAST       | 11/01 TO 11/30/30 COMCAST SVC PRD         | 354.65                                                  |
| 11/18/25                                       | 541003-53975-5065 | 102725-6934-ACH   | VENDOR      | COMCAST       | 11/01 TO 11/30/25 COMCAST SVC PRD         | 236.82                                                  |
| 11/30/25                                       | 541003-53975-5065 | 161832            | VENDOR      | INFRAMARK LLC | SP PREMIUM/SUPPLIES/COMCAST MOBILE        | 415.20                                                  |
| 12/03/25                                       | 541003-53975-5065 | 110325-9407-ACH   | VENDOR      | COMCAST       | INTERNET NOV 2025                         | 457.59                                                  |
| 12/12/25                                       | 541003-53975-5065 | 112125-0131-ACH   | VENDOR      | COMCAST       | 11/30 - 12/29/25 COMCAST SVC PRD          | 312.85                                                  |
| 12/17/25                                       | 541003-53975-5065 | 112625-4432-ACHB  | VENDOR      | COMCAST       | 12/06 TO 01/05/26 COMCAST                 | 312.85                                                  |
| 12/18/25                                       | 541003-53975-5065 | 112625-6762-ACH   | VENDOR      | COMCAST       | 12/01 TO 12/31/25 COMCAST SVC PRD         | 678.37                                                  |
| 12/18/25                                       | 541003-53975-5065 | 112725-4707-ACH   | VENDOR      | COMCAST       | 12/01 TO 12/31/25 COMCAST SVC PRD         | 354.65                                                  |
| 12/18/25                                       | 541003-53975-5065 | 112725-6934-ACH   | VENDOR      | COMCAST       | 12/01 TO 12/31/25 COMCAST SVC PRD         | 243.09                                                  |
| 01/05/26                                       | 541003-53975-5065 | 120125-9407-ACH   | VENDOR      | COMCAST       | SERV PRD 12/01-12/31/25                   | 469.83                                                  |
| 01/12/26                                       | 541003-53975-5065 | 122125-0131-ACH   | VENDOR      | COMCAST       | 12/30/25 TO 01/29/29 COMCAST SVC PRD      | 312.85                                                  |
| 01/17/26                                       | 541003-53975-5065 | 122625-4432-ACH   | VENDOR      | COMCAST       | 01/06-02/05/26 COMCAST SVC PRD            | 312.85                                                  |
| 01/18/26                                       | 541003-53975-5065 | 122725-6934-ACH   | VENDOR      | COMCAST       | 01/01-01/31/26 COMCAST SVC PRD            | 243.09                                                  |
| 01/18/26                                       | 541003-53975-5065 | 122725-6762-ACH   | VENDOR      | COMCAST       | 01/01-01/31/26 COMCAST SVC PRD            | 803.37                                                  |
| 01/18/26                                       | 541003-53975-5065 | 122725-4707-ACH   | VENDOR      | COMCAST       | 01/01-01/31/26 COMCAST SVC PRD            | 354.65                                                  |
| 01/20/26                                       | 541003-53975-5055 | 169046            | VENDOR      | INFRAMARK LLC | Jan 25 postage and DM CC expenses         | 842.46                                                  |
| 01/30/26                                       | 541003-53975-5065 | 010226-7640-ACH   | VENDOR      | COMCAST       | 01/01-01/31/26 COMCAST SVC PRD            | 469.23                                                  |
| 02/01/26                                       | 541003-53975-5065 | 012626-4432-ACH   | VENDOR      | COMCAST       | 02/06-03/05/26 COMCAST SVC PRD            | 312.85                                                  |
| 02/12/26                                       | 541003-53975-5065 | 012126-0131-ACH   | VENDOR      | COMCAST       | 01/30-02/28/26 COMCAST SVC PRD            | 312.85                                                  |
| 02/18/26                                       | 541003-53975-5065 | 012726-4707-ACH   | VENDOR      | COMCAST       | 02/01-02/28/26 COMCAST SVC PRD            | 354.65                                                  |
| 02/18/26                                       | 541003-53975-5065 | 012726-6762-ACH   | VENDOR      | COMCAST       | 02/01-02/28/26 COMCAST SVC PRD            | 803.30                                                  |
| 02/18/26                                       | 541003-53975-5065 | 012726-6934-ACH   | VENDOR      | COMCAST       | 02/01-02/28/26 COMCAST SVC PRD            | 243.04                                                  |
| 03/04/26                                       | 541003-53975-5065 | 020226-9407-ACH   | VENDOR      | COMCAST       | SVC PRD 02/01-02/28/26                    | 471.62                                                  |
| 03/12/26                                       | 541003-53975-5065 | 022126-0131-ACH   | VENDOR      | COMCAST       | SVC PRD 03/01-03/29/26                    | 312.85                                                  |
| 03/17/26                                       | 541003-53975-5065 | 022626-4432-ACH   | VENDOR      | COMCAST       | SVC PRD 03/06-04/05/2026                  | 312.85                                                  |
| 03/18/26                                       | 541003-53975-5065 | 022726-4707-ACH   | VENDOR      | COMCAST       | SVC PRD 03/01-03/31/26                    | 354.65                                                  |
| 03/18/26                                       | 541003-53975-5065 | 022726-6934-ACH   | VENDOR      | COMCAST       | SVC PRD 03/01-03/31/26                    | 243.04                                                  |
| 03/18/26                                       | 541003-53975-5065 | 022726-6762-ACH   | VENDOR      | COMCAST       | SVC PRD 03/01-03/31/26                    | 805.24                                                  |
| 04/02/26                                       | 541003-53975-5065 | 030326-9407-ACH   | VENDOR      | COMCAST       | SVC PRD 03/01-03/31/26                    | 471.23                                                  |
| 04/12/26                                       | 541003-53975-5065 | 032126-0131-ACH   | VENDOR      | COMCAST       | SVC PRD 03/30-04/29/2026                  | 312.85                                                  |
| 04/17/26                                       | 541003-53975-5065 | 032626-4432-ACH   | VENDOR      | COMCAST       | SVC PRD 04/06-05/05/2026                  | 312.85                                                  |
| 04/18/26                                       | 541003-53975-5065 | 032726-6934-ACH   | VENDOR      | COMCAST       | SVC PRD 04/01-04/30/2026                  | 364.57                                                  |
| 04/18/26                                       | 541003-53975-5065 | 032726-6762-ACH   | VENDOR      | COMCAST       | SVC PRD 04/01-04/30/2026                  | 823.30                                                  |
| 04/18/26                                       | 541003-53975-5065 | 032726-4707-ACH   | VENDOR      | COMCAST       | SVC PRD 04/01-04/30/2026                  | 354.65                                                  |
| 04/29/26                                       | 541003-53975-5065 | 042726-6934       | VENDOR      | COMCAST       | Mobile phones 05/01 to 05/31/26           | 364.49                                                  |
| 05/01/26                                       | 541003-53975-5055 | 042726-4707       | VENDOR      | COMCAST       | service period 05/01 - 05/31/26           | 354.65                                                  |
| 05/01/26                                       | 541003-53975-5055 | 042626-4432       | VENDOR      | COMCAST       | service period 05/06 to 06/06/26          | 312.85                                                  |
| 05/01/26                                       | 541003-53975-5055 | 042126-0131       | VENDOR      | COMCAST       | Service period 04/30 to 05/29/26          | 312.85                                                  |
| 05/01/26                                       | 541003-53975-5065 | 042726-6762-ACH   | VENDOR      | COMCAST       | SVC PRD 05/01-05/31/2026                  | 823.30                                                  |
| 05/01/26                                       | 541003-53975-5065 | 042726-6762-ACH-A | VENDOR      | COMCAST       | SVC PRD 05/01-05/31/2026                  | 821.60                                                  |
| 05/02/26                                       | 541003-53975-5065 | 040226-9407-ACH   | VENDOR      | COMCAST       | SVC PRD 04/01-04/30/2026                  | 941.78                                                  |
| 05/02/26                                       | 541003-53975-5065 | 040226-9407-ACH   | VENDOR      | COMCAST       | Credit Memo 000118                        | (941.78)                                                |
| 05/02/26                                       | 541003-53975-5065 | 040226-9407-ACH-A | VENDOR      | COMCAST       | SVC PRD 04/01-04/30/2026                  | 470.55                                                  |
| 05/18/26                                       | 541003-53975-5065 | 042726-6762-ACH   | VENDOR      | COMCAST       | Credit Memo 000119                        | (823.30)                                                |
| 05/29/26                                       | 541003-53975-5065 | 050126-9407-ACH   | VENDOR      | COMCAST       | SERVICE PERIOD - MAY'26                   | 470.55                                                  |
| 05/29/26                                       | 541003-53975-5065 | 052626-4432       | VENDOR      | COMCAST       | INTERNET - MAY'25                         | 312.85                                                  |
| 05/29/26                                       | 541003-53975-5065 | 052726-6934       | VENDOR      | COMCAST       | COMCAST SVC PRD 06/01-06/30/2026          | 364.49                                                  |
| 05/29/26                                       | 541003-53975-5055 | 052126-0131       | VENDOR      | COMCAST       | COMCAST SVC PRD 05/30-06/29/2026          | 312.85                                                  |
| 06/01/26                                       | 541003-53975-5055 | 052726-4707-ACH   | VENDOR      | COMCAST       | SERVICE PERIOD - JUN'26                   | 354.65                                                  |
| 06/01/26                                       | 541003-53975-5000 | 051126-8002-ACH   | VENDOR      | TRUIST BANK   | APR 2026 EXPENSES                         | 361.46                                                  |
| 06/02/26                                       | 541003-53975-5065 | 052726-6762-ACH   | VENDOR      | COMCAST       | INTERNET 06/01-06/30/26                   | 823.30                                                  |
| 06/16/26                                       | 541003-53975-5055 | JE000576          | JE          |               | R/C comcast mobile fr org# 51302 to 53975 | 361.32                                                  |
| 06/29/26                                       | 541003-53975-5065 | 060126-9407-ACH   | VENDOR      | COMCAST       | SVC PRD 06/01-06/30/2026                  | 524.65                                                  |
| 07/01/26                                       | 541003-53975-5065 | 062626-4432-ACH   | VENDOR      | COMCAST       | SVC PRD 07/06-08/05/25                    | 312.85                                                  |
| 07/01/26                                       | 541003-53975-5065 | 062726-6934-ACH   | VENDOR      | COMCAST       | SVC PRD 07/01-07/31/2025                  | 364.49                                                  |
| 07/01/26                                       | 541003-53975-5055 | 062126-0131-ACH   | VENDOR      | COMCAST       | SVC PRD 06/30-07/29/2026                  | 312.85                                                  |
| 07/01/26                                       | 541003-53975-5055 | 062726-4707-ACH   | VENDOR      | COMCAST       | SVC PRD 07/01-07/31/2025                  | 354.65                                                  |
| 07/01/26                                       | 541003-53975-5065 | 062726-6762-ACH   | VENDOR      | COMCAST       | SVC PRD 07/01-07/31/2025                  | 823.30                                                  |
| 07/01/26                                       | 541003-53975-5065 | 070126-9407-ACH   | VENDOR      | COMCAST       | SVC PRD 07/01-07/31/2026                  | 1,044.82                                                |
| 07/21/26                                       | 541003-53975-5000 | 071126-8002       | VENDOR      | TRUIST BANK   | comcast mobile expenses 844-963-0206      | 361.32                                                  |
|                                                |                   |                   |             |               |                                           | <b>YTD Total</b> 28,064.67                              |
|                                                |                   |                   |             |               |                                           | <b>Annual Budget</b> \$22,483.00                        |
|                                                |                   |                   |             |               |                                           | <b>Amount Remaining / (Budget overage)</b> (\$5,581.67) |
|                                                |                   |                   |             |               |                                           | <b>% of Budget</b> 124.8%                               |
| <b>Account Name: Electricity - Entrance</b>    |                   |                   |             |               |                                           |                                                         |
| 10/31/25                                       | 543008-53975-5055 | ACCRUALS          | JE          |               | ACCRUE FPL ELECTRICITY - OCT'25           | 819.50                                                  |
| 11/01/25                                       | 543008-53975-5055 | ACCRUALS          | JE          |               | ACCRUE FPL ELECTRICITY - OCT'25           | (819.50)                                                |
| 11/03/25                                       | 543008-53975-5055 | 102025-ACH        | VENDOR      | FPL           | SVC PRD 09/18-10/20/25                    | 842.19                                                  |
| 11/28/25                                       | 543008-53975-5055 | 111725-ACH        | VENDOR      | FPL           | SVC PRD 10/20-11/17/25                    | 672.57                                                  |
| 12/27/25                                       | 543008-53975-5055 | 121625-ACH        | VENDOR      | FPL           | SVC PRD 11/17-12/16/25                    | 31.96                                                   |
| 01/27/26                                       | 543008-53975-5055 | 011626-ACH        | VENDOR      | FPL           | SVC PRD 12/16/25-01/16/26                 | 771.50                                                  |
| 02/27/26                                       | 543008-53975-5055 | 021826-ACH        | VENDOR      | FPL           | SVC PRD 01/16-02/18/26                    | 814.24                                                  |
| 03/30/26                                       | 543008-53975-5055 | 031926-ACH        | VENDOR      | FPL           | SVC PRD 02/18-03/19/2026                  | 722.71                                                  |
| 04/29/26                                       | 543008-53975-5055 | 041726-ACH        | VENDOR      | FPL           | SVC PRD 03/19-04/17/2026                  | 676.44                                                  |
| 05/29/26                                       | 543008-53975-5055 | 051926-4240-ACH   | VENDOR      | FPL           | SVC PRD 04/17-05/19/2026                  | 42.86                                                   |

# Monterra Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document #      | Trans. Type | Vendor Name | Description                    | Amount                                                |
|--------------|-------------------|-----------------|-------------|-------------|--------------------------------|-------------------------------------------------------|
| 05/29/26     | 543008-53975-5055 | 051926-0117-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026       | 95.75                                                 |
| 05/29/26     | 543008-53975-5055 | 051926-8173-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026       | 681.41                                                |
| 06/24/26     | 543008-53975-5055 | 061826-8173-ACH | VENDOR FPL  |             | SVS Period 5/19-6/18/26        | 650.92                                                |
| 06/26/26     | 543008-53975-5055 | 061826-4240-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026       | 41.99                                                 |
| 06/29/26     | 543008-53975-5055 | 061826-0117-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026       | 98.19                                                 |
| 07/28/26     | 543008-53975-5055 | 072026-8173-ACH | VENDOR FPL  |             | SD 6/18-7/20/26                | 693.11                                                |
| 07/28/26     | 543008-53975-5055 | 072026-4240-ACH | VENDOR FPL  |             | SD 6/18-7/20/26                | 42.99                                                 |
| 07/28/26     | 543008-53975-5055 | 072026-0117-ACH | VENDOR FPL  |             | Elect 6/18-7/20/26 Guard house | 111.30                                                |
|              |                   |                 |             |             |                                | <b>YTD Total</b> 7,690.13                             |
|              |                   |                 |             |             |                                | <b>Annual Budget</b> \$15,380.00                      |
|              |                   |                 |             |             |                                | <b>Amount Remaining / (Budget overage)</b> \$7,689.87 |
|              |                   |                 |             |             |                                | <b>% of Budget</b> 50.0%                              |

## Account Name: Electricity - Pump Station

|          |                   |                 |            |  |                                 |            |
|----------|-------------------|-----------------|------------|--|---------------------------------|------------|
| 10/31/25 | 543012-53975-5055 | ACCRUALS        | JE         |  | ACCRUE FPL ELECTRICITY - OCT'25 | 4,183.13   |
| 11/01/25 | 543012-53975-5055 | ACCRUALS        | JE         |  | ACCRUE FPL ELECTRICITY - OCT'25 | (4,183.13) |
| 11/03/25 | 543012-53975-5045 | 102025-ACH      | VENDOR FPL |  | SVC PRD 09/18-10/20/25          | 643.00     |
| 11/03/25 | 543012-53975-5040 | 102025-ACH      | VENDOR FPL |  | SVC PRD 09/18-10/20/25          | 1,929.01   |
| 11/03/25 | 543012-53975-5055 | 102025-ACH      | VENDOR FPL |  | SVC PRD 09/18-10/20/25          | 1,714.68   |
| 11/28/25 | 543012-53975-5045 | 111725-ACH      | VENDOR FPL |  | SVC PRD 10/20-11/17/25          | 794.54     |
| 11/28/25 | 543012-53975-5040 | 111725-ACH      | VENDOR FPL |  | SVC PRD 10/20-11/17/25          | 2,383.62   |
| 11/28/25 | 543012-53975-5055 | 111725-ACH      | VENDOR FPL |  | SVC PRD 10/20-11/17/25          | 2,118.78   |
| 12/27/25 | 543012-53975-5045 | 121625-ACH      | VENDOR FPL |  | SVC PRD 11/17-12/16/25          | 715.24     |
| 12/27/25 | 543012-53975-5040 | 121625-ACH      | VENDOR FPL |  | SVC PRD 11/17-12/16/25          | 2,145.69   |
| 12/27/25 | 543012-53975-5055 | 121625-ACH      | VENDOR FPL |  | SVC PRD 11/17-12/16/25          | 1,907.28   |
| 01/27/26 | 543012-53975-5045 | 011626-ACH      | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26       | 714.40     |
| 01/27/26 | 543012-53975-5040 | 011626-ACH      | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26       | 2,143.19   |
| 01/27/26 | 543012-53975-5055 | 011626-ACH      | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26       | 1,905.06   |
| 02/01/26 | 543012-53975-5045 | 012026-2185-ACH | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26       | 93.97      |
| 02/01/26 | 543012-53975-5040 | 012026-2185-ACH | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26       | 281.92     |
| 02/01/26 | 543012-53975-5055 | 012026-2185-ACH | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26       | 250.59     |
| 02/27/26 | 543012-53975-5045 | 021826-ACH      | VENDOR FPL |  | SVC PRD 01/16-02/18/26          | 795.24     |
| 02/27/26 | 543012-53975-5040 | 021826-ACH      | VENDOR FPL |  | SVC PRD 01/16-02/18/26          | 2,385.73   |
| 02/27/26 | 543012-53975-5055 | 021826-ACH      | VENDOR FPL |  | SVC PRD 01/16-02/18/26          | 2,120.65   |
| 03/30/26 | 543012-53975-5045 | 031926-ACH      | VENDOR FPL |  | SVC PRD 02/18-03/19/2026        | 695.55     |
| 03/30/26 | 543012-53975-5040 | 031926-ACH      | VENDOR FPL |  | SVC PRD 02/18-03/19/2026        | 2,086.66   |
| 03/30/26 | 543012-53975-5055 | 031926-ACH      | VENDOR FPL |  | SVC PRD 02/18-03/19/2026        | 1,854.81   |
| 04/29/26 | 543012-53975-5045 | 041726-ACH      | VENDOR FPL |  | SVC PRD 03/19-04/17/2026        | 631.36     |
| 04/29/26 | 543012-53975-5040 | 041726-ACH      | VENDOR FPL |  | SVC PRD 03/19-04/17/2026        | 1,894.10   |
| 04/29/26 | 543012-53975-5055 | 041726-ACH      | VENDOR FPL |  | SVC PRD 03/19-04/17/2026        | 1,683.64   |
| 05/01/26 | 543012-53975-5055 | 409025          | VENDOR FPL |  | Credit Memo 000095              | (289.74)   |
| 05/29/26 | 543012-53975-5045 | 052226-5243-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 129.09     |
| 05/29/26 | 543012-53975-5040 | 052226-5243-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 387.25     |
| 05/29/26 | 543012-53975-5055 | 052226-5243-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 344.22     |
| 05/29/26 | 543012-53975-5045 | 051926-3162-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 10.74      |
| 05/29/26 | 543012-53975-5040 | 051926-3162-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 32.24      |
| 05/29/26 | 543012-53975-5055 | 051926-3162-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 28.65      |
| 05/29/26 | 543012-53975-5045 | 051926-9337-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 22.24      |
| 05/29/26 | 543012-53975-5040 | 051926-9337-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 66.71      |
| 05/29/26 | 543012-53975-5055 | 051926-9337-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 59.29      |
| 05/29/26 | 543012-53975-5045 | 052226-5082-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 175.66     |
| 05/29/26 | 543012-53975-5040 | 052226-5082-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 526.98     |
| 05/29/26 | 543012-53975-5055 | 052226-5082-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 468.42     |
| 05/29/26 | 543012-53975-5045 | 051926-9099-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 5.03       |
| 05/29/26 | 543012-53975-5040 | 051926-9099-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 15.10      |
| 05/29/26 | 543012-53975-5055 | 051926-9099-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 13.42      |
| 05/29/26 | 543012-53975-5045 | 052226-2263-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 61.88      |
| 05/29/26 | 543012-53975-5040 | 052226-2263-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 185.63     |
| 05/29/26 | 543012-53975-5055 | 052226-2263-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 165.01     |
| 05/29/26 | 543012-53975-5045 | 052226-2185-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 75.34      |
| 05/29/26 | 543012-53975-5040 | 052226-2185-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 226.01     |
| 05/29/26 | 543012-53975-5055 | 052226-2185-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 200.90     |
| 05/29/26 | 543012-53975-5045 | 052226-9080-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 129.44     |
| 05/29/26 | 543012-53975-5040 | 052226-9080-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 388.32     |
| 05/29/26 | 543012-53975-5055 | 052226-9080-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 345.18     |
| 05/29/26 | 543012-53975-5045 | 052226-1296-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 143.17     |
| 05/29/26 | 543012-53975-5040 | 052226-1296-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 429.50     |
| 05/29/26 | 543012-53975-5055 | 052226-1296-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026        | 381.78     |
| 06/24/26 | 543012-53975-5045 | 061826-9080-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 124.48     |
| 06/24/26 | 543012-53975-5040 | 061826-9080-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 373.45     |
| 06/24/26 | 543012-53975-5055 | 061826-9080-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 331.95     |
| 06/24/26 | 543012-53975-5045 | 061826-2263-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 56.60      |
| 06/24/26 | 543012-53975-5040 | 061826-2263-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 169.81     |
| 06/24/26 | 543012-53975-5055 | 061826-2263-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 150.94     |
| 06/24/26 | 543012-53975-5045 | 061826-5082-ACH | VENDOR FPL |  | SVS Period 5/19-6/18/26         | 145.99     |
| 06/24/26 | 543012-53975-5040 | 061826-5082-ACH | VENDOR FPL |  | SVS Period 5/19-6/18/26         | 437.97     |
| 06/24/26 | 543012-53975-5055 | 061826-5082-ACH | VENDOR FPL |  | SVS Period 5/19-6/18/26         | 389.29     |
| 06/24/26 | 543012-53975-5045 | 061826-5243-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 122.50     |
| 06/24/26 | 543012-53975-5040 | 061826-5243-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 367.49     |
| 06/24/26 | 543012-53975-5055 | 061826-5243-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 326.65     |
| 06/24/26 | 543012-53975-5045 | 061826-1296-ACH | VENDOR FPL |  | SVS Period 5/19-6/18/26         | 126.11     |
| 06/24/26 | 543012-53975-5040 | 061826-1296-ACH | VENDOR FPL |  | SVS Period 5/19-6/18/26         | 378.32     |
| 06/24/26 | 543012-53975-5055 | 061826-1296-ACH | VENDOR FPL |  | SVS Period 5/19-6/18/26         | 336.29     |
| 06/29/26 | 543012-53975-5045 | 061826-0999-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 3.40       |
| 06/29/26 | 543012-53975-5040 | 061826-0999-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 10.21      |
| 06/29/26 | 543012-53975-5055 | 061826-0999-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 9.07       |
| 06/29/26 | 543012-53975-5045 | 061826-3162-ACH | VENDOR FPL |  | SVC PRD 05/19-06/18/2026        | 9.35       |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
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| Posting Date                        | Account #         | Document #      | Trans. Type | Vendor Name | Description                   | Amount      |
|-------------------------------------|-------------------|-----------------|-------------|-------------|-------------------------------|-------------|
| 06/29/26                            | 543012-53975-5040 | 061826-3162-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026      | 28.05       |
| 06/29/26                            | 543012-53975-5055 | 061826-3162-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026      | 24.93       |
| 06/29/26                            | 543012-53975-5045 | 061826-9337-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026      | 20.30       |
| 06/29/26                            | 543012-53975-5040 | 061826-9337-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026      | 60.89       |
| 06/29/26                            | 543012-53975-5055 | 061826-9337-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026      | 54.13       |
| 06/29/26                            | 543012-53975-5045 | 061826-2185-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026      | 98.12       |
| 06/29/26                            | 543012-53975-5040 | 061826-2185-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026      | 294.35      |
| 06/29/26                            | 543012-53975-5055 | 061826-2185-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026      | 261.65      |
| 07/20/26                            | 543012-53975-5045 | 072026-9099-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 5.03        |
| 07/20/26                            | 543012-53975-5040 | 072026-9099-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 15.10       |
| 07/20/26                            | 543012-53975-5055 | 072026-9099-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 13.42       |
| 07/20/26                            | 543012-53975-5045 | 072026-2185-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 84.88       |
| 07/20/26                            | 543012-53975-5040 | 072026-2185-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 254.64      |
| 07/20/26                            | 543012-53975-5055 | 072026-2185-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 226.34      |
| 07/20/26                            | 543012-53975-5045 | 072026-3162-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 10.73       |
| 07/20/26                            | 543012-53975-5040 | 072026-3162-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 32.17       |
| 07/20/26                            | 543012-53975-5055 | 072026-3162-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 28.60       |
| 07/20/26                            | 543012-53975-5045 | 072026-9337-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 22.11       |
| 07/20/26                            | 543012-53975-5040 | 072026-9337-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 66.33       |
| 07/20/26                            | 543012-53975-5055 | 072026-9337-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026      | 58.95       |
| 07/28/26                            | 543012-53975-5040 | 072026-5243-ACH | VENDOR FPL  |             | SD 6/18-7/20/26               | 355.51      |
| 07/28/26                            | 543012-53975-5055 | 072026-5243-ACH | VENDOR FPL  |             | SD 6/18-7/20/26               | 316.02      |
| 07/28/26                            | 543012-53975-5055 | 072026-5243-ACH | VENDOR FPL  |             | SD 6/18-7/20/26               | 118.50      |
| 07/28/26                            | 543012-53975-5045 | 072026-2263     | VENDOR FPL  |             | SD 6/18-7/20/26               | 55.78       |
| 07/28/26                            | 543012-53975-5040 | 072026-2263     | VENDOR FPL  |             | SD 6/18-7/20/26               | 167.34      |
| 07/28/26                            | 543012-53975-5055 | 072026-2263     | VENDOR FPL  |             | SD 6/18-7/20/26               | 148.74      |
| 07/28/26                            | 543012-53975-5045 | 072026-9080-ACH | VENDOR FPL  |             | 87th Irr Pump SD 6/18-7/20/26 | 115.98      |
| 07/28/26                            | 543012-53975-5040 | 072026-9080-ACH | VENDOR FPL  |             | 87th Irr Pump SD 6/18-7/20/26 | 347.94      |
| 07/28/26                            | 543012-53975-5055 | 072026-9080-ACH | VENDOR FPL  |             | 87th Irr Pump SD 6/18-7/20/26 | 309.28      |
| 07/28/26                            | 543012-53975-5045 | 072026-1296-ACH | VENDOR FPL  |             | 84th irr SD 6/18-7/20/26      | 121.47      |
| 07/28/26                            | 543012-53975-5040 | 072026-1296-ACH | VENDOR FPL  |             | 84th irr SD 6/18-7/20/26      | 364.41      |
| 07/28/26                            | 543012-53975-5055 | 072026-1296-ACH | VENDOR FPL  |             | 84th irr SD 6/18-7/20/26      | 323.91      |
| 07/28/26                            | 543012-53975-5045 | 072026-5082-ACH | VENDOR FPL  |             | SD 6/18-7/20/26               | 164.61      |
| 07/28/26                            | 543012-53975-5040 | 072026-5082-ACH | VENDOR FPL  |             | SD 6/18-7/20/26               | 493.82      |
| 07/28/26                            | 543012-53975-5055 | 072026-5082-ACH | VENDOR FPL  |             | SD 6/18-7/20/26               | 438.94      |
| YTD Total                           |                   |                 |             |             |                               | 47,989.01   |
| Annual Budget                       |                   |                 |             |             |                               | \$58,692.00 |
| Amount Remaining / (Budget overage) |                   |                 |             |             |                               | \$10,702.99 |
| % of Budget                         |                   |                 |             |             |                               | 81.8%       |

|                                          |                   |                 |            |  |                                                  |             |
|------------------------------------------|-------------------|-----------------|------------|--|--------------------------------------------------|-------------|
| Account Name: Electricity - Streetlights |                   |                 |            |  |                                                  |             |
| 10/31/25                                 | 543013-53975-5055 | ACCRUALS        | JE         |  | ACCRUE FPL ELECTRICITY - OCT'25                  | 11,632.51   |
| 11/01/25                                 | 543013-53975-5055 | ACCRUALS        | JE         |  | ACCRUE FPL ELECTRICITY - OCT'25                  | (11,632.51) |
| 11/03/25                                 | 543013-53975-5045 | 102025-ACH      | VENDOR FPL |  | SVC PRD 09/18-10/20/25                           | 1,739.76    |
| 11/03/25                                 | 543013-53975-5040 | 102025-ACH      | VENDOR FPL |  | SVC PRD 09/18-10/20/25                           | 34.70       |
| 11/03/25                                 | 543013-53975-5040 | 102025-ACH      | VENDOR FPL |  | SVC PRD 09/18-10/20/25                           | 5,219.28    |
| 11/03/25                                 | 543013-53975-5055 | 102025-ACH      | VENDOR FPL |  | SVC PRD 09/18-10/20/25                           | 4,639.36    |
| 11/28/25                                 | 543013-53975-5045 | 111725-ACH      | VENDOR FPL |  | SVC PRD 10/20-11/17/25                           | 1,739.76    |
| 11/28/25                                 | 543013-53975-5040 | 111725-ACH      | VENDOR FPL |  | SVC PRD 10/20-11/17/25                           | 33.82       |
| 11/28/25                                 | 543013-53975-5040 | 111725-ACH      | VENDOR FPL |  | SVC PRD 10/20-11/17/25                           | 5,219.28    |
| 11/28/25                                 | 543013-53975-5055 | 111725-ACH      | VENDOR FPL |  | SVC PRD 10/20-11/17/25                           | 4,639.36    |
| 12/27/25                                 | 543013-53975-5045 | 121625-ACH      | VENDOR FPL |  | SVC PRD 11/17-12/16/25                           | 1,739.76    |
| 12/27/25                                 | 543013-53975-5040 | 121625-ACH      | VENDOR FPL |  | SVC PRD 11/17-12/16/25                           | 34.78       |
| 12/27/25                                 | 543013-53975-5040 | 121625-ACH      | VENDOR FPL |  | SVC PRD 11/17-12/16/25                           | 5,219.28    |
| 12/27/25                                 | 543013-53975-5055 | 121625-ACH      | VENDOR FPL |  | SVC PRD 11/17-12/16/25                           | 4,639.36    |
| 01/27/26                                 | 543013-53975-5045 | 011626-ACH      | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26                        | 1,804.64    |
| 01/27/26                                 | 543013-53975-5040 | 011626-ACH      | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26                        | 40.33       |
| 01/27/26                                 | 543013-53975-5040 | 011626-ACH      | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26                        | 5,413.97    |
| 01/27/26                                 | 543013-53975-5055 | 011626-ACH      | VENDOR FPL |  | SVC PRD 12/16/25-01/16/26                        | 4,812.42    |
| 02/27/26                                 | 543013-53975-5045 | 021826-ACH      | VENDOR FPL |  | SVC PRD 01/16-02/18/26                           | 1,804.66    |
| 02/27/26                                 | 543013-53975-5040 | 021826-ACH      | VENDOR FPL |  | SVC PRD 01/16-02/18/26                           | 40.63       |
| 02/27/26                                 | 543013-53975-5040 | 021826-ACH      | VENDOR FPL |  | SVC PRD 01/16-02/18/26                           | 5,413.97    |
| 02/27/26                                 | 543013-53975-5055 | 021826-ACH      | VENDOR FPL |  | SVC PRD 01/16-02/18/26                           | 4,812.42    |
| 03/19/26                                 | 543013-53975-5045 | 1800538964      | VENDOR FPL |  | Deposit for Linear Park pathway lighting project | 1,333.47    |
| 03/30/26                                 | 543013-53975-5045 | 031926-ACH      | VENDOR FPL |  | SVC PRD 02/18-03/19/2026                         | 1,804.66    |
| 03/30/26                                 | 543013-53975-5040 | 031926-ACH      | VENDOR FPL |  | SVC PRD 02/18-03/19/2026                         | 39.62       |
| 03/30/26                                 | 543013-53975-5040 | 031926-ACH      | VENDOR FPL |  | SVC PRD 02/18-03/19/2026                         | 5,413.97    |
| 03/30/26                                 | 543013-53975-5055 | 031926-ACH      | VENDOR FPL |  | SVC PRD 02/18-03/19/2026                         | 4,812.42    |
| 04/29/26                                 | 543013-53975-5045 | 041726-ACH      | VENDOR FPL |  | SVC PRD 03/19-04/17/2026                         | 1,804.66    |
| 04/29/26                                 | 543013-53975-5040 | 041726-ACH      | VENDOR FPL |  | SVC PRD 03/19-04/17/2026                         | 39.52       |
| 04/29/26                                 | 543013-53975-5040 | 041726-ACH      | VENDOR FPL |  | SVC PRD 03/19-04/17/2026                         | 5,413.97    |
| 04/29/26                                 | 543013-53975-5055 | 041726-ACH      | VENDOR FPL |  | SVC PRD 03/19-04/17/2026                         | 4,812.42    |
| 05/29/26                                 | 543013-53975-5045 | 051926-3545-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 239.00      |
| 05/29/26                                 | 543013-53975-5040 | 051926-3545-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 716.99      |
| 05/29/26                                 | 543013-53975-5055 | 051926-3545-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 637.33      |
| 05/29/26                                 | 543013-53975-5045 | 051926-8272-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 442.02      |
| 05/29/26                                 | 543013-53975-5040 | 051926-8272-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 1,326.08    |
| 05/29/26                                 | 543013-53975-5055 | 051926-8272-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 1,178.74    |
| 05/29/26                                 | 543013-53975-5040 | 051926-0517-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 39.92       |
| 05/29/26                                 | 543013-53975-5045 | 051926-2184-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 93.29       |
| 05/29/26                                 | 543013-53975-5040 | 051926-2184-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 279.87      |
| 05/29/26                                 | 543013-53975-5055 | 051926-2184-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 248.78      |
| 05/29/26                                 | 543013-53975-5045 | 051926-0182-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 206.92      |
| 05/29/26                                 | 543013-53975-5040 | 051926-0182-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 620.76      |
| 05/29/26                                 | 543013-53975-5055 | 051926-0182-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 551.78      |
| 05/29/26                                 | 543013-53975-5045 | 051926-1383-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 334.45      |
| 05/29/26                                 | 543013-53975-5040 | 051926-1383-ACH | VENDOR FPL |  | SVC PRD 04/17-05/19/2026                         | 1,003.33    |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document #      | Trans. Type | Vendor Name | Description              | Amount   |
|--------------|-------------------|-----------------|-------------|-------------|--------------------------|----------|
| 05/29/26     | 543013-53975-5055 | 051926-1383-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 891.85   |
| 05/30/26     | 543013-53975-5045 | 051926-4065-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 107.98   |
| 05/30/26     | 543013-53975-5040 | 051926-4065-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 323.96   |
| 05/30/26     | 543013-53975-5055 | 051926-4065-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 287.96   |
| 06/01/26     | 543013-53975-5045 | 051926-4089-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 153.04   |
| 06/01/26     | 543013-53975-5040 | 051926-4089-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 459.13   |
| 06/01/26     | 543013-53975-5055 | 051926-4089-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 408.11   |
| 06/01/26     | 543013-53975-5045 | 051926-7017-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 227.95   |
| 06/01/26     | 543013-53975-5040 | 051926-7017-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 683.85   |
| 06/01/26     | 543013-53975-5055 | 051926-7017-ACH | VENDOR FPL  |             | SVC PRD 04/17-05/19/2026 | 607.87   |
| 06/24/26     | 543013-53975-5045 | 061826-1383     | VENDOR FPL  |             | SVS Period 5/19-6/18/26  | 334.44   |
| 06/24/26     | 543013-53975-5055 | 061826-1383     | VENDOR FPL  |             | SVS Period 5/19-6/18/26  | 891.86   |
| 06/24/26     | 543013-53975-5055 | 061826-1383     | VENDOR FPL  |             | SVS Period 5/19-6/18/26  | 1,003.33 |
| 06/24/26     | 543013-53975-5040 | 061826-0517-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 37.82    |
| 06/24/26     | 543013-53975-5045 | 061826-4065-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 107.99   |
| 06/24/26     | 543013-53975-5040 | 061826-4065-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 323.96   |
| 06/24/26     | 543013-53975-5055 | 061826-4065-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 287.95   |
| 06/29/26     | 543013-53975-5045 | 061826-2184-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 621.94   |
| 06/29/26     | 543013-53975-5045 | 061826-3545-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 235.40   |
| 06/29/26     | 543013-53975-5040 | 061826-3545-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 706.19   |
| 06/29/26     | 543013-53975-5055 | 061826-3545-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 627.73   |
| 06/29/26     | 543013-53975-5045 | 061826-8272-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 428.25   |
| 06/29/26     | 543013-53975-5040 | 061826-8272-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 1,284.74 |
| 06/29/26     | 543013-53975-5055 | 061826-8272-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 1,141.99 |
| 06/29/26     | 543013-53975-5045 | 061826-7017-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 220.28   |
| 06/29/26     | 543013-53975-5040 | 061826-7017-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 660.85   |
| 06/29/26     | 543013-53975-5055 | 061826-7017-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 587.42   |
| 06/29/26     | 543013-53975-5045 | 061826-4089-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 153.04   |
| 06/29/26     | 543013-53975-5040 | 061826-4089-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 459.13   |
| 06/29/26     | 543013-53975-5055 | 061826-4089-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 408.11   |
| 06/29/26     | 543013-53975-5045 | 061826-0182-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 198.32   |
| 06/29/26     | 543013-53975-5040 | 061826-0182-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 594.97   |
| 06/29/26     | 543013-53975-5055 | 061826-0182-ACH | VENDOR FPL  |             | SVC PRD 05/19-06/18/2026 | 528.87   |
| 07/20/26     | 543013-53975-5045 | 072026-2184-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026 | 93.29    |
| 07/20/26     | 543013-53975-5040 | 072026-2184-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026 | 279.87   |
| 07/20/26     | 543013-53975-5055 | 072026-2184-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026 | 248.78   |
| 07/28/26     | 543013-53975-5040 | 072026-0517-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 39.78    |
| 07/28/26     | 543013-53975-5045 | 072026-4065-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 107.99   |
| 07/28/26     | 543013-53975-5040 | 072026-4065-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 323.96   |
| 07/28/26     | 543013-53975-5055 | 072026-4065-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 287.95   |
| 07/28/26     | 543013-53975-5045 | 072026-4089-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 153.04   |
| 07/28/26     | 543013-53975-5040 | 072026-4089-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 459.13   |
| 07/28/26     | 543013-53975-5055 | 072026-4089-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 408.11   |
| 07/28/26     | 543013-53975-5045 | 072026-7017-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 227.95   |
| 07/28/26     | 543013-53975-5040 | 072026-7017-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 683.85   |
| 07/28/26     | 543013-53975-5055 | 072026-7017-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 607.87   |
| 07/28/26     | 543013-53975-5045 | 072026-8272-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 442.03   |
| 07/28/26     | 543013-53975-5040 | 072026-8272-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 1,326.08 |
| 07/28/26     | 543013-53975-5055 | 072026-8272-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 1,178.73 |
| 07/28/26     | 543013-53975-5045 | 072026-3545-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 239.00   |
| 07/28/26     | 543013-53975-5040 | 072026-3545-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 716.99   |
| 07/28/26     | 543013-53975-5055 | 072026-3545-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 637.33   |
| 07/28/26     | 543013-53975-5045 | 072026-0182-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 206.92   |
| 07/28/26     | 543013-53975-5040 | 072026-0182-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 620.76   |
| 07/28/26     | 543013-53975-5055 | 072026-0182-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 551.78   |
| 07/28/26     | 543013-53975-5045 | 072026-1383-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 334.44   |
| 07/28/26     | 543013-53975-5040 | 072026-1383-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 1,003.33 |
| 07/28/26     | 543013-53975-5055 | 072026-1383-ACH | VENDOR FPL  |             | SD 6/18-7/20/26          | 891.86   |

|                                     |              |
|-------------------------------------|--------------|
| YTD Total                           | 120,502.61   |
| Annual Budget                       | \$133,832.00 |
| Amount Remaining / (Budget overage) | \$13,329.39  |
| % of Budget                         | 90.0%        |

Account Name: Utility - Water

|          |                   |                 |        |                     |                                           |          |
|----------|-------------------|-----------------|--------|---------------------|-------------------------------------------|----------|
| 10/31/25 | 543018-53975-5055 | ACCRUALS        | JE     |                     | ACCRUE CITY OF COOPER CITY WATER - OCT'25 | 459.00   |
| 11/01/25 | 543018-53975-5055 | ACCRUALS        | JE     |                     | ACCRUE CITY OF COOPER CITY WATER - OCT'25 | (459.00) |
| 11/01/25 | 543018-53975-5055 | 111125-1782-ACH | VENDOR | City of Cooper City | water 10/15 - 11/12                       | 76.81    |
| 11/13/25 | 543018-53975-5055 | 111125-1456-ACH | VENDOR | City of Cooper City | Water 10/14 - 11/10/25                    | 60.21    |
| 11/13/25 | 543018-53975-5055 | 111125-1457-ACH | VENDOR | City of Cooper City | Nov. 25 Utility bill - 10/14 - 11/10      | 641.50   |
| 11/17/25 | 543018-53975-5055 | 111325-1782-ACH | VENDOR | City of Cooper City | water 10/15 - 11/12                       | 76.81    |
| 11/17/25 | 543018-53975-5055 | 111325-1457-ACH | VENDOR | City of Cooper City | Water 10/14 - 11/10/25                    | 641.50   |
| 12/31/25 | 543018-53975-5055 | 121225-1457-ACH | VENDOR | City of Cooper City | Water 11/10-12/09/25                      | 600.00   |
| 12/31/25 | 543018-53975-5055 | 121225-1456-ACH | VENDOR | City of Cooper City | Water 11/10-12/09/25                      | 60.21    |
| 12/31/25 | 543018-53975-5055 | ACCRUALS        | JE     |                     | ACCRUE CITY OF COOPER CITY WATER - DEC'25 | 660.21   |
| 12/31/25 | 543018-53975-5055 | ACCRUALS        | JE     |                     | ACCRUE CITY OF COOPER CITY WATER - DEC'25 | (660.21) |
| 01/01/26 | 543018-53975-5055 | ACCRUALS        | JE     |                     | ACCRUE CITY OF COOPER CITY WATER - DEC'25 | (660.21) |
| 01/01/26 | 543018-53975-5055 | 091125-1456-ACH | VENDOR | City of Cooper City | Credit Memo 000108                        | (50.55)  |
| 01/01/26 | 543018-53975-5055 | 111125-1457-ACH | VENDOR | City of Cooper City | Credit Memo 000109                        | (641.50) |
| 01/01/26 | 543018-53975-5055 | 111325-1782-ACH | VENDOR | City of Cooper City | Credit Memo 000110                        | (76.81)  |
| 01/01/26 | 543018-53975-5055 | ACCRUALS        | JE     |                     | ACCRUE CITY OF COOPER CITY WATER - DEC'25 | 660.21   |
| 01/13/26 | 543018-53975-5065 | 011226-1457-ACH | VENDOR | City of Cooper City | Jan 26 utility bill - 12/09 to 01/08/26   | 633.20   |
| 01/13/26 | 543018-53975-5055 | 011226-1782-ACH | VENDOR | City of Cooper City | service period 12/11-1/8/26               | 37.42    |
| 01/13/26 | 543018-53975-5055 | 011226-1456-ACH | VENDOR | City of Cooper City | Service 12/09 to 01/08/26                 | 76.81    |
| 01/13/26 | 543018-53975-5065 | 011226-1457-ACH | VENDOR | City of Cooper City | Credit Memo 000111                        | (633.20) |
| 01/13/26 | 543018-53975-5055 | 011226-1782-ACH | VENDOR | City of Cooper City | Credit Memo 000112                        | (37.42)  |
| 01/13/26 | 543018-53975-5055 | 011226-1456-ACH | VENDOR | City of Cooper City | Credit Memo 000113                        | (76.81)  |
| 01/31/26 | 543018-53975-5055 | ACCRUALS        | JE     |                     | ACCRUE CITY OF COOPER CITY WATER - JAN'26 | 850.00   |

# Monterra Community Development District

Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document #      | Trans. Type | Vendor Name         | Description                               | Amount   |
|--------------|-------------------|-----------------|-------------|---------------------|-------------------------------------------|----------|
| 02/01/26     | 543018-53975-5055 | ACCRUALS        | JE          |                     | ACCRUE CITY OF COOPER CITY WATER - JAN'26 | (850.00) |
| 02/02/26     | 543018-53975-5055 | 011326-1782-ACH | VENDOR      | City of Cooper City | 12/11/25-1/8/26 Utility bill              | 37.42    |
| 02/02/26     | 543018-53975-5055 | 011326-1457-ACH | VENDOR      | City of Cooper City | 12/9/25-1/8/26 Utility bill               | 633.20   |
| 02/02/26     | 543018-53975-5055 | 011326-1456-ACH | VENDOR      | City of Cooper City | WATER/ SEWER 12/09/25-1/8/26              | 76.81    |
| 02/10/26     | 543018-53975-5055 | 020926-1456-ACH | VENDOR      | City of Cooper City | 1/8/26-2/6/26 Utility bill                | 60.21    |
| 02/27/26     | 543018-53975-5055 | 021026-1782-ACH | VENDOR      | City of Cooper City | Service 01/08 - 02/06/2026                | 51.91    |
| 02/28/26     | 543018-53975-5055 | ACCRUALS        | JE          |                     | ACCRUE CITY OF COOPER CITY WATER - FEB'26 | 850.00   |
| 03/01/26     | 543018-53975-5055 | ACCRUALS        | JE          |                     | ACCRUE CITY OF COOPER CITY WATER - FEB'26 | (850.00) |
| 03/02/26     | 543018-53975-5055 | 021026-1457-ACH | VENDOR      | City of Cooper City | Service 01/08 - 02/06/2026                | 591.70   |
| 03/12/26     | 543018-53975-5055 | 031126-1782-ACH | VENDOR      | City of Cooper City | water & sewer 02/09 - 03/11/26            | 51.91    |
| 03/12/26     | 543018-53975-5055 | 031126-1457-ACH | VENDOR      | City of Cooper City | water & sewer 02/06 - 03/11/26            | 699.60   |
| 03/12/26     | 543018-53975-5055 | 031126-1456-ACH | VENDOR      | City of Cooper City | Utility bill 02/06 - 03/09/26             | 85.11    |
| 04/10/26     | 543018-53975-5055 | 040926-1782-ACH | VENDOR      | City of Cooper City | Utility bill 03/08-04/07/2026             | 60.21    |
| 04/10/26     | 543018-53975-5055 | 040926-1457-ACH | VENDOR      | City of Cooper City | Utility bill 03/09-04/07/2026             | 608.30   |
| 04/10/26     | 543018-53975-5055 | 040926-1456     | VENDOR      | City of Cooper City | Utility bill 03/09-04/07/2026             | 60.21    |
| 05/12/26     | 543018-53975-5055 | 051126-1457-ACH | VENDOR      | City of Cooper City | SVC PRD 04/07-05/07/2026                  | 608.30   |
| 05/29/26     | 543018-53975-5055 | 051226-1782-ACH | VENDOR      | City of Cooper City | WATER 04/07-05/07/26                      | 60.21    |
| 05/29/26     | 543018-53975-5055 | 051226-1456-ACH | VENDOR      | City of Cooper City | WATER 04/07-05/07/26                      | 60.21    |
| 06/11/26     | 543018-53975-5055 | 061026-1782     | VENDOR      | City of Cooper City | JUNE 26 WATER/SEWER                       | 51.91    |
| 06/11/26     | 543018-53975-5055 | 061026-1457     | VENDOR      | City of Cooper City | JUNE 26 WATER/SEWER                       | 633.20   |
| 06/29/26     | 543018-53975-5055 | 061126-1456-ACH | VENDOR      | City of Cooper City | SVC PRD 05/07-06/11/2026                  | 68.51    |
| 07/14/26     | 543018-53975-5055 | 071326-1782-ACH | VENDOR      | City of Cooper City | water & sewer 6/11-7/10/26                | 60.21    |
| 07/14/26     | 543018-53975-5055 | 071326-1457-ACH | VENDOR      | City of Cooper City | water & Sewer 6/11-7/10/26                | 703.20   |
| 07/14/26     | 543018-53975-5055 | 071426-1456-ACH | VENDOR      | City of Cooper City | SVC PRD 06/11 - 07/14/26                  | 85.11    |

|                                            |              |
|--------------------------------------------|--------------|
| <b>YTD Total</b>                           | 6,735.63     |
| <b>Annual Budget</b>                       | \$5,309.00   |
| <b>Amount Remaining / (Budget overage)</b> | (\$1,426.63) |
| <b>% of Budget</b>                         | 126.9%       |

## Account Name: Utility - Refuse Removal

|          |                   |              |        |                               |                                           |          |
|----------|-------------------|--------------|--------|-------------------------------|-------------------------------------------|----------|
| 10/01/25 | 543020-53975-5065 | ACCRUALS     | JE     |                               | ACCRUE COASTAL WASTE & RECYCLING - SEP'25 | (779.04) |
| 10/01/25 | 543020-53975-5065 | ACCRUALS     | JE     |                               | ACCRUE COASTAL WASTE & RECYCLING - JUN'25 | (811.96) |
| 10/01/25 | 543020-53975-5065 | ACCRUALS     | JE     |                               | ACCRUE COASTAL WASTE & RECYCLING - JUL'25 | (811.96) |
| 10/01/25 | 543020-53975-5065 | ACCRUALS     | JE     |                               | ACCRUE COASTAL WASTE & RECYCLING - MAR'25 | (919.32) |
| 10/06/25 | 543020-53975-5065 | WW0001566612 | VENDOR | COASTAL WASTE & RECYCLING INC | OCT 2025 TRASH & RECYCLING                | 779.04   |
| 10/31/25 | 543020-53975-5065 | ACCRUALS     | JE     |                               | ACCRUE COASTAL WASTE & RECYCLING - OCT'25 | 779.04   |
| 11/01/25 | 543020-53975-5065 | ACCRUALS     | JE     |                               | ACCRUE COASTAL WASTE & RECYCLING - OCT'25 | (779.04) |
| 11/06/25 | 543020-53975-5065 | WW0001589211 | VENDOR | COASTAL WASTE & RECYCLING INC | Nov 2025 Refuse removal                   | 779.04   |
| 11/19/25 | 543020-53975-5065 | WW0001543148 | VENDOR | COASTAL WASTE & RECYCLING INC | Sept 25 solid waste                       | 779.04   |
| 11/19/25 | 543020-53975-5065 | WW0001505423 | VENDOR | COASTAL WASTE & RECYCLING INC | Jul 25 solid waste removal                | 811.96   |
| 11/19/25 | 543020-53975-5065 | WW0001482426 | VENDOR | COASTAL WASTE & RECYCLING INC | June 25 Solid waste removal               | 811.96   |
| 11/19/25 | 543020-53975-5065 | WW0001424172 | VENDOR | COASTAL WASTE & RECYCLING INC | Mar 2025 Solid waste removal              | 919.32   |
| 12/05/25 | 543020-53975-5065 | WW0001608620 | VENDOR | COASTAL WASTE & RECYCLING INC | Dec 25 Refuse Removal                     | 779.04   |
| 01/09/26 | 543020-53975-5065 | WW0001629223 | VENDOR | COASTAL WASTE & RECYCLING INC | Jan 26 Refuse Removal                     | 779.04   |
| 02/09/26 | 543020-53975-5065 | WW0001650281 | VENDOR | COASTAL WASTE & RECYCLING INC | Feb 26 Refuse Removal                     | 779.04   |
| 03/09/26 | 543020-53975-5065 | WW0001671377 | VENDOR | COASTAL WASTE & RECYCLING INC | March 26 refuse removal                   | 779.04   |
| 04/07/26 | 543020-53975-5065 | WW0001692871 | VENDOR | COASTAL WASTE & RECYCLING INC | April 26 solid waste                      | 800.46   |
| 05/07/26 | 543020-53975-5065 | WW0001713928 | VENDOR | COASTAL WASTE & RECYCLING INC | May 26 Refuse removal                     | 800.46   |
| 06/09/26 | 543020-53975-5065 | WW0001735012 | VENDOR | COASTAL WASTE & RECYCLING INC | June 26 solid waste removal               | 800.46   |
| 07/09/26 | 543020-53975-5065 | WW0001759688 | VENDOR | COASTAL WASTE & RECYCLING INC | July 26 Solid Waste                       | 800.46   |

|                                            |            |
|--------------------------------------------|------------|
| <b>YTD Total</b>                           | 7,876.08   |
| <b>Annual Budget</b>                       | \$9,331.00 |
| <b>Amount Remaining / (Budget overage)</b> | \$1,454.92 |
| <b>% of Budget</b>                         | 84.4%      |

## Account Name: Electric - Monuments

|          |                   |                 |        |     |                                 |         |
|----------|-------------------|-----------------|--------|-----|---------------------------------|---------|
| 10/31/25 | 543054-53975-5045 | ACCRUALS        | JE     |     | ACCRUE FPL ELECTRICITY - OCT'25 | 28.73   |
| 11/01/25 | 543054-53975-5045 | ACCRUALS        | JE     |     | ACCRUE FPL ELECTRICITY - OCT'25 | (28.73) |
| 11/03/25 | 543054-53975-5045 | 102025-ACH      | VENDOR | FPL | SVC PRD 09/18-10/20/25          | 28.90   |
| 11/28/25 | 543054-53975-5045 | 111725-ACH      | VENDOR | FPL | SVC PRD 10/20-11/17/25          | 28.66   |
| 12/27/25 | 543054-53975-5045 | 121625-ACH      | VENDOR | FPL | SVC PRD 11/17-12/16/25          | 30.72   |
| 01/27/26 | 543054-53975-5045 | 011626-ACH      | VENDOR | FPL | SVC PRD 12/16/25-01/16/26       | 36.27   |
| 02/27/26 | 543054-53975-5045 | 021826-ACH      | VENDOR | FPL | SVC PRD 01/16-02/18/26          | 34.26   |
| 03/30/26 | 543054-53975-5045 | 031926-ACH      | VENDOR | FPL | SVC PRD 02/18-03/19/2026        | 33.94   |
| 04/29/26 | 543054-53975-5045 | 041726-ACH      | VENDOR | FPL | SVC PRD 03/19-04/17/2026        | 33.89   |
| 05/29/26 | 543054-53975-5045 | 051926-6481-ACH | VENDOR | FPL | SVC PRD 04/17-05/19/2026        | 34.09   |
| 06/24/26 | 543054-53975-5045 | 061826-6481-ACH | VENDOR | FPL | SVC PRD 05/19-06/18/2026        | 33.98   |
| 07/28/26 | 543054-53975-5045 | 072026-6481-ACH | VENDOR | FPL | SD 6/18-7/20/26                 | 34.35   |

|                                            |          |
|--------------------------------------------|----------|
| <b>YTD Total</b>                           | 329.06   |
| <b>Annual Budget</b>                       | \$367.00 |
| <b>Amount Remaining / (Budget overage)</b> | \$37.94  |
| <b>% of Budget</b>                         | 89.7%    |

## Account Name: Electricity

|          |                   |                 |        |     |                                 |            |
|----------|-------------------|-----------------|--------|-----|---------------------------------|------------|
| 10/31/25 | 543075-53975-5055 | ACCRUALS        | JE     |     | ACCRUE FPL ELECTRICITY - OCT'25 | 2,258.72   |
| 11/01/25 | 543075-53975-5055 | ACCRUALS        | JE     |     | ACCRUE FPL ELECTRICITY - OCT'25 | (2,258.72) |
| 11/03/25 | 543075-53975-5065 | 102025-ACH      | VENDOR | FPL | SVC PRD 09/18-10/20/25          | 2,363.91   |
| 11/28/25 | 543075-53975-5065 | 111725-ACH      | VENDOR | FPL | SVC PRD 10/20-11/17/25          | 2,008.18   |
| 12/27/25 | 543075-53975-5065 | 121625-ACH      | VENDOR | FPL | SVC PRD 11/17-12/16/25          | 2,037.92   |
| 01/27/26 | 543075-53975-5065 | 011626-ACH      | VENDOR | FPL | SVC PRD 12/16/25-01/16/26       | 1,988.24   |
| 02/27/26 | 543075-53975-5065 | 021826-ACH      | VENDOR | FPL | SVC PRD 01/16-02/18/26          | 1,840.45   |
| 03/30/26 | 543075-53975-5065 | 031926-ACH      | VENDOR | FPL | SVC PRD 02/18-03/19/2026        | 1,784.70   |
| 04/29/26 | 543075-53975-5065 | 041726-ACH      | VENDOR | FPL | SVC PRD 03/19-04/17/2026        | 1,851.47   |
| 05/29/26 | 543075-53975-5065 | 051926-8562-ACH | VENDOR | FPL | SVC PRD 04/17-05/19/2026        | 1,052.33   |
| 05/29/26 | 543075-53975-5065 | 052226-0409-ACH | VENDOR | FPL | SVC PRD 04/17-05/19/2026        | 1,143.00   |
| 06/29/26 | 543075-53975-5065 | 061826-0409-ACH | VENDOR | FPL | SVC PRD 05/19-06/18/2026        | 1,315.87   |
| 06/29/26 | 543075-53975-5065 | 061826-8562-ACH | VENDOR | FPL | SVC PRD 05/19-06/18/2026        | 1,005.61   |

**Monterra Community Development District**  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document #      | Trans. Type | Vendor Name | Description              | Amount                                          |
|--------------|-------------------|-----------------|-------------|-------------|--------------------------|-------------------------------------------------|
| 07/20/26     | 543075-53975-5065 | 072026-8562-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026 | 1,091.87                                        |
| 07/20/26     | 543075-53975-5065 | 072026-0409-ACH | VENDOR FPL  |             | SVC PRD 06/18-07/20/2026 | 1,421.63                                        |
|              |                   |                 |             |             |                          | <b>YTD Total</b> 20,905.18                      |
|              |                   |                 |             |             |                          | <b>Annual Budget</b> \$21,361.00                |
|              |                   |                 |             |             |                          | Amount Remaining / (Budget overage) \$455.82    |
|              |                   |                 |             |             |                          | % of Budget 97.9%                               |
|              |                   |                 |             |             |                          | <b>Utilities Department Total:</b> \$240,092.37 |

**DEPARTMENT NAME: OTHER EXPENSES**

**Account Name: Fire Alarm Monitoring**

|          |                   |         |        |                 |                           |                                                  |
|----------|-------------------|---------|--------|-----------------|---------------------------|--------------------------------------------------|
| 02/02/26 | 531082-53980-5065 | 1285817 | VENDOR | WAYNE AUTOMATIC | Fire Alarm monitoring     | 720.00                                           |
| 05/08/26 | 531082-53980-5065 | 1311078 | VENDOR | WAYNE AUTOMATIC | fire alarm system repairs | 2,540.00                                         |
|          |                   |         |        |                 |                           | <b>YTD Total</b> 3,260.00                        |
|          |                   |         |        |                 |                           | <b>Annual Budget</b> \$1,879.00                  |
|          |                   |         |        |                 |                           | Amount Remaining / (Budget overage) (\$1,381.00) |
|          |                   |         |        |                 |                           | % of Budget 173.5%                               |

**Account Name: Contracts-Fire Extng. Insp.**

|          |                   |         |        |                                |                                   |                                              |
|----------|-------------------|---------|--------|--------------------------------|-----------------------------------|----------------------------------------------|
| 03/25/26 | 534094-53980-5040 | 6233    | VENDOR | A-ADVANCED FIRE & SAFETY, INC. | 2026 Fire Extinguisher Inspection | 247.50                                       |
| 04/27/26 | 534094-53980-5065 | 1307956 | VENDOR | WAYNE AUTOMATIC                | Annual Fire Sprinkler inspection  | 375.00                                       |
|          |                   |         |        |                                |                                   | <b>YTD Total</b> 622.50                      |
|          |                   |         |        |                                |                                   | <b>Annual Budget</b> \$615.00                |
|          |                   |         |        |                                |                                   | Amount Remaining / (Budget overage) (\$7.50) |
|          |                   |         |        |                                |                                   | % of Budget 101.2%                           |

**Account Name: Lease - Copier**

|          |                   |             |        |                            |                                     |                                                |
|----------|-------------------|-------------|--------|----------------------------|-------------------------------------|------------------------------------------------|
| 10/03/25 | 544008-53980-5065 | AR14841     | VENDOR | TINLOF TECHNOLOGIES, INC.  | Oct 2025 copier                     | 373.71                                         |
| 11/30/25 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE XEROX LEASE - NOV'25         | 261.28                                         |
| 12/01/25 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE XEROX LEASE - NOV'25         | (261.28)                                       |
| 12/08/25 | 544008-53980-5065 | 41264863    | VENDOR | MARLIN LEASING CORPORATION | Oct/Nov 25 copier lease             | 261.28                                         |
| 12/31/25 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE TINLOF TECHNOLOGIES - DEC'25 | 261.28                                         |
| 12/31/25 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE TINLOF TECHNOLOGIES - DEC'25 | (261.28)                                       |
| 01/01/26 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE TINLOF TECHNOLOGIES - DEC'25 | (261.28)                                       |
| 01/01/26 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE TINLOF TECHNOLOGIES - DEC'25 | 261.28                                         |
| 01/08/26 | 544008-53980-5065 | 41405395    | VENDOR | MARLIN LEASING CORPORATION | Jan 26 copier lease                 | 138.14                                         |
| 02/28/26 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE COPIER LEASE - FEB'26        | 138.00                                         |
| 03/01/26 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE COPIER LEASE - FEB'26        | (138.00)                                       |
| 03/31/26 | 544008-53980-5065 | 41822912    | VENDOR | PEAC SOLUTIONS             | Copier Lease Jan, Feb, & Mar 26     | 414.42                                         |
| 04/28/26 | 544008-53980-5065 | 41962357    | VENDOR | PEAC SOLUTIONS             | April 26 Copier Lease               | 123.14                                         |
| 05/01/26 | 544008-53980-5065 | AR16096     | VENDOR | TINLOF TECHNOLOGIES, INC.  | May 2026 copier                     | 69.30                                          |
| 06/30/26 | 544008-53980-5065 | AR16276     | VENDOR | TINLOF TECHNOLOGIES, INC.  | March 26 copier lease               | 282.64                                         |
| 06/30/26 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE TINLOF TECHNOLOGIES - JUN'26 | 282.64                                         |
| 07/01/26 | 544008-53980-5065 | AR16469-ACH | VENDOR | TINLOF TECHNOLOGIES, INC.  | July 26 Copier Lease                | 103.25                                         |
| 07/01/26 | 544008-53980-5065 | ACCRUALS    | JE     |                            | ACCRUE TINLOF TECHNOLOGIES - JUN'26 | (282.64)                                       |
| 07/17/26 | 544008-53980-5065 | 42279167    | VENDOR | PEAC SOLUTIONS             | Xerox copier lease Jul'26           | 261.28                                         |
| 07/31/26 | 544008-53980-5065 | AR16669     | VENDOR | TINLOF TECHNOLOGIES, INC.  | Copier Lease - Jul'26               | 162.63                                         |
|          |                   |             |        |                            |                                     | <b>YTD Total</b> 2,189.79                      |
|          |                   |             |        |                            |                                     | <b>Annual Budget</b> \$4,279.00                |
|          |                   |             |        |                            |                                     | Amount Remaining / (Budget overage) \$2,089.21 |
|          |                   |             |        |                            |                                     | % of Budget 51.2%                              |

**Account Name: Golf Cart**

|          |                   |                  |        |                        |                                          |                                                  |
|----------|-------------------|------------------|--------|------------------------|------------------------------------------|--------------------------------------------------|
| 10/01/25 | 546196-53980-5040 | RE-E102-00473-4  | VENDOR | SOUTHERN GOLF CARS INC | OCT Golf Cart payment                    | 500.00                                           |
| 10/02/25 | 546196-53980-5040 | RE-E102-00473-3  | VENDOR | SOUTHERN GOLF CARS INC | Credit Memo 000104                       | (500.00)                                         |
| 10/06/25 | 546196-53980-5040 | S210527          | VENDOR | SOUTHERN GOLF CARS INC | Golf Car repair and maint                | 630.00                                           |
| 10/31/25 | 546196-53980-5040 | RE-E102-00473-5  | VENDOR | SOUTHERN GOLF CARS INC | Oct 25 golf cart rental                  | 500.00                                           |
| 12/01/25 | 546196-53980-5040 | RE-E102-00473-6  | VENDOR | SOUTHERN GOLF CARS INC | Dec 25 Golf Cart                         | 500.00                                           |
| 01/01/26 | 546196-53980-5040 | 010126-7357      | VENDOR | SOUTHERN GOLF CARS INC | Jan 26 Golf Cart rental                  | 500.00                                           |
| 02/28/26 | 546196-53980-5040 | ACCRUALS         | JE     |                        | ACCRUE SOUTHERN GOLF CARS LEASE - FEB'26 | 500.00                                           |
| 03/01/26 | 546196-53980-5040 | ACCRUALS         | JE     |                        | ACCRUE SOUTHERN GOLF CARS LEASE - FEB'26 | (500.00)                                         |
| 03/03/26 | 546196-53980-5040 | 030226-7357      | VENDOR | SOUTHERN GOLF CARS INC | Mar 26 Golf cart rental                  | 500.00                                           |
| 03/31/26 | 546196-53980-5040 | ACCRUALS         | JE     |                        | ACCRUE SOUTHERN GOLF CARS LEASE - FEB'26 | 500.00                                           |
| 04/01/26 | 546196-53980-5040 | RE-E102-00473-10 | VENDOR | SOUTHERN GOLF CARS INC | Golf Cart lease - 2                      | 500.00                                           |
| 04/01/26 | 546196-53980-5040 | ACCRUALS         | JE     |                        | ACCRUE SOUTHERN GOLF CARS LEASE - FEB'26 | (500.00)                                         |
| 04/01/26 | 546196-53980-5040 | RE-E102-00473-8  | VENDOR | SOUTHERN GOLF CARS INC | Golf Cart lease - 2                      | 500.00                                           |
| 05/01/26 | 546196-53980-5040 | RE-E102-00473-11 | VENDOR | SOUTHERN GOLF CARS INC | May 26 golf cart rental                  | 500.00                                           |
| 05/15/26 | 546196-53980-5040 | S213177          | VENDOR | SOUTHERN GOLF CARS INC | golf Car break repairs                   | 619.00                                           |
| 05/15/26 | 546196-53980-5040 | S213460          | VENDOR | SOUTHERN GOLF CARS INC | Golf Car Repair                          | 149.00                                           |
| 06/01/26 | 546196-53980-5040 | RE-E102-00473-12 | VENDOR | SOUTHERN GOLF CARS INC | June 26 Golf Cart rental                 | 500.00                                           |
| 07/01/26 | 546196-53980-5040 | RE-E102-00473-13 | VENDOR | SOUTHERN GOLF CARS INC | July 26 Golf Cart Lease                  | 500.00                                           |
|          |                   |                  |        |                        |                                          | <b>YTD Total</b> 5,898.00                        |
|          |                   |                  |        |                        |                                          | <b>Annual Budget</b> \$1,257.00                  |
|          |                   |                  |        |                        |                                          | Amount Remaining / (Budget overage) (\$4,641.00) |
|          |                   |                  |        |                        |                                          | % of Budget 469.2%                               |

**Account Name: Gym Wipes**

|          |                   |                     |        |                         |                              |        |
|----------|-------------------|---------------------|--------|-------------------------|------------------------------|--------|
| 10/09/25 | 546961-53980-5065 | 437010              | VENDOR | Zogics, LLC             | Gym wipes                    | 599.80 |
| 10/21/25 | 546961-53980-5065 | 102125-ACH          | VENDOR | AMAZON CAPITAL SERVICES | OUTDOOR CABLE/WELLNESS WIPES | 162.11 |
| 10/21/25 | 546961-53980-5065 | 112-6831827-2249856 | VENDOR | AMAZON CAPITAL SERVICES | OUTDOOR CABLE/WELLNESS WIPES | 162.11 |

Monterra Community Development District  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date | Account #         | Document #     | Trans. Type | Vendor Name             | Description                               | Amount   |
|--------------|-------------------|----------------|-------------|-------------------------|-------------------------------------------|----------|
| 12/15/25     | 546961-53980-5065 | 1CG7-9JMK-NYTG | VENDOR      | AMAZON CAPITAL SERVICES | Gym wipes & push pins                     | 141.50   |
| 12/17/25     | 546961-53980-5065 | 1QG3-3R1F-R6F1 | VENDOR      | AMAZON CAPITAL SERVICES | Gym wipes                                 | 129.95   |
| 02/02/26     | 546961-53980-5065 | 414525         | VENDOR      | Zogics, LLC             | hand sanitizer                            | 100.34   |
| 02/02/26     | 546961-53980-5065 | 414524         | VENDOR      | Zogics, LLC             | Gym Wipes - 4 rolls                       | 599.80   |
| 02/20/26     | 546961-53980-5065 | 457157         | VENDOR      | Zogics, LLC             | Gym Wipes                                 | 299.90   |
| 03/10/26     | 546961-53980-5065 | 461891         | VENDOR      | Zogics, LLC             | hand sanitizer                            | 108.05   |
| 04/06/26     | 546961-53980-5000 | 1KN3-YP7T-NP76 | VENDOR      | AMAZON CAPITAL SERVICES | gym wipes                                 | 167.96   |
| 05/06/26     | 546961-53980-5065 | 102125-ACH     | VENDOR      | AMAZON CAPITAL SERVICES | Credit Memo 000117                        | (162.11) |
| 05/08/26     | 546961-53980-5065 | 1LKK-MNNH-RL7  | VENDOR      | AMAZON CAPITAL SERVICES | Cleaning Supplies/gym wipes/bottled water | 145.97   |
| 05/28/26     | 546961-53980-5065 | 1LM6-FM1X-Y9LP | VENDOR      | AMAZON CAPITAL SERVICES | GYM WIPES                                 | 145.97   |
| 06/15/26     | 546961-53980-5000 | 11KC-XHWX-CFX1 | VENDOR      | AMAZON CAPITAL SERVICES | Cleaning Wipes                            | 281.52   |
| 07/17/26     | 546961-53980-5000 | 17RN-NJG-6JYH  | VENDOR      | AMAZON CAPITAL SERVICES | Cleaning Wipes                            | 281.52   |

|                                     |            |
|-------------------------------------|------------|
| YTD Total                           | 3,164.39   |
| Annual Budget                       | \$3,713.00 |
| Amount Remaining / (Budget overage) | \$548.61   |
| % of Budget                         | 85.2%      |

Account Name: Entry System-Key Fob

|          |                   |         |        |                     |                                                        |           |
|----------|-------------------|---------|--------|---------------------|--------------------------------------------------------|-----------|
| 11/06/25 | 549903-53980-5065 | 45871   | VENDOR | Total Entry Control | Nov gate diagnostic visit                              | 225.00    |
| 01/14/26 | 549903-53980-5065 | 46177AA | VENDOR | Total Entry Control | 50% deposit on clubhouse entry system                  | 979.48    |
| 02/19/26 | 549903-53980-5065 | 46177   | VENDOR | Total Entry Control | REPLACE EXISTING CLUBHOUSE ACCESS CONTROLLER           | 979.48    |
| 03/02/26 | 549903-53980-5065 | 46205   | VENDOR | Total Entry Control | Service Call for keypad repair                         | 190.00    |
| 03/13/26 | 549903-53980-5065 | 46361   | VENDOR | Total Entry Control | Service call                                           | 190.00    |
| 03/26/26 | 549903-53980-5065 | 46453   | VENDOR | Total Entry Control | 200 proximity cards                                    | 1,595.00  |
| 04/02/26 | 549903-53980-5065 | 46520   | VENDOR | Total Entry Control | April 26 MyQ                                           | 90.00     |
| 04/02/26 | 549903-53980-5065 | 46519   | VENDOR | Total Entry Control | Feb 26 MyQ                                             | 128.52    |
| 04/21/26 | 549903-53980-5065 | 46575   | VENDOR | Total Entry Control | Intercom installation - University                     | 2,607.30  |
| 04/23/26 | 549903-53980-5065 | 46588AA | VENDOR | Total Entry Control | Replace ground loop sensors                            | 4,330.98  |
| 06/10/26 | 549903-53980-5065 | 46800   | VENDOR | Total Entry Control | Jun'26 Liftmaster subscription                         | 395.40    |
| 07/06/26 | 549903-53980-5065 | 46886   | VENDOR | Total Entry Control | July 26 Mithly My-Q Subscription                       | 90.00     |
| 07/22/26 | 549903-53980-5065 | 46947   | VENDOR | Total Entry Control | REplace clubhouse door button                          | 223.90    |
| 07/27/26 | 549903-53980-5065 | 46861   | VENDOR | Total Entry Control | Pine Island gate - replace RFID reader - final payment | 12,429.43 |

|                                     |               |
|-------------------------------------|---------------|
| YTD Total                           | 24,454.49     |
| Annual Budget                       | \$5,750.00    |
| Amount Remaining / (Budget overage) | (\$18,704.49) |
| % of Budget                         | 425.3%        |

Account Name: Office Supplies

|          |                   |                 |            |                             |                                                   |            |
|----------|-------------------|-----------------|------------|-----------------------------|---------------------------------------------------|------------|
| 10/01/25 | 551002-53980-5065 | ACCRUALS        | JE         |                             | ACCRUE ODP BUSINESS SOLUTIONS - INV#434559268001  | (291.27)   |
| 10/01/25 | 551002-53980-5065 | ACCRUALS        | JE         |                             | ACCRUE ODP BUSINESS SOLUTIONS - INV#443643792001  | (1,408.96) |
| 11/10/25 | 551002-53980-5055 | 444256601001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | air freshener refills                             | 68.94      |
| 11/17/25 | 551002-53980-5065 | 444245793002    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | paper supplies clubhouse                          | 36.72      |
| 11/21/25 | 551002-53980-5065 | 443819930001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 21.51      |
| 11/21/25 | 551002-53980-5065 | 442169996001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 47.49      |
| 11/21/25 | 551002-53980-5065 | 443643792001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 1,408.96   |
| 11/21/25 | 551002-53980-5065 | 443817942001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 29.84      |
| 11/21/25 | 551002-53980-5065 | 432512163001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 44.89      |
| 11/21/25 | 551002-53980-5065 | 432512167001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 25.18      |
| 11/21/25 | 551002-53980-5065 | 434559268001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 291.27     |
| 11/21/25 | 551002-53980-5065 | 437802201001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 53.76      |
| 11/25/25 | 551002-53980-5065 | 442399430001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 47.49      |
| 11/25/25 | 551002-53980-5065 | 1M9L-KNLG-RCLG  | VENDOR     | AMAZON CAPITAL SERVICES     | Office Supplies                                   | 34.68      |
| 11/30/25 | 551002-53980-5000 | JE000553        | JE         |                             | R/C INV# 161832 - SUPPLIES FR ORG #51302 TO 53980 | 43.21      |
| 12/12/25 | 551002-53980-5000 | JE000557        | JE         |                             | Move Supplies from Org# 51302 to 53980            | 636.78     |
| 12/15/25 | 551002-53980-5065 | 1CG7-9JMK-NYTG  | VENDOR     | AMAZON CAPITAL SERVICES     | Gym wipes & push pins                             | 4.58       |
| 12/17/25 | 551002-53980-5065 | 13NM-P9P1-KMKJ  | VENDOR     | AMAZON CAPITAL SERVICES     | maintenance equip and wall clock                  | 30.21      |
| 12/17/25 | 551002-53980-5065 | 1XKC-H1Q4-KRKM  | VENDOR     | AMAZON CAPITAL SERVICES     | OFFICE SUPPLIES - mouse pad                       | 7.98       |
| 12/22/25 | 551002-53980-5065 | 166708          | VENDOR     | INFRAMARK LLC               | Outdoor TVs, mounting svcs, and safety supplies   | 2,278.54   |
| 01/05/26 | 551002-53980-5065 | 17YL-N9N7-6M79  | VENDOR     | AMAZON CAPITAL SERVICES     | clubhouse supplies                                | 18.99      |
| 01/05/26 | 551002-53980-5065 | 17YL-N9N7-6M79  | VENDOR     | AMAZON CAPITAL SERVICES     | clubhouse supplies                                | 31.99      |
| 01/30/26 | 551002-53980-5065 | 1NQ4-CCJG-HHVV  | VENDOR     | AMAZON CAPITAL SERVICES     | Office supplies                                   | 135.61     |
| 02/21/26 | 551002-53980-5055 | 456096695001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | Janitorial Supplies                               | 36.72      |
| 03/13/26 | 551002-53980-5035 | 1XLL-7DRJ-XGYM  | VENDOR     | AMAZON CAPITAL SERVICES     | Budget preparation Supplies                       | 43.43      |
| 03/16/26 | 551002-53980-5065 | 17NC-9D4K-9KQL  | VENDOR     | AMAZON CAPITAL SERVICES     | OFFICE SUPPLIES                                   | 63.82      |
| 03/16/26 | 551002-53980-5055 | 1G1H-LKPQ-97CH  | VENDOR     | AMAZON CAPITAL SERVICES     | OFFICE SUPPLIES                                   | 49.98      |
| 03/19/26 | 551002-53980-5065 | 1PMH-DNCX-334T  | VENDOR     | AMAZON CAPITAL SERVICES     | Replacement games for clubhouse                   | 297.72     |
| 03/21/26 | 551002-53980-5065 | 463035239001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | Blank Business Cards                              | 77.04      |
| 03/23/26 | 551002-53980-5065 | 1XMW-KWRH-66V3  | VENDOR     | AMAZON CAPITAL SERVICES     | OFFICE SUPPLIES                                   | 104.00     |
| 03/23/26 | 551002-53980-5065 | 1RF1-R1GP-4P3Q  | VENDOR     | AMAZON CAPITAL SERVICES     | Maint supplies & external hard drive              | 97.84      |
| 04/06/26 | 551002-53980-5065 | 464937762001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | dog waste bags                                    | 181.98     |
| 04/25/26 | 551002-53980-5055 | 466836922001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | dog waste bags                                    | 90.99      |
| 04/29/26 | 551002-53980-5000 | 3561958         | ANK ACCOUN |                             | Office Supplies - ODP Refund Inv# AR10033865      | (68.55)    |
| 05/01/26 | 551002-53980-5055 | 041126-8002-ACH | VENDOR     | TRUIST BANK                 | supplies/repairs/food                             | 21.39      |
| 05/08/26 | 551002-53980-5035 | 466888851002    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 11.59      |
| 05/18/26 | 551002-53980-5055 | 1T6F-QTHT-WJRY  | VENDOR     | AMAZON CAPITAL SERVICES     | office chair/exterior paint supplies              | 151.99     |
| 06/19/26 | 551002-53980-5055 | 469660490001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | office supplies                                   | 7.42       |
| 06/19/26 | 551002-53980-5055 | 469660489001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | office and janitorial supplies                    | 15.27      |
| 06/26/26 | 551002-53980-5040 | 472899667001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | dog waste bags                                    | 90.99      |
| 06/30/26 | 551002-53980-5065 | 1GPQ-1PLQ-RVPD  | VENDOR     | AMAZON CAPITAL SERVICES     | PAINT/WATER/SUPPLIES                              | 9.18       |
| 07/04/26 | 551002-53980-5000 | 1XY1-9RNG-917L  | VENDOR     | AMAZON CAPITAL SERVICES     | Pens with Chain                                   | 18.98      |
| 07/09/26 | 551002-53980-5065 | 13YT-P96W-D14R  | VENDOR     | AMAZON CAPITAL SERVICES     | OFFICE SUPPLIES                                   | 6.44       |
| 07/13/26 | 551002-53980-5055 | 473160307001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | OFFICE SUPPLIES                                   | 247.58     |
| 07/17/26 | 551002-53980-5055 | 472619737001    | VENDOR     | ODP BUSINESS SOLUTIONS, LLC | Desk Organizer                                    | 44.98      |
| 07/29/26 | 551002-53980-5055 | 11WM-XQGY-7TTM  | VENDOR     | AMAZON CAPITAL SERVICES     | paint / plaud note pro AI voice recorder          | 234.97     |

|                                     |             |
|-------------------------------------|-------------|
| YTD Total                           | 5,434.14    |
| Annual Budget                       | \$13,058.00 |
| Amount Remaining / (Budget overage) | \$7,623.86  |

# Monterra Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Jul 31, 2026

(Sorted by Department)

| Posting Date                                 | Account #         | Document #          | Trans. Type | Vendor Name                            | Description                                         | Amount                                       |
|----------------------------------------------|-------------------|---------------------|-------------|----------------------------------------|-----------------------------------------------------|----------------------------------------------|
|                                              |                   |                     |             |                                        |                                                     | % of Budget 41.6%                            |
| <b>Account Name: Op Supplies - Clubhouse</b> |                   |                     |             |                                        |                                                     |                                              |
| 06/24/26                                     | 552003-53980-5065 | 1HF4-33KP-94FV      | VENDOR      | AMAZON CAPITAL SERVICES                | Maint/Janitorial & Clubhouse supplies               | 35.99                                        |
| 07/09/26                                     | 552003-53980-5065 | 1MY3-VGP3-G46V      | VENDOR      | AMAZON CAPITAL SERVICES                | Clubhouse supplies                                  | 65.18                                        |
| 07/15/26                                     | 552003-53980-5065 | 171W-K7XL-RCKK      | VENDOR      | AMAZON CAPITAL SERVICES                | Replacement TV & Pressure Washer                    | 179.99                                       |
|                                              |                   |                     |             |                                        |                                                     | <b>YTD Total</b> 281.16                      |
|                                              |                   |                     |             |                                        |                                                     | <b>Annual Budget</b> \$498.00                |
|                                              |                   |                     |             |                                        |                                                     | Amount Remaining / (Budget overage) \$216.84 |
|                                              |                   |                     |             |                                        |                                                     | % of Budget 56.5%                            |
| <b>Account Name: Food and Beverage</b>       |                   |                     |             |                                        |                                                     |                                              |
| 10/01/25                                     | 552076-53980-5065 | TRUIST CC           | JE          |                                        | Accrue Truist CC Aug - Food purchases               | (31.43)                                      |
| 10/01/25                                     | 552076-53980-5065 | TRUIST CC           | JE          |                                        | Accrue Truist CC charges Sep - Furniture / umbrella | (772.12)                                     |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 14.78                                        |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 338.15                                       |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 12.06                                        |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 57.44                                        |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 5.97                                         |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 6.42                                         |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 53.08                                        |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 76.98                                        |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 86.26                                        |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 1.40                                         |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 119.58                                       |
| 10/01/25                                     | 552076-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 31.43                                        |
| 10/24/25                                     | 552076-53980-5065 | 112-0738373-6077059 | VENDOR      | AMAZON CAPITAL SERVICES                | LIGHTS & HALLOWEEN CANDY                            | 76.92                                        |
| 11/04/25                                     | 552076-53980-5065 | 1PNF-HGXJ-4LVR      | VENDOR      | AMAZON CAPITAL SERVICES                | Nov snacks for board meetings                       | 47.82                                        |
| 12/03/25                                     | 552076-53980-5065 | 19XM-VWMX-CGKQ      | VENDOR      | AMAZON CAPITAL SERVICES                | Snacks for board meetings                           | 27.65                                        |
| 12/17/25                                     | 552076-53980-5065 | 179D-TJT4-JNRC      | VENDOR      | AMAZON CAPITAL SERVICES                | Halloween Candy                                     | 69.72                                        |
| 05/08/26                                     | 552076-53980-5065 | 1LKK-MNNH-RLL7      | VENDOR      | AMAZON CAPITAL SERVICES                | Cleaning Supplies/gym wipes/bottled water           | 21.98                                        |
| 06/05/26                                     | 552076-53980-5065 | 1DCM-GYWT-MKYP      | VENDOR      | AMAZON CAPITAL SERVICES                | bottled water and maintenance supplies              | 19.99                                        |
| 06/30/26                                     | 552076-53980-5065 | 1GPQ-1PLQ-RVPD      | VENDOR      | AMAZON CAPITAL SERVICES                | PAINT/WATER/SUPPLIES                                | 19.99                                        |
|                                              |                   |                     |             |                                        |                                                     | <b>YTD Total</b> 284.07                      |
|                                              |                   |                     |             |                                        |                                                     | <b>Annual Budget</b> \$563.00                |
|                                              |                   |                     |             |                                        |                                                     | Amount Remaining / (Budget overage) \$278.93 |
|                                              |                   |                     |             |                                        |                                                     | % of Budget 50.5%                            |
| <b>Account Name: Cleaning Supplies</b>       |                   |                     |             |                                        |                                                     |                                              |
| 10/01/25                                     | 552077-53980-5065 | TRUIST CC           | JE          |                                        | Accrue Truist CC charges Sep - cleaning supplies    | (99.99)                                      |
| 10/01/25                                     | 552077-53980-5065 | 091125-8002         | VENDOR      | TRUIST BANK                            | Aug & Sep credit card charges                       | 99.99                                        |
| 10/01/25                                     | 552077-53980-5065 | ACCRUALS            | JE          |                                        | ACCRUE ODP BUSINESS SOLUTIONS - INV#432493074001    | (427.08)                                     |
| 10/01/25                                     | 552077-53980-5065 | ACCRUALS            | JE          |                                        | ACCRUE ODP BUSINESS SOLUTIONS - INV#431710735001    | (111.18)                                     |
| 10/01/25                                     | 552077-53980-5065 | ACCRUALS            | JE          |                                        | ACCRUE ODP BUSINESS SOLUTIONS - INV#442306266001    | (608.85)                                     |
| 10/06/25                                     | 552077-53980-5055 | 442169806001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | JANITORIAL SUPPLIES                                 | 279.99                                       |
| 11/20/25                                     | 552077-53980-5065 | 444245793001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Cleaning supplies                                   | 328.21                                       |
| 11/21/25                                     | 552077-53980-5065 | 431710735001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Cleaning Supplies                                   | 111.18                                       |
| 11/21/25                                     | 552077-53980-5065 | 442306266001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Cleaning supplies                                   | 608.85                                       |
| 11/21/25                                     | 552077-53980-5065 | 431710804001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Cleaning Supplies                                   | 57.78                                        |
| 11/21/25                                     | 552077-53980-5065 | 432493074001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Cleaning Supplies                                   | 427.08                                       |
| 11/25/25                                     | 552077-53980-5055 | 442399426001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | janitorial supplies                                 | 33.18                                        |
| 11/25/25                                     | 552077-53980-5055 | 442371583001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | janitorial supplies                                 | 412.77                                       |
| 11/30/25                                     | 552077-53980-5055 | 161832              | VENDOR      | INFRAMARK LLC                          | SP PREMIUM/SUPPLIES/COMCAST MOBILE                  | 73.75                                        |
| 12/10/25                                     | 552077-53980-5055 | 449159064001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Cleaning Supplies                                   | 11.58                                        |
| 12/26/25                                     | 552077-53980-5065 | 451019390001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Disinfecting wipes                                  | 67.89                                        |
| 01/30/26                                     | 552077-53980-5065 | 457830767001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 389.36                                       |
| 01/30/26                                     | 552077-53980-5065 | 457831365001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 42.59                                        |
| 02/07/26                                     | 552077-53980-5065 | 457831364001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 16.65                                        |
| 02/21/26                                     | 552077-53980-5065 | 455594878001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 224.69                                       |
| 02/21/26                                     | 552077-53980-5055 | 455603844001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 4.79                                         |
| 03/16/26                                     | 552077-53980-5040 | 461004646001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | DOG WASTE BAGS                                      | 181.98                                       |
| 03/27/26                                     | 552077-53980-5065 | 463583610001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | janitorial supplies                                 | 136.73                                       |
| 03/31/26                                     | 552077-53980-5065 | JE000568            | JE          |                                        | R/C Janitorial supplies fr 546190 to 552077         | 596.80                                       |
| 04/06/26                                     | 552077-53980-5065 | 464933132001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial supplies                                 | 584.29                                       |
| 05/02/26                                     | 552077-53980-5065 | 466888851001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 386.78                                       |
| 05/05/26                                     | 552077-53980-5065 | 9241687479          | VENDOR      | HD SUPPLY FACILITIES MAINTENANCE, LTD. | light bulbs                                         | 214.85                                       |
| 05/08/26                                     | 552077-53980-5065 | 466040955001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 17.99                                        |
| 05/08/26                                     | 552077-53980-5065 | 466039437001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 175.06                                       |
| 05/08/26                                     | 552077-53980-5065 | 466040954001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 106.72                                       |
| 05/08/26                                     | 552077-53980-5065 | 466040965001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 20.69                                        |
| 05/08/26                                     | 552077-53980-5065 | 466890462001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 4.79                                         |
| 05/08/26                                     | 552077-53980-5040 | 468843248001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Dog waste bags                                      | 97.08                                        |
| 05/08/26                                     | 552077-53980-5065 | 468843280001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 48.14                                        |
| 05/08/26                                     | 552077-53980-5000 | 1LKK-MNNH-RLL7      | VENDOR      | AMAZON CAPITAL SERVICES                | Cleaning Supplies/gym wipes/bottled water           | 120.87                                       |
| 05/22/26                                     | 552077-53980-5065 | 469122512001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 14.37                                        |
| 05/22/26                                     | 552077-53980-5065 | 469122928001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 273.87                                       |
| 06/05/26                                     | 552077-53980-5040 | 1DCM-GYWT-MKYP      | VENDOR      | AMAZON CAPITAL SERVICES                | bottled water and maintenance supplies              | 69.35                                        |
| 06/08/26                                     | 552077-53980-5065 | 469189290001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 19.99                                        |
| 06/08/26                                     | 552077-53980-5065 | 469189289001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 32.89                                        |
| 06/08/26                                     | 552077-53980-5065 | 469180499001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 264.45                                       |
| 06/19/26                                     | 552077-53980-5055 | 469652695001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 49.56                                        |
| 06/19/26                                     | 552077-53980-5055 | 469660489001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | office and janitorial supplies                      | 120.98                                       |
| 06/26/26                                     | 552077-53980-5065 | 472889951001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Cleaning Supplies                                   | 53.79                                        |
| 06/26/26                                     | 552077-53980-5040 | 472889659001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 122.34                                       |
| 06/26/26                                     | 552077-53980-5065 | 474154354001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | cleaning supplies                                   | 80.70                                        |
| 06/26/26                                     | 552077-53980-5065 | 474154967001        | VENDOR      | ODP BUSINESS SOLUTIONS, LLC            | Janitorial Supplies                                 | 22.48                                        |
| 06/30/26                                     | 552077-53980-5065 | 13YM-YKR1-HQMP      | VENDOR      | AMAZON CAPITAL SERVICES                | Janitorial Supplies                                 | 82.29                                        |

**Monterra Community Development District**  
Expenditure Report - General Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting Date                               | Account #         | Document #     | Trans. Type | Vendor Name                 | Description         | Amount            |
|--------------------------------------------|-------------------|----------------|-------------|-----------------------------|---------------------|-------------------|
| 07/13/26                                   | 552077-53980-5065 | 473167356001   | VENDOR      | ODP BUSINESS SOLUTIONS, LLC | cleaning supplies   | 19.97             |
| 07/15/26                                   | 552077-53980-5000 | 13FC-LMNF-YMTL | VENDOR      | AMAZON CAPITAL SERVICES     | Laundry Pods        | 48.12             |
| 07/17/26                                   | 552077-53980-5065 | 472615268001   | VENDOR      | ODP BUSINESS SOLUTIONS, LLC | Janitorial Supplies | 194.24            |
| 07/24/26                                   | 552077-53980-5055 | 473121078001   | VENDOR      | ODP BUSINESS SOLUTIONS, LLC | Janitorial Supplies | 250.35            |
| <b>YTD Total</b>                           |                   |                |             |                             |                     | <b>6,355.74</b>   |
| <b>Annual Budget</b>                       |                   |                |             |                             |                     | <b>\$9,881.00</b> |
| <i>Amount Remaining / (Budget overage)</i> |                   |                |             |                             |                     | <i>\$3,525.26</i> |
| <i>% of Budget</i>                         |                   |                |             |                             |                     | <i>64.3%</i>      |

**Account Name: Water Cooler**

|                                            |                   |             |        |                    |                                |                   |
|--------------------------------------------|-------------------|-------------|--------|--------------------|--------------------------------|-------------------|
| 10/23/25                                   | 552093-53980-5065 | 136780300   | VENDOR | ULTIMATE WATER LLC | Nov 2025 Water Cooler          | 99.90             |
| 11/20/25                                   | 552093-53980-5065 | PR-102212   | VENDOR | ULTIMATE WATER LLC | Water cooler supplies          | 221.21            |
| 01/01/26                                   | 552093-53980-5065 | 137259291   | VENDOR | ULTIMATE WATER LLC | Jan 26 Water Cooler            | 99.90             |
| 02/17/26                                   | 552093-53980-5055 | PT-20251156 | VENDOR | ULTIMATE WATER LLC | equipment property tax 2025    | 8.88              |
| 02/17/26                                   | 552093-53980-5065 | PT-20251156 | VENDOR | ULTIMATE WATER LLC | equipment property tax 2025    | 8.88              |
| 02/17/26                                   | 552093-53980-5055 | 137008208   | VENDOR | ULTIMATE WATER LLC | Water Coolers Dec 25           | 49.95             |
| 02/17/26                                   | 552093-53980-5065 | 137008208   | VENDOR | ULTIMATE WATER LLC | Water Coolers Dec 25           | 49.95             |
| 02/17/26                                   | 552093-53980-5055 | 137261837   | VENDOR | ULTIMATE WATER LLC | Water Coolers March 26         | 49.95             |
| 02/17/26                                   | 552093-53980-5065 | 137261837   | VENDOR | ULTIMATE WATER LLC | Water Coolers March 26         | 49.95             |
| 02/17/26                                   | 552093-53980-5055 | PR-98018    | VENDOR | ULTIMATE WATER LLC | Cups for Water Coolers Mar 25  | 183.88            |
| 02/17/26                                   | 552093-53980-5065 | PR-98018    | VENDOR | ULTIMATE WATER LLC | Cups for Water Coolers Mar 25  | 183.87            |
| 02/17/26                                   | 552093-53980-5055 | 136884638   | VENDOR | ULTIMATE WATER LLC | Water Coolers April 25         | 45.95             |
| 02/17/26                                   | 552093-53980-5065 | 136884638   | VENDOR | ULTIMATE WATER LLC | Water Coolers April 25         | 45.95             |
| 02/17/26                                   | 552093-53980-5055 | 135478602   | VENDOR | ULTIMATE WATER LLC | Water Coolers Feb 25           | 45.95             |
| 02/17/26                                   | 552093-53980-5065 | 135478602   | VENDOR | ULTIMATE WATER LLC | Water Coolers Feb 25           | 45.95             |
| 03/02/26                                   | 552093-53980-5055 | 137273024   | VENDOR | ULTIMATE WATER LLC | Water Coolers Mar 26           | 49.95             |
| 03/02/26                                   | 552093-53980-5065 | 137273024   | VENDOR | ULTIMATE WATER LLC | Water Coolers Mar 26           | 49.95             |
| 04/01/26                                   | 552093-53980-5055 | 137998917   | VENDOR | ULTIMATE WATER LLC | Water Coolers Apr 26           | 49.95             |
| 04/01/26                                   | 552093-53980-5065 | 137998917   | VENDOR | ULTIMATE WATER LLC | Water Coolers Apr 26           | 49.95             |
| 04/24/26                                   | 552093-53980-5055 | 138003139   | VENDOR | ULTIMATE WATER LLC | Water coolers May 26           | 49.95             |
| 04/24/26                                   | 552093-53980-5065 | 138003139   | VENDOR | ULTIMATE WATER LLC | Water coolers May 26           | 49.95             |
| 06/30/26                                   | 552093-53980-5065 | ACCRUALS    | JE     |                    | ACCRUE ULTIMATE WATER - JUN'26 | 99.90             |
| 07/01/26                                   | 552093-53980-5065 | ACCRUALS    | JE     |                    | ACCRUE ULTIMATE WATER - JUN'26 | (99.90)           |
| 07/31/26                                   | 552093-53980-5065 | ACCRUALS    | JE     |                    | ACCRUE ULTIMATE WATER - JUL'26 | 199.80            |
| <b>YTD Total</b>                           |                   |             |        |                    |                                | <b>1,689.62</b>   |
| <b>Annual Budget</b>                       |                   |             |        |                    |                                | <b>\$1,458.60</b> |
| <i>Amount Remaining / (Budget overage)</i> |                   |             |        |                    |                                | <i>(\$231.02)</i> |
| <i>% of Budget</i>                         |                   |             |        |                    |                                | <i>115.8%</i>     |

**Other Expenses Department Total: \$53,633.90**

**TOTAL EXPENDITURES & OTHER FINANCING USES: \$ 3,336,543.84**

**Monterra Community Development District**  
Expenditure Report - Series 2015 Debt Service Fund  
For the Period(s) from Oct 01, 2025 to Jul 31, 2026  
(Sorted by Department)

| Posting |           |            | Trans. |             |             |        |
|---------|-----------|------------|--------|-------------|-------------|--------|
| Date    | Account # | Document # | Type   | Vendor Name | Description | Amount |

**DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE**

**Account Name: Misc-Assessment Collection Cost**

|                                            |                   |          |    |  |                                                             |             |
|--------------------------------------------|-------------------|----------|----|--|-------------------------------------------------------------|-------------|
| 02/28/26                                   | 549070-51301-5000 | JE000564 |    |  | To correct org# for Misc. Collection Cost fr 51701 to 51301 | 9,953.19    |
| 03/13/26                                   | 549070-51301-5000 | TAXCOLL  | JE |  | BROWARD COUNTY TAX COLL - 2015 SERIES - FY25-26             | 166.58      |
| 04/10/26                                   | 549070-51301-5000 | TAXCOLL  | JE |  | BROWARD COUNTY TAX COLL - 2015 SERIES - FY25-26             | 360.49      |
| 05/15/26                                   | 549070-51301-5000 | TAXCOLL  | JE |  | BROWARD COUNTY TAX COLL - 2015 SERIES - FY25-26             | 33.81       |
| 06/15/26                                   | 549070-51301-5000 | TAXCOLL  | JE |  | BROWARD COUNTY TAX COLL - 2015 SERIES - FY25-26             | 17.92       |
| 07/10/26                                   | 549070-51301-5000 | TAXCOLL  | JE |  | BROWARD COUNTY TAX COLL - 2015 SERIES - FY25-26             | 133.92      |
| <b>YTD Total</b>                           |                   |          |    |  |                                                             | 10,665.91   |
| <b>Annual Budget</b>                       |                   |          |    |  |                                                             | \$21,501.00 |
| <i>Amount Remaining / (Budget overage)</i> |                   |          |    |  |                                                             | \$10,835.09 |
| <i>% of Budget</i>                         |                   |          |    |  |                                                             | 49.6%       |

|                                                       |                    |
|-------------------------------------------------------|--------------------|
| <b>Financial And Administrative Department Total:</b> | <b>\$10,665.91</b> |
|-------------------------------------------------------|--------------------|

**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

|                                            |                   |       |    |  |                        |              |
|--------------------------------------------|-------------------|-------|----|--|------------------------|--------------|
| 05/01/26                                   | 571001-51701-5000 | PMNT3 | JE |  | PRINCIPAL DEBT PAYMENT | 710,000.00   |
| <b>YTD Total</b>                           |                   |       |    |  |                        | 710,000.00   |
| <b>Annual Budget</b>                       |                   |       |    |  |                        | \$710,000.00 |
| <i>Amount Remaining / (Budget overage)</i> |                   |       |    |  |                        | \$0.00       |
| <i>% of Budget</i>                         |                   |       |    |  |                        | 100.0%       |

**Account Name: Interest Expense**

|                                            |                   |       |    |  |                              |              |
|--------------------------------------------|-------------------|-------|----|--|------------------------------|--------------|
| 11/03/25                                   | 572001-51701-5000 | PMNT4 | JE |  | SERIES 2015 INTEREST PAYMENT | 156,290.63   |
| 05/01/26                                   | 572001-51701-5000 | PMNT4 | JE |  | SERIES 2015 INTEREST PAYMENT | 156,290.63   |
| <b>YTD Total</b>                           |                   |       |    |  |                              | 312,581.26   |
| <b>Annual Budget</b>                       |                   |       |    |  |                              | \$312,581.00 |
| <i>Amount Remaining / (Budget overage)</i> |                   |       |    |  |                              | (\$0.26)     |
| <i>% of Budget</i>                         |                   |       |    |  |                              | 100.0%       |

|                                                |                       |
|------------------------------------------------|-----------------------|
| <b>Debt Service Payments Department Total:</b> | <b>\$1,022,581.26</b> |
|------------------------------------------------|-----------------------|

|                                                       |                        |
|-------------------------------------------------------|------------------------|
| <b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b> | <b>\$ 1,033,247.17</b> |
|-------------------------------------------------------|------------------------|

Monterra CDD  
Cash Flow Projection  
7/31/2026

|                                                                 | <u><b>Balances</b></u>  | <u><b>Interest Rate</b></u> |
|-----------------------------------------------------------------|-------------------------|-----------------------------|
| Operating Account - Bank United                                 | 796,156                 | 0.00%                       |
| MM Account - Bank United                                        | 2,341,716               | 3.40%                       |
| SBA - Florida Prime #2511                                       | 422,288                 | 3.84%                       |
| SBA - Florida Prime #2400                                       | 442,499                 | 3.84%                       |
| Public Special MRC - Truist                                     | 9,282                   | 1.40%                       |
| Less: Current Outstanding AP                                    | (330,142)               |                             |
| Estimated Cash Available Today                                  | <u>3,681,798</u>        |                             |
| Outstanding FY26 Tax Roll                                       | -                       |                             |
| Estimated Total Cash Available with Tax Roll                    | <u>3,681,798</u>        |                             |
| <br><u><b>Projections:</b></u>                                  |                         |                             |
| Monthly Average Spend - (10 Months Oct-Jul)                     | 333,655                 |                             |
| Total Monthly Average Spend                                     | <u>333,655</u>          |                             |
| Average Spend to YE - (2 months Aug - Sep)                      | 667,309                 |                             |
| <b>Expected Cash Flow at YE (9/30/26)</b>                       | <u><b>3,014,489</b></u> |                             |
| Average Spend 1st QTR FY27 - (2 mos avg spend)                  | 667,309                 |                             |
| <b>Expected Need through 1st QTR FY27</b>                       | <u><b>2,347,180</b></u> |                             |
| <i>*tax roll revenue for the new FY is received in December</i> |                         |                             |

# MONTERRA COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot July 31, 2026

- **Current Cash Balances:**
  - o Bank United Operating: \$796,156
  - o Bank United MMA: \$2,341,716
  - o SBA – Florida Prime: \$864,787
  - o Truist: \$9,282
- **Assessment collections:**
  - o We received a tax distribution of \$56,923 on 07/10/26.
  - o We are 105% collected (due to interest on late payments) on the tax roll with a total outstanding of \$0 and the GF total revenue is 117% of adopted budget.
- **Audit – FY 2025:**
  - o The audit has been completed with no findings.
- **Expenses:**
  - o Current expenses make up 96% of the annual budget through the end of July 2026.
  - o Total expenses for the first 10 months are approximately \$3,336,546. This puts your average monthly burn rate of approximately \$333,655 per month.

August 18, 2026

Lynne Ladner  
District Manager  
Inframark/Monterra CDD  
11555 Heron Bay Blvd, Ste 201  
Coral Springs, FL 33076  
(Via email: [lladner@inframark.com](mailto:lladner@inframark.com))

**Re: Professional Civil Engineering Services  
Monterra CDD – FY 26-27 Annual Report  
Broward County, FL  
Engenuity Group Project No. 26079.02**

Dear Ms. Ladner:

We are pleased to offer this proposal to render Professional Civil Engineering services in connection with Monterra CDD Fiscal Year 2026-2027 Annual Report (hereinafter called the 'Project').

This annual report is based on the requirements set forth within the Trust Indenture between the Monterra Community Development District (District) and Wells Fargo Bank dated January 1, 2015, in Section 9.21 as stated:

*SECTION 9.21. Employment of Consulting Engineer; Consulting Engineer's Report*

- (a) The Issuer shall, for the purpose of performing and carrying out the duties imposed on the Consulting Engineer by this Indenture, employ one or more Independent engineers or engineering firms or corporations having a statewide and favorable repute for skill and experience in such work.*
- (b) The Issuer shall cause the Consulting Engineer to make an inspection of the portions of the Project owned by the Issuer at least once in each Fiscal Year and, on or before the first day of August in each Fiscal Year commencing October 1, 2015, to submit to the Board a report setting forth (i) its findings as to whether such portions of the Project owned by the Issuer have been maintained in good repair, working order and condition, and (ii) its recommendations as to:*
  - (i) the proper maintenance, repair and operation of the Project owned by the Issuer during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purposes; and*
  - (ii) the insurance to be carried under the provisions of Section 9.14 hereof and the amount that should be set aside monthly for the purpose of paying insurance premiums which fall due less often than monthly.*

### **Engineering Services**

Engenuity Group, Inc. will prepare a Civil Engineering Annual Report to assist in evaluating the overall infrastructure improvements set forth in the Trust Indenture requirements for the community.

This assignment will specifically include an analysis of the existing system including the following items:

- Review of previous Annual Reports as well as photos and documents of the current drainage system and lake banks.
- Review previously prepared engineering plans/record drawings/plats of the site.
- Analyze South Florida Water Management District & CBWCD permits, plans and conditions
- Evaluate lake banks to observe irregularities and/or safety issues.
- Make recommendations for cleaning and video of current system.
- Make recommendations for repair and/or replacement of damaged culverts.
- Prepare a report summarizing our findings and providing recommendations.
- Observe water & wastewater improvements.
- Observe all district parks, buildings and roadways.

**Engineering Fee: \$16,950.00**

### **Invoicing and Payment**

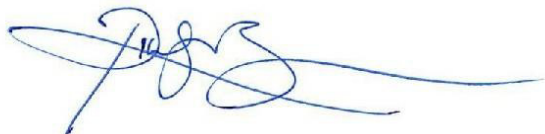
Work will be invoiced on a monthly basis for work completed to date. Invoice shall be paid in full by the Client within thirty (30) days of the invoice date, unless within such thirty (30) day period, Client notifies Engenuity Group, Inc. in writing of its objection to the amount of said invoice. Such notice shall be accompanied by payment of any undisputed portion of said invoice. If written objection is not received within thirty (30) days it shall constitute approval of invoice by Client. If the payment is not received within thirty (30) days of billing date, a late charge will be added to the invoice in the amount of 1½ percent per month on the outstanding balance. If payment is not received within sixty (60) days of the invoice date, work may be suspended on the project until the outstanding invoice(s) are paid in full.

This proposal represents the entire understanding between you and us with respect to the Project. If this satisfactorily sets forth your understanding of our agreement, please execute the attached Authorization and return it to us. If you have any questions, please do not hesitate to contact us.

**PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, THE CONSULTANT IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE**

**UNDER THIS CONTRACT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT, AS LONG AS THE CONSULTANT MAINTAINS THE PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT AND AS LONG AS ANY DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT.**

Sincerely,

A handwritten signature in blue ink, appearing to be 'R. Brown', with a long horizontal flourish extending to the right.

Richard Brown, E.I.  
Project Manager

Approved by,

A handwritten signature in blue ink, appearing to be 'Lisa Tropepe', written in a cursive style.

Lisa Tropepe, P.E.  
Vice President

**Authorization:** Professional Civil Engineering Services  
Monterra CDD – FY 26-27 Annual Report  
Broward County, FL  
Engenuity Group Project No. 26079.02

**By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(Name & Title)

**For:** \_\_\_\_\_  
(Name of Company)

**Contract Amount:** \$16,950.00

I am \_\_\_\_ I am not \_\_\_\_ The Owner of the Property

**The Property Owner Is:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Telephone:** \_\_\_\_\_

| Invoice/Proposal No. | Supplier                       | Invoice/Proposal Date | Property     | Invoice Amount |
|----------------------|--------------------------------|-----------------------|--------------|----------------|
| EST 07979            | Creative North                 | 8/3/2026              | Monterra CDD | \$1,007.53     |
| 9936R                | Davie Windows and Custom Doors | 8/24/2026             | Monterra CDD | \$1,278.44     |
| Dog Park Painting    | People's Choice Painting       | 8/24/2026             | Monterra CDD | \$3,150.00     |
| 413523               | Juniper                        | 8/13/2026             | Monterra CDD | \$3,000.00     |
| 414190               | Juniper                        | 8/9/2026              | Monterra CDD | \$650.00       |
| 412355               | Juniper                        | 8/5/2026              | Monterra CDD | \$479.97       |
| 1665                 | HIQ Services Corp              | 7/20/2026             | Monterra CDD | \$4,070.00     |
| EST 07980            | Creative North                 | 8/3/2026              | Monterra CDD | \$1,032.80     |
| 412343               | Juniper                        | 8/5/2026              | Monterra CDD | \$2,144.00     |
| 411687               | Juniper                        | 8/5/2026              | Monterra CDD | \$714.16       |
| SPN 105567.0         | Hoover Pumping                 | 8/19/2026             | Monterra CDD | \$4,563.51     |
| 414210               | Juniper                        | 8/19/2026             | Monterra CDD | \$1,910.00     |
| 412435               | Juniper                        | 8/13/2026             | Monterra CDD | \$1,377.97     |
| 3345                 | All American Fitness Repair    | 8/4/2026              | Monterra CDD | \$887.41       |
|                      |                                |                       |              |                |

*Lynne Ladner, District Manager*

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Lynne Ladner, District Manager



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

August 12, 2026

To Board of Supervisors  
Monterra Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Monterra Community Development District, Broward County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Monterra Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

### **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

### **Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement.

If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the 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 performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Monterra Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

**RESPONSE:**

This letter correctly sets forth the understanding of Monterra Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



Peer Review  
Program

Administered in Florida  
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau  
Grau & Associates  
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

## RESOLUTION 2026-14

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISIONS AND AMENDMENTS TO THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT RULES AND POLICIES GOVERNING USE OF THE CLUBHOUSE FACILITIES, GATE FACILITIES RULES AND DISTRICT PROPERTY RULES, CLARIFYING PERMITTED AND PROHIBITED USES OF DISTRICT PROPERTY, LIMITING RESIDENT GATE LANE ACCESS, PROHIBITING UNAUTHORIZED RECREATIONAL USE AND ALTERATION OF DISTRICT PROPERTY AND ASSOCIATED PENALTIES FOR VIOLATIONS; AND PROVIDING FOR 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, being situated in Cooper City, Broward County, Florida; and

**WHEREAS**, the District is the owner and operator of the Club at Monterra, also known as the Monterra Clubhouse and other real property within the boundaries of the District (the “District Property”); and

**WHEREAS**, the District previously adopted pursuant to applicable Florida law, the Monterra General and Procedural Rules (“Property Rules”) and Monterra Community Development District Rules and Policies Regarding Use of the Clubhouse Facilities (“Club Rules”), which were amended and adopted by District on June 20, 2016, pursuant to Resolution No. 2016-02 and Resolution No. 2016-03, respectively (collectively the “Rules”); and

**WHEREAS**, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District and the adoption and enforcement of rules of services and systems and facilities provided by the District; and

**WHEREAS**, the District Board of Supervisors has determined that it is in the best interests of the District and those residing and owning property within the District to amend the Clubhouse Rules and Property Rules to clarify the definitions of members of the District for use of certain District Property, permit additional adult guests and no limit on children as guests, expand definition of ban for smoking to include electronic cigarettes and vaping, revise definition of appropriate swimwear to include adequate coverage, decrease the age of use of fitness center to 14 and 15 year old patrons when accompanied by a patron 18 years or older, revise definition of proper attire for fitness center to include adequate coverage and proper footwear for sanitary and safety reasons, include pickleball courts and policies for the newly constructed pickleball courts, revise age of tot lot use to be consistent at 12 years maximum age, provide specific suspension guidelines under the Rules for violations on a numbered violation

basis to remove the discrepancy of Club or District Manager for consistency, include new gate facilities rule to prohibit pedestrians, bicyclists, scooters and all other non-motorized vehicles from entering resident only lanes of Gate Facilities and associated penalties with violation of these new rules to avoid potential accidents, and specific rules related to prohibition of the use of the stormwater management areas and removal of any materials and addition of any materials on District-owned stormwater, open space and landscape areas and the associated penalties with a violation of these new rules to avoid potentially hazardous areas, including, certain drop off areas, dangerous wildlife and water safety; and

**WHEREAS**, the District has complied with the provisions of Chapter 120 and Chapter 190, Florida Statutes, properly advertised a public hearing to hear and receive comments on the proposed amendments and revisions to the Rules and formerly conducted a public hearing to address certain the adoption of the amendments and revisions to the Rules.

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

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. The amendments and revisions to the Property Rules, as identified in the underline/strike-through version of such Property Rules attached hereto and made a part hereof as Exhibit "A" are hereby adopted and enacted by the Board of Supervisors of the Monterra Community Development District.

Section 3. The "clean version" of the Property Rules accepting the identified revisions and amendments, and which is attached hereto and made a part hereof as Exhibit "B" is hereby adopted and accepted as the new Property Rules of the District.

Section 4. The amendments and revisions to the Club Rules, as identified in the underline/strike-through version of such Club Rules attached hereto and made a part hereof as Exhibit "C" are hereby adopted and enacted by the Board of Supervisors of the Monterra Community Development District.

Section 5. The "clean version" of the Club Rules accepting the identified revisions and amendments, and which is attached hereto and made a part hereof as Exhibit "D" is hereby adopted and accepted as the new Club Rules of the District.

Section 6. The District Manager shall include the new Rules, as amended from time to time, in the Official Records of Proceeding of the District, and shall post the same on the District's website.

Section 7. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 8. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 10. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** in Public Session of the Board of Supervisors of the Bonterra Community Development District, this **2<sup>nd</sup> day of September 2026**.

**Attest:** **MONTERRA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Chairperson, Board of Supervisors

Exhibit “A”

## MONTERRA COMMUNITY DEVELOPMENT DISTRICT

### GATE FACILITIES RULE (Part II, General and Procedural Rules)

\*\*\*

2.1.1. Use of Gate Facilities. Ingress and Egress in the resident only lane of Gate Facilities is limited to motorized vehicles that have a Gate Access Card. Pedestrians, bicyclists, scooters, and all other non-motorized vehicles are prohibited from entering through the resident only lanes of Gate Facilities and must utilize the pedestrian gate, dedicated bicycle lanes, or, if unable to do so, shall enter through the main entrance providing public access at Pine Island Guardhouse or University Guardhouse, in accordance with Florida Statutes and operation of the Guardhouses by District security personnel.

2.1.2. Violation of Use of Gate Facilities. The first violation of 2.1.1. shall result in a written warning to the Patron or Guest, as such terms are defined in the District’s Rules and Policies Regarding Use of the District’s Clubhouse Facilities, a second violation shall result in the suspension of Gate Access Card access to the Gate Facilities and membership rights and Clubhouse and Club facilities and a third and subsequent violation may result up to a suspension of one (1) year of Gate Access Card access to the Gate Facilities and membership rights and Clubhouse and Club facilities.

### DISTRICT PROPERTY RULE (Part III, General and Procedural Rules)

3.0 Rule. This rule may be cited and referred to as the Monterra Community Development District Property Rule and shall be codified as Article III of the General and Procedural Rules of the District.

#### 3.1 Stormwater Management Areas

3.1.1. Stormwater Management Areas shall mean lakes, canals and drainage areas, and includes, but are not limited to those tracts of land set forth in the attached map.

3.1.2. The Stormwater Management Areas are not intended for recreational or personal use, and it is strictly prohibited for any unauthorized persons to use the Stormwater Management Areas without the express written permission of the District.

3.1.3. Notwithstanding 3.3.2. above, the following is strictly prohibited by the District: swimming, fishing, boating, removal of any organic or inorganic material or placement of any organic or inorganic material, including but not limited to swimming pool water, trees, shrubs, plants, sod, rocks, cuttings from trees, shrubs, plants, sod, etc..

3.1.4. Any violation of the above shall be considered a trespass of District property and the District Manager has the authority to contact law enforcement personnel to take appropriate legal action, including a charge for trespassing and arrest.

3.1.5. Any violation of the above shall also subject the individual to imposition of all costs and fees associated with the clean up and removal of the offending matter as set forth herein.

### 3.2. Open Space and Landscape Areas

3.2.1. Open Space and Landscape Areas shall mean the green spaces and landscape areas owned by the District or areas which the District is responsible for maintaining set forth in the attached map.

3.2.2. Open Space and Landscape Areas shall not be utilized as personal property of any individual and following is strictly prohibited by the District: removal of any organic or inorganic material or placement of any organic or inorganic material, including, but not limited to trees, shrubs, plants, sod, rocks and pavers.

3.2.3. Any violation of the above shall subject the individual to imposition of all costs and fees associated with the clean-up and removal of the offending matter as set forth herein.

### 3.3. Additional Remedies.

3.3.1. In addition to the remedies set forth in this General Property Rule, the District Manager may suspend the membership rights and Clubhouse and Club facilities rights of any Patron or Guest, including, but not limited to, the deactivation or suspension of ALL club or facility access cards and suspension of Gate Access Card access to Gate Facilities as defined in Gate Facilities Rule for a period of thirty (30) days for a first violation and a for a period of one (1) year for a second and subsequent violation.

3.3.2. Additionally, should any costs or fees imposed pursuant to this Rule remain unpaid after thirty (30) days written notice to any Patron or Guest of the Clubhouse, as such terms are defined in the District's Rules and Policies Regarding Use of the District's Clubhouse Facilities, the District Manager may suspend the membership rights and Clubhouse and Club facilities rights until such time as the unpaid fees are paid to the District, including, but not limited to, the deactivation or suspension of ALL club or facility access cards and suspension of Gate Access Card access to Gate Facilities as defined in Gate Facilities Rule.

3.3 3. The appeal provisions set forth in Section L, entitled "Suspension and Revocation of Privileges" of the District Rules and Policies Regarding Use of the District's Clubhouse Facilities shall apply if the rights under this section are exercised by the District.

3.4. The District Property Rule shall be effective September 2, 2026.

Exhibit “B”**MONTERRA COMMUNITY DEVELOPMENT DISTRICT****GATE FACILITIES RULE  
(Part II, General and Procedural Rules)**

\*\*\*

2.1.1. Use of Gate Facilities. Ingress and Egress in the resident only lane of Gate Facilities is limited to motorized vehicles that have a Gate Access Card. Pedestrians, bicyclists, scooters, and all other non-motorized vehicles are prohibited from entering through the resident only lanes of Gate Facilities and must utilize the pedestrian gate, dedicated bicycle lanes, or, if unable to do so, shall enter through the main entrance providing public access at Pine Island Guardhouse or University Guardhouse, in accordance with Florida Statutes and operation of the Guardhouses by District security personnel.

2.1.2. Violation of Use of Gate Facilities. The first violation of 2.1.1. shall result in a written warning to the Patron or Guest, as such terms are defined in the District’s Rules and Policies Regarding Use of the District’s Clubhouse Facilities, a second violation shall result in the suspension of Gate Access Card access to the Gate Facilities and membership rights and Clubhouse and Club facilities and a third and subsequent violation may result up to a suspension of one (1) year of Gate Access Card access to the Gate Facilities and membership rights and Clubhouse and Club facilities.

**DISTRICT PROPERTY RULE  
(Part III, General and Procedural Rules)**

3.0 Rule. This rule may be cited and referred to as the Monterra Community Development District Property Rule and shall be codified as Article III of the General and Procedural Rules of the District.

3.1 Stormwater Management Areas

3.1.1. Stormwater Management Areas shall mean lakes, canals and drainage areas, and includes, but are not limited to those tracts of land set forth in the attached map.

3.1.2. The Stormwater Management Areas are not intended for recreational or personal use, and it is strictly prohibited for any unauthorized persons to use the Stormwater Management Areas without the express written permission of the District.

3.1.3. Notwithstanding 3.3.2. above, the following is strictly prohibited by the District: swimming, fishing, boating, removal of any organic or inorganic material or placement of any organic or inorganic material, including but not limited to swimming pool water, trees, shrubs, plants, sod, rocks, cuttings from trees, shrubs, plants, sod, etc.

3.1.4. Any violation of the above shall be considered a trespass of District property and the District Manager has the authority to contact law enforcement personnel to take appropriate legal action, including a charge for trespassing and arrest.

3.1.5. Any violation of the above shall also subject the individual to imposition of all costs and fees associated with the clean up and removal of the offending matter as set forth herein.

### 3.2. Open Space and Landscape Areas

3.2.1. Open Space and Landscape Areas shall mean the green spaces and landscape areas owned by the District or areas which the District is responsible for maintaining set forth in the attached map.

3.2.2. Open Space and Landscape Areas shall not be utilized as personal property of any individual and following is strictly prohibited by the District: removal of any organic or inorganic material or placement of any organic or inorganic material, including, but not limited to trees, shrubs, plants, sod, rocks and pavers.

3.2.3. Any violation of the above shall subject the individual to imposition of all costs and fees associated with the clean-up and removal of the offending matter as set forth herein.

### 3.3. Additional Remedies.

3.3.1. In addition to the remedies set forth in this General Property Rule, the District Manager may suspend the membership rights and Clubhouse and Club facilities rights of any Patron or Guest, including, but not limited to, the deactivation or suspension of ALL club or facility access cards and suspension of Gate Access Card access to Gate Facilities as defined in Gate Facilities Rule for a period of thirty (30) days for a first violation and a for a period of one (1) year for a second and subsequent violation.

3.3.2. Additionally, should any costs or fees imposed pursuant to this Rule remain unpaid after thirty (30) days written notice to any Patron or Guest of the Clubhouse, as such terms are defined in the District's Rules and Policies Regarding Use of the District's Clubhouse Facilities, the District Manager may suspend the membership rights and Clubhouse and Club facilities rights until such time as the unpaid fees are paid to the District, including, but not limited to, the deactivation or suspension of ALL club or facility access cards and suspension of Gate Access Card access to Gate Facilities as defined in Gate Facilities Rule.

3.3 3. The appeal provisions set forth in Section L, entitled "Suspension and Revocation of Privileges" of the District Rules and Policies Regarding Use of the District's Clubhouse Facilities shall apply if the rights under this section are exercised by the District.

3.4. The District Property Rule shall be effective September 2, 2026.

### Exhibit “C”

UPON APPROVAL BY THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS, THESE RULES AND POLICIES REGARDING USE OF DISTRICT’S CLUBHOUSE FACILITIES SHALL BE EFFECTIVE. ALL PRIOR RULES OR POLICIES PREVIOUSLY IN PLACE REGARDING THE CLUBHOUSE FACILITIES ARE HEREBY NULL AND VOID AND REPLACED WITH THESE RULES AND POLICIES REGARDING THE USE OF THE DISTRICT’S CLUBHOUSE FACILITIES.

#### **A. USER FEE STRUCTURE**

- (1) Annual user fees for an individual not owning property within the District, or an owner that leases his or her home to a lessee within the District, or who owns property within the Estada and Apartments 2F sections (also known collectively as “Members”) shall be approved by resolution of the District and upon adoption shall be made a part of these Rules. An individual owning property within the District (other than property within Estada and Apartments 2F sections) whose property has not been leased to another individual shall be defined as an “Owner”.
- (2) Two (2) Monterra ID/FOB Cards will be issued to Owner and non-resident fee ~~payers-paying member~~. There is a \$15.00 charge to replace lost cards. Replacement cards may be obtained through the Club Manager.
- (3) The person making a fee payment where a check is returned due to insufficient funds will be assessed a \$25.00 Returned Check/Insufficient Funds fee.
- (4) All guests must be accompanied by a Patron (as defined below) at all times. Patrons are limited to a maximum of four (4) guests, per ~~household~~Member, at a time. ~~Two (2) Four (4) adult guests per household~~Member are permitted at any one time. Children under the age of eighteen (18) are not included in the above limitation of number of guests. cat no charge; however, Patrons may purchase no more than an additional two (2) guest passes at \$15.00 each to increase the maximum number of guests to four (4) per household Member at any one time. Patrons must be present in order for guests to use the facility. However, guests are not permitted in the Fitness Center.
- (5) Patrons (as defined below), at the time of application for a facility access card or at anytime thereafter may be subjected to a criminal background or sexual offender/sexual predator check ordered or performed by the Club Manager or his or her designee.

#### **B. GENERAL PROVISIONS**

- (1) ~~Owners of Property within the District (excluding Estada and the Apartments 2F section)~~ and non-resident fee payers (“Patrons”) must present their access cards and register upon entering the Club at Monterra club facilities (“Clubhouse”) or when using District property.
- (2) Children under sixteen (16) years of age must be accompanied by a parent or authorized person eighteen (18) years or older.
- (3) The Clubhouse’s hours of operation will be established and published by the District, and may be changed from time to time.
- (4) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Clubhouse's

premises, except at pre-approved special events. Approval may only be granted by the District's Board of Supervisors (present request to Club Manager in at least 48 hours in advance of the meeting) and will be contingent upon providing proof of event insurance with the Monterra CDD named as an additional insured.

- (5) Dogs or other pets (with the exception of service animals, such as "Seeing Eye Dogs") are not permitted at the Clubhouse facilities, Pool deck, Tennis Courts, Basketball Courts, or Tot Lots. Where dogs are permitted on the grounds, they must be leashed at all times.
- (6) Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, or in any way which blocks the normal flow of traffic.
- (7) Fireworks of any kind are not permitted anywhere on the facilities or adjacent areas.
- (8) The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons of any changes.
- (9) The Board of Supervisors and personnel of the Clubhouse have full authority to enforce these rules and regulations.
- (10) Monterra/Clubhouse ID/FOB Cards will be issued to Patrons at the time they become entitled to use the facilities. All Patrons must use their card for entrance to the Clubhouse. All lost or stolen ID/FOB cards should be reported immediately to the Club Manager or Staff.
- (11) Smoking, including, but not limited to electronic cigarettes and vaping, is not permitted anywhere in the Clubhouse, Swimming Pool, Splash Pad, Tot Lots, Fitness Center, Tennis Courts, Pickleball Courts, Basketball Courts and Dog Parks.
- (12) Guests must be registered ~~and~~ or accompanied by a Patron before entering the Clubhouse or using any Clubhouse facilities. All residents must register with guests via email or in person and must sign in with the guest present.
- (13) Disregard for any Clubhouse rules or policies may result in expulsion from the facility and/or loss of Clubhouse facility privileges.
- (14) Glass and other breakable items are not permitted at the Clubhouse.
- (15) Patrons and their guests shall treat any staff members and other Patrons with courtesy and respect.

### **C. LOSS OR DESTRUCTION OF PROPERTY/INSTANCES OF PERSONAL INJURY**

- (1) Each Patron and each guest as a condition of invitation to the premises of the Clubhouse assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss of damage to any private property used or stored on the premises of the Clubhouse, whether in lockers or elsewhere.
- (2) No person shall remove from the room in which it is placed or from the Clubhouse's premises any property or furniture belonging to the District or its contractors without proper authorization. Clubhouse Patrons shall be liable for any property damage and/or personal injury at the Clubhouse, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the patron, any guests or any family members. The District

reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

- (3) Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the club, either on or off the Clubhouse's premises, shall do so at his or her own risk, and shall hold the Clubhouse, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the, the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the Clubhouse or District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.
- (4) Should any party bound by these District Policies bring suit against the District or its affiliates, Clubhouse operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or its Clubhouse operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

#### **D. GENERAL SWIMMING POOL/SPLASH PAD RULES**

- (1) At any given time, up to ~~two (2)~~ four (4) guests per household, may accompany a Patron at the swimming pool or splash pad; ~~however, Patrons may purchase additional guest passes as provided for in Rule A (3) above. Patrons and their guests are limited to a maximum of two (2) vehicles at the Clubhouse.~~
- (2) Patrons swim at their own risk. Lifeguards are not on duty. **Please note that the Swimming Pool and Splash Pad are unattended facilities and persons using the facility do so at their own risk.**
- (3) Children under the age of sixteen (16) years of age must be accompanied by a parent or an adult at least eighteen (18) years of age at all times for usage of the pool facility, which includes the swimming pool, the splash pad, and the pool deck area.
- (4) Radios, televisions, and the like may be listened to if; no offensive music, lyrics or profanity and at a volume that is not offensive to patrons and guests. Electrical equipment is not allowed around the pool facility.
- (5) Swimming is permitted only during designated hours, as posted at the pool facility. Hours are seasonal and subject to change.
- (6) Showers are required before entering the pool or splash pad.
- (7) Glass containers, products, or items are not permitted at the pool facility.

- (8) Children under three (3) years of age and those who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swim suit over the swim-diaper, to reduce the health risks associated with human waste in the pool facility.
- (9) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices are not permitted in the pool. However, children or persons that are learning to swim are permitted and encouraged to have flotation devices in the pool.
- (10) Pool and splash pad availability may be rotated in order to facilitate maintenance of the Clubhouse.
- (11) Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted at the pool facility inside the pool gates at any time.
- (12) The District staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool facility including Swim Lessons and Aquatic/Recreational Programs.
- (13) Any person swimming or using the pool facility when the Clubhouse is closed may be suspended from using the facility. Swimming pool hours will be posted. The swimming pool and splash pad may be closed one day weekly (to be determined) for maintenance. Guests must be registered and accompanied by a Patron before entering the Clubhouse.
- (14) Proper traditional swim attire must be worn in the pool and splash pad. ~~Cut-offs and thong bathing suits are not allowed.~~ Swimwear must be modest and provide reasonable coverage. Transparent or overly revealing attire is prohibited.
- (15) No chewing gum is permitted at the pool facility or on the pool deck area.
- ~~(16) Alcoholic beverages are not permitted at the pool facility.~~
- (17) No diving, jumping, pushing, running or other horseplay is allowed in the pool, splash pad, or on the pool deck area.
- (18) For the comfort of others, the changing of diapers or clothes is not allowed at pool side or at the pool facility.
- (19) No one shall pollute the pool or splash pad to the extent that additional pool treatment, chemicals, water, or services are required to restore the pool to proper standards. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool or splash pad.
- (20) Radio controlled water craft are not allowed in the pool.
- (21) Pool entrances must be kept clear at all times.
- ~~(22) Smoking is not permitted at the Clubhouse or around the pool facility.~~
- ~~(23)~~ No swinging on ladders, fences, or railings is allowed.
- ~~(24)~~ Pool furniture is not to be removed from the pool facility.

- (256) Loud, profane, or abusive language is prohibited.
- (267) Food and drink are not allowed within six (6) feet of the pool or splash pad.
- (278) Skateboarding is not permitted at the Clubhouse, including all parking lots and sidewalks encompassing the Clubhouse facilities.
- (289) Bicycles, skateboards, roller blades, scooters and golf carts are not permitted in the Clubhouse gates. All bicycles must be placed at the bike rack on the west side of the Clubhouse.
- (29) ~~No parties are allowed at the pool facility.~~

### **E. SWIMMING POOL/SPLASH PAD: THUNDERSTORM POLICY**

The Club Manager is in control of the operation of the Pool facility (swimming pool and splash pad) during thunderstorms, heavy rain, and inclement weather. The Club Manager will determine whether swimming is permitted or not during the times when the swimming pool ~~is~~ is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. If heavy rain, thunder or lightning occurs, everyone shall be required to exit the Pool Areas at the first sound of thunder or the first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder is heard or lightning is seen, the waiting period shall be extended 30 minutes from the last sound of thunder or sighting of lightning.

### **G. FITNESS CENTER POLICIES**

- (1) All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Monterra Community Development District governing the Clubhouse. Disregard or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges. Prior to entering the Fitness Center, Patrons are required to register with clubhouse attendant or as otherwise directed. Guests are not permitted in the Fitness Center.
- (2) **Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.**
- (3) *Hours:* The Fitness Center is available for use by Patrons during normal operating hours or as otherwise determined by the District.
- (4) *Emergencies:* All emergencies and injuries must be reported to 911 and the Club Manager.
- (5) *Eligible Users:* Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. A Patron 14 years of age is permitted to use the Fitness Center if accompanied by a Patron 18 years of age or older. Guests are not permitted in the Fitness Center. Persons under the age of eighteen (18) must have an executed Parental Release of Liability Form on file at Clubhouse prior to using the Fitness Center.
- (6) *Proper Attire:* Appropriate ~~clothing~~ athletic attire and closed-toe athletic shoes and footwear

~~(covering the entire foot)~~ must be worn at all times in the Fitness Center. ~~Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweat suits (no swimsuits).~~ At all times tops and bottoms are required and no exercising in only sports bras or bare chests. Clothing must provide adequate coverage. Street clothes, jeans, cargo shorts, and dress attire are not permitted. Sandals, flip-flops, slippers, or bare feet are prohibited.

- (7) *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (8) *General Policies:*
- Each individual is responsible for wiping off fitness equipment after use.
  - Use of personal trainers is not permitted in the Fitness Center.
  - Hand chalk is not permitted to be used in the Fitness Center.
  - Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
  - No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
  - Weights or other fitness equipment may not be removed from the Fitness Center.
  - ~~No food or beverage (except water in a capped bottle) is allowed in the Fitness Center.~~
  - The use of the fitness equipment shall be on a first come, first serve basis.
  - Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting. If not actively using the fitness equipment, Patron shall move from the fitness equipment to allow others to use.
  - Any fitness program operated, established and run by the Club at Monterra may have priority over other users of the Fitness Center.
  - ~~Wet-b~~ Bathing suits are not allowed in the Fitness Center.
  - Patrons of the Fitness Center shall clean up after themselves after using the facility and the equipment, which clean up includes, but is not limited to, removing belongings and towels and properly disposing of garbage, trash, and empty water bottles.
  - Strollers and infant carry seats are not allowed in the Fitness Center.

## **H. TENNIS AND PICKLEBALL COURT POLICIES**

- (1) All Patrons and guests using the Tennis and Pickleball Courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Monterra Community Development District governing the Clubhouse facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Tennis and Pickleball Courts equipment may result in the suspension or termination of Tennis and Pickleball Courts privileges. Guests may use the Tennis and Pickleball Courts if accompanied by an adult Patron.
- (2) **Please note that the Tennis and Pickleball Courts is are ~~an~~ unattended facilities and persons using the facility do so at their own risk. Persons interested in using the Tennis and Pickleball Courts are encouraged to consult with a physician prior to using the facility. The Tennis and Pickleball Courts is are available for play from sunrise to sunset.**
- (3) *Emergencies:* All emergencies and injuries must be reported to 911, the District Manager, and the Club Manager.

- (4) *Proper Attire:* Proper tennis shoes and attire ~~is~~are required at all times while on the courts.
- (5) *Availability:* ~~The Tennis and Pickleball Courts~~ (hereinafter "Courts") are available on a first come, first serve basis and are open for use from dawn to dusk. Each Patron and the Patron's guests are limited to the use of one (1) tennis or pickleball court, respectively for a period no longer than 1 hour when others are waiting. General rules of play apply. ~~No reservations are available.~~
- (6) *General Policies:*
- Proper tennis and pickleball etiquette shall be adhered to at all times. The use of profanity of disruptive behavior is prohibited.
  - Persons using ~~the Tennis Courts~~ must supply their own equipment (rackets, balls, etc.).
  - ~~The Tennis and Pickleball Courts~~ is are intended only for the play of tennis and pickleball accordingly only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from ~~the tennis facility~~ Courts.
  - Beverages are permitted at ~~the Tennis Courts~~ if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on ~~the tennis e~~ Courts.
  - No chairs other than those provided by the District are permitted on ~~the tennis e~~ Courts.
  - Children under the age of sixteen (16) are not allowed to use ~~the Tennis C~~ Courts unless accompanied by an adult Patron.
  - Specific rules pertaining to ~~the Tennis Courts~~ are posted.
  -

## I. TOT LOT POLICIES

- (1) *Hours:* The Tot Lot playground areas shall be available for use from sunrise to sunset.
- (2) Children under the age of ~~thirteen (13)~~ twelve (12) must be accompanied by a parent or authorized person eighteen (18) years old or older.
- (3) Children twelve (12) years of age and older are not permitted to play on the playground equipment.
- (4) No rough housing on the playground.
- (5) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground.
- (6) Use of the playground may be limited from time to time due to a sponsored event, which must be approved by the District Manager.
- (7) The use of profanity or disruptive behavior is prohibited.
- (8) **Please note that the Playground is an unattended facility and persons using the facility do so at their own risk.**

## J. BASKETBALL COURT POLICIES

- (1) All Patrons and guests using the Basketball Courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Monterra Community Development District governing the Clubhouse facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Basketball Court equipment may result in the suspension or termination of Basketball Court privileges. Guests may use the Basketball Courts if accompanied by an adult Patron.
- (2) **Please note that the Basketball Court is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Basketball Court are encouraged to consult with a physician prior to using the facility.**
- (3) *Eligible Users.* Patrons and guests ~~sixteen (16) years of age and older~~ are permitted to use the Basketball Court only during designated operating hours. Children who are under sixteen (16) years of age may use the Basketball Court only when accompanied by a parent or an authorized person eighteen (18) years of age or older.
- (4) *Hours.* The Basketball Court is available for use from sunrise to sunset. The Courts may not be used for any purpose after dark. If lighting is installed for the Basketball Court in the future, the District Manager shall set the operating hours of the Basketball Court which shall be posted.
- (5) *Emergencies:* For all emergencies call 911 immediately. All emergencies and injuries must also be reported to the Clubhouse Staff as well as the District Operations Manager at 954-721-8681.
- (6) *Proper Attire:* Proper ~~basketball~~ shoes and attire ~~is~~ are required at all times while on the ~~courts~~ Basketball Court.
- (7) *Availability:* The Basketball Court is available on a first come, first serve basis. Patrons and their guests shall limit use of the Basketball Courts to one (1) hour if others are waiting. No reservations available.
- (8) *General Policies:*
  - a. Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behaviors is prohibited.
  - b. Persons using the Basketball Court must supply their own basketball.
  - c. The Basketball Courts ~~are~~ is for the play of basketball only.
  - d. Beverages are permitted at the Basketball Court if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the Basketball Court.
  - e. No chairs other than those provided by the District are permitted on the Basketball Court.

## **K. MULTI-PURPOSE ROOM (MPR) RENTAL POLICIES**

- (1) Patrons may reserve the Multi-Purpose Room ("MPR") of the Clubhouse for private events. Only a portion of the Clubhouse is available for rental and reservations must be made and approved at least ten (10) business days in advance of the date of intended use and no more than sixty (60) calendar days prior to the date of intended use. Persons interested in doing so should contact Club Manager regarding the anticipated date and time of the event to determine availability. The MPR of the Clubhouse is unavailable for private events on the following holidays:

|                      |                |
|----------------------|----------------|
|                      | Easter Sunday  |
|                      | Thanksgiving   |
| Memorial Day Weekend | Christmas Eve  |
|                      | Fourth of July |
|                      | Christmas Day  |
| Labor Day Weekend    | New Year's Eve |
|                      | New Year's Day |

- (2) **The Patron renting the MPR shall be responsible for any and all damage and expenses arising from the event.**
- (3) **Reservations:** Patrons interested in reserving the MPR must submit a completed MPR Reservation Agreement (the “Reservation Agreement”) to the Club Manager or Club staff for consideration and approval. At the time of approval, separate checks or money orders (NO CASH) for the reservation fee, damage deposit, attendant fee, and security fee, if applicable, made out to the “**Monterra Community Development District**” should be submitted to the Club Manager, as required by the Reservation Agreement, in order to reserve the MPR. Please submit all checks and completed Reservation Agreement to the Club Manager. The Club Manager will review the proposed Reservation Agreement on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed by the Patron to the District’s Board of Supervisors for consideration.

Additional hours are available at the per-additional hourly rate.

The rental rates as set forth below include a four (4) hour block of time. Additional hours beyond four (4) are available at the designated per hour rental fee. Rentals do not include furniture, equipment or other items not on the premises (i.e. event tables and chairs).

- (4) **Fees and Deposits.** The rental fees and deposits for the use of the District’s facilities for private social gatherings are as follows. If MPR reservations are cancelled within 48 hours of the event, rental and staffing fees will be nonrefundable.

**Club at Monterra Facility Rental Fee  
(4 hours)**

|                                                                        | <b>Fee</b> | <b>Deposit</b> |
|------------------------------------------------------------------------|------------|----------------|
| Multi-Purpose Room (MPR)                                               | \$200.00*  | \$1,000.00     |
| Cleaning Fee                                                           | \$60.00    | n/a            |
| Security fee (per hour)                                                | \$16.00    | n/a            |
| Additional Hourly Rental Fee (per additional hour or any part thereof) | \$50.00    | n/a            |

\* THE RESERVATION FEE IS NON-REFUNDABLE.

- (5) **Refund of Deposit:** To receive a full refund of the deposit, the following must be completed where applicable:
- Ensure that all garbage is removed and placed in the dumpster.
  - Remove all displays, favors or remnants of the event.
  - Restore the furniture and other items to their original position.
  - Wipe off counters, table tops and sink area.
  - Replace garbage liner.

- Clean out and wipe down the refrigerator, and all cabinets and used appliances.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to the Clubhouse and its property.
- Patron and Patron's guests are required to adhere to all Clubhouse and pool rules and regulations. Failure to comply with such rules and regulations may result in the forfeiture of Patron's deposit.

(6) *General Policies:*

- Patrons are responsible for ensuring that their guests adhere to the policies set forth herein.
- The volume of live or recorded music must not violate applicable Cooper City or Broward County noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area.
- No offensive music, lyrics or profanity is allowed on the Clubhouse premises.
- Notwithstanding, the District may include, in its discretion, additional requirements for rentals as part of the Reservation Agreement.
- No business or commercial use is permitted,

## **L. SUSPENSION AND REVOCATION OF PRIVILEGES**

(1) Membership and use rights and privileges at the Clubhouse of any person (and the benefits of their guests) may be suspended by the Club Manager if, in the sole judgment of the Club Manager, it is determined that the person:

- Submitted false information on the application for a pass or membership.
- Permitted the unauthorized use of a pass.
- Failed to abide by or has violated one or more of these Rules and Policies established for the use of facilities.
- Treated the Club Manager, personnel, employees, and other Patrons of the facilities in an unreasonable or abusive manner.
- Engaged in conduct that is improper or likely to endanger the welfare, safety or reputation of the Clubhouse or its management.
- Injured or harmed or threatened to injure or harm any other person at the Clubhouse, or harmed, destroyed or stolen any personal property on the Clubhouse property or within the Clubhouse, whether belonging to a third party or to Monterra Community Development District.

(2) *Types of Suspension.* Club Manager or District Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person to use any or all of the Clubhouse, ~~for such period of time as reasonably determined by Club Manager or District Manager, as the case may be, but for periods no longer than nine (9) months per violation.~~ For the first violation, a written notification of the violation shall be sent to the Member. For the second violation, the violator shall leave the Clubhouse, or other District facility and not return for at least twenty-four (24) hours after being instructed to leave. For the third violation, a ninety (90) suspension from the Clubhouse or any other District facility in which the violation occurred. For the fourth violation, a suspension from the use of all District facilities for one (1) year from the date of the suspension. In addition, Club Manager or District Manager may suspend some membership rights while allowing a Patron to continue to exercise other membership rights. For

example, Club Manager may suspend the rights of a particular Patron (or family member), or Club Manager may prohibit a Patron (or family member) from using the pools or other Club facilities. Any suspension shall be in writing and sent by the Club Manager or District Manager to the suspended person(s) as the address(es) on file with the Clubhouse. No person whose membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments, Club Dues, Club Fees, District assessments, or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues, Club Fees, and District assessments shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Clubhouse and the Monterra Community Development District, including but not limited to any amounts arising out of or in any way connected to damage caused to the Clubhouse by said person, his or her family member(s) or guests, are paid in full.

- (2) *Appeal of Suspension.* Any person suspended by the Club Manager or District Manager pursuant to this Section L may appeal such suspension to the District Board of Supervisors. Appeals must be in writing and shall be filed with the Club Manager or District Manager within forty-five (45) days of the date of the suspension letter. The Board of Supervisors will then schedule the appeal to be heard during the next regularly scheduled public meeting of the Board of Supervisors. However, appeals filed within five (5) business days of the next regularly scheduled Board meeting will be heard at the Board meeting following the next regularly scheduled Board meeting. During the meeting of the Board of Supervisors in which the appeal is to be heard, the person or persons suspended shall appear before the Board. The Board of Supervisors shall have the power to reduce, remove, or impose conditions related thereto, but not increase the length of the suspension.

(3)

## **CLUB AT MONTERRA**

### **RATE SCHEDULE**

| <b>Fee Type</b>                                                                                          | <b>Amount</b>                                                                 |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Room Rental-Reservation 4 hours<br>(\$50 per additional hour)                                            | \$200.00                                                                      |
| Security Deposit                                                                                         | \$1,000.00                                                                    |
| Cleaning Fee (4 hours)<br>(\$15 per additional hour)                                                     | \$60.00                                                                       |
| Security hourly charge                                                                                   | \$16.00                                                                       |
| Owner Resident Member <del>MEMBERSHIP Resident</del><br>( <del>Estada and Apartments 2F excluded</del> ) | Paid by CDD Assessment                                                        |
| Non-Resident or Annual Membership                                                                        | <del>Public Hearing on December 2, 2013</del><br><u>Adopted by Resolution</u> |
| Membership I.D. Card – new or replacement                                                                | \$15.00                                                                       |
| Additional Guest Pass                                                                                    | \$15.00                                                                       |

### Exhibit “D”

UPON APPROVAL BY THE MONTERRA COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS, THESE RULES AND POLICIES REGARDING USE OF DISTRICT’S CLUBHOUSE FACILITIES SHALL BE EFFECTIVE. ALL PRIOR RULES OR POLICIES PREVIOUSLY IN PLACE REGARDING THE CLUBHOUSE FACILITIES ARE HEREBY NULL AND VOID AND REPLACED WITH THESE RULES AND POLICIES REGARDING THE USE OF THE DISTRICT’S CLUBHOUSE FACILITIES.

#### **A. USER FEE STRUCTURE**

- (1) Annual user fees for an individual not owning property within the District, or an owner that leases his or her home to a lessee within the District, or who owns property within the Estada and Apartments 2F sections (also known collectively as “Members”) shall be approved by resolution of the District and upon adoption shall be made a part of these Rules. An individual owning property within the District (other than property within Estada and Apartments 2F sections) whose property has not been leased to another individual shall be defined as an “Owner”.
- (2) Two (2) Monterra ID/FOB Cards will be issued to Owner and non-resident fee payers-paying member. There is a \$15.00 charge to replace lost cards. Replacement cards may be obtained through the Club Manager.
- (3) The person making a fee payment where a check is returned due to insufficient funds will be assessed a \$25.00 Returned Check/Insufficient Funds fee.
- (4) All guests must be accompanied by a Patron (as defined below) at all times. Patrons are limited to a maximum of four (4) guests, per household Member, at a time. Two (2) Four (4) adult guests per household Member are permitted at any one time. Children under the age of eighteen (18) are not included in the above limitation of number of guests. cat no charge; however, Patrons may purchase no more than an additional two (2) guest passes at \$15.00 each to increase the maximum number of guests to four (4) per household Member at any one time. Patrons must be present in order for guests to use the facility. However, guests are not permitted in the Fitness Center.
- (5) Patrons (as defined below), at the time of application for a facility access card or at anytime thereafter may be subjected to a criminal background or sexual offender/sexual predator check ordered or performed by the Club Manager or his or her designee.

#### **B. GENERAL PROVISIONS**

- (1) Owners of Property within the District (excluding Estada and the Apartments 2F section) and non-resident fee payers (“Patrons”) must present their access cards and register upon entering the Club at Monterra club facilities (“Clubhouse”) or when using District property.
- (2) Children under sixteen (16) years of age must be accompanied by a parent or authorized person eighteen (18) years or older.
- (3) The Clubhouse’s hours of operation will be established and published by the District, and may be changed from time to time.
- (4) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Clubhouse's

premises, except at pre-approved special events. Approval may only be granted by the District's Board of Supervisors (present request to Club Manager in at least 48 hours in advance of the meeting) and will be contingent upon providing proof of event insurance with the Monterra CDD named as an additional insured.

- (5) Dogs or other pets (with the exception of service animals, such as "Seeing Eye Dogs") are not permitted at the Clubhouse facilities, Pool deck, Tennis Courts, Basketball Courts, or Tot Lots. Where dogs are permitted on the grounds, they must be leashed at all times.
- (6) Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, or in any way which blocks the normal flow of traffic.
- (7) Fireworks of any kind are not permitted anywhere on the facilities or adjacent areas.
- (8) The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons of any changes.
- (9) The Board of Supervisors and personnel of the Clubhouse have full authority to enforce these rules and regulations.
- (10) Monterra/Clubhouse ID/FOB Cards will be issued to Patrons at the time they become entitled to use the facilities. All Patrons must use their card for entrance to the Clubhouse. All lost or stolen ID/FOB cards should be reported immediately to the Club Manager or Staff.
- (11) Smoking, including, but not limited to electronic cigarettes and vaping, is not permitted anywhere in the Clubhouse, Swimming Pool, Splash Pad, Tot Lots, Fitness Center, Tennis Courts, Pickleball Courts, Basketball Courts and Dog Parks.
- (12) Guests must be registered and or accompanied by a Patron before entering the Clubhouse or using any Clubhouse facilities. All residents must register with guests via email or in person and must sign in with the guest present.
- (13) Disregard for any Clubhouse rules or policies may result in expulsion from the facility and/or loss of Clubhouse facility privileges.
- (14) Glass and other breakable items are not permitted at the Clubhouse.
- (15) Patrons and their guests shall treat any staff members and other Patrons with courtesy and respect.

### **C. LOSS OR DESTRUCTION OF PROPERTY/INSTANCES OF PERSONAL INJURY**

- (1) Each Patron and each guest as a condition of invitation to the premises of the Clubhouse assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss of damage to any private property used or stored on the premises of the Clubhouse, whether in lockers or elsewhere.
- (2) No person shall remove from the room in which it is placed or from the Clubhouse's premises any property or furniture belonging to the District or its contractors without proper authorization. Clubhouse Patrons shall be liable for any property damage and/or personal injury at the Clubhouse, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the patron, any guests or any family members. The District

reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

- (3) Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the club, either on or off the Clubhouse's premises, shall do so at his or her own risk, and shall hold the Clubhouse, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the, the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the Clubhouse or District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.
- (4) Should any party bound by these District Policies bring suit against the District or its affiliates, Clubhouse operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or its Clubhouse operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

#### **D. GENERAL SWIMMING POOL/SPLASH PAD RULES**

- (1) At any given time, up to two (2) four (4) guests per household, may accompany a Patron at the swimming pool or splash pad; however, Patrons may purchase additional guest passes as provided for in Rule A (3) above. Patrons and their guests are limited to a maximum of two (2) vehicles at the Clubhouse.
- (2) Patrons swim at their own risk. Lifeguards are not on duty. **Please note that the Swimming Pool and Splash Pad are unattended facilities and persons using the facility do so at their own risk.**
- (3) Children under the age of sixteen (16) years of age must be accompanied by a parent or an adult at least eighteen (18) years of age at all times for usage of the pool facility, which includes the swimming pool, the splash pad, and the pool deck area.
- (4) Radios, televisions, and the like may be listened to if; no offensive music, lyrics or profanity and at a volume that is not offensive to patrons and guests. Electrical equipment is not allowed around the pool facility.
- (5) Swimming is permitted only during designated hours, as posted at the pool facility. Hours are seasonal and subject to change.
- (6) Showers are required before entering the pool or splash pad.
- (7) Glass containers, products, or items are not permitted at the pool facility.

- (8) Children under three (3) years of age and those who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swimsuit over the swim-diaper, to reduce the health risks associated with human waste in the pool facility.
- (9) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices are not permitted in the pool. However, children or persons that are learning to swim are permitted and encouraged to have flotation devices in the pool.
- (10) Pool and splash pad availability may be rotated in order to facilitate maintenance of the Clubhouse.
- (11) Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted at the pool facility inside the pool gates at any time.
- (12) The District staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool facility including Swim Lessons and Aquatic/Recreational Programs.
- (13) Any person swimming or using the pool facility when the Clubhouse is closed may be suspended from using the facility. Swimming pool hours will be posted. The swimming pool and splash pad may be closed one day weekly (to be determined) for maintenance. Guests must be registered and accompanied by a Patron before entering the Clubhouse.
- (14) Proper traditional swim attire must be worn in the pool and splash pad. Cut-offs and thong bathing suits are not allowed. Swimwear must be modest and provide reasonable coverage. Transparent or overly revealing attire is prohibited.
- (15) No chewing gum is permitted at the pool facility or on the pool deck area.
- (16) Alcoholic beverages are not permitted at the pool facility.
- (17) No diving, jumping, pushing, running or other horseplay is allowed in the pool, splash pad, or on the pool deck area.
- (18) For the comfort of others, the changing of diapers or clothes is not allowed at pool side or at the pool facility.
- (19) No one shall pollute the pool or splash pad to the extent that additional pool treatment, chemicals, water, or services are required to restore the pool to proper standards. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool or splash pad.
- (20) Radio controlled water craft are not allowed in the pool.
- (21) Pool entrances must be kept clear at all times.
- (22) Smoking is not permitted at the Clubhouse or around the pool facility.
- (234) No swinging on ladders, fences, or railings is allowed.
- (245) Pool furniture is not to be removed from the pool facility.

- (256) Loud, profane, or abusive language is prohibited.
- (267) Food and drink are not allowed within six (6) feet of the pool or splash pad.
- (278) Skateboarding is not permitted at the Clubhouse, including all parking lots and sidewalks encompassing the Clubhouse facilities.
- (289) Bicycles, skateboards, roller blades, scooters and golf carts are not permitted in the Clubhouse gates. All bicycles must be placed at the bike rack on the west side of the Clubhouse.
- (29) No parties are allowed at the pool facility.

### **E. SWIMMING POOL/SPLASH PAD: THUNDERSTORM POLICY**

The Club Manager is in control of the operation of the Pool facility (swimming pool and splash pad) during thunderstorms, heavy rain, and inclement weather. The Club Manager will determine whether swimming is permitted or not during the times when the swimming pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. If heavy rain, thunder or lightning occurs, everyone shall be required to exit the Pool Areas at the first sound of thunder or the first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder is heard or lightning is seen, the waiting period shall be extended 30 minutes from the last sound of thunder or sighting of lightning.

### **G. FITNESS CENTER POLICIES**

- (1) All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Monterra Community Development District governing the Clubhouse. Disregard or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges. Prior to entering the Fitness Center, Patrons are required to register with clubhouse attendant or as otherwise directed. Guests are not permitted in the Fitness Center.
- (2) **Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.**
- (3) *Hours:* The Fitness Center is available for use by Patrons during normal operating hours or as otherwise determined by the District.
- (4) *Emergencies:* All emergencies and injuries must be reported to 911 and the Club Manager.
- (5) *Eligible Users:* Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. A Patron 14 years of age is permitted to use the Fitness Center if accompanied by a Patron 18 years of age or older. Guests are not permitted in the Fitness Center. Persons under the age of eighteen (18) must have an executed Parental Release of

Liability Form on file at Clubhouse prior to using the Fitness Center.

- (6) *Proper Attire:* Appropriate clothing athletic attire and closed-toe athletic shoes and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweat suits (no swimsuits). At all times tops and bottoms are required and no exercising in only sports bras or bare chests. Clothing must provide adequate coverage. Street clothes, jeans, cargo shorts, and dress attire are not permitted. Sandals, flip-flops, slippers, or bare feet are prohibited.
- (7) *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- (8) *General Policies:*
  - Each individual is responsible for wiping off fitness equipment after use.
  - Use of personal trainers is not permitted in the Fitness Center.
  - Hand chalk is not permitted to be used in the Fitness Center.
  - Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
  - No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
  - Weights or other fitness equipment may not be removed from the Fitness Center.
  - No food or beverage (except water in a capped bottle) is allowed in the Fitness Center.
  - The use of the fitness equipment shall be on a first come, first serve basis.
  - Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting. If not actively using the fitness equipment, Patron shall move from the fitness equipment to allow others to use.
  - Any fitness program operated, established and run by the Club at Monterra may have priority over other users of the Fitness Center.
  - Wet b Bathing suits are not allowed in the Fitness Center.
  - Patrons of the Fitness Center shall clean up after themselves after using the facility and the equipment, which clean up includes, but is not limited to, removing belongings and towels and properly disposing of garbage, trash, and empty water bottles.
  - Strollers and infant carry seats are not allowed in the Fitness Center.

## **H. TENNIS AND PICKLEBALL COURT POLICIES**

- (1) All Patrons and guests using the Tennis and Pickleball Courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Monterra Community Development District governing the Clubhouse facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Tennis and Pickleball Courts equipment may result in the suspension or termination of Tennis and Pickleball Courts privileges. Guests may use the Tennis and Pickleball Courts if accompanied by an adult Patron.
- (2) **Please note that the Tennis and Pickleball Courts is are an unattended facilities and persons using the facility do so at their own risk. Persons interested in using the Tennis and Pickleball Courts are encouraged to consult with a physician prior to using the facility. The Tennis and Pickleball Courts is are available for play from sunrise to sunset.**

- (3) *Emergencies:* All emergencies and injuries must be reported to 911, the District Manager, and the Club Manager.
- (4) *Proper Attire:* Proper tennis shoes and attire are required at all times while on the courts.
- (5) *Availability:* The Tennis and Pickleball Courts (hereinafter “Courts”) are available on a first come, first serve basis and are open for use from dawn to dusk. Each Patron and the Patron’s guests are limited to the use of one (1) tennis or pickleball court, respectively for a period no longer than 1 hour when others are waiting. General rules of play apply. No reservations are available.
- (6) *General Policies:*
  - Proper tennis and pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
  - Persons using the Tennis Courts must supply their own equipment (rackets, balls, etc.).
  - The Tennis and Pickleball Courts are intended only for the play of tennis and pickleball accordingly only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis Courts.
  - Beverages are permitted at the Tennis Courts if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis Courts.
  - No chairs other than those provided by the District are permitted on the tennis Courts.
  - Children under the age of sixteen (16) are not allowed to use the Tennis Courts unless accompanied by an adult Patron.
  - Specific rules pertaining to the Tennis Courts are posted.

## I. TOT LOT POLICIES

- (1) *Hours:* The Tot Lot playground areas shall be available for use from sunrise to sunset.
- (2) Children under the age of thirteen (13) must be accompanied by a parent or authorized person eighteen (18) years old or older.
- (3) Children twelve (12) years of age and older are not permitted to play on the playground equipment.
- (4) No rough housing on the playground.
- (5) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground.
- (6) Use of the playground may be limited from time to time due to a sponsored event, which must be approved by the District Manager.
- (7) The use of profanity or disruptive behavior is prohibited.
- (8) **Please note that the Playground is an unattended facility and persons using the facility do so at their own risk.**

## J. BASKETBALL COURT POLICIES

- (1) All Patrons and guests using the Basketball Courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Monterra Community Development District governing the Clubhouse facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Basketball Court equipment may result in the suspension or termination of Basketball Court privileges. Guests may use the Basketball Courts if accompanied by an adult Patron.
- (2) **Please note that the Basketball Court is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Basketball Court are encouraged to consult with a physician prior to using the facility.**
- (3) *Eligible Users.* Patrons and guests sixteen (16) years of age and older are permitted to use the Basketball Court only during designated operating hours. Children who are under sixteen (16) years of age may use the Basketball Court only when accompanied by a parent or an authorized person eighteen (18) years of age or older.
- (4) *Hours.* The Basketball Court is available for use from sunrise to sunset. The Courts may not be used for any purpose after dark. If lighting is installed for the Basketball Court in the future, the District Manager shall set the operating hours of the Basketball Court which shall be posted.
- (5) *Emergencies:* For all emergencies call 911 immediately. All emergencies and injuries must also be reported to the Clubhouse Staff as well as the District Operations Manager at 954-721-8681.
- (6) *Proper Attire:* Proper basketball shoes and attire are required at all times while on the courts Basketball Court.
- (7) *Availability:* The Basketball Court is available on a first come, first serve basis. Patrons and their guests shall limit use of the Basketball Courts to one (1) hour if others are waiting. No reservations available.
- (8) *General Policies:*
  - a. Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behaviors is prohibited.
  - b. Persons using the Basketball Court must supply their own basketball.
  - c. The Basketball Courts are for the play of basketball only.
  - d. Beverages are permitted at the Basketball Court if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the Basketball Court.
  - e. No chairs other than those provided by the District are permitted on the Basketball Court.

## K. MULTI-PURPOSE ROOM (MPR) RENTAL POLICIES

- (1) Patrons may reserve the Multi-Purpose Room ("MPR") of the Clubhouse for private events. Only a portion of the Clubhouse is available for rental and reservations must be made and approved at least ten (10) business days in advance of the date of intended use and no more than sixty (60) calendar days prior to the date of intended use. Persons interested in doing so should contact Club Manager regarding the anticipated date and time of the event to determine

availability. The MPR of the Clubhouse is unavailable for private events on the following holidays:

|                      |                |
|----------------------|----------------|
|                      | Easter Sunday  |
|                      | Thanksgiving   |
| Memorial Day Weekend | Christmas Eve  |
|                      | Fourth of July |
|                      | Christmas Day  |
| Labor Day Weekend    | New Year's Eve |
|                      | New Year's Day |

- (2) **The Patron renting the MPR shall be responsible for any and all damage and expenses arising from the event.**
- (3) **Reservations:** Patrons interested in reserving the MPR must submit a completed MPR Reservation Agreement (the "Reservation Agreement") to the Club Manager or Club staff for consideration and approval. At the time of approval, separate checks or money orders (NO CASH) for the reservation fee, damage deposit, attendant fee, and security fee, if applicable, made out to the "**Monterra Community Development District**" should be submitted to the Club Manager, as required by the Reservation Agreement, in order to reserve the MPR. Please submit all checks and completed Reservation Agreement to the Club Manager. The Club Manager will review the proposed Reservation Agreement on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed by the Patron to the District's Board of Supervisors for consideration.

Additional hours are available at the per-additional hourly rate.

The rental rates as set forth below include a four (4) hour block of time. Additional hours beyond four (4) are available at the designated per hour rental fee. Rentals do not include furniture, equipment or other items not on the premises (i.e. event tables and chairs).

- (4) **Fees and Deposits.** The rental fees and deposits for the use of the District's facilities for private social gatherings are as follows. If MPR reservations are cancelled within 48 hours of the event, rental and staffing fees will be nonrefundable.

**Club at Monterra Facility Rental Fee**

| <b>(4 hours)</b>                                                       | <b>Fee</b> | <b>Deposit</b> |
|------------------------------------------------------------------------|------------|----------------|
| Multi-Purpose Room (MPR)                                               | \$200.00*  | \$1,000.00     |
| Cleaning Fee                                                           | \$60.00    | n/a            |
| Security fee (per hour)                                                | \$16.00    | n/a            |
| Additional Hourly Rental Fee (per additional hour or any part thereof) | \$50.00    | n/a            |

\* THE RESERVATION FEE IS NON-REFUNDABLE.

- (5) **Refund of Deposit:** To receive a full refund of the deposit, the following must be completed where applicable:
- Ensure that all garbage is removed and placed in the dumpster.
  - Remove all displays, favors or remnants of the event.
  - Restore the furniture and other items to their original position.

- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, and all cabinets and used appliances.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to the Clubhouse and its property.
- Patron and Patron's guests are required to adhere to all Clubhouse and pool rules and regulations. Failure to comply with such rules and regulations may result in the forfeiture of Patron's deposit.

(6) *General Policies:*

- Patrons are responsible for ensuring that their guests adhere to the policies set forth herein.
- The volume of live or recorded music must not violate applicable Cooper City or Broward County noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area.
- No offensive music, lyrics or profanity is allowed on the Clubhouse premises.
- Notwithstanding, the District may include, in its discretion, additional requirements for rentals as part of the Reservation Agreement.
- No business or commercial use is permitted,

## **L. SUSPENSION AND REVOCATION OF PRIVILEGES**

(1) Membership and use rights and privileges at the Clubhouse of any person (and the benefits of their guests) may be suspended by the Club Manager if, in the sole judgment of the Club Manager, it is determined that the person:

- Submitted false information on the application for a pass or membership.
- Permitted the unauthorized use of a pass.
- Failed to abide by or has violated one or more of these Rules and Policies established for the use of facilities.
- Treated the Club Manager, personnel, employees, and other Patrons of the facilities in an unreasonable or abusive manner.
- Engaged in conduct that is improper or likely to endanger the welfare, safety or reputation of the Clubhouse or its management.
- Injured or harmed or threatened to injure or harm any other person at the Clubhouse, or harmed, destroyed or stolen any personal property on the Clubhouse property or within the Clubhouse, whether belonging to a third party or to Monterra Community Development District.

(2) *Types of Suspension.* Club Manager or District Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person to use any or all of the Clubhouse, for such period of time as reasonably determined by Club Manager or District Manager, as the case may be, but for periods no longer than nine (9) months per violation. For the first violation, a written notification of the violation shall be sent to the Member. For the second violation, the violator shall leave the Clubhouse, or other District facility and not return for at least twenty-four (24) hours after being instructed to leave. For the third violation, a ninety (90) suspension from the Clubhouse or any other District facility in which the violation occurred. For the fourth violation, a suspension from the use of all District facilities for one (1) year from

the date of the suspension. In addition, Club Manager or District Manager may suspend some membership rights while allowing a Patron to continue to exercise other membership rights. For example, Club Manager may suspend the rights of a particular Patron (or family member), or Club Manager may prohibit a Patron (or family member) from using the pools or other Club facilities. Any suspension shall be in writing and sent by the Club Manager or District Manager to the suspended person(s) as the address(es) on file with the Clubhouse. No person whose membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments, Club Dues, Club Fees, District assessments, or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues, Club Fees, and District assessments shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Clubhouse and the Monterra Community Development District, including but not limited to any amounts arising out of or in any way connected to damage caused to the Clubhouse by said person, his or her family member(s) or guests, are paid in full.

- (3) *Appeal of Suspension.* Any person suspended by the Club Manager or District Manager pursuant to this Section L may appeal such suspension to the District Board of Supervisors. Appeals must be in writing and shall be filed with the Club Manager or District Manager within forty-five (45) days of the date of the suspension letter. The Board of Supervisors will then schedule the appeal to be heard during the next regularly scheduled public meeting of the Board of Supervisors. However, appeals filed within five (5) business days of the next regularly scheduled Board meeting will be heard at the Board meeting following the next regularly scheduled Board meeting. During the meeting of the Board of Supervisors in which the appeal is to be heard, the person or persons suspended shall appear before the Board. The Board of Supervisors shall have the power to reduce, remove, or impose conditions related thereto, but not increase the length of the suspension.

## **CLUB AT MONTERRA**

### **RATE SCHEDULE**

| <b>Fee Type</b>                                               | <b>Amount</b>          |
|---------------------------------------------------------------|------------------------|
|                                                               |                        |
| Room Rental-Reservation 4 hours<br>(\$50 per additional hour) | \$200.00               |
| Security Deposit                                              | \$1,000.00             |
| Cleaning Fee (4 hours)<br>(\$15 per additional hour)          | \$60.00                |
| Security hourly charge                                        | \$16.00                |
| Owner Resident Member                                         | Paid by CDD Assessment |
| Non-Resident Annual Membership                                | Adopted by Resolution  |
| Membership I.D. Card – new or replacement                     | \$15.00                |
| Additional Guest Pass                                         | \$15.00                |

## **FIRST AMENDMENT TO PROPERTY MAINTENANCE AGREEMENT**

**THIS FIRST AMENDMENT TO THE PROPERTY MAINTENANCE AGREEMENT** (the “First Amendment”) is made and entered into this 2<sup>nd</sup> day of September, 2026, 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 Cooper City, Broward County, Florida, and whose address is, 201 N. University Drive, Suite 702, Coral Springs, Florida 33071 (the “District”), and

**KENT BUILDING SERVICES, INC.**, a Florida corporation, whose principal address is 14600 Biscayne Boulevard, North Miami Beach, Florida 33181 (the “Contractor”).

### **Recitals**

**WHEREAS**, the District and the Contractor entered into a Property Maintenance Agreement dated April 22, 2026, to provide maintenance and janitorial services to the District on a month-to-month basis which commenced on May 1, 2026 (the “Agreement”); and

**WHEREAS**, the District requested from the Contractor a proposal for additional cleaning services for the District Clubhouse and consideration of changing the term Agreement on an annual basis and the Contractor agreed to provide said services; and

**WHEREAS**, the District Board of Supervisors at its meeting of September 1, 2026, approved the annual term of the Agreement and additional cleaning services of the District Clubhouse in accordance with this First Amendment.

**NOW, THEREFORE**, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**Section 1.** The foregoing recitals are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

**Section 2.** **Section 3.** of the Agreement entitled **Term and Termination** is hereby amended and replaced as follows:

### **3. Term and Termination.**

- a. **Term.** This District agrees to pay Contractor for its Services beginning October 1, 2026, and ending on September 30, 2027 (the “Initial Term”), in accordance with the terms and conditions of this Agreement, as amended by this First Amendment. After the Initial Term, this Agreement may be extended for up to three (3) annual extension terms of one year each upon the mutual consent of the parties.

- b. **Termination.** Either party may terminate this Agreement for convenience by providing the other party with at least thirty (30) days written notice of said party's intent to terminate. The District may terminate this Agreement with cause with providing ten (10) days' notice to the Contractor.

**Section 3.** **Section 2.** of the Agreement entitled **Services** is hereby amended to include Kent furnishing person designated and qualified to perform weekly deep cleaning of the interior of the District Clubhouse, consisting of 32 hours per month, after nightly closure of the District Clubhouse.

**Section 4.** **Section 4.** of the Agreement entitled Compensation is hereby amended to include compensation for the additional weekly deep cleaning of 32 hours per month in the amount of **NINE HUNDRED EIGHTY-SIX AND 06/100 (\$986.06) DOLLARS** a month, which amends the total compensation to **ELEVEN THOUSAND EIGHT HUNDRED AND EIGHTY-TWO (\$11,832.77) DOLLARS** per month.

**Section 5.** This First Amendment shall take effect on October 1, 2026.

**Section 6.** In all other respects, the Agreement between the District and the Contractor shall remain in full force and effect as provided by its own terms.

**IN WITNESS WHEREOF**, the parties 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: \_\_\_\_\_  
Chair/Vice-Chair  
Board of Supervisors

\_\_\_\_\_ day of \_\_\_\_\_, 2026

Witnesses:

**KENT BUILDING SERVICES, INC.**

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

(CORPORATE SEAL)

\_\_\_\_\_ day of \_\_\_\_\_, 2026

**Item #**

**Monterra Community Development District  
Board of Supervisors Agenda Memorandum  
Office of the District Manager**

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**Meeting Date: September 2, 2026**  
**Subject: Citra Blue Sod for Pine Island Median Project**

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A request was made to price out the cost to use Citra Blue Sod as the grass for the Pine Island Median Project rather than the St Augustine grass that was included in the bid pricing.

|                   |                |              |          |
|-------------------|----------------|--------------|----------|
| St. Augustine Sod | \$1.10 / sq ft | 14,000 sq ft | \$15,400 |
| Citra Blue Sod    | \$2.10 / sq ft | 14,000 sq ft | \$29,400 |

Bid price increase to use Citra Blue rather than St Augustine \$14,000

Respectfully,



A

Lynne Ladner

# 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 |
|----------|------------------|------|------|-----------|------------|
|----------|------------------|------|------|-----------|------------|

**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.

|                                        |                                                       |       |    |             |             |
|----------------------------------------|-------------------------------------------------------|-------|----|-------------|-------------|
| <b>Section 1.0 - Tree Removal</b>      |                                                       |       |    |             |             |
| 1.01                                   | Tree Removal*                                         | 4     | EA | \$120.00    | \$480.00    |
| <b>Section 1.0 Subtotal</b>            |                                                       | 4     | EA |             | \$480.00    |
| <b>Section 2.0 - Palm Removal</b>      |                                                       |       |    |             |             |
| 2.01                                   | Palm Removal*                                         | 16    | LF | \$16.25     | \$260.00    |
| <b>Section 2.0 Subtotal</b>            |                                                       | 16    | EA |             | \$260.00    |
| <b>Section 3.0 - Shrub Removal</b>     |                                                       |       |    |             |             |
| 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    |
| <b>Section 3.0 Subtotal</b>            |                                                       | 50137 | SF |             | \$21,945.00 |
| <b>Section 4.0 - Tree Installation</b> |                                                       |       |    |             |             |
| 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  |
| <b>Section 4.0 Subtotal</b>            |                                                       | 8     | EA |             | \$6,000.00  |
| <b>Section 5.0 - Palm Installation</b> |                                                       |       |    |             |             |
| 5.01                                   | Florida Royal Palm - Roystonea elata*                 | 9     | EA | \$2,500.00  | \$22,500.00 |
| <b>Section 5.0 Subtotal</b>            |                                                       | 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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|                                                         |                                                                                                                                                                        |       |    |            |             |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----|------------|-------------|
| <b>Section 6.0 - Shrub Installation</b>                 |                                                                                                                                                                        |       |    |            |             |
| 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  |
| <b>Section 6.0 Subtotal</b>                             |                                                                                                                                                                        | 2077  | EA |            | \$35,327.00 |
| <b>Section 7.0 - Sod &amp; Groundcover Installation</b> |                                                                                                                                                                        |       |    |            |             |
| 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  |
| <b>Section 7.0 Subtotal</b>                             |                                                                                                                                                                        | 14967 | SF |            | \$23,783.89 |
| <b>Section 8.0 - Irrigation</b>                         |                                                                                                                                                                        |       |    |            |             |
| 8.01                                                    | Irrigation Modification - Includes modifications as depicted in landscape plans including review of existing conditions and documentation, and final operational test. | 1     | LS |            |             |
| <b>Section 8.0 Subtotal</b>                             |                                                                                                                                                                        | 1     | LS |            |             |
| <b>Section 9.0 - Traffic Control</b>                    |                                                                                                                                                                        |       |    |            |             |
| 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  |
| <b>Section 9.0 Subtotal</b>                             |                                                                                                                                                                        | 1     | LS |            | \$6,500.00  |
| <b>Section 10.0 - Mobilization</b>                      |                                                                                                                                                                        |       |    |            |             |
| 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  |
| <b>Section 10.0 Subtotal</b>                            |                                                                                                                                                                        | 1     | LS |            | \$8,700.00  |



Proposal

Proposal No.: 414509  
Proposed Date: 08/19/26

| PROPERTY:                                                                                      | FOR:                          |
|------------------------------------------------------------------------------------------------|-------------------------------|
| Monterra CDDD<br>Clubhouse Manager Monterra CDD<br>8451 Monterra Blvd<br>Cooper City, FL 33024 | Pine Island Rd Citra-blue sod |

| ITEM                                      | QTY      | UOM | TOTAL       |
|-------------------------------------------|----------|-----|-------------|
| (TYPE IN LOCATION AND QUICK DESCRIPTION)  |          |     |             |
| Landscape Material                        |          |     | \$29,400.00 |
| CitraBlue St. Augustine Sod (per sq. ft.) | 14000.00 | SF  |             |
| Fuel Surcharge 0.39                       |          |     | \$1,146.60  |
| Fuel Surcharge                            | 29400.00 | EA  |             |
| Total:                                    |          |     | \$30,546.60 |

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)**

8/19/2026

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

**Proposed Date:** 08/06/26

| PROPERTY:                                                                                      | FOR:                                      |
|------------------------------------------------------------------------------------------------|-------------------------------------------|
| Monterra CDDD<br>Clubhouse Manager Monterra CDD<br>8451 Monterra Blvd<br>Cooper City, FL 33024 | Sheridan street Median Cocoplum extension |







Far East center median on Sheridan street

- Remove old stumps and ornamental grass
- Extend 3G cocoplum hedge single file
- Cover dirt and old grass with Citra Blue ST Augustine grass
- 

| ITEM                                                      | QTY   | UOM | TOTAL              |
|-----------------------------------------------------------|-------|-----|--------------------|
| <b>East Sheridan ST center median Coco plum Extension</b> |       |     |                    |
| <b>Site Prep</b>                                          |       |     | \$479.97           |
| Remove all stumps and old Ornamental Grass                | 8.00  | HR  |                    |
| <b>Landscape Material</b>                                 |       |     | \$9,970.00         |
| Red Tip Cocoplum, 03 gallon - 03G                         | 65.00 | 03g |                    |
| Citra-blue St Augustine per pallet (400 Sqft)             | 8.00  | EA  |                    |
| <b>Total:</b>                                             |       |     | <b>\$10,449.97</b> |

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)**

8/6/2026

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

Good morning,

Per your request, we are providing additional information regarding the proposed irrigation upgrade for the **pickleball and basketball court area at Monterra**. Following our site review and evaluation of the existing irrigation infrastructure, we have outlined the improvements we recommend to provide proper irrigation pressure, distribution, and coverage throughout the area.

Based on the existing site conditions observed, the proposed irrigation cannot operate effectively from the existing valve alone while maintaining the pressure and coverage required. We recommend installing **two (2) 2-inch irrigation valves** to properly divide the irrigation zones and maintain the necessary operating pressure throughout the system.

The proposed irrigation improvements include:

- **Two (2) 2-inch irrigation valves**
- **Fifty (50) 6-inch pop-up spray heads** for perimeter and surrounding turf coverage
- **Eight (8) rotors** strategically positioned to provide proper coverage throughout the larger turf areas
- Connection to the **existing irrigation line**
- **(2) walkway sleeves** for proper irrigation line routing.

Attached is an irrigation layout illustrating the existing irrigation line, proposed valve locations, distribution of the rotors and pop-up heads, walkway sleeves, and the intended coverage surrounding the pickleball and basketball courts. The accompanying proposal will reflect the corresponding scope of work and materials required.

Additionally, during our site review, particularly in the areas impacted by the **FPL construction activity**, we observed uneven and low areas that should be properly graded to promote positive drainage and minimize the potential for standing water.

Given the overall condition of the existing turf and the grading required, we recommend **removing the existing sod throughout the area prior to the irrigation installation**. Once the sod is removed, the area should be properly graded and prepared to establish appropriate elevations and drainage. The irrigation improvements can then be installed and tested, followed by the installation of **new sod throughout the area**.

This sequence will provide the proper foundation for the irrigation system while creating a clean, uniform, and professionally finished appearance appropriate for this highly visible recreational area.

Our recommended sequence is: **existing sod removal → proper grading and site preparation → irrigation installation and testing → new sod installation**.

Please feel free to reach out with any questions regarding the attached irrigation layout, recommendations, or proposal.

Best regards,

Carlos "MIH" Pedroso

# CREATIVE NORTH, INC.

PROPERTY MAINTENANCE LANDSCAPE CONTRACTOR

Page 102

## 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 and 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   | 3,446.33 | 3,446.33 |
| 2 Rain Bird PEB 2" Valves and Standard Valve Boxes<br>2 Decoders and 2 Solenoids<br>10' of Hunter Decoder Wire Blue 14 Gauge Jacketed<br>200' 1 & 1/2" x 20 Irrigation Pipe<br>200' 1" x 20 Irrigation Pipe<br>300' 3/4" x 20 Irrigation Pipe<br>8 Rain Bird Part Circle Rotor 4"<br>50 Rain Bird Spray Body Side Inlet 6" Pop Ups<br>300' Irritrol Super Blue Funny Pipe<br>100 Rain Bird Spiral Barb Elbows<br>Reducing Tees, Reducer Bushings, 90 degree elbows and other miscellaneous parts needed to complete the installation |     |          |          |
| Services Labor and ground Preparation to install all the Irrigation Equipment as listed to provide water for the sod around the newly built Pickle Ball Courts using a (3) man Crew over 3 days.                                                                                                                                                                                                                                                                                                                                     | 1   | 5,400.00 | 5,400.00 |

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**

**\$8,846.33**

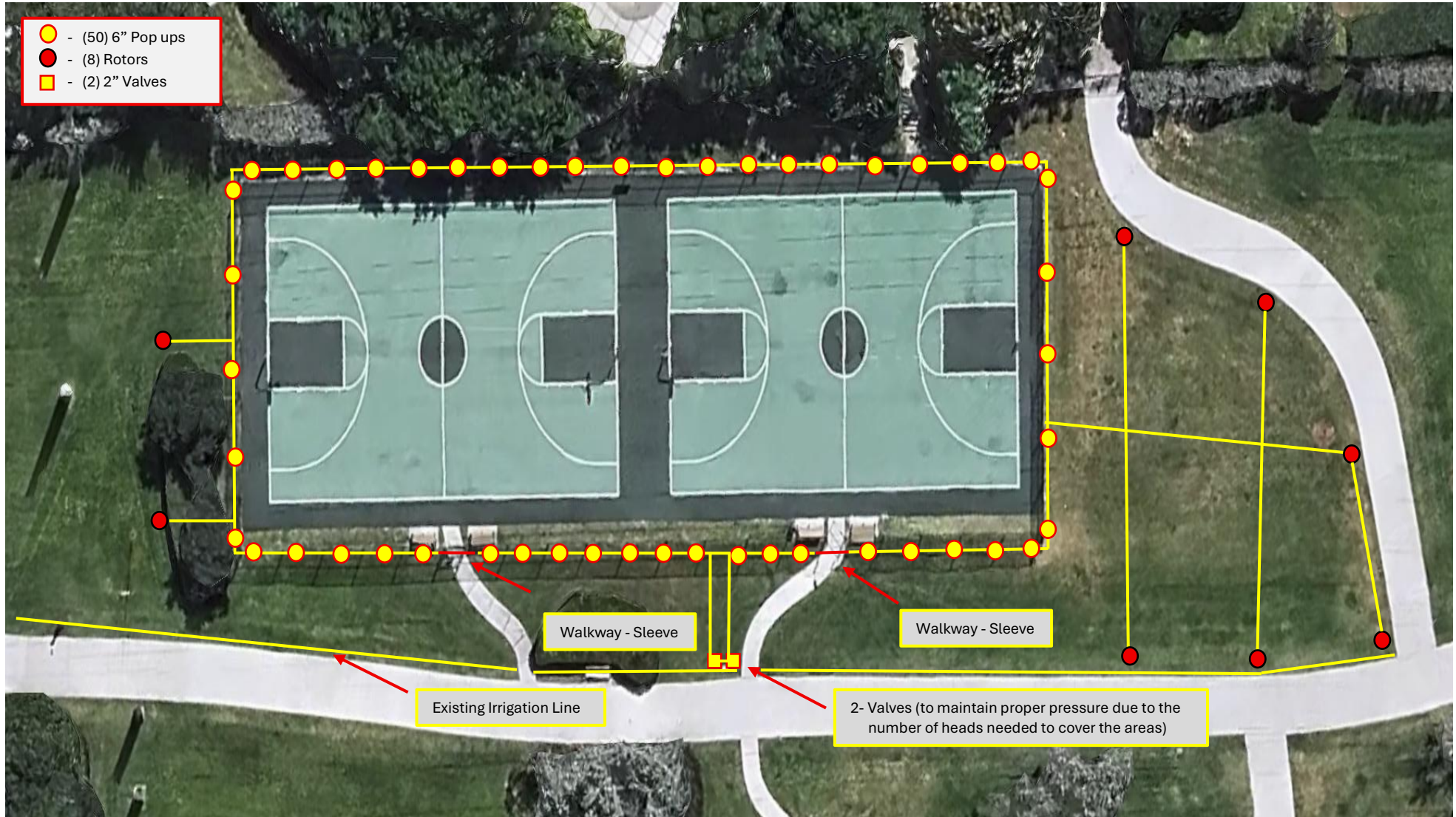
Upon receipt of this signed Proposal, CNI office will process, order materials & schedule work accordingly.  
The terms and content of this proposal are accepted and agreed to by,

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Monterra Irrigation Up grade

## Basketball & Pickle Court



*"Built on Reputation"*

**Monterra Irrigation Up grade**  
Basketball & Pickle Court  
**Irrigation Material List**

| Line # | Item #        | Item Desc                                                                                       | Qty |
|--------|---------------|-------------------------------------------------------------------------------------------------|-----|
| 1      | 200PEB        | Rain Bird PEB Industrial Valve Plastic 2 in. w/ Flow Control FIPT x FIPT                        | 2   |
| 2      | 113BC         | NDS Standard Valve Box Rectangle 14 in. x 19 in. x 12 in. H Black Box/Green Lid Overlapping JCV | 2   |
| 3      | FD101TURF     | Rain Bird Field Decoder 1 Station Solenoid Not Included                                         | 2   |
| 4      | 401-020       | Sch 40 PVC Tee 2 in. Socket                                                                     | 3   |
| 5      | 436-020       | Sch 40 PVC Male Adapter 2 in. MIPT x Socket                                                     | 4   |
| 6      | 429-020       | Sch 40 PVC Coupling 2 in. Socket                                                                | 4   |
| 7      | ID1BLU-500    | Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 10 ft                       | 10  |
| 8      | 2PVC200BE     | PVC Pipe 2 in. x 20 ft. SDR-21 (CL 200) Bell End (Priced per ft.)                               | 100 |
| 9      | 150PVC200BE   | PVC Pipe 1-1/2 in. x 20 ft. SDR-21 (CL 200) Bell End (Priced per ft.)                           | 200 |
| 10     | 1PVC200BE     | PVC Pipe 1 in. x 20 ft. SDR-21 (CL 200) Bell End (Priced per ft.)                               | 200 |
| 11     | 75PVC200BE    | PVC Pipe 3/4 in. x 20 ft. SDR-21 (CL 200) Bell End                                              | 300 |
| 12     | 3PVCBE        | PVC Pipe 3 in. x 20 ft. Sch 40 Bell End (Priced per ft.)                                        | 20  |
| 13     | 1806PRS       | Rain Bird 1806 Spray Body Side Inlet 6 in. Pop Up with PRS30 Pressure Regulator                 | 50  |
| 14     | 5004PC30      | Rain Bird 5004 Part-Circle Rotor 4 in. Riser with 3.0 Nozzle                                    | 8   |
| 15     | EHF1295-010-D | Irritrol Super Blue Flex Pipe 1/2 in. x 100 ft. (Priced per ft.)                                | 300 |
| 16     | SBE050        | Rain Bird Spiral Barb Elbow 1/2 in. MIPT x Barb                                                 | 100 |
| 17     | R15H          | Rain Bird Nozzle Half Circle 15 ft. 180 Degree                                                  | 50  |
| 18     | 402-130       | Sch 40 PVC Reducing Tee 1 in. x 1/2 in. Socket x FIPT                                           | 15  |
| 19     | 402-209       | Sch 40 PVC Reducing Tee 1-1/2 in. x 1/2 in. Socket x FIPT                                       | 15  |
| 20     | 402-101       | Sch 40 PVC Reducing Tee 3/4 in. x 1/2 in. Socket x FIPT                                         | 30  |
| 21     | 406-015       | Sch 40 PVC 90 Degree Elbow 1-1/2 in. Socket                                                     | 10  |
| 22     | 437-131       | Sch 40 PVC Reducer Bushing Flush Style 1 in. x 3/4 in. Spigot x Socket                          | 5   |
| 23     | 437-251       | Sch 40 PVC Reducer Bushing Flush Style 2 in. x 1-1/2 in. Spigot x Socket                        | 5   |
| 24     | 437-211       | Sch 40 PVC Reducer Bushing Flush Style 1-1/2 in. x 1 in. Spigot x Socket                        | 5   |

**Item #**

**Monterra Community Development District  
Board of Supervisors Agenda Memorandum  
Office of the District Manager**

---

**Meeting Date:** September 2, 2026  
**Subject:** Pool Furniture Replacement

---

A request was made to obtain a quote to replace the furniture around the clubhouse pool. The existing furniture is beginning to break and does not appear that it will last another year. We have received proposals for three different styles of commercial pool furniture.

|                     |              |
|---------------------|--------------|
| Corsica Collection  | \$ 46,728.52 |
| Flair Collection    | \$ 49,548.12 |
| Key West Collection | \$ 39,975.96 |

Respectfully,



Lynne Ladner



# QUOTATION

|         |           |
|---------|-----------|
| Date    | 8/25/2026 |
| Quote # | 10849     |

5415 NW 72 AVENUE  
MIAMI, FLORIDA 33166

|                                                         |                |           |                                                                                          |       |           |
|---------------------------------------------------------|----------------|-----------|------------------------------------------------------------------------------------------|-------|-----------|
| Name / Address                                          |                |           | Ship To                                                                                  |       |           |
| MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024 |                |           | MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024<br>ATTN: ADELSEN<br>754-283-2403 |       |           |
| P.O. No.                                                | Terms          | Due Date  | Rep                                                                                      | FOB   | Ship Via  |
|                                                         | 50% Bal. C.O.D | 8/25/2026 | Rob                                                                                      | MIAMI | OUR TRUCK |

| Qty | Item          | Description                                                                                                                                                                                                                                                                                     | Price E... | Total    |
|-----|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
|     |               | <b>POOL DECK CORSICA COLLECTION</b>                                                                                                                                                                                                                                                             |            |          |
| 20  | SL CO150      | Corsica Reclining Stacking Sling Chaise Lounge                                                                                                                                                                                                                                                  | 465.92     | 9,318.40 |
| 18  | PW ATL18SQ    | Perma Wood Coffee Table - 18" x 18"                                                                                                                                                                                                                                                             | 218.40     | 3,931.20 |
| 6   | MU-854FM      | The Monterey Market Umbrella, 9 ft., Oct top, Pulley Lift and Pin, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 1/2" fiberglass ribs, Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site.                                | 430.00     | 2,580.00 |
| 6   | UBA-100-SI... | Premium Aluminum Umbrella Base with rear hooded wheels. Weight 100 lbs. Dimension 24". Free-Standing Use. Stem, 8" or 18"                                                                                                                                                                       | 479.00     | 2,874.00 |
| 4   | SL CO195      | Corsica Reclining Sling Double Chaise Lounge                                                                                                                                                                                                                                                    | 935.20     | 3,740.80 |
| 24  | SL CO50       | Corsica Stacking Arm Chair                                                                                                                                                                                                                                                                      | 208.32     | 4,999.68 |
| 6   | PW ATL36SQ    | Perma Wood Dining Table - 36" x 36" with hole                                                                                                                                                                                                                                                   | 525.00     | 3,150.00 |
| 6   | MU-854FMC     | The Monterey Crank Lift Market Umbrella, 9 ft., Oct top, Stainless steel Crank handle and axle, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 8 fiberglass Ribs 1/2", Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site. | 498.40     | 2,990.40 |
| 6   | UBA-85SQ      | Premium under table aluminum umbrella base, weight 85lbs. Dimension 19" X 19"                                                                                                                                                                                                                   | 162.00     | 972.00   |
| 2   | SL KN255      | Kona Sling Loveseat with arms                                                                                                                                                                                                                                                                   | 410.68     | 821.36   |
| 4   | SL KN50       | Kona Sling Dining Arm Chair                                                                                                                                                                                                                                                                     | 252.00     | 1,008.00 |
| 2   | PW ATL243...  | Perma Wood Coffee table: 24" x 36"                                                                                                                                                                                                                                                              | 364.00     | 728.00   |
|     |               | <b>WATER PARK</b>                                                                                                                                                                                                                                                                               |            |          |
| 1   | PW ATL36SQ    | Perma Wood Dining Table - 36" x 36" WITH HOLE                                                                                                                                                                                                                                                   | 525.00     | 525.00   |
| 4   | SL CO50       | Corsica Stacking Arm Chair                                                                                                                                                                                                                                                                      | 208.32     | 833.28   |
| 1   | MU-854FMC     | The Monterey Crank Lift Market Umbrella, 9 ft., Oct top, Stainless steel Crank handle and axle, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 8 fiberglass Ribs 1/2", Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site. | 498.40     | 498.40   |
| 1   | UBA-85SQ      | Premium under table aluminum umbrella base, weight 85lbs. Dimension 19" X 19"                                                                                                                                                                                                                   | 162.00     | 162.00   |
|     |               | <b>COVERED TERRACE</b>                                                                                                                                                                                                                                                                          |            |          |
| 3   | PW ATLB36...  | Perma Wood Bar Height Table - 36" x 36"                                                                                                                                                                                                                                                         | 610.40     | 1,831.20 |

|                                                                                                                                                                       |                     |                         |              |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|--------------|-------------------------|
| FURNITURE NEED TO BE DELIVERED WITH IN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE |                     |                         |              | <b>Subtotal</b>         |
| MADE IN THE USA                                                                                                                                                       |                     |                         |              | <b>Sales Tax (7.0%)</b> |
| Phone #                                                                                                                                                               | E-mail              | Web Site                | <b>Total</b> |                         |
| 305-885-3406                                                                                                                                                          | robertsalum@aol.com | www.robertsaluminum.com |              |                         |



# QUOTATION

|         |           |
|---------|-----------|
| Date    | 8/25/2026 |
| Quote # | 10849     |

5415 NW 72 AVENUE  
MIAMI, FLORIDA 33166

|                                                         |                |           |                                                                                          |       |           |
|---------------------------------------------------------|----------------|-----------|------------------------------------------------------------------------------------------|-------|-----------|
| Name / Address                                          |                |           | Ship To                                                                                  |       |           |
| MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024 |                |           | MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024<br>ATTN: ADELSEN<br>754-283-2403 |       |           |
| P.O. No.                                                | Terms          | Due Date  | Rep                                                                                      | FOB   | Ship Via  |
|                                                         | 50% Bal. C.O.D | 8/25/2026 | Rob                                                                                      | MIAMI | OUR TRUCK |

| Qty | Item            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Price E... | Total    |
|-----|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
| 12  | SL CO75A        | Corsica Sling Stationary Bar Chair with Arms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 330.40     | 3,964.80 |
| 1   | FREIGHT X       | TURN KEY DELIVERY SERVICE GROUND LEVEL: INCLUDES UNLOADING, UNPACKING, PLACEMENT OF THE FURNITURE AND DEBRIS REMOVAL                                                                                                                                                                                                                                                                                                                                                                                                                            | 1,800.00   | 1,800.00 |
|     | COLORS NE...    | Powder coated aluminum frames:<br>Frame Finish: /Sling Fabric: /Permawood Color: /Table Top<br>Design: PERMAWOOD Umbrella Fabric: Marine Acrylic: Color:<br>Product Number: Umbrella Frame: PLATINUM                                                                                                                                                                                                                                                                                                                                            | 0.00       | 0.00     |
|     | * Approval N... | By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Design and Colors. Selections and availability of materials may add to lead times. Approximate lead times is 8-10 weeks, from the receipt of signed proposal and 50% deposit. Please be advised this quote is valid for 30 days, the same price cannot be guaranteed after 30 day period. FINAL PAYMENT REQUIRE ON DELIVERY Please sign, date below and email back.<br><br>APPROVE BY: _____<br><br>PRINTED NAME: _____ DATED: _____<br><br>THANK YOU. | 0.00       | 0.00     |

|                                                                                                                                                                       |                     |                         |  |                         |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|--|-------------------------|-------------|
| FURNITURE NEED TO BE DELIVERED WITH IN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE |                     |                         |  | <b>Subtotal</b>         | \$46,728.52 |
| MADE IN THE USA                                                                                                                                                       |                     |                         |  | <b>Sales Tax (7.0%)</b> | \$0.00      |
| Phone #                                                                                                                                                               | E-mail              | Web Site                |  | <b>Total</b>            | \$46,728.52 |
| 305-885-3406                                                                                                                                                          | robertsalum@aol.com | www.robertsaluminum.com |  |                         |             |



# QUOTATION

|         |           |
|---------|-----------|
| Date    | 8/25/2026 |
| Quote # | 10850     |

5415 NW 72 AVENUE  
MIAMI, FLORIDA 33166

|                                                         |                |           |                                                                                          |       |           |
|---------------------------------------------------------|----------------|-----------|------------------------------------------------------------------------------------------|-------|-----------|
| Name / Address                                          |                |           | Ship To                                                                                  |       |           |
| MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024 |                |           | MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024<br>ATTN: ADELSEN<br>754-283-2403 |       |           |
| P.O. No.                                                | Terms          | Due Date  | Rep                                                                                      | FOB   | Ship Via  |
|                                                         | 50% Bal. C.O.D | 8/25/2026 | Rob                                                                                      | MIAMI | OUR TRUCK |

| Qty | Item          | Description                                                                                                                                                                                                                                                                                     | Price E... | Total    |
|-----|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
|     |               | <b>POOL DECK FLAIR COLLECTION</b>                                                                                                                                                                                                                                                               |            |          |
| 20  | SL FLR150     | Flair Reclining Sling Stacking Chaise Lounge                                                                                                                                                                                                                                                    | 488.32     | 9,766.40 |
| 18  | PW ATL18SQ    | Perma Wood Coffee Table - 18" x 18"                                                                                                                                                                                                                                                             | 218.40     | 3,931.20 |
| 6   | MU-854FM      | The Monterey Market Umbrella, 9 ft., Oct top, Pulley Lift and Pin, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 1/2" fiberglass ribs, Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site.                                | 430.00     | 2,580.00 |
| 6   | UBA-100-SI... | Premium Aluminum Umbrella Base with rear hooded wheels. Weight 100 lbs. Dimension 24". Free-Standing Use. Stem, 8" or 18"                                                                                                                                                                       | 479.00     | 2,874.00 |
| 4   | SL FLR195     | Flair Reclining Sling Double Chaise Lounge                                                                                                                                                                                                                                                      | 1,002.40   | 4,009.60 |
| 24  | SL FLR50      | Flair Sling Stacking Sitting Chair                                                                                                                                                                                                                                                              | 269.92     | 6,478.08 |
| 6   | PW ATL36SQ    | Perma Wood Dining Table - 36" x 36" with hole                                                                                                                                                                                                                                                   | 588.00     | 3,528.00 |
| 6   | MU-854FMC     | The Monterey Crank Lift Market Umbrella, 9 ft., Oct top, Stainless steel Crank handle and axle, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 8 fiberglass Ribs 1/2", Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site. | 498.40     | 2,990.40 |
| 6   | UBA-85SQ      | Premium under table aluminum umbrella base, weight 85lbs. Dimension 19" X 19"                                                                                                                                                                                                                   | 162.00     | 972.00   |
| 2   | SL KN255      | Kona Sling Loveseat with arms                                                                                                                                                                                                                                                                   | 410.68     | 821.36   |
| 4   | SL KN50       | Kona Sling Dining Arm Chair                                                                                                                                                                                                                                                                     | 252.00     | 1,008.00 |
| 2   | PW ATL243...  | Perma Wood Coffee table: 24" x 36"                                                                                                                                                                                                                                                              | 364.00     | 728.00   |
|     |               | <b>WATER PARK</b>                                                                                                                                                                                                                                                                               |            |          |
| 1   | PW ATL36SQ    | Perma Wood Dining Table - 36" x 36"                                                                                                                                                                                                                                                             | 525.00     | 525.00   |
| 4   | SL FLR50      | Flair Sling Stacking Sitting Chair                                                                                                                                                                                                                                                              | 269.92     | 1,079.68 |
| 1   | MU-854FMC     | The Monterey Crank Lift Market Umbrella, 9 ft., Oct top, Stainless steel Crank handle and axle, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 8 fiberglass Ribs 1/2", Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site. | 498.40     | 498.40   |
| 1   | UBA-85SQ      | Premium under table aluminum umbrella base, weight 85lbs. Dimension 19" X 19"                                                                                                                                                                                                                   | 162.00     | 162.00   |
|     |               | <b>COVERED TERRACE</b>                                                                                                                                                                                                                                                                          |            |          |
| 3   | PW ATLB36...  | Perma Wood Bar Height Table - 36" x 36"                                                                                                                                                                                                                                                         | 610.40     | 1,831.20 |

|                                                                                                                                                                       |              |                     |                         |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|-------------------------|-------------------------|
| FURNITURE NEED TO BE DELIVERED WITH IN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE |              |                     |                         | <b>Subtotal</b>         |
|                                                                                                                                                                       |              |                     |                         | <b>Sales Tax (7.0%)</b> |
|                                                                                                                                                                       |              |                     |                         | <b>Total</b>            |
| MADE IN THE USA                                                                                                                                                       | Phone #      | E-mail              | Web Site                |                         |
|                                                                                                                                                                       | 305-885-3406 | robertsalum@aol.com | www.robertsaluminum.com |                         |



# QUOTATION

|         |           |
|---------|-----------|
| Date    | 8/25/2026 |
| Quote # | 10850     |

5415 NW 72 AVENUE  
MIAMI, FLORIDA 33166

|                                                         |                |           |                                                                                          |       |           |
|---------------------------------------------------------|----------------|-----------|------------------------------------------------------------------------------------------|-------|-----------|
| Name / Address                                          |                |           | Ship To                                                                                  |       |           |
| MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024 |                |           | MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024<br>ATTN: ADELSEN<br>754-283-2403 |       |           |
| P.O. No.                                                | Terms          | Due Date  | Rep                                                                                      | FOB   | Ship Via  |
|                                                         | 50% Bal. C.O.D | 8/25/2026 | Rob                                                                                      | MIAMI | OUR TRUCK |

| Qty | Item            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Price E... | Total    |
|-----|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
| 12  | SL CO75A        | Corsica Sling Stationary Bar Chair with Arms                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 330.40     | 3,964.80 |
|     | FREIGHT X       | TURN KEY DELIVERY SERVICE GROUND LEVEL: INCLUDES UNLOADING, UNPACKING, PLACEMENT OF THE FURNITURE AND DEBRIS REMOVAL                                                                                                                                                                                                                                                                                                                                                                                                                            | 1,800.00   | 1,800.00 |
|     | COLORS NE...    | Powder coated aluminum frames:<br>Frame Finish: /Sling Fabric /Permawood /Table<br>Top Design: PERMAWOOD Umbrella Fabric: Marine Acrylic: Color:<br>Product Number: Umbrella Frame: PLATINUM                                                                                                                                                                                                                                                                                                                                                    | 0.00       | 0.00     |
|     | * Approval N... | By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Design and Colors. Selections and availability of materials may add to lead times. Approximate lead times is 8-10 weeks, from the receipt of signed proposal and 50% deposit. Please be advised this quote is valid for 30 days, the same price cannot be guaranteed after 30 day period. FINAL PAYMENT REQUIRE ON DELIVERY Please sign, date below and email back.<br><br>APPROVE BY: _____<br><br>PRINTED NAME: _____ DATED: _____<br><br>THANK YOU. | 0.00       | 0.00     |

|                                                                                                                                                                       |                     |                         |  |                         |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|--|-------------------------|-------------|
| FURNITURE NEED TO BE DELIVERED WITH IN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE |                     |                         |  | <b>Subtotal</b>         | \$49,548.12 |
| MADE IN THE USA                                                                                                                                                       |                     |                         |  | <b>Sales Tax (7.0%)</b> | \$0.00      |
| Phone #                                                                                                                                                               | E-mail              | Web Site                |  | <b>Total</b>            | \$49,548.12 |
| 305-885-3406                                                                                                                                                          | robertsalum@aol.com | www.robertsaluminum.com |  |                         |             |



# QUOTATION

|         |           |
|---------|-----------|
| Date    | 8/25/2026 |
| Quote # | 10851     |

5415 NW 72 AVENUE  
MIAMI, FLORIDA 33166

|                                                         |                |           |                                                                                          |       |           |
|---------------------------------------------------------|----------------|-----------|------------------------------------------------------------------------------------------|-------|-----------|
| Name / Address                                          |                |           | Ship To                                                                                  |       |           |
| MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024 |                |           | MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024<br>ATTN: ADELSEN<br>754-283-2403 |       |           |
| P.O. No.                                                | Terms          | Due Date  | Rep                                                                                      | FOB   | Ship Via  |
|                                                         | 50% Bal. C.O.D | 8/25/2026 | Rob                                                                                      | MIAMI | OUR TRUCK |

| Qty | Item          | Description                                                                                                                                                                                                                                                                                     | Price E... | Total    |
|-----|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
|     |               | <b>POOL DECK KEY WEST COLLECTION</b>                                                                                                                                                                                                                                                            |            |          |
| 28  | SL KW151      | Key West Reclining Stacking Sling Chaise Lounge, 1.25" Round Extrusion.                                                                                                                                                                                                                         | 338.00     | 9,464.00 |
| 18  | T ACCKW20...  | Side Table - 20" Round with Patterned Aluminum Top **                                                                                                                                                                                                                                           | 195.00     | 3,510.00 |
| 6   | MU-854FM      | The Monterey Market Umbrella, 9 ft., Oct top, Pulley Lift and Pin, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 1/2" fiberglass ribs, Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site.                                | 430.00     | 2,580.00 |
| 6   | UBA-100-SI... | Premium Aluminum Umbrella Base with rear hooded wheels. Weight 100 lbs. Dimension 24". Free-Standing Use. Stem, 8" or 18"                                                                                                                                                                       | 479.00     | 2,874.00 |
| 24  | SL KW50       | Key West Stacking Sling Arm Chair, 1.25" Round Extrusion                                                                                                                                                                                                                                        | 158.00     | 3,792.00 |
| 6   | T ACCSL36/... | Dining Table - 36" x 36" with Pattern aluminum top for heavy commercial use.                                                                                                                                                                                                                    | 465.00     | 2,790.00 |
| 6   | MU-854FMC     | The Monterey Crank Lift Market Umbrella, 9 ft., Oct top, Stainless steel Crank handle and axle, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 8 fiberglass Ribs 1/2", Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site. | 498.40     | 2,990.40 |
| 6   | UBA-85SQ      | Premium under table aluminum umbrella base, weight 85lbs. Dimension 19" X 19"                                                                                                                                                                                                                   | 162.00     | 972.00   |
| 2   | SL KN255      | Kona Sling Loveseat with arms                                                                                                                                                                                                                                                                   | 410.68     | 821.36   |
| 4   | SL KN50       | Kona Sling Dining Arm Chair                                                                                                                                                                                                                                                                     | 252.00     | 1,008.00 |
| 2   | T ACCKW20...  | Tea Table - 24" X 36" with Patterned Aluminum Top **                                                                                                                                                                                                                                            | 310.00     | 620.00   |
|     |               | <b>WATER PARK</b>                                                                                                                                                                                                                                                                               |            |          |
| 1   | T ACCSL36/... | Dining Table - 36" x 36" with Pattern aluminum top for heavy commercial use.                                                                                                                                                                                                                    | 465.00     | 465.00   |
| 4   | SL KW50       | Key West Stacking Sling Arm Chair, 1.25" Round Extrusion                                                                                                                                                                                                                                        | 158.00     | 632.00   |
| 1   | MU-854FMC     | The Monterey Crank Lift Market Umbrella, 9 ft., Oct top, Stainless steel Crank handle and axle, 1.5" Dia. x 1/8" thick Aluminum two-piece center pole, 8 fiberglass Ribs 1/2", Single wind vent and exterior ties. Stainless steel hardware. Priced using Featured Fabric Colors from our site. | 498.40     | 498.40   |
| 1   | UBA-85SQ      | Premium under table aluminum umbrella base, weight 85lbs. Dimension 19" X 19"                                                                                                                                                                                                                   | 162.00     | 162.00   |
|     |               | <b>COVERED TERRACE</b>                                                                                                                                                                                                                                                                          |            |          |
| 3   | T ACCSL36P... | Bar Height Table - 36 X 36" with Patterned Aluminum Top for commercial use                                                                                                                                                                                                                      | 565.60     | 1,696.80 |
| 12  | SL KW75       | Key West Sling Stationary Bar Stool, 1.25" Round Extrusion                                                                                                                                                                                                                                      | 275.00     | 3,300.00 |

|                                                                                                                                                                       |              |                     |                         |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|-------------------------|-------------------------|
| FURNITURE NEED TO BE DELIVERED WITH IN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE |              |                     |                         | <b>Subtotal</b>         |
|                                                                                                                                                                       |              |                     |                         | <b>Sales Tax (7.0%)</b> |
| MADE IN THE USA                                                                                                                                                       | Phone #      | E-mail              | Web Site                | <b>Total</b>            |
|                                                                                                                                                                       | 305-885-3406 | robertsalum@aol.com | www.robertsaluminum.com |                         |



# QUOTATION

|         |           |
|---------|-----------|
| Date    | 8/25/2026 |
| Quote # | 10851     |

5415 NW 72 AVENUE  
MIAMI, FLORIDA 33166

|                                                         |                |           |                                                                                          |       |           |
|---------------------------------------------------------|----------------|-----------|------------------------------------------------------------------------------------------|-------|-----------|
| Name / Address                                          |                |           | Ship To                                                                                  |       |           |
| MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024 |                |           | MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024<br>ATTN: ADELSEN<br>754-283-2403 |       |           |
| P.O. No.                                                | Terms          | Due Date  | Rep                                                                                      | FOB   | Ship Via  |
|                                                         | 50% Bal. C.O.D | 8/25/2026 | Rob                                                                                      | MIAMI | OUR TRUCK |

| Qty | Item         | Description                                                                                                                                                                                                                                                                                                                        | Price E... | Total    |
|-----|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
| 1   | FREIGHT X    | TURN KEY DELIVERY SERVICE GROUND LEVEL: INCLUDES UNLOADING, UNPACKING, PLACEMENT OF THE FURNITURE AND DEBRIS REMOVAL                                                                                                                                                                                                               | 1,800.00   | 1,800.00 |
|     | COLORS NE... | Powder coated aluminum frames:<br>Frame Finish:                      /Sling Fabric:                      /Permawood Color:                      /Table Top<br>Design: PERMAWOOD                      Umbrella Fabric: Marine Acrylic:                      Color:<br>Product Number:                      Umbrella Frame: PLATINUM | 0.00       | 0.00     |

|                                                                                                                                                                       |                     |                         |  |                         |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|--|-------------------------|-------------|
| FURNITURE NEED TO BE DELIVERED WITH IN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE |                     |                         |  | <b>Subtotal</b>         | \$39,975.96 |
| MADE IN THE USA                                                                                                                                                       |                     |                         |  | <b>Sales Tax (7.0%)</b> | \$0.00      |
| Phone #                                                                                                                                                               | E-mail              | Web Site                |  | <b>Total</b>            | \$39,975.96 |
| 305-885-3406                                                                                                                                                          | robertsalum@aol.com | www.robertsaluminum.com |  |                         |             |



# QUOTATION

|         |           |
|---------|-----------|
| Date    | 8/28/2026 |
| Quote # | 10861     |

5415 NW 72 AVENUE  
MIAMI, FLORIDA 33166

|                                                         |                |           |                                                                                          |       |           |
|---------------------------------------------------------|----------------|-----------|------------------------------------------------------------------------------------------|-------|-----------|
| Name / Address                                          |                |           | Ship To                                                                                  |       |           |
| MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024 |                |           | MONTERRA<br>8451 MONTERRA BLVD<br>COOPER CITY, FL 33024<br>ATTN: ADELSEN<br>754-283-2403 |       |           |
| P.O. No.                                                | Terms          | Due Date  | Rep                                                                                      | FOB   | Ship Via  |
|                                                         | 50% Bal. C.O.D | 8/28/2026 | Rob                                                                                      | MIAMI | OUR TRUCK |

| Qty | Item            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Price E... | Total    |
|-----|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
|     | AW              | Roberts will supply labor and material to manufacture and install the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.00       | 0.00     |
| 4   | AWR-4305        | Awning Fabric Replacement Full Hip Cantilever Double Wide Shade WIDTH:11'.0<br>PROJECTION: 8'.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,800.00   | 7,200.00 |
|     | AWN-COLO...     | FABRIC: SOLAMESH COLOR: DENIM SKU # 86586                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.00       | 0.00     |
|     | *Approval ne... | By signing this quote, the customer acknowledges Terms, Prices, Quantities, Description, Design and Colors. Approximate lead times is 6-8 weeks, from the receipt of signed proposal, 50% deposit and Permits Process: presents applications, plans or the necessary paperwork for a building project to the building or other local and state departments for their permission. Prices are subject to change until both a signed proposal and 50% deposit are received. Selections and availability of materials may add to lead times. FINAL PAYMENT REQUIRE ON DELIVERY. Please sign, date below and email back.<br><br>APPROVE BY: _____<br><br>PRINTED NAME: _____ DATED: _____ | 0.00       | 0.00     |

|                                                                                                                                                                       |                     |                         |  |                         |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|--|-------------------------|------------|
| FURNITURE NEED TO BE DELIVERED WITH IN TWO WEEKS OF COMPLETION OR A STORAGE FEE OF \$20.00 PER DAY WILL APPLY. EXCEPTIONS MUST BE PRE APPROVED BY OUR OFFICE ON QUOTE |                     |                         |  | <b>Subtotal</b>         | \$7,200.00 |
| MADE IN THE USA                                                                                                                                                       |                     |                         |  | <b>Sales Tax (7.0%)</b> | \$0.00     |
| Phone #                                                                                                                                                               | E-mail              | Web Site                |  | <b>Total</b>            | \$7,200.00 |
| 305-885-3406                                                                                                                                                          | robertsalum@aol.com | www.robertsaluminum.com |  |                         |            |

**Item #**

**Monterra Community Development District  
Board of Supervisors Agenda Memorandum  
Office of the District Manager**

---

**Meeting Date: September 2, 2026**  
**Subject: Holiday Lighting Quotes**

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The district has received quotes from three vendors to provide the holiday lighting for the district. The quotes are from Randy's Holiday Lighting, Rizzo's Holiday Lighting and Magical Displays. Of note the quote from Randy's is in two parts due to how their system works but is should be considered together as a single quote.

The quotes in alphabetical order are:  
Magical Displays     \$  
Randy's Holiday Lighting     \$ 30,391.21  
Rizzo's Holiday Lighting \$ 39,500

Respectfully,



Lynne Ladner



## Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404  
 (561) 845-8000 | office@randysholidaylighting.com |  
 www.randysholidaylighting.com

### RECIPIENT:

#### Monterra CDD

Camille Berloune  
 8451 Monterra Blvd  
 Cooper City, FL 33024  
 Phone: 754-349-5788

### Quote #27320

Sent on

Aug 07, 2026

**Total**

**\$9,509.09**



**Thank you for considering Randy's Holiday Lighting for your 2026 Holiday Lighting and Decor needs...we appreciate your support!**

For over 25 years, we've been South Florida's trusted partner for stunning holiday displays that captivate and inspire. With our owned fleet of professional bucket trucks, we ensure maximum reliability and seamless service. Our expert team delivers a completely hands-off experience - from custom design and flawless installation to turnkey maintenance, takedown and storage - guaranteeing your property dazzles all season long! Please don't hesitate to reach out to our office if you would like to make any changes to the proposed design.

| Product/Service             | Description                                                                                                                                                                                                                                                                                                   | Qty. | Unit Price | Total   |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|---------|
| NOTE TO CUSTOMER:           | ****NOTE TO CUSTOMER: ****THIS QUOTE IS PART 2 OF 2****DUE TO LIMITATIONS ON OUR ONLINE QUOTE SYSTEM RESTRICTED TO 100 LINE ITEMS - WE ARE PROVIDING 2 SEPARATE QUOTES FOR THE 2026 HOLIDAY DESIGN PROPOSAL. THIS QUOTE IS THE SECOND OF TWO THAT COVERS ALL THE SUB-COMMUNITY ENTRANCES IN MONTERRA CDD.**** |      |            |         |
| BELLA TERRA - SUB-COMMUNITY |                                                                                                                                                                                                                                                                                                               |      |            |         |
| Holiday Installation        | Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.                                                                                                                                                                                                                   |      |            |         |
| C-7 White 12" stringer      | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                                                                                                           | 26   | \$2.50     | \$65.00 |
| C-7 Warm White LED bulb     | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                                                                                                                   | 26   | \$2.50     | \$65.00 |



## Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404  
 (561) 845-8000 | office@randysholidaylighting.com |  
 www.randysholidaylighting.com

| Product/Service                 | Description                                                                                                           | Qty. | Unit Price | Total      |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------|------|------------|------------|
| Holiday Installation            | Scatter light the 2 Eugenia Topiaries with 5 sets of COAXIAL WARM WHITE LED mini lights per topiary.                  |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)       | 10   | \$25.00    | \$250.00   |
| Holiday Installation            | Light the trunks of 3 Medjool Palms in the center median with 10 sets of COAXIAL WARM WHITE LED mini lights per palm. |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)       | 30   | \$27.00    | \$810.00   |
| CORTA BELLA - SUB-COMMUNITY     |                                                                                                                       |      |            |            |
| Holiday Installation            | Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.                           |      |            |            |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                   | 26   | \$2.50     | \$65.00    |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                           | 26   | \$2.50     | \$65.00    |
| Holiday Installation            | Scatter light the 2 Eugenia Topiaries with 5 sets of COAXIAL WARM WHITE LED mini lights per topiary.                  |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)       | 10   | \$25.00    | \$250.00   |
| Holiday Installation            | Light the trunks of 4 Medjool Palms in the center median with 10 sets of COAXIAL WARM WHITE LED mini lights per palm. |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)       | 40   | \$27.00    | \$1,080.00 |
| CAPISTRANO - SUB-COMMUNITY      |                                                                                                                       |      |            |            |



## Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404  
 (561) 845-8000 | office@randysholidaylighting.com |  
 www.randysholidaylighting.com

| Product/Service                 | Description                                                                                                                                                                                                          | Qty. | Unit Price | Total    |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|----------|
| Holiday Installation            | Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.                                                                                                                          |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                  | 26   | \$2.50     | \$65.00  |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                          | 26   | \$2.50     | \$65.00  |
| Holiday Installation            | Scatter light the 1 Eugenia Topiary with 5 sets of COAXIAL WARM WHITE LED mini lights and scatter light the lower bushes with 10 sets of COAXIAL WARM WHITE LED mini lights (light bushes on both sides of the sign) |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                      | 15   | \$25.00    | \$375.00 |
| Holiday Installation            | Light the trunks of the 2 tall Bismark Palms - first and last one in the center median - with 9 sets of COAXIAL WARM WHITE LED mini lights.                                                                          |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                      | 18   | \$27.00    | \$486.00 |
| LA COSTA - SUB-COMMUNITY        | Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.                                                                                                                          |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                  | 26   | \$2.50     | \$65.00  |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                          | 26   | \$2.50     | \$65.00  |
| Holiday Installation            | Scatter light the 2 Eugenia Topiaries with 5 sets of COAXIAL WARM WHITE LED mini lights per topiary.                                                                                                                 |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                      | 10   | \$25.00    | \$250.00 |
| Holiday Installation            | Light the trunks of the 3 Bismark Palms in the center median with 9 sets of COAXIAL WARM WHITE LED mini lights.                                                                                                      |      |            |          |



## Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404  
 (561) 845-8000 | office@randysholidaylighting.com |  
 www.randysholidaylighting.com

| Product/Service                 | Description                                                                                                                   | Qty. | Unit Price | Total    |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------|------------|----------|
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)               | 27   | \$27.00    | \$729.00 |
| VISTA DEL SOL - SUB-COMMUNITY   |                                                                                                                               |      |            |          |
| Holiday Installation            | Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.                                   |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                           | 26   | \$2.50     | \$65.00  |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                   | 26   | \$2.50     | \$65.00  |
| Holiday Installation            | Scatter light the bushes in front of the monument on both sides with 10 sets of COAXIAL WARM WHITE LED mini lights.           |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)               | 10   | \$25.00    | \$250.00 |
| Holiday Installation            | Light the trunks of the 4 Bismark Palms in the center median with an average of 9 sets of COAXIAL WARM WHITE LED mini lights. |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)               | 36   | \$27.00    | \$972.00 |
| VISTA DEL PRADO SUB-COMMUNITY   |                                                                                                                               |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                           | 13   | \$2.50     | \$32.50  |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                   | 13   | \$2.50     | \$32.50  |
| Holiday Installation            | Light the trunks of the 6 Fan Palms in the center median with 5 sets of COAXIAL WARM WHITE LED mini lights per palm.          |      |            |          |



## Randy's Holiday Lighting

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| Product/Service                 | Description                                                                                                                                                                                                                                                             | Qty. | Unit Price | Total      |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|------------|
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                         | 30   | \$27.00    | \$810.00   |
| ESTRADA SUB-COMMUNITY           | ****NOTE TO INSTALLERS: THIS SUB-COMMUNITY IS OUTSIDE THE PINE ISLAND ENTRANCE AT THE OPPOSITE SIDE OF THE ROAD AT THE NEXT INTERSECTION - CORNER OF PINE ISLAND AND STERLING RD.****                                                                                   |      |            |            |
| Holiday Installation            | Scatter light the 2 large Japanese topiaries with 35 sets of COAXIAL WARM WHITE LED mini lights per topiary.                                                                                                                                                            |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                         | 70   | \$25.00    | \$1,750.00 |
| Holiday Installation            | Outline the top edge of the monument at the corner of Pine Island and Sterling with 50' of COAXIAL WARM WHITE LED mini lights.                                                                                                                                          |      |            |            |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                                                                     | 50   | \$2.50     | \$125.00   |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                                                                             | 50   | \$2.50     | \$125.00   |
| Holiday Installation            | Scatter light the Podocarpus hedge in front of the monument with 10 sets of COAXIAL WARM WHITE LED mini lights.                                                                                                                                                         |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                         | 10   | \$25.00    | \$250.00   |
| Holiday Installation            | Install a 3 Snowflake design suspended above the above 2 monument walls with a 60" snowflake raised up in the center and 2 - 36" snowflakes flanking the larger snowflake - per wall (bring 10' pipes that will be secured to the back of the walls for the snowflakes) |      |            |            |



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| Product/Service          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Qty. | Unit Price | Total     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|-----------|
| Snowflake 60"            | 60" Snowflake<br>IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES.<br>ALL DECOR ELEMENTS WILL BE CUSTOM-<br>DESIGNED TO THE CUSTOMER'S<br>SPECIFICATIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1    | \$298.00   | \$298.00  |
| Snowflake 36"            | 36" Snowflake<br>IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES.<br>ALL DECOR ELEMENTS WILL BE CUSTOM-<br>DESIGNED TO THE CUSTOMER'S<br>SPECIFICATIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2    | \$175.00   | \$350.00  |
| 3 year contract discount | 10% discount for 3 year contract - Customer agrees to spend not less than 90% of the first year contract price over the next three (3) years in exchange for a 10% discount each of the 3 years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Randy's Holiday Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than September 1st of each year, prior to their job being scheduled, or the customer will be obligated for the full amount of the contract for that year. (YEAR 1 OF 3) | 1    | -\$988.00  | -\$988.00 |

|                                 |                   |
|---------------------------------|-------------------|
| <b>Subtotal</b>                 | \$8,887.00        |
| <b>Broward Sales Tax (7.0%)</b> | \$622.09          |
| <b>Total</b>                    | <b>\$9,509.09</b> |

### Payment Schedule

|     |                         |            |
|-----|-------------------------|------------|
| 50% | DEPOSIT                 | \$4,754.55 |
| 50% | BALANCE DUE - LIGHTS ON | \$4,754.54 |



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WE ACCEPT PAYMENTS BY ZELLE, BANK CHECK, ACH AND CREDIT CARDS (CC). IF YOU WISH TO PAY BY ACH OR CREDIT CARD, PLEASE CONTACT OUR OFFICE AT OFFICE@RANDYSHOLIDAYLIGHTING.COM OR CALL US AT 561-845-8000 TO PROCESS THE PAYMENT. PLEASE NOTE 1% TRANSACTION FEE WILL BE ADDED FOR ACH TRANSACTIONS AND 3% TRANSACTION FEE WOULD BE ADDED FOR CREDIT CARD TRANSACTIONS. YOU CAN ALSO CHOOSE TO PAY BY ZELLE AT 561-685-7248 (BUSINESS NAME: "STALLION EQUITIES, LLC dba RANDY'S HOLIDAY LIGHTING").

This estimate is valid for the next 30 days, after which it may be subject to change.

### DISCLOSURES FOR RANDY'S HOLIDAY LIGHTING - 2026

1. This is a contract, make sure you understand the terms before you sign it.
2. Set-up, maintenance, removal and storage is included. Maintenance is included from November 15th through January 2nd. Repairs outside of that time will incur additional charges. Lights can be left up until the end of January at no additional charge. **LIGHTING REMOVAL:** Removal of all lighting is done from Jan 2nd through Jan 31 unless other arrangements are made in writing. Removal of all greens (Christmas trees, garland, wreaths, menorahs, etc.) is done between January 2nd - January 15th. Any greens left up beyond January 15th at the customers request, will incur additional charges.
3. **INSTALLATION TIMING:** Randy's Holiday Lighting must be allowed to install lights up to 60 days prior to your turn on date. The lights will remain unplugged until your turn on date, we will ensure that your lights work properly on that date.
4. **WHAT'S INCLUDED:** Pricing includes all extension cords, staples, tie wraps, etc. in order to complete each job. All prices are for leased product, unless otherwise noted.
5. Electrical receptacles are necessary for each area to be lit.
6. GFI outlets are notoriously sensitive to tripping. Customers are responsible for resetting all GFI's. There is no way to prevent GFI protected outlets or breakers from tripping when the LIGHTS get wet. They simply must be reset once they are dried out. In order to minimize the tripping of the GFI outlets make sure to not run your sprinklers at the same time any of the lights are on. Also, DO NOT tape up or cover any connections, this will only trap moisture. Failure to follow these instructions may void the warranty. SEE OUR ATTACHED TROUBLESHOOTING WORKSHEET.
7. **PRUNING:** All trees and palms must be substantially pruned no later than September 15 or at least sixty (60) days prior to the scheduled "turn-on" date, whichever occurs first. Failure to complete required pruning by this date may result in additional charges or delays to installation. Low-level bushes are typically decorated on or near the scheduled "turn-on" date, as they often require ongoing pruning throughout the season. If pruning has not been completed by the agreed date and our crew arrives onsite but is unable to proceed, the Customer will be responsible for a Rescheduling Fee as follows:
  - Miami-Dade County: \$600
  - Broward County / Martin County / Port St. Lucie County: \$500
  - Palm Beach County: \$400
 If the Customer authorizes RHL to perform on-site trimming and proceed with installation, the Rescheduling Fee will be waived. In such cases, a Pruning Fee will apply as follows:
  - Short palms: \$75 per palm
  - Tall palms: \$100 per palm
 RHL will trim fronds and stack debris neatly on site. RHL does not remove or haul debris, and disposal must be coordinated by the Customer through their landscaping provider.
8. **POTENTIAL DAMAGES:** Hot glue is the only effective way to attach lights to concrete or stucco surfaces and some residue may be left once the lights are removed. We will make every effort to minimize the leftover residue and damage that may occur when removing the lights but the customer may have to make some repairs to the concrete/stucco surfaces after the lights have been removed. Randy's Holiday Lighting will not be responsible for repairing these surfaces if they become damaged during removal. All damages or theft to lights and decorations that we have no control over, i.e. vandalism, theft, damage from lawn maintenance equipment, severe weather, electrical surges, or unpruned palm fronds will be billed as an additional charge to the customer. In the event of a disaster (i.e. hurricane, tornado, etc.) damaged lights/decorations or lights that must be reinstalled will be charged to the customer.



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9. **POTENTIAL DAMAGES CONTINUED:** It is necessary many times to drive our trucks on sidewalks in order to install holiday lights but we will not be responsible for any damage our trucks may do to the sidewalks. If you do not want our trucks to drive on your sidewalks, you must notify us in writing.

10. **INSTALLATION DATES** are booked upon receiving your signed contract and a 50% deposit. The remaining balance of your lighting and/or decorations will be billed once your lights are turned on or decorations are installed.

11. **METHOD OF ATTACHING LIGHTING:** All lights are attached and priced by using staples. If, for any reason, we cannot use staples, there will be an upcharge for alternate methods of attaching lights.

12. **PROMOTIONAL RIGHTS:** Randy's Holiday Lighting reserves the right to use photographs or videos of your decor in promotional material.

13. **UNPAID BALANCES:** Our final invoices are sent out when your lights are turned on with a 30 day window for payment. Any invoices NOT paid within the 30 day window will incur a 1.5% interest charge per month. If any balance remains unpaid after 120 days, we will be forced to seek legal options to collect. At that time you will be responsible for the balance due along with any and all court costs applied to your case.

14. **LEGAL INFORMATION:** Any legal action brought by or against either party under the terms of this Agreement shall be determined by the laws of the State of Florida, and venue and jurisdiction for said action shall be within the county of Palm Beach and the State of Florida, respectively

15. **SERVICE CALLS:** If lighting is not functioning properly or changes to decorations are requested, the Customer must submit a Service Call by one of the following methods:

- Email: [office@randysholidaylighting.com](mailto:office@randysholidaylighting.com)
- Website: <https://randysholidaylighting.com/maintenance-request/>
- Phone: 561-845-8000

RHL will make every effort to respond and complete service within forty-eight (48) hours of receiving the Service Call request. A Service Call Fee may apply, in addition to the cost of any replacement materials, as follows:

- Miami-Dade County: \$175
- Broward County / Martin County / Port St. Lucie County: \$150
- Palm Beach County: \$125

Service Call Fees will be applicable outside the warranty period (November 15 through January 2) and during the warranty period for issues not related to lighting malfunction, including but not limited to GFI resets, power interruptions, or other conditions that are the Customer's responsibility under this Agreement.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



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RECIPIENT:

**Monterra CDD**  
Camille Berloune  
8451 Monterra Blvd  
Cooper City, FL 33024  
Phone: 754-349-5788

| Quote #27316 |              |
|--------------|--------------|
| Sent on      | Aug 07, 2026 |
| Total        | \$20,882.12  |



**Thank you for considering Randy's Holiday Lighting for your 2026 Holiday Lighting and Decor needs...we appreciate your support!**

For over 25 years, we've been South Florida's trusted partner for stunning holiday displays that captivate and inspire. With our owned fleet of professional bucket trucks, we ensure maximum reliability and seamless service. Our expert team delivers a completely hands-off experience - from custom design and flawless installation to turnkey maintenance, takedown and storage - guaranteeing your property dazzles all season long! Please don't hesitate to reach out to our office if you would like to make any changes to the proposed design.

| Product/Service                 | Description                                                                                                                                                                                                                                                                                                                                                                                                | Qty. | Unit Price | Total      |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|------------|
| CLUBHOUSE AREA                  | ****NOTE TO CUSTOMER: ****THIS QUOTE IS PART 1 OF 2****DUE TO LIMITATIONS ON OUR ONLINE QUOTE SYSTEM RESTRICTED TO 100 LINE ITEMS - WE ARE PROVIDING 2 SEPARATE QUOTES FOR THE 2026 HOLIDAY DESIGN PROPOSAL. THIS QUOTE IS THE FIRST OF TWO THAT COVERS THE CLUBHOUSE AREA AND THE 3 MAIN ENTRANCES AT PINE ISLAND, UNIVERSITY AND SHERIDAN. THE SECOND QUOTE WILL BE FOR THE SUB-COMMUNITY ENTRANCES.**** |      |            |            |
| Holiday Installation            | Light the trunks and fronds of the 2 Bismark Palms left and right of the Clubhouse entrance with 27 sets of COAXIAL WARM WHITE LED mini lights per palm, 15 fronds to be lit per palm                                                                                                                                                                                                                      |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                            | 54   | \$27.00    | \$1,458.00 |



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| Product/Service                 | Description                                                                                                                                                                                                                                                                                                                                                                                                   | Qty. | Unit Price | Total    |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|----------|
| Holiday Installation            | Light the trunks of the 2 Skinny Triple Palms left and right of the Clubhouse entrance with 3 sets of COAXIAL WARM WHITE LED mini lights per trunk.                                                                                                                                                                                                                                                           |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                               | 18   | \$27.00    | \$486.00 |
| Holiday Installation            | Scatter light 2 Podocarpus hedges at the base of the skinny palms above, left and right of the clubhouse entrance, with 5 sets of COAXIAL WARM WHITE LED mini lights per side.                                                                                                                                                                                                                                |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                               | 10   | \$25.00    | \$250.00 |
| Holiday Installation            | Scatter light 2 Eugenia Topiaries left and right of the clubhouse entrance with 5 sets of COAXIAL WARM WHITE LED mini lights per topiary.                                                                                                                                                                                                                                                                     |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                               | 10   | \$25.00    | \$250.00 |
| Holiday Installation            | Light the 2 trunks of the Double Robellini Palm in the island in front of the clubhouse entrance with 2 sets of COAXIAL WARM WHITE LED mini lights and scatter light the dwarf Xiora bushes around the Robellini Palm with 10 sets of COAXIAL WARM WHITE LED mini lights.<br><br>****NOTE TO INSTALLERS: BRING A 4 FEET CORD PROTECTOR TO RUN POWER FROM THE LEFT OR RIGHT OF THE CLUBHOUSE TO THE ISLAND**** |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                               | 12   | \$25.00    | \$300.00 |
| Holiday Installation            | Outline the front roofline of the clubhouse with 175' of WARM WHITE LED C-7 lights.<br><br>****NOTE TO INSTALLERS: FRONT ROOFLINE ONLY****                                                                                                                                                                                                                                                                    |      |            |          |



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| Product/Service                 | Description                                                                                                                                                                                                                | Qty. | Unit Price | Total    |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|----------|
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                        | 175  | \$2.50     | \$437.50 |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                                | 175  | \$2.50     | \$437.50 |
| Holiday Installation            | Outline the top of the clubhouse monument sign in a double row with 24' of WARM WHITE LED C-7 lights.                                                                                                                      |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                        | 24   | \$2.50     | \$60.00  |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                                | 24   | \$2.50     | \$60.00  |
| Holiday Installation            | Scatter light the 2 Eugenia Topiaries on either side of the clubhouse monument sign with 7 sets of COAXIAL WARM WHITE LED mini lights per topiary.                                                                         |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                            | 14   | \$25.00    | \$350.00 |
| Holiday Installation            | Light the trunks and major branches of the 2 Shade Trees behind the monument sign 18 sets of COAXIAL WARM WHITE LED mini lights per tree and hang 10 snowfall tubes, 5 (24") and 5 (36"), at varying heights in each tree. |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                            | 36   | \$27.00    | \$972.00 |
| Snowfall 36"                    | 36" Snowfall tubes                                                                                                                                                                                                         | 10   | \$35.00    | \$350.00 |
| Snowfall 24"                    | 24" Snowfall tubes                                                                                                                                                                                                         | 10   | \$25.00    | \$250.00 |
| PINE ISLAND ENTRANCE            | PINE ISLAND RD AND MONTERRA BLVD                                                                                                                                                                                           |      |            |          |
| Holiday Installation            | Outline the top of the monument sign, including the column caps, in a double row with 60' of WARM WHITE LED C-7 lights.                                                                                                    |      |            |          |



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| Product/Service                 | Description                                                                                                                                                                                                                                                                                                                                                                                       | Qty. | Unit Price | Total      |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|------------|
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                                                                                                                                                                                               | 60   | \$2.50     | \$150.00   |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                                                                                                                                                                                                       | 60   | \$2.50     | \$150.00   |
| Holiday Installation            | <p>Light the trunks of the 5 Medjool Palms in the center median with 13 sets of COAXIAL WARM WHITE LED mini lights and light the fronds on the front most Medjool Palm only with 20 sets of COAXIAL WARM WHITE LED mini lights (20 fronds to be lit on the first palm)</p> <p>****NOTE TO INSTALLERS: ONLY THE FRONT MOST (1) MEDJOOL PALM GETS LIT FRONDS, OTHER (4) ARE LIT TRUNKS ONLY****</p> |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                   | 85   | \$27.00    | \$2,295.00 |
| Holiday Installation            | <p>Scatter light the tops only of the middle Arbicola hedge in the center median with 50 sets of COAXIAL WARM WHITE LED mini lights.</p> <p>****NOTE TO INSTALLERS: TOP OF THE ARBICOLA HEDGE IN THE MIDDLE ONLY****</p>                                                                                                                                                                          |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                   | 50   | \$25.00    | \$1,250.00 |
| Holiday Installation            | Outline the fascia of the guardhouse, all levels, with 265' of WARM WHITE LED C-7 lights.                                                                                                                                                                                                                                                                                                         |      |            |            |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                                                                                                                                                                                               | 265  | \$2.50     | \$662.50   |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                                                                                                                                                                                                       | 265  | \$2.50     | \$662.50   |
| Holiday Installation            | Scatter light the 2 tall Cypress Topiaries in front of the guardhouse with 10 sets of COAXIAL WARM WHITE LED mini lights per topiary.                                                                                                                                                                                                                                                             |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                   | 20   | \$25.00    | \$500.00   |



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| Product/Service                 | Description                                                                                                                                                                                                                                                                                                                                                                                        | Qty. | Unit Price | Total      |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|------------|
| Holiday Installation            | Light the trunks of the 2 Medjool Palms behind the guardhouse (just inside the gate) with 12 sets of COAXIAL WARM WHITE LED mini lights per palm.                                                                                                                                                                                                                                                  |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                    | 24   | \$27.00    | \$648.00   |
| Holiday Installation            | Outline the roofline and the two cured bottom walls on the left and right of the Monument Tower (Pine Island Tower) at the corner of the main entrance with 130' of WARM WHITE LED C-7 lights. (this is out front along the road) *****58' TRUCK NEEDED HERE OR TUEPEN*****                                                                                                                        |      |            |            |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                                                                                                                                                                                                | 130  | \$2.50     | \$325.00   |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                                                                                                                                                                                                        | 130  | \$2.50     | \$325.00   |
| Holiday Installation            | Light the trunks of 2 Medjool Palms behind the Pine Island Monument Tower with 10 sets of COAXIAL WARM WHITE LED mini lights per palm.                                                                                                                                                                                                                                                             |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                    | 20   | \$27.00    | \$540.00   |
| UNIVERSITY ENTRANCE             | NORTH UNIVERSITY DRIVE AND MONTERRA BLVD/NW 39TH ST                                                                                                                                                                                                                                                                                                                                                |      |            |            |
| Holiday Installation            | Light the trunks of the 5 Medjool Palms in the first center median with 12 sets of COAXIAL WARM WHITE LED mini lights and light the fronds on the front most Medjool Palm only with 20 sets of COAXIAL WARM WHITE LED mini lights (20 fronds to be lit on the first palm)<br><br>*****NOTE TO INSTALLERS: ONLY THE FRONT MOST (1) MEDJOOL PALM GETS LIT FRONDS, OTHER (4) ARE LIT TRUNKS ONLY***** |      |            |            |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                    | 80   | \$27.00    | \$2,160.00 |



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| Product/Service                 | Description                                                                                                                                        | Qty. | Unit Price | Total    |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|----------|
| Holiday Installation            | Light the trunks of 3 Sylvester Palms in the median in front of the guardhouse with 8 sets of COAXIAL WARM WHITE LED mini lights.                  |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                    | 24   | \$27.00    | \$648.00 |
| Holiday Installation            | Outline the roofline of the guardhouse at the University entrance with 100' of WARM WHITE LED C-7 lights.                                          |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                | 100  | \$2.50     | \$250.00 |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                        | 100  | \$2.50     | \$250.00 |
| Holiday Installation            | Outline the top of both monument signs (single row) at the corners of the entry and exit lanes with 40' of WARM WHITE LED C-7 lights per monument. |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                | 80   | \$2.50     | \$200.00 |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                        | 80   | \$2.50     | \$200.00 |
| Holiday Installation            | Light the trunks of 12 Robellinis in front of the monuments, 6 per side, with 12 sets (1 set per trunk) of COAXIAL WARM WHITE LED mini lights.     |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                    | 12   | \$27.00    | \$324.00 |
| Holiday Installation            | Scatter light the bushes in front of both monuments with 10 sets of COAXIAL WARM WHITE LED mini lights per side.                                   |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                    | 20   | \$25.00    | \$500.00 |



## Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404  
 (561) 845-8000 | office@randysholidaylighting.com |  
 www.randysholidaylighting.com

| Product/Service                 | Description                                                                                                                                                    | Qty. | Unit Price | Total    |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|----------|
| Holiday Installation            | Outline the roofline of the monument tower at the corner of the entry lane with 60' of WARM WHITE LED C-7 lights ***58' TRUCK NEEDED HERE***                   |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                            | 60   | \$2.50     | \$150.00 |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                    | 60   | \$2.50     | \$150.00 |
| SHERIDAN ENTRANCE               | SHERIDAN ST AND NW 84TH AVE                                                                                                                                    |      |            |          |
| Holiday Installation            | Outline the top of both monument signs (single row) at the corners of the entry and exit lanes with 40' of WARM WHITE LED C-7 lights per monument.             |      |            |          |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                            | 80   | \$2.50     | \$200.00 |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                    | 80   | \$2.50     | \$200.00 |
| Holiday Installation            | Scatter light the red bushes in front of both monuments signs with 6 sets of COAXIAL WARM WHITE LED mini lights per side.                                      |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                | 12   | \$25.00    | \$300.00 |
| Holiday Installation            | Light the trunks and fronds of the front most Medjool Palm in the front center median with 32 sets of COAXIAL WARM WHITE LED mini lights, 20 fronds to be lit. |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                | 32   | \$27.00    | \$864.00 |
| Holiday Installation            | Light the trunks of the 3 Sylvester Palms in the center median with 10 sets of COAXIAL WARM WHITE LED mini lights per tree                                     |      |            |          |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                | 30   | \$27.00    | \$810.00 |



**Randy's Holiday Lighting**  
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| Product/Service                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Qty. | Unit Price  | Total       |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|-------------|
| Holiday Installation            | Light the trunks of the 3 Sylvester Palms by the Tower Monument with 10 sets of COAXIAL WARM WHITE LED mini lights.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |             |
| Coaxial WW LED mini(green wire) | Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30   | \$27.00     | \$810.00    |
| Holiday Installation            | Outline the roofline of the monument tower at the corner of the entry lane with 60' of WARM WHITE LED C-7 lights ***58' TRUCK NEEDED HERE***                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |             |             |
| C-7 White 12" stringer          | White wire C-7 stringer (12" spacing) cost per foot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 60   | \$2.50      | \$150.00    |
| C-7 Warm White LED bulb         | C-7 WARM WHITE LED bulbs (for C-7 stringer)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 60   | \$2.50      | \$150.00    |
| Bucket truck fee                | BUCKET TRUCK/EQUIPMENT FEE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1    | \$200.00    | \$200.00    |
| 3 year contract discount        | 10% discount for 3 year contract - Customer agrees to spend not less than 90% of the first year contract price over the next three (3) years in exchange for a 10% discount each of the 3 years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Randy's Holiday Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than September 1st of each year, prior to their job being scheduled, or the customer will be obligated for the full amount of the contract for that year. (YEAR 1 OF 3) | 1    | -\$2,169.00 | -\$2,169.00 |

|                                        |                    |
|----------------------------------------|--------------------|
| <b>Subtotal</b>                        | \$19,516.00        |
| <b>Broward County Sales Tax (7.0%)</b> | \$1,366.12         |
| <b>Total</b>                           | <b>\$20,882.12</b> |



## Randy's Holiday Lighting

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 (561) 845-8000 | office@randysholidaylighting.com |  
 www.randysholidaylighting.com

### Payment Schedule

|     |                        |             |
|-----|------------------------|-------------|
| 50% | DEPOSIT                | \$10,441.06 |
| 50% | BALANCE DUE - LIGHT ON | \$10,441.06 |

WE ACCEPT PAYMENTS BY ZELLE, BANK CHECK, ACH AND CREDIT CARDS (CC). IF YOU WISH TO PAY BY ACH OR CREDIT CARD, PLEASE CONTACT OUR OFFICE AT OFFICE@RANDYSHOLIDAYLIGHTING.COM OR CALL US AT 561-845-8000 TO PROCESS THE PAYMENT. PLEASE NOTE 1% TRANSACTION FEE WILL BE ADDED FOR ACH TRANSACTIONS AND 3% TRANSACTION FEE WOULD BE ADDED FOR CREDIT CARD TRANSACTIONS. YOU CAN ALSO CHOOSE TO PAY BY ZELLE AT 561-685-7248 (BUSINESS NAME: "STALLION EQUITIES, LLC dba RANDY'S HOLIDAY LIGHTING").

This estimate is valid for the next 30 days, after which it may be subject to change.

### DISCLOSURES FOR RANDY'S HOLIDAY LIGHTING - 2026

1. This is a contract, make sure you understand the terms before you sign it.
2. Set-up, maintenance, removal and storage is included. Maintenance is included from November 15th through January 2nd. Repairs outside of that time will incur additional charges. Lights can be left up until the end of January at no additional charge. **LIGHTING REMOVAL:** Removal of all lighting is done from Jan 2nd through Jan 31 unless other arrangements are made in writing. Removal of all greens (Christmas trees, garland, wreaths, menorahs, etc.) is done between January 2nd - January 15th. Any greens left up beyond January 15th at the customers request, will incur additional charges.
3. **INSTALLATION TIMING:** Randy's Holiday Lighting must be allowed to install lights up to 60 days prior to your turn on date. The lights will remain unplugged until your turn on date, we will ensure that your lights work properly on that date.
4. **WHAT'S INCLUDED:** Pricing includes all extension cords, staples, tie wraps, etc. in order to complete each job. All prices are for leased product, unless otherwise noted.
5. Electrical receptacles are necessary for each area to be lit.
6. GFI outlets are notoriously sensitive to tripping. Customers are responsible for resetting all GFI's. There is no way to prevent GFI protected outlets or breakers from tripping when the LIGHTS get wet. They simply must be reset once they are dried out. In order to minimize the tripping of the GFI outlets make sure to not run your sprinklers at the same time any of the lights are on. Also, DO NOT tape up or cover any connections, this will only trap moisture. Failure to follow these instructions may void the warranty. SEE OUR ATTACHED TROUBLESHOOTING WORKSHEET.
7. **PRUNING:** All trees and palms must be substantially pruned no later than September 15 or at least sixty (60) days prior to the scheduled "turn-on" date, whichever occurs first. Failure to complete required pruning by this date may result in additional charges or delays to installation. Low-level bushes are typically decorated on or near the scheduled "turn-on" date, as they often require ongoing pruning throughout the season. If pruning has not been completed by the agreed date and our crew arrives onsite but is unable to proceed, the Customer will be responsible for a Rescheduling Fee as follows:
  - Miami-Dade County: \$600
  - Broward County / Martin County / Port St. Lucie County: \$500
  - Palm Beach County: \$400
 If the Customer authorizes RHL to perform on-site trimming and proceed with installation, the Rescheduling Fee will be waived. In such cases, a Pruning Fee will apply as follows:
  - Short palms: \$75 per palm
  - Tall palms: \$100 per palm
 RHL will trim fronds and stack debris neatly on site. RHL does not remove or haul debris, and disposal must be coordinated



## Randy's Holiday Lighting

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by the Customer through their landscaping provider.

**8. POTENTIAL DAMAGES:** Hot glue is the only effective way to attach lights to concrete or stucco surfaces and some residue may be left once the lights are removed. We will make every effort to minimize the leftover residue and damage that may occur when removing the lights but the customer may have to make some repairs to the concrete/stucco surfaces after the lights have been removed. Randy's Holiday Lighting will not be responsible for repairing these surfaces if they become damaged during removal. All damages or theft to lights and decorations that we have no control over, i.e. vandalism, theft, damage from lawn maintenance equipment, severe weather, electrical surges, or unpruned palm fronds will be billed as an additional charge to the customer. In the event of a disaster (i.e. hurricane, tornado, etc.) damaged lights/decorations or lights that must be reinstalled will be charged to the customer.

**9. POTENTIAL DAMAGES CONTINUED:** It is necessary many times to drive our trucks on sidewalks in order to install holiday lights but we will not be responsible for any damage our trucks may do to the sidewalks. If you do not want our trucks to drive on your sidewalks, you must notify us in writing.

**10. INSTALLATION DATES** are booked upon receiving your signed contract and a 50% deposit. The remaining balance of your lighting and/or decorations will be billed once your lights are turned on or decorations are installed.

**11. METHOD OF ATTACHING LIGHTING:** All lights are attached and priced by using staples. If, for any reason, we cannot use staples, there will be an upcharge for alternate methods of attaching lights.

**12. PROMOTIONAL RIGHTS:** Randy's Holiday Lighting reserves the right to use photographs or videos of your decor in promotional material.

**13. UNPAID BALANCES:** Our final invoices are sent out when your lights are turned on with a 30 day window for payment. Any invoices NOT paid within the 30 day window will incur a 1.5% interest charge per month. If any balance remains unpaid after 120 days, we will be forced to seek legal options to collect. At that time you will be responsible for the balance due along with any and all court costs applied to your case.

**14. LEGAL INFORMATION:** Any legal action brought by or against either party under the terms of this Agreement shall be determined by the laws of the State of Florida, and venue and jurisdiction for said action shall be within the county of Palm Beach and the State of Florida, respectively

**15. SERVICE CALLS:** If lighting is not functioning properly or changes to decorations are requested, the Customer must submit a Service Call by one of the following methods:

- Email: office@randysholidaylighting.com
- Website: <https://randysholidaylighting.com/maintenance-request/>
- Phone: 561-845-8000

RHL will make every effort to respond and complete service within forty-eight (48) hours of receiving the Service Call request. A Service Call Fee may apply, in addition to the cost of any replacement materials, as follows:

- Miami-Dade County: \$175
- Broward County / Martin County / Port St. Lucie County: \$150
- Palm Beach County: \$125

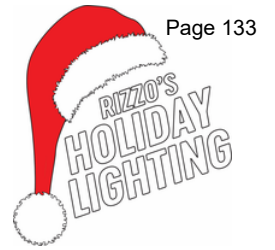
Service Call Fees will be applicable outside the warranty period (November 15 through January 2) and during the warranty period for issues not related to lighting malfunction, including but not limited to GFI resets, power interruptions, or other conditions that are the Customer's responsibility under this Agreement.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## ESTIMATE

Rizzo's Holiday Lighting  
7410 NW 109th Way  
Parkland, FL 33076-3161

rizzoholidaylighting@gmail.com  
+1 (954) 214-0395



**Bill to**  
Monterra  
11555 Heron Bay Blvd. suite 201  
Coral Springs, FI 33076

### Estimate details

Estimate no.: 1057  
Estimate date: 08/05/2026  
Expiration date: 08/31/2026

| #                       | Product or service                  | Description                                                                      | Qty | Rate     | Amount     |
|-------------------------|-------------------------------------|----------------------------------------------------------------------------------|-----|----------|------------|
| Clubhouse Monument area |                                     |                                                                                  |     |          |            |
| 1.                      | <b>Monument Sign - WW</b>           | LED Warm White C9 Lights                                                         | 1   | \$120.00 | \$120.00   |
| 2.                      | <b>Japanese Blueberry - WW</b>      | Bush Wrap: Coaxial (water tight) warm white LED mini lights                      | 2   | \$120.00 | \$240.00   |
| 3.                      | <b>Gumbo limbo trunk - WW</b>       | 20 Sets: Trunk wrap: Coaxial (water tight) warm white LED mini lights            | 2   | \$600.00 | \$1,200.00 |
| 4.                      | <b>Gumbo Limbo cascading - WW</b>   | 10 sets of Cascading from tree: Coaxial (water tight) warm white LED mini lights | 2   | \$300.00 | \$600.00   |
| Front of Clubhouse      |                                     |                                                                                  |     |          |            |
| 5.                      | <b>Forward facing Roof Line- WW</b> | Front area over door only: Forward facing Roof Line: Warm WhiteLED C9            | 320 | \$0.00   | \$0.00     |
| 6.                      | <b>Bismarck Palm Trunk - WW</b>     | Trunk wrap: Coaxial (water tight) warm white LED mini lights                     | 2   | \$420.00 | \$840.00   |
| 7.                      | <b>Christmas Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights                     | 6   | \$120.00 | \$720.00   |
| 8.                      | <b>Podocarpus - WW</b>              | Bush Wrap: Coaxial (water tight) Warm white LED mini lights.                     | 2   | \$120.00 | \$240.00   |
| 9.                      | <b>Japanese Blueberry - WW</b>      | Bush Wrap: Coaxial (water tight) warm white LED mini lights                      | 2   | \$120.00 | \$240.00   |
| 10.                     |                                     |                                                                                  |     |          |            |

|                                        |                                     |                                                                                                                                                                                              |    |            |            |
|----------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------|------------|
|                                        | <b>cable protector</b>              | No Power on island with ixoras and robellini: shields cables and cords from damage caused by vehicles, foot traffic, and equipment while reducing trip hazards and keeping cables organized. | 1  | \$50.00    | \$50.00    |
| Page 134                               |                                     |                                                                                                                                                                                              |    |            |            |
| 11.                                    | <b>Robellini Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights                                                                                                                                 | 2  | \$40.00    | \$80.00    |
| 12.                                    | <b>Ixora Bush - WW</b>              | Bush Wrap: Coaxial (water tight) Warm white LED mini lights.                                                                                                                                 | 1  | \$0.00     | \$0.00     |
| Pine Island Center Island              |                                     |                                                                                                                                                                                              |    |            |            |
| 13.                                    | <b>Monument Sign - WW</b>           | LED Warm White C9 Lights                                                                                                                                                                     | 1  | \$300.00   | \$300.00   |
| 14.                                    | <b>Sylvester Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights                                                                                                                                 | 5  | \$360.00   | \$1,800.00 |
| 15.                                    | <b>Sylvester Palm Fronds -20 WW</b> | 20 Fronds: Coaxial (water tight) Warm White LED mini lights                                                                                                                                  | 5  | \$600.00   | \$3,000.00 |
| 16.                                    | <b>Trinette Bush - WW</b>           | Bush wrap: Coaxial (water tight) Warm white LED mini lights. (Yellow & Green Bush)                                                                                                           | 1  | \$1,500.00 | \$1,500.00 |
| Pine Island Gate house                 |                                     |                                                                                                                                                                                              |    |            |            |
| 17.                                    | <b>Guard house - Roofline - WW</b>  | Roofline : Warm White LED C9                                                                                                                                                                 | 1  | \$2,000.00 | \$2,000.00 |
| 18.                                    | <b>Cypress Tree - WW</b>            | Bush wrap: Coaxial (water tight) Warm white LED mini lights.                                                                                                                                 | 2  | \$360.00   | \$720.00   |
| 19.                                    | <b>Sylvester Palm Trunk - WW</b>    | Behind the Guard house: Trunk wrap: Coaxial (water tight) warm white LED mini lights                                                                                                         | 2  | \$360.00   | \$720.00   |
| Pine Island Tower                      |                                     |                                                                                                                                                                                              |    |            |            |
| 20.                                    | <b>Tower Roofline - WW</b>          | Roofline line : Warm White LED C9                                                                                                                                                            | 1  | \$480.00   | \$480.00   |
| 21.                                    | <b>Sylvester Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights                                                                                                                                 | 2  | \$350.00   | \$700.00   |
| University Entrance Monument sign area |                                     |                                                                                                                                                                                              |    |            |            |
| 22.                                    | <b>Monument Sign - WW</b>           | LED Warm White C9 Lights                                                                                                                                                                     | 2  | \$300.00   | \$600.00   |
| 23.                                    | <b>Robellini Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights                                                                                                                                 | 12 | \$60.00    | \$720.00   |
| 24.                                    | <b>Ficus Bushes - WW</b>            | Bush Wrap: Coaxial (water tight) Warm White LED mini lights                                                                                                                                  | 2  | \$450.00   | \$900.00   |
| 25.                                    | <b>Tower Roofline - WW</b>          | Roofline line : Warm White LED C9                                                                                                                                                            | 1  | \$480.00   | \$480.00   |
| University Center Island 1             |                                     |                                                                                                                                                                                              |    |            |            |
| 26.                                    | <b>Sylvester Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights                                                                                                                                 | 5  | \$360.00   | \$1,800.00 |

|                                                     |                                     |                                                              |   |          |            |
|-----------------------------------------------------|-------------------------------------|--------------------------------------------------------------|---|----------|------------|
| 27.                                                 | <b>Sylvester Palm Fronds -20 WW</b> | 20 Fronds: Coaxial (water tight) Warm White LED mini lights  | 5 | \$600.00 | \$3,000.00 |
| University Center Island 2 & Guardhouse             |                                     |                                                              |   |          |            |
| 28.                                                 | <b>Sylvester Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights | 3 | \$240.00 | \$720.00   |
| 29.                                                 | <b>Guard house - Roofline - WW</b>  | Gutter line : Warm White LED C9                              | 1 | \$540.00 | \$540.00   |
| Sheridan Entrance                                   |                                     |                                                              |   |          |            |
| 30.                                                 | <b>Tower Roofline - WW</b>          | Roofline line : Warm White LED C9                            | 1 | \$480.00 | \$480.00   |
| 31.                                                 | <b>Monument Sign - WW</b>           | LED Warm White C9 Lights                                     | 2 | \$300.00 | \$600.00   |
| 32.                                                 | <b>Cooperleaf bush - WW</b>         | Bush Wrap: Coaxial (water tight) Warm White LED mini lights  | 4 | \$240.00 | \$960.00   |
| 33.                                                 | <b>Sylvester Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights | 3 | \$360.00 | \$1,080.00 |
| Center island 1 Sylvester unable to light no power. |                                     |                                                              |   |          |            |
| Center Island 2                                     |                                     |                                                              |   |          |            |
| 34.                                                 | <b>Sylvester Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights | 3 | \$300.00 | \$900.00   |
| Bella Terra                                         |                                     |                                                              |   |          |            |
| 35.                                                 | <b>Monument Sign - WW</b>           | LED Warm White C9 Lights                                     | 1 | \$120.00 | \$120.00   |
| 36.                                                 | <b>Japanese Blueberry - WW</b>      | Bush Wrap: Coaxial (water tight) warm white LED mini lights  | 2 | \$90.00  | \$180.00   |
| 37.                                                 | <b>Sylvester Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights | 3 | \$270.00 | \$810.00   |
| Corta Bella                                         |                                     |                                                              |   |          |            |
| 38.                                                 | <b>Monument Sign - WW</b>           | LED Warm White C9 Lights                                     | 1 | \$120.00 | \$120.00   |
| 39.                                                 | <b>Japanese Blueberry - WW</b>      | Bush Wrap: Coaxial (water tight) warm white LED mini lights  | 2 | \$90.00  | \$180.00   |
| 40.                                                 | <b>Sylvester Palm Trunk - WW</b>    | Trunk wrap: Coaxial (water tight) warm white LED mini lights | 3 | \$270.00 | \$810.00   |
| Capistrano                                          |                                     |                                                              |   |          |            |
| 41.                                                 | <b>Monument Sign - WW</b>           | LED Warm White C9 Lights                                     | 1 | \$120.00 | \$120.00   |
| 42.                                                 | <b>Japanese Blueberry - WW</b>      | Bush Wrap: Coaxial (water tight) warm white LED mini lights  | 1 | \$90.00  | \$90.00    |
| 43.                                                 |                                     |                                                              |   |          |            |

|                            |                            |                                                                                                                                                |             |             |            |
|----------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------|
| Bismarck Palm Trunk - Pure |                            | Trunk wrap: Coaxial (water tight) Pure White LED mini lights                                                                                   | 2           | \$420.00    | \$840.00   |
| La Costa                   |                            |                                                                                                                                                |             |             | Page 136   |
| 44.                        | Monument Sign - WW         | LED Warm White C9 Lights                                                                                                                       | 1           | \$120.00    | \$120.00   |
| 45.                        | Japanese Blueberry - WW    | Bush Wrap: Coaxial (water tight) warm white LED mini lights                                                                                    | 2           | \$90.00     | \$180.00   |
| 46.                        | Bismarck Palm Trunk - Pure | Trunk wrap: Coaxial (water tight) Pure White LED mini lights                                                                                   | 2           | \$360.00    | \$720.00   |
| Villa Del Sol              |                            |                                                                                                                                                |             |             |            |
| 47.                        | Monument Sign - WW         | LED Warm White C9 Lights                                                                                                                       | 1           | \$120.00    | \$120.00   |
| 48.                        | Japanese Blueberry - WW    | Bush Wrap: Coaxial (water tight) warm white LED mini lights                                                                                    | 1           | \$90.00     | \$90.00    |
| 49.                        | Bismarck Palm Trunk - Pure | Trunk wrap: Coaxial (water tight) Pure White LED mini lights                                                                                   | 4           | \$420.00    | \$1,680.00 |
| Vista Del Prado            |                            |                                                                                                                                                |             |             |            |
| 50.                        | Monument Sign - WW         | LED Warm White C9 Lights                                                                                                                       | 2           | \$120.00    | \$240.00   |
| 51.                        | Sable Palm Trunk - WW      | Trunk wrap: Coaxial (water tight) warm white LED mini lights                                                                                   | 6           | \$150.00    | \$900.00   |
| 52.                        | cable protector            | shields cables and cords from damage caused by vehicles, foot traffic, and equipment while reducing trip hazards and keeping cables organized. | 2           | \$50.00     | \$100.00   |
| Estrada                    |                            |                                                                                                                                                |             |             |            |
| 53.                        | Monument Sign - WW         | LED Warm White C9 Lights                                                                                                                       | 1           | \$300.00    | \$300.00   |
| 54.                        | Japanese Blueberry - WW    | Bush Wrap: Coaxial (water tight) warm white LED mini lights                                                                                    | 2           | \$600.00    | \$1,200.00 |
| 55.                        | Ficus Bushes - WW          | Bush Wrap: Coaxial (water tight) Warm White LED mini lights                                                                                    | 1           | \$300.00    | \$300.00   |
| 56.                        | 48" Snowflake              | Mounted to back of monument: LED Rope Light Snowflakes. The translucent rope with warm white LED lights                                        | 3           | \$650.00    | \$1,950.00 |
| Total                      |                            |                                                                                                                                                |             | \$39,500.00 |            |
|                            |                            |                                                                                                                                                | Expiry date | 08/31/2026  |            |

Accepted date

Accepted by

## Elizabeth Ladner

---

**From:** Monterra Clubhouse Manager <clubhousemanager@monterracdd.com>  
**Sent:** Friday, August 28, 2026 12:23 PM  
**To:** Elizabeth Ladner  
**Subject:** [EXTERNAL] Fw: ... Monterra... 2026 price sheet ... rough draft

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**From:** Magical Displays <magicaldisplays@yahoo.com>  
**Sent:** Friday, 28 August 2026 12:11:36  
**To:** Monterra Clubhouse Manager <clubhousemanager@monterracdd.com>  
**Subject:** ... Monterra... 2026 price sheet ... rough draft

Hi  
Basically this is \$20,000  
The NEW stuff would be after the guardhouse  
2 palm trunks  
12 oak trunks

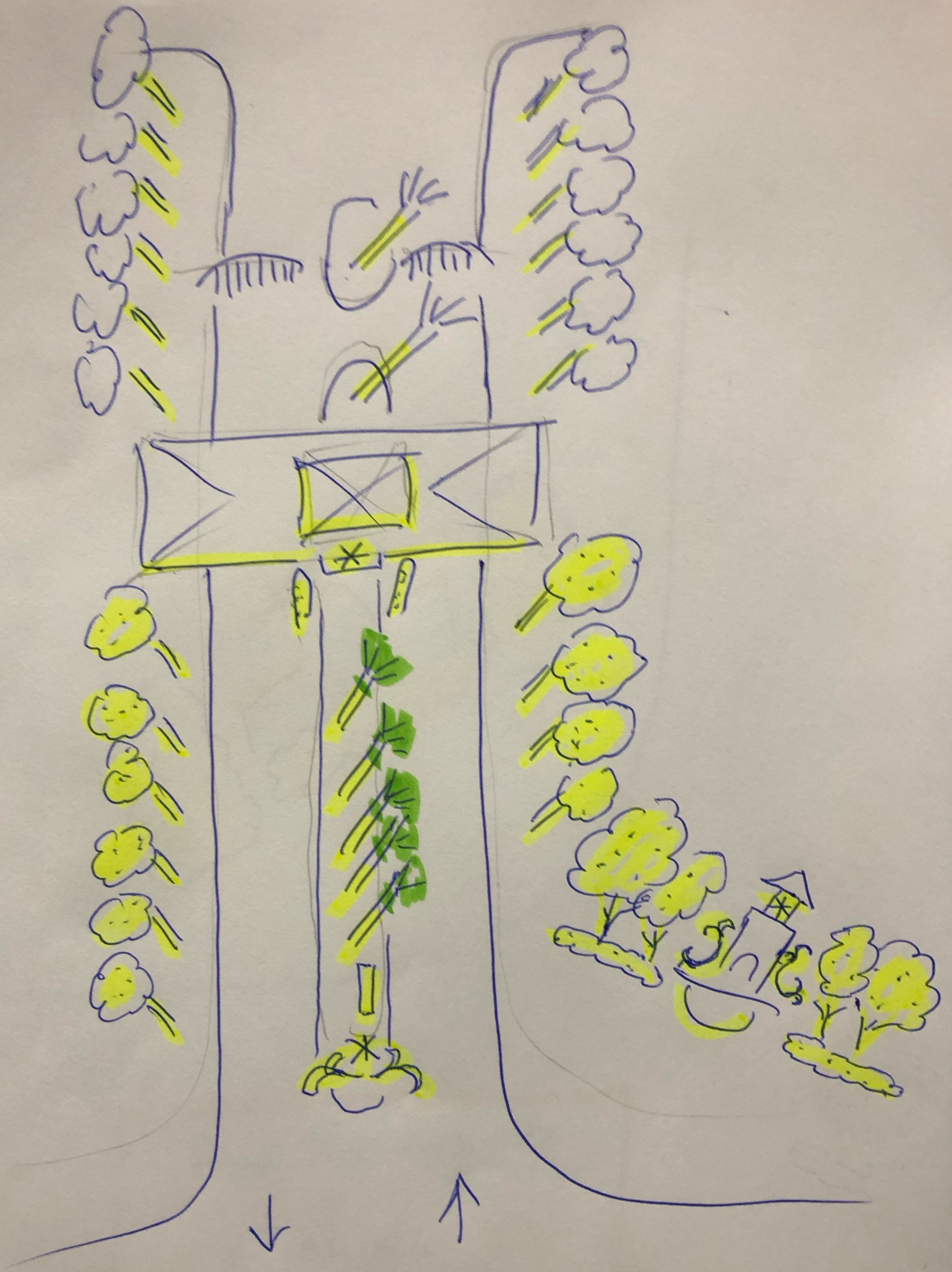
I'm typing up all the details and it's a lot  
So I sent the videos and drawings because it's faster for you to look at.

Thank You

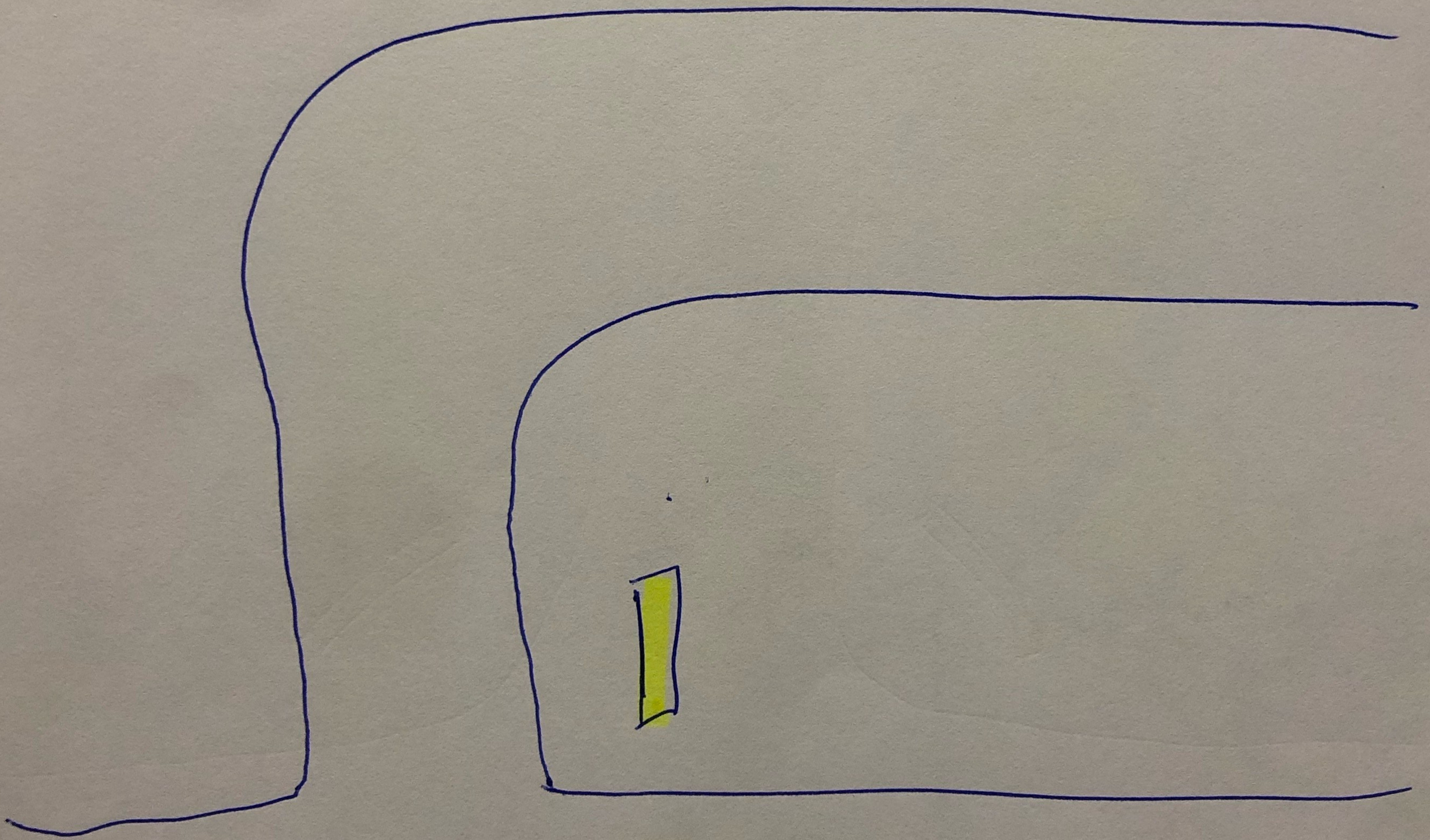
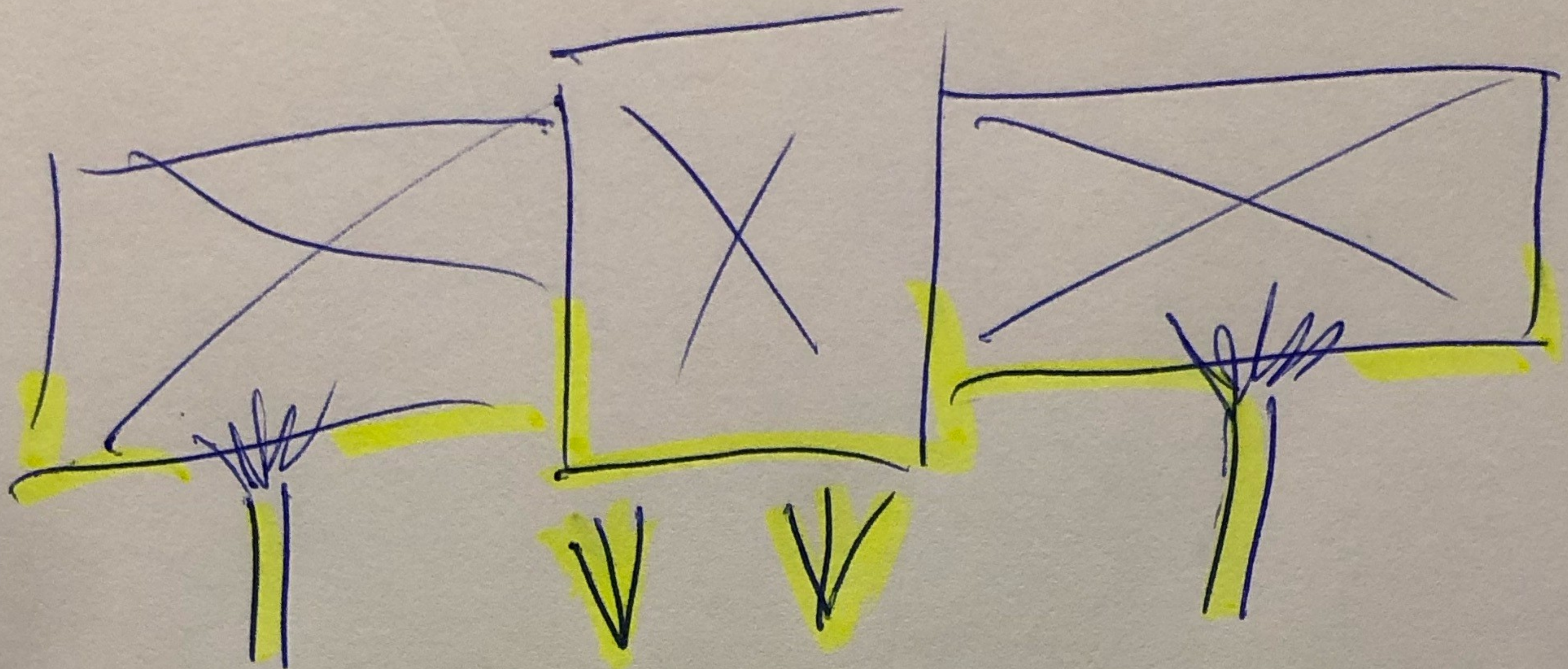
-Tom Bardash  
Magical Displays  
(954) 534-3400



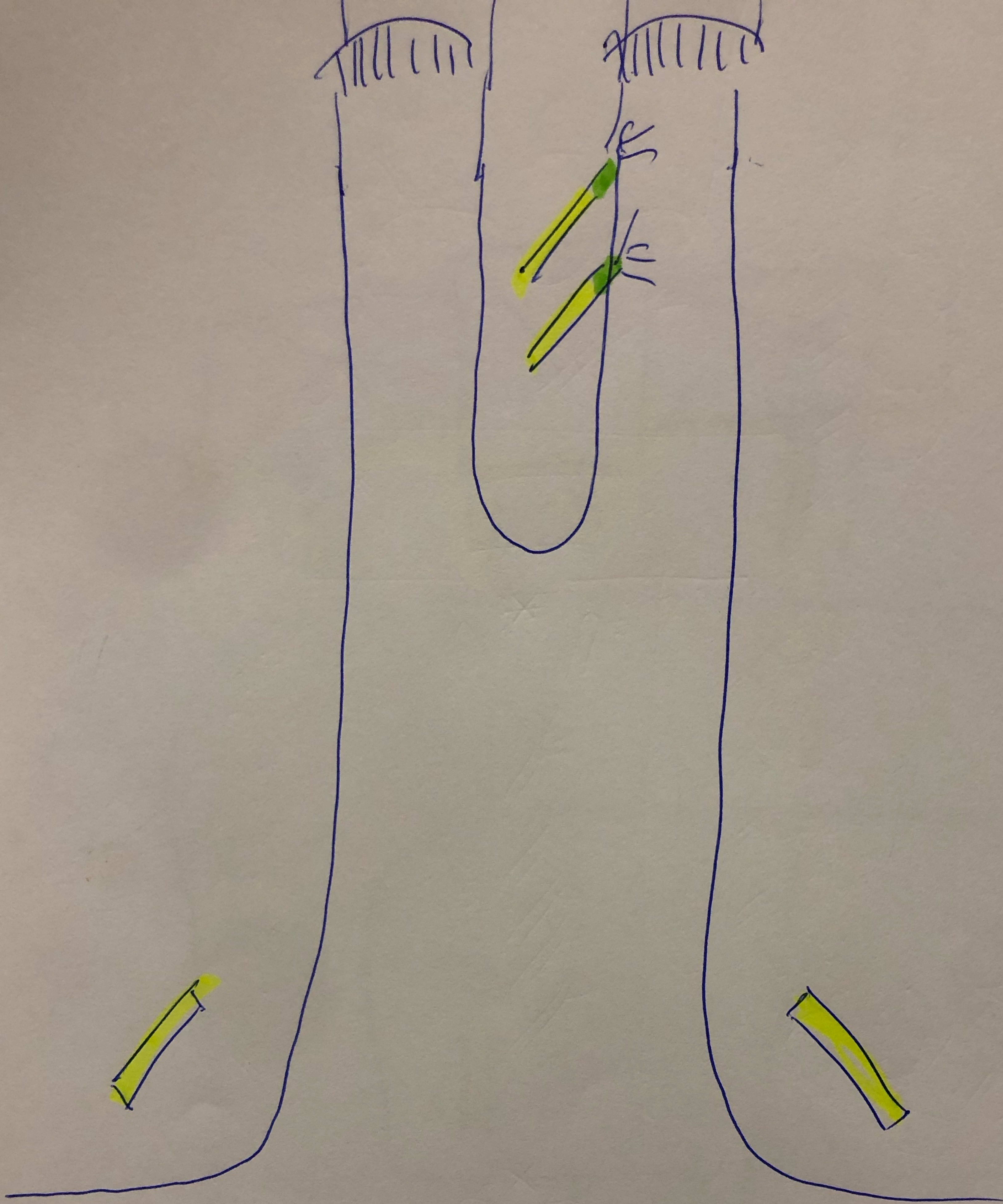
PINE ISLAND RD  
+  
STIRLING  
CORNER



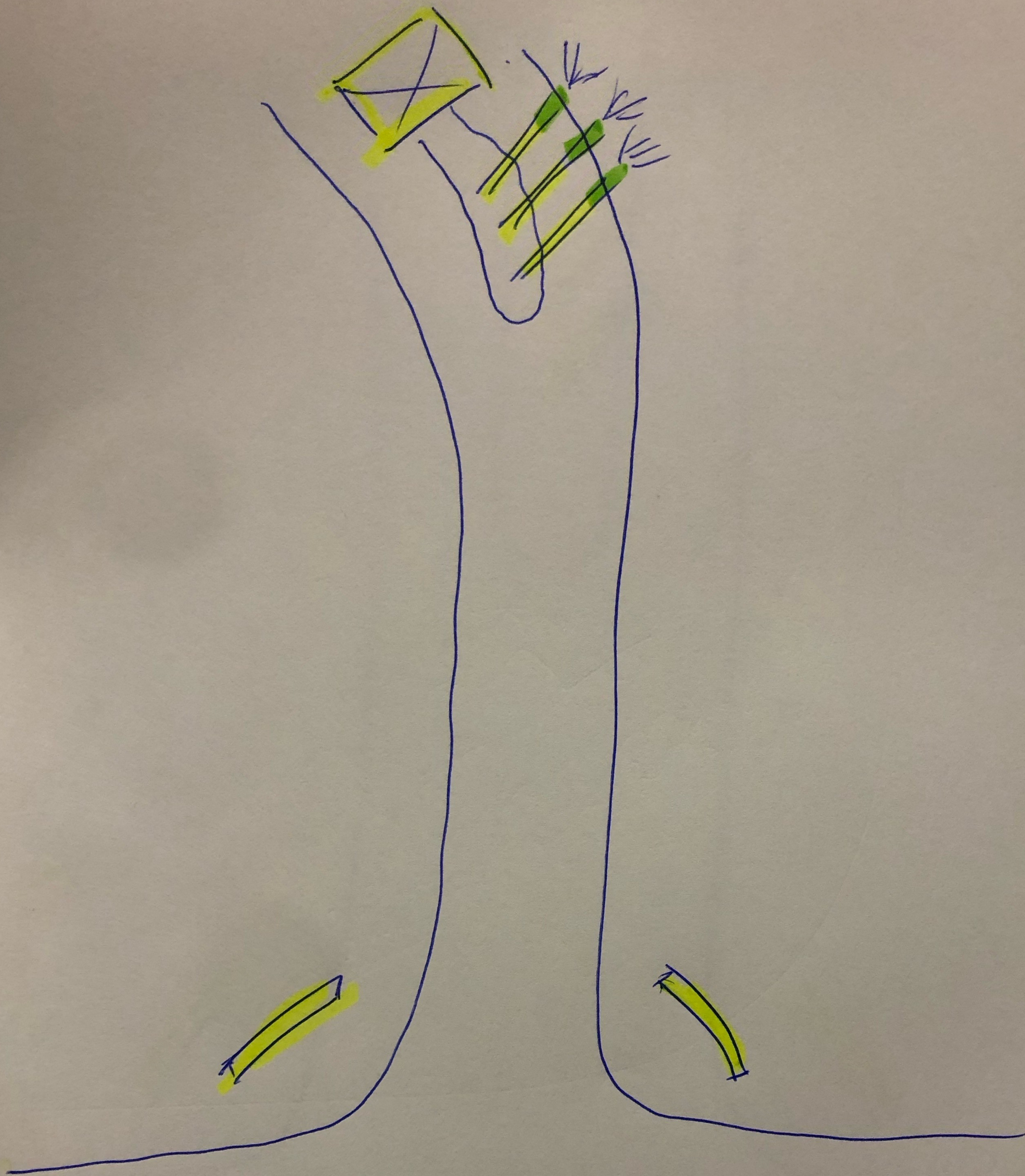
PINE ISLAND RD



CLUBHOUSE



SHERIDAN ENTRANCE



UNIVERSITY DR  
ENTRANCE

Estimate  
for

Montera

8451 Monterra Blvd

Hollywood, FL 33024-8754

954-374-9936

**JM Holiday Lighting Inc.**

1941 NW 40th Ct

Pompano Beach, FL 33064

954-482-6800

561-573-7090

[jmholidaylighting@gmail.com](mailto:jmholidaylighting@gmail.com)

**Estimate No. 26361** Issued on Sun Aug 23, 2026

| Qty | Name                                     | Description                                                                                                                                                                                                              | Rate     | Amount     | Tax |
|-----|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-----|
| 1   | Area A                                   | Area A: MAIN ENTRANCE - CENTER ISLAND<br>** Located at the Intersection of Pine Island Rd and Monterra BLVD                                                                                                              | \$0.00   | \$0.00     | NON |
| 350 | C9: (b)<br>L.E.D.<br>12in (51-<br>100ft) | C9: Install 350 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline All Levels of the UNDERHANG & ROOF PEAKS of the Guard House<br>** Including the Flat Roof on the Right Side                                       | \$5.50   | \$1,925.00 | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 20  | 4in<br>WARM<br>WHITE                     | CANOPY: Spiral canopy 2 ITALIAN CYPRESS located (1 Per Side) of the Guard House in the Center Island with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                               | \$30.00  | \$600.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 1   | Wreath<br>Sequoia:<br>60in<br>L.E.D.     | WREATH: Install 1 - 60in WARM WHITE L.E.D. Lit WREATH on the Front of the Guard House Balcony Railing                                                                                                                    | \$395.00 | \$395.00   | TAX |
| 1   | Bows:<br>24in<br>L.E.D.                  | L.E.D. LIT BOW: Install 1 - 24-INCH L.E.D. Lit BOW on the Top Center of Wreath                                                                                                                                           | \$135.00 | \$135.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 70  | 4in<br>WARM<br>WHITE                     | TRUNK: Spiral wrap 7 MEDJOOL DATE PALM trees located in the Center Island with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree<br>** 5 Located in front of the Guard House and 2 Behind the Guard House | \$30.00  | \$2,100.00 | TAX |
| 30  | 4in<br>WARM<br>WHITE                     | FRONDS: Light 30 Fronds in the First MEDJOOL tree located in the Center Island with 4in Watertight WARM WHITE L.E.D. mini lights                                                                                         | \$32.00  | \$960.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 35  | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft)   | C9: Install 35 feet of 9in WARM WHITE L.E.D. C-9 lighting on the TOP EDGE & END COLUMNS on 1 Monument Sign located in the Front Center Island                                                                            | \$6.00   | \$210.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 1   | Area B                                   | Area B: MAIN ENTRANCE - RIGHT SIDE                                                                                                                                                                                       | \$0.00   | \$0.00     | TAX |
| 24  | 4in                                      | TRUNK: Spiral wrap 2 MEDJOOL DATE PALM trees located 1 Per Side of the                                                                                                                                                   | \$30.00  | \$720.00   | TAX |

|     |                                |                                                                                                                                                                                                                                                                                                                              |         |                |
|-----|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
|     | WARM WHITE                     | Monument Tower with an Average of 12 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                                                                           |         |                |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |
| 150 | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 150 Total feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG, UPPER LIP (5ft Below Underhang) & LOWER SIDE WALLS on the Monument Tower located on the Right side of Main Entrance<br>** Do not Light the Back Under-Hang - Light All Visible Portions<br>** Needs Wood To Drive on Grass | \$5.50  | \$825.00 TAX   |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |
| 1   | Area C                         | Area C: CLUB HOUSE<br>** Located Approx. 100 feet past the Guard House on the Left                                                                                                                                                                                                                                           | \$0.00  | \$0.00 NON     |
| 120 | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 120 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline All Levels of UNDERHANG on the Front of Club House                                                                                                                                                                                                    | \$5.50  | \$660.00 TAX   |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |
| 24  | 4in WARM WHITE                 | TRUNK: Spiral wrap 6 ALEXANDER PALM trees located 3 Per Side of the Front Door with 4 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                          | \$30.00 | \$720.00 TAX   |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |
| 12  | 4in WARM WHITE                 | CANOPY: Spiral canopy 2 SHAPED TOPIARY BUSHES located 1 Per Side of the Front Door with 6 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                      | \$30.00 | \$360.00 TAX   |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |
| 18  | 4in WARM WHITE                 | TRUNK: Spiral wrap 2 SILVER BISMARCK PALM trees located 1 Per Side of the Front Door with 9 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                    | \$30.00 | \$540.00 TAX   |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |
| 20  | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 20 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE of 1 Monument Sign located at the Entrance to Club House                                                                                                                                                                                   | \$6.00  | \$120.00 TAX   |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |
| 60  | 4in WARM WHITE                 | TRUNK: Spiral wrap 2 OAK trees located on Either Side of Monument Sign with 30 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                                 | \$35.00 | \$2,100.00 TAX |
| 20  | Braided Drops Double           | BRAIDED DROPS: Install 10 WARM WHITE DROPS From Each of the 2 OAK TREES Located on Either Side of the Club House Monument Sign                                                                                                                                                                                               | \$55.00 | \$1,100.00 TAX |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |
| 16  | 4in WARM WHITE                 | CANOPY: Spiral Canopy 2 SHAPED TOPIARY trees located 1 Per Side of Monument Sign with 8 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                        | \$30.00 | \$480.00 TAX   |
| 1   | Manager Notes                  |                                                                                                                                                                                                                                                                                                                              | \$0.00  | \$0.00 NON     |

| Notes |                                |                                                                                                                                                                                                                        |         |                |
|-------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
| 1     | Area D                         | Area D: 2ND ENTRANCE - CENTER ISLANDS, GUARD HOUSE & FRONT CORNERS<br>** Located at the Intersection of Montera Blvd. & N University Dr.                                                                               | \$0.00  | \$0.00 NON     |
| 80    | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UNDERHANG of the Guard House located in the 2nd Center Island of Entrance-way                                                                | \$5.50  | \$440.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 30    | 4in WARM WHITE                 | TRUNK: Spiral wrap 3 SYLVESTER DATE PALM trees located directly in Front of the Guard House with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                      | \$30.00 | \$900.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80    | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on Each of the 2 Monument Signs located 1 Per Side of Entrance-way                                                     | \$6.00  | \$480.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 24    | 4in WARM WHITE                 | TRUNK: Spiral wrap 12 ROBELLINI PALM trees located (6 Per Side) in Front of Each Monument Sign with 2 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                    | \$28.00 | \$672.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 24    | 4in WARM WHITE                 | BUSHES: Heavily scatter 12 sets of 4in Watertight WARM WHITE L.E.D mini lights in the GREEN ISLAND FICUS BUSHES located in Front of Each Monument Sign                                                                 | \$26.00 | \$624.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80    | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG & UPPER LIP (5ft Below Underhang) on the 1 Monument Tower located on the Right side of Entrance-way Behind the Monument Sign | \$5.50  | \$440.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 50    | 4in WARM WHITE                 | TRUNK: Spiral wrap 5 MEDJOOOL DATE PALM trees located in the Center Island at N University with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree<br>** Could not Locate Power at this Island           | \$30.00 | \$1,500.00 TAX |
| 30    | 4in WARM WHITE                 | FRONDS: Light 30 Fronds in the First MEDJOOOL DATE PALM tree located in the Center Island Along N University with 4in Watertight WARM WHITE L.E.D. mini lights                                                         | \$32.00 | \$960.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 1     | Area E                         | Area E: 3RD ENTRANCE - LEFT & RIGHT SIDES<br>** Located at the Intersection of NW 84th Ave. & Sheridan St.                                                                                                             | \$0.00  | \$0.00 NON     |
| 80    | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on Each of the 2 Monument Signs located 1 Per Side of Entrance-way                                                     | \$6.00  | \$480.00 TAX   |

|    |                                |                                                                                                                                                                                                                        |         |                       |
|----|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------|
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | <del>\$0.00</del> NON |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 80 | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG & UPPER LIP (5ft Below Underhang) on the 1 Monument Tower located on the Right side of Entrance-way Behind the Monument Sign | \$5.50  | \$440.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 10 | 4in WARM WHITE                 | TRUNK: Spiral wrap 1 MEDJOOl DATE PALM tree located in the Center Island with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights<br>** NO POWER, THIS AREA NEEDS AN OUTLET INSTALLED                              | \$30.00 | \$300.00 TAX          |
| 30 | 4in WARM WHITE                 | FRONDS: Light 30 Fronds in the 1 MEDJOOl DATE PALM trees located in the Center Island with 4in Watertight WARM WHITE L.E.D. mini lights                                                                                | \$32.00 | \$960.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 30 | 4in WARM WHITE                 | TRUNK: Spiral wrap 3 MEDJOOl DATE PALM trees located on the Entrance Surrounding the Tower with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                       | \$30.00 | \$900.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 30 | 4in WARM WHITE                 | TRUNK: Spiral wrap 3 MEDJOOl DATE PALM trees located in the Center Island Near the Gate Arms with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                     | \$30.00 | \$900.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 1  | Area F                         | Area F: SW CORNER OF STERLING RD AND PINE ISLAND                                                                                                                                                                       | \$0.00  | \$0.00 NON            |
| 40 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on 1 Monument Sign located on the Right side of Entrance-way                                                           | \$6.00  | \$240.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 1  | Area G                         | Area G: BELLA TERRA                                                                                                                                                                                                    | \$0.00  | \$0.00 NON            |
| 30 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed    | \$6.00  | \$180.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 28 | 4in WARM WHITE                 | TRUNK: Spiral wrap 3 MEDJOOl DATE PALM trees located in the Center Island with 28 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                           | \$30.00 | \$840.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 1  | Area H                         | Area H: CORTA BELLA                                                                                                                                                                                                    | \$0.00  | \$0.00 NON            |
| 30 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed    | \$6.00  | \$180.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |

|    |                                        |                                                                                                                                                                                                                          |         |                |
|----|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
| 40 | 4in<br>WARM<br>WHITE                   | TRUNK: Spiral wrap 4 MEDJOOl DATE PALM trees located in the Center Island<br>with 40 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                          | \$30.00 | \$1,200.00 TAX |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 1  | Area I                                 | Area I: CAPISTRANO                                                                                                                                                                                                       | \$0.00  | \$0.00 NON     |
| 30 | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00  | \$180.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 25 | 4in<br>WARM<br>WHITE                   | TRUNK: Spiral wrap 3 SILVER BISMARCK PALM trees located in the Center Island<br>with 25 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                       | \$30.00 | \$750.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 1  | Area J                                 | Area J: LA COSTA                                                                                                                                                                                                         | \$0.00  | \$0.00 NON     |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 30 | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00  | \$180.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 30 | 4in<br>WARM<br>WHITE                   | TRUNK: Spiral wrap 3 SILVER BISMARCK PALM trees located in the Center Island<br>with 30 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                       | \$30.00 | \$900.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 1  | Area K                                 | Area K: VISTA DEL SOL                                                                                                                                                                                                    | \$0.00  | \$0.00 NON     |
| 30 | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00  | \$180.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 37 | 4in<br>WARM<br>WHITE                   | TRUNK: Spiral wrap 4 SILVER BISMARCK PALM trees located in the Center Island<br>with 37 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                       | \$30.00 | \$1,110.00 TAX |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 1  | Area L                                 | Area L: VISTA DEL PRADO                                                                                                                                                                                                  | \$0.00  | \$0.00 NON     |
| 60 | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the 2 Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed | \$6.00  | \$360.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
|    | Subtotal                               | Subtotal                                                                                                                                                                                                                 |         | \$30,246.00    |

1 Discount Discount Per Year for Signing a 3-Year Agreement in 2026  
Percent

-10.00% \$-3,024.00 TAX

|                 |             |
|-----------------|-------------|
| tax             | \$0.00      |
| estimated total | \$27,221.40 |
| Deposit Due     | \$13,610.70 |

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# THANK YOU

for considering JM Holiday Lighting

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**"Confidentiality Notice":** This proposal and its contents are confidential and intended solely for the recipient named above. This proposal contains proprietary information that is intended only for the recipient and may be legally privileged. Any dissemination, distribution, or copying of this proposal by anyone other than the intended recipient(s) is strictly prohibited. We request that you treat this information confidentially and refrain from sharing it with any third parties, including competitors. Thank you for your cooperation.

JM Holiday Lighting, Inc.'s warranty covers all of its services and materials for seasonal lighting until December 31st of each year. All trees must be properly trimmed before the installation date or additional pruning charges will be billed separately. Sprinkler system timers must be changed to **NOT** run while lights are turned on at night. All service issues will be resolved within 48 hours of us receiving notice. GFI outlets are notorious for tripping particularly when it rains heavily. **Customers are responsible for resetting GFI outlets once they are dry.** Please check the GF outlets regularly to insure power is getting to the lights. **Service calls placed due to this issue alone will be subjected to a service fee.** A 50% deposit is REQUIRED before installation of any lighting.

## **JM HOLIDAY LIGHTING, INC. SEASONAL SERVICE AGREEMENT**

This Service Agreement is made effective as of Current Date Wed Aug 26, 2026 , until January 1st, 2029, by and between of Montera, 8451 Monterra Blvd  
Hollywood, FL 33024-8754, and JM Holiday Lighting, Inc. of 1941 NW 40th Court, Pompano Beach, Fl, 33064.

**1. DESCRIPTION OF SERVICES** Commercial properties will be installed between September 15th and October 31st of each season who have paid their deposit check. Residential customers will be installed after November 1<sup>st</sup> of each season. If booking services after November 1st, your installation date will be provided to you after your deposit has been received. All Customers lighting will be "Turned On" at our (4) week window options we will provide you at the time of booking. All customers lighting will be removed January 1st thru February 14th each season. JM Holiday Lighting, Inc. will provide to Montera for the services described in the attached "Estimate".

**2. PAYMENT FOR SERVICES.** In exchange for services, Montera will pay JM Holiday Lighting, Inc. according to the following schedule:  
A pre-installation deposit in the amount of \$13,610.70 must be provided a minimum of 21 days before installation each season. Receipt of your deposit will secure your installation date prior to each season. You will be added to the installation list in the order at which your deposit was received. The remaining \$13,610.70 must be paid by December 31st of each season. An unpaid balance will accrue at a rate of 2% interest per month beginning March 1<sup>st</sup>. You will receive an updated invoice for the unpaid balance at the beginning of each month with the fee(s) assessed until the balance has been paid in full. If we have to seek legal options to collect payment, you will be responsible for the balance due along with any and all court costs applied to your case.

**3. WARRANTY.** JM Holiday Lighting, Inc.'s warranty covers all of its workmanship and services until **December 31st** of each year. JM Holiday Lighting, Inc. shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in JM Holiday Lighting, Inc.'s community and region and will provide a standard of care equal to, or superior to, care used by service providers similar to JM Holiday Lighting, Inc. on similar projects JM Holiday Lighting, Inc. DOES NOT warranty the following: vandalism, hurricane, severe weather damage, accidental damage due to an outside party (e.g., landscapers), the resetting of GFI outlets and sprinkler system damage. Lights serviced with sprinkler systems still running at night will be billed for a service charge to all damaged sets.

If it is determined that the service call generated was not the fault of JM Holiday Lighting, Inc.'s products or services there will be a \$125.00 per

hour service charge, in addition to any materials needed to repair the damage. A service call generated due to a GFI issue alone will be billed a minimum of 1 hour/\$125.00. All damages to the products of JM Holiday Lighting, Inc. while on recipients' premises must be repaired by JM Holiday Lighting, Inc. at the owner's expense, not to exceed the original value of materials stated in attached Agreement (Estimate/Proposal). **Service calls** will be handled within 48 hours with the exception of hurricanes or other severe weather damage in which a service call may take longer.

**3a. Severe Weather Damages Clause:** JM Holiday Lighting, Inc. is not responsible for any damages caused by severe weather, including hurricanes and heavy rain. Clients acknowledge that severe weather can lead to outages, damage to the lighting, and tripped GFI outlets. Clients must restore lighting back to contracted design. Any repairs required due to severe weather damages will be billed at a rate of \$125.00 per hour, plus the cost of materials based on proposal price, and service calls for such repairs will not interfere with any installations that are already scheduled.

**3b. Ground Fault Circuit Interrupter Clause:** GFCI or GFI outlets are notorious for tripping particularly when it rains heavily. Customers are responsible for resetting GFI outlets once they are dry. Sprinkler system timers must be changed to NOT run while lights are turned on at night as this causes unnecessary outages, damage to the lighting, and causes GFI outlets to trip.

**4. DEFAULT.** The occurrence of any of the following shall constitute a material default under this Agreement:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

**5. REMEDIES** In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Agreement (including without limitation the failure to make a monetary payment when due), the other party may terminate the Agreement by providing written notice to the defaulting party. Any remaining years to the Agreement will be terminated on the effective date of such notice. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 14 days from the effective date of such notice to cure the default(s). If a balance is remaining, payment will be due in full within 14 days from the effective date of such notice. Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Agreement.

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

**7. SEVERABILITY** If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

**8. AMENDMENT.** This Agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

**9. GOVERNING LAW.** This Agreement shall be construed in accordance with the laws of the State of Florida.

**10. NOTICE.** Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

**11. ASSIGNMENT.** Neither party may assign or transfer this Agreement without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

**12. MULTI-YEAR OPT-OUT.** Should you choose to cancel the agreement prior to fulfilling all contracted terms, you must provide written notice of cancellation. In such cases, any discounts applied under the Multi-Year Agreement will be forfeited, and the discounted amount previously received will become due and payable.

**13. CONTRACT TOTAL. Estimate Number: 26361 Total Amount: \$27,221.40**

**Service Recipient:**

Montera

By: \_\_\_\_\_

**Please sign the above line & initial each of the following below to acknowledge that you have read, understood and agreed to the terms of this specific agreement.**

1) Please acknowledge that you have read section 2. **"Payment for Services"** portion of this Agreement and fully understand your payment schedule to JM Holiday Lighting, Inc. as well as how late fees are assessed.

Customer Initial Here >> \_\_\_\_\_

2) Please acknowledge that you have read section 3. **"Warranty"** portion of this Agreement and fully understand what is covered and not covered by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

3) Please acknowledge that you will have all of your trees and shrubbery **properly trimmed** before the installation of any lighting or this will result in additional pruning charges billed separately by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

4) Please acknowledge that you are responsible for **resetting your GFI** and will NOT have your sprinkler systems set to run while the lights are on at night.

Customer Initial Here >> \_\_\_\_\_

**Service Provider:**

JM Holiday Lighting, Inc.

By

**President**

Marc J. Gotta

**Vice President**

Jena Thompson

**Chief Administrative Officer**

Gianni Lazzara

**Chief Operating Officer**

Brandon Lawerance

**QUESTIONS? CONTACT US**

jmholidaylighting@gmail.com  
561-573-7090  
954-482-6800

**TERMS & CONDITIONS**

We accept payment by Check, Cash, Zelle, ACH, or Credit Card (with a 3% Convenience Fee). We accept Visa, Mastercard, & Discover. For Amex, please let us know as a specific link will need to be sent.

**NEW MAILING ADDRESS: 1941 NW 40TH  
COURT, POMPANO BEACH, FL, 33064**

NOTE:

Estimate  
for

Montera  
8451 Monterra Blvd  
Hollywood, FL 33024-8754  
954-374-9936

**JM Holiday Lighting Inc.**

1941 NW 40th Ct  
Pompano Beach, FL 33064  
954-482-6800  
561-573-7090  
jmholidaylighting@gmail.com

**Estimate No. 26361** Issued on Sun Aug 23, 2026

| Qty | Name                                     | Description                                                                                                                                                                                                              | Rate     | Amount     | Tax |
|-----|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-----|
| 1   | Area A                                   | Area A: MAIN ENTRANCE - CENTER ISLAND<br>** Located at the Intersection of Pine Island Rd and Monterra BLVD                                                                                                              | \$0.00   | \$0.00     | NON |
| 350 | C9: (b)<br>L.E.D.<br>12in (51-<br>100ft) | C9: Install 350 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline All Levels of the UNDERHANG & ROOF PEAKS of the Guard House<br>** Including the Flat Roof on the Right Side                                       | \$5.50   | \$1,925.00 | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 20  | 4in<br>WARM<br>WHITE                     | CANOPY: Spiral canopy 2 ITALIAN CYPRESS located (1 Per Side) of the Guard House in the Center Island with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                               | \$30.00  | \$600.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 1   | Wreath<br>Sequoia:<br>60in<br>L.E.D.     | WREATH: Install 1 - 60in WARM WHITE L.E.D. Lit WREATH on the Front of the Guard House Balcony Railing                                                                                                                    | \$395.00 | \$395.00   | TAX |
| 1   | Bows:<br>24in<br>L.E.D.                  | L.E.D. LIT BOW: Install 1 - 24-INCH L.E.D. Lit BOW on the Top Center of Wreath                                                                                                                                           | \$135.00 | \$135.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 70  | 4in<br>WARM<br>WHITE                     | TRUNK: Spiral wrap 7 MEDJOOL DATE PALM trees located in the Center Island with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree<br>** 5 Located in front of the Guard House and 2 Behind the Guard House | \$30.00  | \$2,100.00 | TAX |
| 30  | 4in<br>WARM<br>WHITE                     | FRONDS: Light 30 Fronds in the First MEDJOOL tree located in the Center Island with 4in Watertight WARM WHITE L.E.D. mini lights                                                                                         | \$32.00  | \$960.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 35  | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft)   | C9: Install 35 feet of 9in WARM WHITE L.E.D. C-9 lighting on the TOP EDGE & END COLUMNS on 1 Monument Sign located in the Front Center Island                                                                            | \$6.00   | \$210.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                                                          | \$0.00   | \$0.00     | NON |
| 1   | Area B                                   | Area B: MAIN ENTRANCE - RIGHT SIDE                                                                                                                                                                                       | \$0.00   | \$0.00     | TAX |
| 24  | 4in                                      | TRUNK: Spiral wrap 2 MEDJOOL DATE PALM trees located 1 Per Side of the                                                                                                                                                   | \$30.00  | \$720.00   | TAX |

|                                    |                                                                                                                                                                                                                                                                                                                              |  |         |                |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|----------------|
| WARM WHITE                         | Monument Tower with an Average of 12 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                                                                           |  |         |                |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |
| 150 C9: (b) L.E.D. 12in (51-100ft) | C9: Install 150 Total feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG, UPPER LIP (5ft Below Underhang) & LOWER SIDE WALLS on the Monument Tower located on the Right side of Main Entrance<br>** Do not Light the Back Under-Hang - Light All Visible Portions<br>** Needs Wood To Drive on Grass |  | \$5.50  | \$825.00 TAX   |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |
| 1 Area C                           | Area C: CLUB HOUSE<br>** Located Approx. 100 feet past the Guard House on the Left                                                                                                                                                                                                                                           |  | \$0.00  | \$0.00 NON     |
| 120 C9: (b) L.E.D. 12in (51-100ft) | C9: Install 120 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline All Levels of UNDERHANG on the Front of Club House                                                                                                                                                                                                    |  | \$5.50  | \$660.00 TAX   |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |
| 24 4in WARM WHITE                  | TRUNK: Spiral wrap 6 ALEXANDER PALM trees located 3 Per Side of the Front Door with 4 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                          |  | \$30.00 | \$720.00 TAX   |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |
| 12 4in WARM WHITE                  | CANOPY: Spiral canopy 2 SHAPED TOPIARY BUSHES located 1 Per Side of the Front Door with 6 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                      |  | \$30.00 | \$360.00 TAX   |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |
| 18 4in WARM WHITE                  | TRUNK: Spiral wrap 2 SILVER BISMARCK PALM trees located 1 Per Side of the Front Door with 9 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                    |  | \$30.00 | \$540.00 TAX   |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |
| 20 C9: (a) L.E.D. 9in (21-50ft)    | C9: Install 20 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE of 1 Monument Sign located at the Entrance to Club House                                                                                                                                                                                   |  | \$6.00  | \$120.00 TAX   |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |
| 60 4in WARM WHITE                  | TRUNK: Spiral wrap 2 OAK trees located on Either Side of Monument Sign with 30 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                                 |  | \$35.00 | \$2,100.00 TAX |
| 20 Braided Drops Double            | BRAIDED DROPS: Install 10 WARM WHITE DROPS From Each of the 2 OAK TREES Located on Either Side of the Club House Monument Sign                                                                                                                                                                                               |  | \$55.00 | \$1,100.00 TAX |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |
| 16 4in WARM WHITE                  | CANOPY: Spiral Canopy 2 SHAPED TOPIARY trees located 1 Per Side of Monument Sign with 8 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                                                        |  | \$30.00 | \$480.00 TAX   |
| 1 Manager Notes                    |                                                                                                                                                                                                                                                                                                                              |  | \$0.00  | \$0.00 NON     |

| Notes |                                |                                                                                                                                                                                                                        |         |                |
|-------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
| 1     | Area D                         | Area D: 2ND ENTRANCE - CENTER ISLANDS, GUARD HOUSE & FRONT CORNERS<br>** Located at the Intersection of Montera Blvd. & N University Dr.                                                                               | \$0.00  | \$0.00 NON     |
| 80    | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UNDERHANG of the Guard House located in the 2nd Center Island of Entrance-way                                                                | \$5.50  | \$440.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 30    | 4in WARM WHITE                 | TRUNK: Spiral wrap 3 SYLVESTER DATE PALM trees located directly in Front of the Guard House with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                      | \$30.00 | \$900.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80    | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on Each of the 2 Monument Signs located 1 Per Side of Entrance-way                                                     | \$6.00  | \$480.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 24    | 4in WARM WHITE                 | TRUNK: Spiral wrap 12 ROBELLINI PALM trees located (6 Per Side) in Front of Each Monument Sign with 2 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                    | \$28.00 | \$672.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 24    | 4in WARM WHITE                 | BUSHES: Heavily scatter 12 sets of 4in Watertight WARM WHITE L.E.D mini lights in the GREEN ISLAND FICUS BUSHES located in Front of Each Monument Sign                                                                 | \$26.00 | \$624.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80    | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG & UPPER LIP (5ft Below Underhang) on the 1 Monument Tower located on the Right side of Entrance-way Behind the Monument Sign | \$5.50  | \$440.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 50    | 4in WARM WHITE                 | TRUNK: Spiral wrap 5 MEDJOOL DATE PALM trees located in the Center Island at N University with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree<br>** Could not Locate Power at this Island            | \$30.00 | \$1,500.00 TAX |
| 30    | 4in WARM WHITE                 | FRONDS: Light 30 Fronds in the First MEDJOOL DATE PALM tree located in the Center Island Along N University with 4in Watertight WARM WHITE L.E.D. mini lights                                                          | \$32.00 | \$960.00 TAX   |
| 1     | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 1     | Area E                         | Area E: 3RD ENTRANCE - LEFT & RIGHT SIDES<br>** Located at the Intersection of NW 84th Ave. & Sheridan St.                                                                                                             | \$0.00  | \$0.00 NON     |
| 80    | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on Each of the 2 Monument Signs located 1 Per Side of Entrance-way                                                     | \$6.00  | \$480.00 TAX   |

|    |                                |                                                                                                                                                                                                                        |         |                       |
|----|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------|
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | <del>\$0.00</del> NON |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 80 | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG & UPPER LIP (5ft Below Underhang) on the 1 Monument Tower located on the Right side of Entrance-way Behind the Monument Sign | \$5.50  | \$440.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 10 | 4in WARM WHITE                 | TRUNK: Spiral wrap 1 MEDJOOl DATE PALM tree located in the Center Island with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights<br>** NO POWER, THIS AREA NEEDS AN OUTLET INSTALLED                              | \$30.00 | \$300.00 TAX          |
| 30 | 4in WARM WHITE                 | FRONDS: Light 30 Fronds in the 1 MEDJOOl DATE PALM trees located in the Center Island with 4in Watertight WARM WHITE L.E.D. mini lights                                                                                | \$32.00 | \$960.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 30 | 4in WARM WHITE                 | TRUNK: Spiral wrap 3 MEDJOOl DATE PALM trees located on the Entrance Surrounding the Tower with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                       | \$30.00 | \$900.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 30 | 4in WARM WHITE                 | TRUNK: Spiral wrap 3 MEDJOOl DATE PALM trees located in the Center Island Near the Gate Arms with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                     | \$30.00 | \$900.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 1  | Area F                         | Area F: SW CORNER OF STERLING RD AND PINE ISLAND                                                                                                                                                                       | \$0.00  | \$0.00 NON            |
| 40 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on 1 Monument Sign located on the Right side of Entrance-way                                                           | \$6.00  | \$240.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 1  | Area G                         | Area G: BELLA TERRA                                                                                                                                                                                                    | \$0.00  | \$0.00 NON            |
| 30 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed    | \$6.00  | \$180.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 28 | 4in WARM WHITE                 | TRUNK: Spiral wrap 3 MEDJOOl DATE PALM trees located in the Center Island with 28 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                           | \$30.00 | \$840.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |
| 1  | Area H                         | Area H: CORTA BELLA                                                                                                                                                                                                    | \$0.00  | \$0.00 NON            |
| 30 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed    | \$6.00  | \$180.00 TAX          |
| 1  | Manager                        |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON            |
|    | Notes                          |                                                                                                                                                                                                                        |         |                       |

|    |                                        |                                                                                                                                                                                                                          |         |                |
|----|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
| 40 | 4in<br>WARM<br>WHITE                   | TRUNK: Spiral wrap 4 MEDJOOl DATE PALM trees located in the Center Island<br>with 40 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                          | \$30.00 | \$1,200.00 TAX |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 1  | Area I                                 | Area I: CAPISTRANO                                                                                                                                                                                                       | \$0.00  | \$0.00 NON     |
| 30 | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00  | \$180.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 25 | 4in<br>WARM<br>WHITE                   | TRUNK: Spiral wrap 3 SILVER BISMARCK PALM trees located in the Center Island<br>with 25 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                       | \$30.00 | \$750.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 1  | Area J                                 | Area J: LA COSTA                                                                                                                                                                                                         | \$0.00  | \$0.00 NON     |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 30 | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00  | \$180.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 30 | 4in<br>WARM<br>WHITE                   | TRUNK: Spiral wrap 3 SILVER BISMARCK PALM trees located in the Center Island<br>with 30 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                       | \$30.00 | \$900.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 1  | Area K                                 | Area K: VISTA DEL SOL                                                                                                                                                                                                    | \$0.00  | \$0.00 NON     |
| 30 | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00  | \$180.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 37 | 4in<br>WARM<br>WHITE                   | TRUNK: Spiral wrap 4 SILVER BISMARCK PALM trees located in the Center Island<br>with 37 Total sets of 4in Watertight WARM WHITE L.E.D. mini lights                                                                       | \$30.00 | \$1,110.00 TAX |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
| 1  | Area L                                 | Area L: VISTA DEL PRADO                                                                                                                                                                                                  | \$0.00  | \$0.00 NON     |
| 60 | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the 2 Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed | \$6.00  | \$360.00 TAX   |
| 1  | Manager<br>Notes                       |                                                                                                                                                                                                                          | \$0.00  | \$0.00 NON     |
|    | Subtotal                               | Subtotal                                                                                                                                                                                                                 |         | \$30,246.00    |

1 Discount Discount Per Year for Signing a 3-Year Agreement in 2026  
Percent

-10.00% \$-3,024.00 TAX

|                 |             |
|-----------------|-------------|
| tax             | \$0.00      |
| estimated total | \$27,221.40 |
| Deposit Due     | \$13,610.70 |

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# THANK YOU

for considering JM Holiday Lighting

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**"Confidentiality Notice":** This proposal and its contents are confidential and intended solely for the recipient named above. This proposal contains proprietary information that is intended only for the recipient and may be legally privileged. Any dissemination, distribution, or copying of this proposal by anyone other than the intended recipient(s) is strictly prohibited. We request that you treat this information confidentially and refrain from sharing it with any third parties, including competitors. Thank you for your cooperation.

JM Holiday Lighting, Inc.'s warranty covers all of its services and materials for seasonal lighting until December 31st of each year. All trees must be properly trimmed before the installation date or additional pruning charges will be billed separately. Sprinkler system timers must be changed to **NOT** run while lights are turned on at night. All service issues will be resolved within 48 hours of us receiving notice. GFI outlets are notorious for tripping particularly when it rains heavily. **Customers are responsible for resetting GFI outlets once they are dry.** Please check the GF outlets regularly to insure power is getting to the lights. **Service calls placed due to this issue alone will be subjected to a service fee.** A 50% deposit is REQUIRED before installation of any lighting.

## **JM HOLIDAY LIGHTING, INC. SEASONAL SERVICE AGREEMENT**

This Service Agreement is made effective as of Current Date Wed Aug 26, 2026 , until January 1st, 2029, by and between of Montera, 8451 Monterra Blvd  
Hollywood, FL 33024-8754, and JM Holiday Lighting, Inc. of 1941 NW 40th Court, Pompano Beach, Fl, 33064.

**1. DESCRIPTION OF SERVICES** Commercial properties will be installed between September 15th and October 31st of each season who have paid their deposit check. Residential customers will be installed after November 1<sup>st</sup> of each season. If booking services after November 1st, your installation date will be provided to you after your deposit has been received. All Customers lighting will be "Turned On" at our (4) week window options we will provide you at the time of booking. All customers lighting will be removed January 1st thru February 14th each season. JM Holiday Lighting, Inc. will provide to Montera for the services described in the attached "Estimate".

**2. PAYMENT FOR SERVICES.** In exchange for services, Montera will pay JM Holiday Lighting, Inc. according to the following schedule:  
A pre-installation deposit in the amount of \$13,610.70 must be provided a minimum of 21 days before installation each season. Receipt of your deposit will secure your installation date prior to each season. You will be added to the installation list in the order at which your deposit was received. The remaining \$13,610.70 must be paid by December 31st of each season. An unpaid balance will accrue at a rate of 2% interest per month beginning March 1<sup>st</sup>. You will receive an updated invoice for the unpaid balance at the beginning of each month with the fee(s) assessed until the balance has been paid in full. If we have to seek legal options to collect payment, you will be responsible for the balance due along with any and all court costs applied to your case.

**3. WARRANTY.** JM Holiday Lighting, Inc.'s warranty covers all of its workmanship and services until **December 31st** of each year. JM Holiday Lighting, Inc. shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in JM Holiday Lighting, Inc.'s community and region and will provide a standard of care equal to, or superior to, care used by service providers similar to JM Holiday Lighting, Inc. on similar projects JM Holiday Lighting, Inc. DOES NOT warranty the following: vandalism, hurricane, severe weather damage, accidental damage due to an outside party (e.g., landscapers), the resetting of GFI outlets and sprinkler system damage. Lights serviced with sprinkler systems still running at night will be billed for a service charge to all damaged sets.

If it is determined that the service call generated was not the fault of JM Holiday Lighting, Inc.'s products or services there will be a \$125.00 per

hour service charge, in addition to any materials needed to repair the damage. A service call generated due to a GFI issue alone will be billed a minimum of 1 hour/\$125.00. All damages to the products of JM Holiday Lighting, Inc. while on recipients' premises must be repaired by JM Holiday Lighting, Inc. at the owner's expense, not to exceed the original value of materials stated in attached Agreement (Estimate/Proposal). **Service calls** will be handled within 48 hours with the exception of hurricanes or other severe weather damage in which a service call may take longer.

**3a. Severe Weather Damages Clause:** JM Holiday Lighting, Inc. is not responsible for any damages caused by severe weather, including hurricanes and heavy rain. Clients acknowledge that severe weather can lead to outages, damage to the lighting, and tripped GFI outlets. Clients must restore lighting back to contracted design. Any repairs required due to severe weather damages will be billed at a rate of \$125.00 per hour, plus the cost of materials based on proposal price, and service calls for such repairs will not interfere with any installations that are already scheduled.

**3b. Ground Fault Circuit Interrupter Clause:** GFCI or GFI outlets are notorious for tripping particularly when it rains heavily. Customers are responsible for resetting GFI outlets once they are dry. Sprinkler system timers must be changed to NOT run while lights are turned on at night as this causes unnecessary outages, damage to the lighting, and causes GFI outlets to trip.

**4. DEFAULT.** The occurrence of any of the following shall constitute a material default under this Agreement:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

**5. REMEDIES** In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Agreement (including without limitation the failure to make a monetary payment when due), the other party may terminate the Agreement by providing written notice to the defaulting party. Any remaining years to the Agreement will be terminated on the effective date of such notice. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 14 days from the effective date of such notice to cure the default(s). If a balance is remaining, payment will be due in full within 14 days from the effective date of such notice. Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Agreement.

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

**7. SEVERABILITY** If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

**8. AMENDMENT.** This Agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

**9. GOVERNING LAW.** This Agreement shall be construed in accordance with the laws of the State of Florida.

**10. NOTICE.** Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

**11. ASSIGNMENT.** Neither party may assign or transfer this Agreement without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

**12. MULTI-YEAR OPT-OUT.** Should you choose to cancel the agreement prior to fulfilling all contracted terms, you must provide written notice of cancellation. In such cases, any discounts applied under the Multi-Year Agreement will be forfeited, and the discounted amount previously received will become due and payable.

**13. CONTRACT TOTAL. Estimate Number: 26361 Total Amount: \$27,221.40**

**Service Recipient:**

Montera

By: \_\_\_\_\_

**Please sign the above line & initial each of the following below to acknowledge that you have read, understood and agreed to the terms of this specific agreement.**

1) Please acknowledge that you have read section 2. **"Payment for Services"** portion of this Agreement and fully understand your payment schedule to JM Holiday Lighting, Inc. as well as how late fees are assessed.

Customer Initial Here >> \_\_\_\_\_

2) Please acknowledge that you have read section 3. **"Warranty"** portion of this Agreement and fully understand what is covered and not covered by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

3) Please acknowledge that you will have all of your trees and shrubbery **properly trimmed** before the installation of any lighting or this will result in additional pruning charges billed separately by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

4) Please acknowledge that you are responsible for **resetting your GFI** and will NOT have your sprinkler systems set to run while the lights are on at night.

Customer Initial Here >> \_\_\_\_\_

**Service Provider:**

JM Holiday Lighting, Inc.

By

**President**

Marc J. Gotta

**Vice President**

Jena Thompson

**Chief Administrative Officer**

Gianni Lazzara

**Chief Operating Officer**

Brandon Lawerance

**QUESTIONS? CONTACT US**

jmholidaylighting@gmail.com  
561-573-7090  
954-482-6800

**TERMS & CONDITIONS**

We accept payment by Check, Cash, Zelle, ACH, or Credit Card (with a 3% Convenience Fee). We accept Visa, Mastercard, & Discover. For Amex, please let us know as a specific link will need to be sent.

**NEW MAILING ADDRESS: 1941 NW 40TH  
COURT, POMPANO BEACH, FL, 33064**

NOTE:

Estimate  
for

Montera  
8451 Monterra Blvd  
Hollywood, FL 33024-8754  
954-374-9936

**JM Holiday Lighting Inc.**

1941 NW 40th Ct  
Pompano Beach, FL 33064  
954-482-6800  
561-573-7090  
jmholidaylighting@gmail.com

**Estimate No. 26393** Issued on Wed Aug 26, 2026

| Qty | Name                                     | Description                                                                                                                                                                        | Rate     | Amount     | Tax |
|-----|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-----|
| 1   | Area A                                   | Area A: MAIN ENTRANCE - CENTER ISLAND<br>** Located at the Intersection of Pine Island Rd and Monterra BLVD                                                                        | \$0.00   | \$0.00     | NON |
| 350 | C9: (b)<br>L.E.D.<br>12in (51-<br>100ft) | C9: Install 350 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline All Levels of the UNDERHANG & ROOF PEAKS of the Guard House<br>** Including the Flat Roof on the Right Side | \$5.50   | \$1,925.00 | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 20  | 4in<br>WARM<br>WHITE                     | CANOPY: Spiral canopy 2 ITALIAN CYPRESS located (1 Per Side) of the Guard House in the Center Island with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree         | \$30.00  | \$600.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 1   | Wreath<br>Sequoia:<br>60in<br>L.E.D.     | WREATH: Install 1 - 60in WARM WHITE L.E.D. Lit WREATH on the Front of the Guard House Balcony Railing                                                                              | \$395.00 | \$395.00   | TAX |
| 1   | Bows:<br>24in<br>L.E.D.                  | L.E.D. LIT BOW: Install 1 - 24-INCH L.E.D. Lit BOW on the Top Center of Wreath                                                                                                     | \$135.00 | \$135.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 50  | 4in<br>WARM<br>WHITE                     | TRUNK: Spiral wrap 5 MEDJOOL DATE PALM trees located in Front of the Guard House with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                             | \$30.00  | \$1,500.00 | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 35  | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft)   | C9: Install 35 feet of 9in WARM WHITE L.E.D. C-9 lighting on the TOP EDGE & END COLUMNS on 1 Monument Sign located in the Front Center Island                                      | \$6.00   | \$210.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 1   | Area B                                   | Area B: MAIN ENTRANCE - RIGHT SIDE                                                                                                                                                 | \$0.00   | \$0.00     | TAX |
| 24  | 4in<br>WARM<br>WHITE                     | TRUNK: Spiral wrap 2 MEDJOOL DATE PALM trees located 1 Per Side of the Monument Tower with an Average of 12 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree          | \$30.00  | \$720.00   | TAX |
| 1   | Manager                                  |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |

| Notes |                                |                                                                                                                                                                                                                                                                                           |                      |
|-------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 150   | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 150 Total feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG, UPPER LIP (5ft Below Underhang) & LOWER SIDE WALLS on the Monument Tower located on the Right side of Main Entrance<br>** Light All Visible Portions<br>** Needs Wood To Drive on Grass | \$5.50 \$825.00 TAX  |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 1     | Area C                         | Area C: CLUB HOUSE<br>** Located Approx. 100 feet past the Guard House on the Left                                                                                                                                                                                                        | \$0.00 \$0.00 NON    |
| 120   | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 120 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline All Levels of UNDERHANG on the Front of Club House                                                                                                                                                                 | \$5.50 \$660.00 TAX  |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 24    | 4in WARM WHITE                 | TRUNK: Spiral wrap 6 ALEXANDER PALM trees located 3 Per Side of the Front Door with 4 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                       | \$30.00 \$720.00 TAX |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 12    | 4in WARM WHITE                 | CANOPY: Spiral canopy 2 SHAPED TOPIARY BUSHES located 1 Per Side of the Front Door with 6 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                   | \$28.00 \$336.00 TAX |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 18    | 4in WARM WHITE                 | TRUNK: Spiral wrap 2 SILVER BISMARCK PALM trees located 1 Per Side of the Front Door with 9 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                 | \$30.00 \$540.00 TAX |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 20    | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 20 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE of 1 Monument Sign located at the Entrance to Club House                                                                                                                                                | \$6.00 \$120.00 TAX  |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 16    | 4in WARM WHITE                 | CANOPY: Spiral Canopy 2 SHAPED TOPIARY trees located 1 Per Side of Monument Sign with 8 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                     | \$28.00 \$448.00 TAX |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 1     | Area D                         | Area D: 2ND ENTRANCE - CENTER ISLANDS, GUARD HOUSE & FRONT CORNERS<br>** Located at the Intersection of Montero Blvd. & N University Dr.                                                                                                                                                  | \$0.00 \$0.00 NON    |
| 80    | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UNDERHANG of the Guard House located in the 2nd Center Island of Entrance-way                                                                                                                                   | \$5.50 \$440.00 TAX  |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 30    | 4in                            | TRUNK: Spiral wrap 3 SYLVESTER DATE PALM trees located directly in Front                                                                                                                                                                                                                  | \$30.00 \$900.00 TAX |

|    |                                |                                                                                                                                                                                                                        |         |                |
|----|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
|    | WARM WHITE                     | of the Guard House with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                               |         |                |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on Each of the 2 Monument Signs located 1 Per Side of Entrance-way                                                     | \$6.00  | \$480.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 24 | 4in WARM WHITE                 | TRUNK: Spiral wrap 12 ROBELLINI PALM trees located (6 Per Side) in Front of Each Monument Sign with 2 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                    | \$28.00 | \$672.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 24 | 4in WARM WHITE                 | BUSHES: Heavily scatter 12 sets of 4in Watertight WARM WHITE L.E.D mini lights in the GREEN ISLAND FICUS BUSHES located in Front of Each Monument Sign                                                                 | \$26.00 | \$624.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 44 | 6in WARM WHITE                 | TRUNK: Spiral wrap 4 ROYAL PALM trees located (2 Per Side) Behind Each Monument Sign with 11 sets of 6in Watertight WARM WHITE L.E.D. mini lights per tree                                                             | \$32.00 | \$1,408.00 TAX |
| 40 | 6in WARM WHITE                 | FRONDS: Light 10 Fronds in Each of the 4 ROYAL PALM trees located (2 Per Side) Behind the Monument Signs with 6in Watertight WARM WHITE L.E.D. mini lights                                                             | \$40.00 | \$1,600.00 TAX |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80 | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG & UPPER LIP (5ft Below Underhang) on the 1 Monument Tower located on the Right side of Entrance-way Behind the Monument Sign | \$5.50  | \$440.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 1  | Area E                         | Area E: 3RD ENTRANCE - LEFT & RIGHT SIDES<br>** Located at the Intersection of NW 84th Ave. & Sheridan St.                                                                                                             | \$0.00  | \$0.00 NON     |
| 80 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on Each of the 2 Monument Signs located 1 Per Side of Entrance-way                                                     | \$6.00  | \$480.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80 | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG & UPPER LIP (5ft Below Underhang) on the 1 Monument Tower located on the Right side of Entrance-way Behind the Monument Sign | \$5.50  | \$440.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 30 | 4in WARM WHITE                 | TRUNK: Spiral wrap 2 MEDJOOL DATE PALM trees located (1 Per Side) to the Left & Right of the Tower with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                               | \$30.00 | \$900.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |

| Notes                                     |                                                                                                                                                                                                                          |        |              |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------|
| 1 Area F                                  | Area F: SW CORNER OF STERLING RD AND PINE ISLAND                                                                                                                                                                         | \$0.00 | \$0.00 NON   |
| 40 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on 1 Monument Sign located on the Right side of<br>Entrance-way                                                       | \$6.00 | \$240.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                          | \$0.00 | \$0.00 NON   |
| 1 Area G                                  | Area G: BELLA TERRA                                                                                                                                                                                                      | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                          | \$0.00 | \$0.00 NON   |
| 1 Area H                                  | Area H: CORTA BELLA                                                                                                                                                                                                      | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                          | \$0.00 | \$0.00 NON   |
| 1 Area I                                  | Area I: CAPRISTANO                                                                                                                                                                                                       | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                          | \$0.00 | \$0.00 NON   |
| 1 Area J                                  | Area J: LA COSTA                                                                                                                                                                                                         | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                          | \$0.00 | \$0.00 NON   |
| 1 Area K                                  | Area K: VISTA DEL SOL                                                                                                                                                                                                    | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                          | \$0.00 | \$0.00 NON   |
| 1 Area L                                  | Area L: VISTA DEL PRADO                                                                                                                                                                                                  | \$0.00 | \$0.00 NON   |
| 60 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP<br>EDGE & END COLUMNS on the 2 Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed | \$6.00 | \$360.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                          | \$0.00 | \$0.00 NON   |
| Subtotal                                  | Subtotal                                                                                                                                                                                                                 |        | \$19,018.00  |

1 Discount Discount Per Year for Signing a 3-Year Agreement in 2026  
Percent

-10.00% \$-1,901.80 TAX

|                 |             |
|-----------------|-------------|
| tax             | \$0.00      |
| estimated total | \$17,116.20 |
| Deposit Due     | \$8,558.10  |

---

# THANK YOU

for considering JM Holiday Lighting

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**"Confidentiality Notice":** This proposal and its contents are confidential and intended solely for the recipient named above. This proposal contains proprietary information that is intended only for the recipient and may be legally privileged. Any dissemination, distribution, or copying of this proposal by anyone other than the intended recipient(s) is strictly prohibited. We request that you treat this information confidentially and refrain from sharing it with any third parties, including competitors. Thank you for your cooperation.

JM Holiday Lighting, Inc.'s warranty covers all of its services and materials for seasonal lighting until December 31st of each year. All trees must be properly trimmed before the installation date or additional pruning charges will be billed separately. Sprinkler system timers must be changed to **NOT** run while lights are turned on at night. All service issues will be resolved within 48 hours of us receiving notice. GFI outlets are notorious for tripping particularly when it rains heavily. **Customers are responsible for resetting GFI outlets once they are dry.** Please check the GF outlets regularly to insure power is getting to the lights. **Service calls placed due to this issue alone will be subjected to a service fee.** A 50% deposit is REQUIRED before installation of any lighting.

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Hollywood, FL 33024-8754, and JM Holiday Lighting, Inc. of 1941 NW 40th Court, Pompano Beach, Fl, 33064.

**1. DESCRIPTION OF SERVICES** Commercial properties will be installed between September 15th and October 31st of each season who have paid their deposit check. Residential customers will be installed after November 1<sup>st</sup> of each season. If booking services after November 1st, your installation date will be provided to you after your deposit has been received. All Customers lighting will be "Turned On" at our (4) week window options we will provide you at the time of booking. All customers lighting will be removed January 1st thru February 14th each season. JM Holiday Lighting, Inc. will provide to Montera for the services described in the attached "Estimate".

**2. PAYMENT FOR SERVICES.** In exchange for services, Montera will pay JM Holiday Lighting, Inc. according to the following schedule:  
A pre-installation deposit in the amount of \$8,558.10 must be provided a minimum of 21 days before installation each season. Receipt of your deposit will secure your installation date prior to each season. You will be added to the installation list in the order at which your deposit was received. The remaining \$8,558.10 must be paid by December 31st of each season. An unpaid balance will accrue at a rate of 2% interest per month beginning March 1<sup>st</sup>. You will receive an updated invoice for the unpaid balance at the beginning of each month with the fee(s) assessed until the balance has been paid in full. If we have to seek legal options to collect payment, you will be responsible for the balance due along with any and all court costs applied to your case.

**3. WARRANTY.** JM Holiday Lighting, Inc.'s warranty covers all of its workmanship and services until **December 31st** of each year. JM Holiday Lighting, Inc. shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in JM Holiday Lighting, Inc.'s community and region and will provide a standard of care equal to, or superior to, care used by service providers similar to JM Holiday Lighting, Inc. on similar projects JM Holiday Lighting, Inc. DOES NOT warranty the following: vandalism, hurricane, severe weather damage, accidental damage due to an outside party (e.g., landscapers), the resetting of GFI outlets and sprinkler system damage. Lights serviced with sprinkler systems still running at night will be billed for a service charge to all damaged sets.

If it is determined that the service call generated was not the fault of JM Holiday Lighting, Inc.'s products or services there will be a \$125.00 per

hour service charge, in addition to any materials needed to repair the damage. A service call generated due to a GFI issue alone will be billed a minimum of 1 hour/\$125.00. All damages to the products of JM Holiday Lighting, Inc. while on recipients' premises must be repaired by JM Holiday Lighting, Inc. at the owner's expense, not to exceed the original value of materials stated in attached Agreement (Estimate/Proposal). **Service calls** will be handled within 48 hours with the exception of hurricanes or other severe weather damage in which a service call may take longer.

**3a. Severe Weather Damages Clause:** JM Holiday Lighting, Inc. is not responsible for any damages caused by severe weather, including hurricanes and heavy rain. Clients acknowledge that severe weather can lead to outages, damage to the lighting, and tripped GFI outlets. Clients must restore lighting back to contracted design. Any repairs required due to severe weather damages will be billed at a rate of \$125.00 per hour, plus the cost of materials based on proposal price, and service calls for such repairs will not interfere with any installations that are already scheduled.

**3b. Ground Fault Circuit Interrupter Clause:** GFCI or GFI outlets are notorious for tripping particularly when it rains heavily. Customers are responsible for resetting GFI outlets once they are dry. Sprinkler system timers must be changed to NOT run while lights are turned on at night as this causes unnecessary outages, damage to the lighting, and causes GFI outlets to trip.

**4. DEFAULT.** The occurrence of any of the following shall constitute a material default under this Agreement:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

**5. REMEDIES** In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Agreement (including without limitation the failure to make a monetary payment when due), the other party may terminate the Agreement by providing written notice to the defaulting party. Any remaining years to the Agreement will be terminated on the effective date of such notice. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 14 days from the effective date of such notice to cure the default(s). If a balance is remaining, payment will be due in full within 14 days from the effective date of such notice. Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Agreement.

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

**7. SEVERABILITY** If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

**8. AMENDMENT.** This Agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

**9. GOVERNING LAW.** This Agreement shall be construed in accordance with the laws of the State of Florida.

**10. NOTICE.** Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

**11. ASSIGNMENT.** Neither party may assign or transfer this Agreement without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

**12. MULTI-YEAR OPT-OUT.** Should you choose to cancel the agreement prior to fulfilling all contracted terms, you must provide written notice of cancellation. In such cases, any discounts applied under the Multi-Year Agreement will be forfeited, and the discounted amount previously received will become due and payable.

**13. CONTRACT TOTAL. Estimate Number: 26393 Total Amount: \$17,116.20**

**Service Recipient:**

Montera

By: \_\_\_\_\_

**Please sign the above line & initial each of the following bellow to acknowledge that you have read, understood and agreed to the terms of this specific agreement.**

1) Please acknowledge that you have read section 2. **"Payment for Services"** portion of this Agreement and fully understand your payment schedule to JM Holiday Lighting, Inc. as well as how late fees are assessed.

Customer Initial Here >> \_\_\_\_\_

2) Please acknowledge that you have read section 3. **"Warranty"** portion of this Agreement and fully understand what is covered and not covered by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

3) Please acknowledge that you will have all of your trees and shrubbery **properly trimmed** before the installation of any lighting or this will result in additional pruning charges billed separately by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

4) Please acknowledge that you are responsible for **resetting your GFI** and will NOT have your sprinkler systems set to run while the lights are on at night.

Customer Initial Here >> \_\_\_\_\_

**Service Provider:**

JM Holiday Lighting, Inc.

By

**President**

Marc J. Gotta

**Vice President**

Jena Thompson

**Chief Administrative Officer**

Gianni Lazzara

**Chief Operating Officer**

Brandon Lawerance

**QUESTIONS? CONTACT US**

jmholidaylighting@gmail.com  
561-573-7090  
954-482-6800

**TERMS & CONDITIONS**

We accept payment by Check, Cash, Zelle, ACH, or Credit Card (with a 3% Convenience Fee). We accept Visa, Mastercard, & Discover. For Amex, please let us know as a specific link will need to be sent.

**NEW MAILING ADDRESS: 1941 NW 40TH  
COURT, POMPANO BEACH, FL, 33064**

NOTE:

Estimate  
for

Montera  
8451 Monterra Blvd  
Hollywood, FL 33024-8754  
954-374-9936

**JM Holiday Lighting Inc.**

1941 NW 40th Ct  
Pompano Beach, FL 33064  
954-482-6800  
561-573-7090  
jmholidaylighting@gmail.com

**Estimate No. 26393** Issued on Wed Aug 26, 2026

| Qty | Name                                     | Description                                                                                                                                                                        | Rate     | Amount     | Tax |
|-----|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-----|
| 1   | Area A                                   | Area A: MAIN ENTRANCE - CENTER ISLAND<br>** Located at the Intersection of Pine Island Rd and Monterra BLVD                                                                        | \$0.00   | \$0.00     | NON |
| 350 | C9: (b)<br>L.E.D.<br>12in (51-<br>100ft) | C9: Install 350 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline All Levels of the UNDERHANG & ROOF PEAKS of the Guard House<br>** Including the Flat Roof on the Right Side | \$5.50   | \$1,925.00 | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 20  | 4in<br>WARM<br>WHITE                     | CANOPY: Spiral canopy 2 ITALIAN CYPRESS located (1 Per Side) of the Guard House in the Center Island with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree         | \$30.00  | \$600.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 1   | Wreath<br>Sequoia:<br>60in<br>L.E.D.     | WREATH: Install 1 - 60in WARM WHITE L.E.D. Lit WREATH on the Front of the Guard House Balcony Railing                                                                              | \$395.00 | \$395.00   | TAX |
| 1   | Bows:<br>24in<br>L.E.D.                  | L.E.D. LIT BOW: Install 1 - 24-INCH L.E.D. Lit BOW on the Top Center of Wreath                                                                                                     | \$135.00 | \$135.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 50  | 4in<br>WARM<br>WHITE                     | TRUNK: Spiral wrap 5 MEDJOOL DATE PALM trees located in Front of the Guard House with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                             | \$30.00  | \$1,500.00 | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 35  | C9: (a)<br>L.E.D.<br>9in (21-<br>50ft)   | C9: Install 35 feet of 9in WARM WHITE L.E.D. C-9 lighting on the TOP EDGE & END COLUMNS on 1 Monument Sign located in the Front Center Island                                      | \$6.00   | \$210.00   | TAX |
| 1   | Manager<br>Notes                         |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |
| 1   | Area B                                   | Area B: MAIN ENTRANCE - RIGHT SIDE                                                                                                                                                 | \$0.00   | \$0.00     | TAX |
| 24  | 4in<br>WARM<br>WHITE                     | TRUNK: Spiral wrap 2 MEDJOOL DATE PALM trees located 1 Per Side of the Monument Tower with an Average of 12 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree          | \$30.00  | \$720.00   | TAX |
| 1   | Manager                                  |                                                                                                                                                                                    | \$0.00   | \$0.00     | NON |

| Notes |                                |                                                                                                                                                                                                                                                                                           |                      |
|-------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 150   | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 150 Total feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG, UPPER LIP (5ft Below Underhang) & LOWER SIDE WALLS on the Monument Tower located on the Right side of Main Entrance<br>** Light All Visible Portions<br>** Needs Wood To Drive on Grass | \$5.50 \$825.00 TAX  |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 1     | Area C                         | Area C: CLUB HOUSE<br>** Located Approx. 100 feet past the Guard House on the Left                                                                                                                                                                                                        | \$0.00 \$0.00 NON    |
| 120   | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 120 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline All Levels of UNDERHANG on the Front of Club House                                                                                                                                                                 | \$5.50 \$660.00 TAX  |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 24    | 4in WARM WHITE                 | TRUNK: Spiral wrap 6 ALEXANDER PALM trees located 3 Per Side of the Front Door with 4 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                       | \$30.00 \$720.00 TAX |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 12    | 4in WARM WHITE                 | CANOPY: Spiral canopy 2 SHAPED TOPIARY BUSHES located 1 Per Side of the Front Door with 6 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                   | \$28.00 \$336.00 TAX |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 18    | 4in WARM WHITE                 | TRUNK: Spiral wrap 2 SILVER BISMARCK PALM trees located 1 Per Side of the Front Door with 9 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                 | \$30.00 \$540.00 TAX |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 20    | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 20 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE of 1 Monument Sign located at the Entrance to Club House                                                                                                                                                | \$6.00 \$120.00 TAX  |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 16    | 4in WARM WHITE                 | CANOPY: Spiral Canopy 2 SHAPED TOPIARY trees located 1 Per Side of Monument Sign with 8 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                                     | \$28.00 \$448.00 TAX |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 1     | Area D                         | Area D: 2ND ENTRANCE - CENTER ISLANDS, GUARD HOUSE & FRONT CORNERS<br>** Located at the Intersection of Montero Blvd. & N University Dr.                                                                                                                                                  | \$0.00 \$0.00 NON    |
| 80    | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UNDERHANG of the Guard House located in the 2nd Center Island of Entrance-way                                                                                                                                   | \$5.50 \$440.00 TAX  |
| 1     | Manager Notes                  |                                                                                                                                                                                                                                                                                           | \$0.00 \$0.00 NON    |
| 30    | 4in                            | TRUNK: Spiral wrap 3 SYLVESTER DATE PALM trees located directly in Front                                                                                                                                                                                                                  | \$30.00 \$900.00 TAX |

|    |                                |                                                                                                                                                                                                                        |         |                |
|----|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------|
|    | WARM WHITE                     | of the Guard House with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                                                                                               |         |                |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on Each of the 2 Monument Signs located 1 Per Side of Entrance-way                                                     | \$6.00  | \$480.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 24 | 4in WARM WHITE                 | TRUNK: Spiral wrap 12 ROBELLINI PALM trees located (6 Per Side) in Front of Each Monument Sign with 2 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                                    | \$28.00 | \$672.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 24 | 4in WARM WHITE                 | BUSHES: Heavily scatter 12 sets of 4in Watertight WARM WHITE L.E.D mini lights in the GREEN ISLAND FICUS BUSHES located in Front of Each Monument Sign                                                                 | \$26.00 | \$624.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 44 | 6in WARM WHITE                 | TRUNK: Spiral wrap 4 ROYAL PALM trees located (2 Per Side) Behind Each Monument Sign with 11 sets of 6in Watertight WARM WHITE L.E.D. mini lights per tree                                                             | \$32.00 | \$1,408.00 TAX |
| 40 | 6in WARM WHITE                 | FRONDS: Light 10 Fronds in Each of the 4 ROYAL PALM trees located (2 Per Side) Behind the Monument Signs with 6in Watertight WARM WHITE L.E.D. mini lights                                                             | \$40.00 | \$1,600.00 TAX |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80 | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG & UPPER LIP (5ft Below Underhang) on the 1 Monument Tower located on the Right side of Entrance-way Behind the Monument Sign | \$5.50  | \$440.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 1  | Area E                         | Area E: 3RD ENTRANCE - LEFT & RIGHT SIDES<br>** Located at the Intersection of NW 84th Ave. & Sheridan St.                                                                                                             | \$0.00  | \$0.00 NON     |
| 80 | C9: (a) L.E.D. 9in (21-50ft)   | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on Each of the 2 Monument Signs located 1 Per Side of Entrance-way                                                     | \$6.00  | \$480.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 80 | C9: (b) L.E.D. 12in (51-100ft) | C9: Install 80 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UPPER UNDERHANG & UPPER LIP (5ft Below Underhang) on the 1 Monument Tower located on the Right side of Entrance-way Behind the Monument Sign | \$5.50  | \$440.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |
| 30 | 4in WARM WHITE                 | TRUNK: Spiral wrap 2 MEDJOOL DATE PALM trees located (1 Per Side) to the Left & Right of the Tower with 10 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree                                               | \$30.00 | \$900.00 TAX   |
| 1  | Manager Notes                  |                                                                                                                                                                                                                        | \$0.00  | \$0.00 NON     |

| Notes                                     |                                                                                                                                                                                                                       |        |              |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------|
| 1 Area F                                  | Area F: SW CORNER OF STERLING RD AND PINE ISLAND                                                                                                                                                                      | \$0.00 | \$0.00 NON   |
| 40 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 40 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on 1 Monument Sign located on the Right side of Entrance-way                                                          | \$6.00 | \$240.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                       | \$0.00 | \$0.00 NON   |
| 1 Area G                                  | Area G: BELLA TERRA                                                                                                                                                                                                   | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                       | \$0.00 | \$0.00 NON   |
| 1 Area H                                  | Area H: CORTA BELLA                                                                                                                                                                                                   | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                       | \$0.00 | \$0.00 NON   |
| 1 Area I                                  | Area I: CAPRISTANO                                                                                                                                                                                                    | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                       | \$0.00 | \$0.00 NON   |
| 1 Area J                                  | Area J: LA COSTA                                                                                                                                                                                                      | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                       | \$0.00 | \$0.00 NON   |
| 1 Area K                                  | Area K: VISTA DEL SOL                                                                                                                                                                                                 | \$0.00 | \$0.00 NON   |
| 30 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed   | \$6.00 | \$180.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                       | \$0.00 | \$0.00 NON   |
| 1 Area L                                  | Area L: VISTA DEL PRADO                                                                                                                                                                                               | \$0.00 | \$0.00 NON   |
| 60 C9: (a)<br>L.E.D.<br>9in (21-<br>50ft) | C9: Install 30 feet of 9in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on the 2 Monument Sign located in the Center Island<br>** Light a Single Row in the Center - Stand Bulbs Up if Needed | \$6.00 | \$360.00 TAX |
| 1 Manager<br>Notes                        |                                                                                                                                                                                                                       | \$0.00 | \$0.00 NON   |
| Subtotal                                  | Subtotal                                                                                                                                                                                                              |        | \$19,018.00  |

1 Discount Discount Per Year for Signing a 3-Year Agreement in 2026  
Percent

-10.00% \$-1,901.80 TAX

|                 |             |
|-----------------|-------------|
| tax             | \$0.00      |
| estimated total | \$17,116.20 |
| Deposit Due     | \$8,558.10  |

---

# THANK YOU

for considering JM Holiday Lighting

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**"Confidentiality Notice":** This proposal and its contents are confidential and intended solely for the recipient named above. This proposal contains proprietary information that is intended only for the recipient and may be legally privileged. Any dissemination, distribution, or copying of this proposal by anyone other than the intended recipient(s) is strictly prohibited. We request that you treat this information confidentially and refrain from sharing it with any third parties, including competitors. Thank you for your cooperation.

JM Holiday Lighting, Inc.'s warranty covers all of its services and materials for seasonal lighting until December 31st of each year. All trees must be properly trimmed before the installation date or additional pruning charges will be billed separately. Sprinkler system timers must be changed to **NOT** run while lights are turned on at night. All service issues will be resolved within 48 hours of us receiving notice. GFI outlets are notorious for tripping particularly when it rains heavily. **Customers are responsible for resetting GFI outlets once they are dry.** Please check the GF outlets regularly to insure power is getting to the lights. **Service calls placed due to this issue alone will be subjected to a service fee.** A 50% deposit is REQUIRED before installation of any lighting.

## **JM HOLIDAY LIGHTING, INC. SEASONAL SERVICE AGREEMENT**

This Service Agreement is made effective as of Current Date Wed Aug 26, 2026 , until January 1st, 2029, by and between of Montera, 8451 Monterra Blvd  
Hollywood, FL 33024-8754, and JM Holiday Lighting, Inc. of 1941 NW 40th Court, Pompano Beach, Fl, 33064.

**1. DESCRIPTION OF SERVICES** Commercial properties will be installed between September 15th and October 31st of each season who have paid their deposit check. Residential customers will be installed after November 1<sup>st</sup> of each season. If booking services after November 1st, your installation date will be provided to you after your deposit has been received. All Customers lighting will be "Turned On" at our (4) week window options we will provide you at the time of booking. All customers lighting will be removed January 1st thru February 14th each season. JM Holiday Lighting, Inc. will provide to Montera for the services described in the attached "Estimate".

**2. PAYMENT FOR SERVICES.** In exchange for services, Montera will pay JM Holiday Lighting, Inc. according to the following schedule:  
A pre-installation deposit in the amount of \$8,558.10 must be provided a minimum of 21 days before installation each season. Receipt of your deposit will secure your installation date prior to each season. You will be added to the installation list in the order at which your deposit was received. The remaining \$8,558.10 must be paid by December 31st of each season. An unpaid balance will accrue at a rate of 2% interest per month beginning March 1<sup>st</sup>. You will receive an updated invoice for the unpaid balance at the beginning of each month with the fee(s) assessed until the balance has been paid in full. If we have to seek legal options to collect payment, you will be responsible for the balance due along with any and all court costs applied to your case.

**3. WARRANTY.** JM Holiday Lighting, Inc.'s warranty covers all of its workmanship and services until **December 31st** of each year. JM Holiday Lighting, Inc. shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in JM Holiday Lighting, Inc.'s community and region and will provide a standard of care equal to, or superior to, care used by service providers similar to JM Holiday Lighting, Inc. on similar projects JM Holiday Lighting, Inc. DOES NOT warranty the following: vandalism, hurricane, severe weather damage, accidental damage due to an outside party (e.g., landscapers), the resetting of GFI outlets and sprinkler system damage. Lights serviced with sprinkler systems still running at night will be billed for a service charge to all damaged sets.

If it is determined that the service call generated was not the fault of JM Holiday Lighting, Inc.'s products or services there will be a \$125.00 per

hour service charge, in addition to any materials needed to repair the damage. A service call generated due to a GFI issue alone will be billed a minimum of 1 hour/\$125.00. All damages to the products of JM Holiday Lighting, Inc. while on recipients' premises must be repaired by JM Holiday Lighting, Inc. at the owner's expense, not to exceed the original value of materials stated in attached Agreement (Estimate/Proposal). **Service calls** will be handled within 48 hours with the exception of hurricanes or other severe weather damage in which a service call may take longer.

**3a. Severe Weather Damages Clause:** JM Holiday Lighting, Inc. is not responsible for any damages caused by severe weather, including hurricanes and heavy rain. Clients acknowledge that severe weather can lead to outages, damage to the lighting, and tripped GFI outlets. Clients must restore lighting back to contracted design. Any repairs required due to severe weather damages will be billed at a rate of \$125.00 per hour, plus the cost of materials based on proposal price, and service calls for such repairs will not interfere with any installations that are already scheduled.

**3b. Ground Fault Circuit Interrupter Clause:** GFCI or GFI outlets are notorious for tripping particularly when it rains heavily. Customers are responsible for resetting GFI outlets once they are dry. Sprinkler system timers must be changed to NOT run while lights are turned on at night as this causes unnecessary outages, damage to the lighting, and causes GFI outlets to trip.

**4. DEFAULT.** The occurrence of any of the following shall constitute a material default under this Agreement:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

**5. REMEDIES** In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Agreement (including without limitation the failure to make a monetary payment when due), the other party may terminate the Agreement by providing written notice to the defaulting party. Any remaining years to the Agreement will be terminated on the effective date of such notice. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 14 days from the effective date of such notice to cure the default(s). If a balance is remaining, payment will be due in full within 14 days from the effective date of such notice. Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Agreement.

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

**7. SEVERABILITY** If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

**8. AMENDMENT.** This Agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

**9. GOVERNING LAW.** This Agreement shall be construed in accordance with the laws of the State of Florida.

**10. NOTICE.** Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

**11. ASSIGNMENT.** Neither party may assign or transfer this Agreement without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

**12. MULTI-YEAR OPT-OUT.** Should you choose to cancel the agreement prior to fulfilling all contracted terms, you must provide written notice of cancellation. In such cases, any discounts applied under the Multi-Year Agreement will be forfeited, and the discounted amount previously received will become due and payable.

**13. CONTRACT TOTAL. Estimate Number: 26393 Total Amount: \$17,116.20**

**Service Recipient:**

Montera

By: \_\_\_\_\_

**Please sign the above line & initial each of the following below to acknowledge that you have read, understood and agreed to the terms of this specific agreement.**

1) Please acknowledge that you have read section 2. **"Payment for Services"** portion of this Agreement and fully understand your payment schedule to JM Holiday Lighting, Inc. as well as how late fees are assessed.

Customer Initial Here >> \_\_\_\_\_

2) Please acknowledge that you have read section 3. **"Warranty"** portion of this Agreement and fully understand what is covered and not covered by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

3) Please acknowledge that you will have all of your trees and shrubbery **properly trimmed** before the installation of any lighting or this will result in additional pruning charges billed separately by JM Holiday Lighting, Inc.

Customer Initial Here >> \_\_\_\_\_

4) Please acknowledge that you are responsible for **resetting your GFI** and will NOT have your sprinkler systems set to run while the lights are on at night.

Customer Initial Here >> \_\_\_\_\_

**Service Provider:**

JM Holiday Lighting, Inc.

By

**President**

Marc J. Gotta

**Vice President**

Jena Thompson

**Chief Administrative Officer**

Gianni Lazzara

**Chief Operating Officer**

Brandon Lawerance

**QUESTIONS? CONTACT US**

jmholidaylighting@gmail.com  
561-573-7090  
954-482-6800

**TERMS & CONDITIONS**

We accept payment by Check, Cash, Zelle, ACH, or Credit Card (with a 3% Convenience Fee). We accept Visa, Mastercard, & Discover. For Amex, please let us know as a specific link will need to be sent.

**NEW MAILING ADDRESS: 1941 NW 40TH  
COURT, POMPANO BEACH, FL, 33064**

NOTE:



# Quote

## Essential Constructs

FL Contractor: CGC1540697

TIPS Contract: 260104-02 Trades, Labor and Materials (JOC)

DATE: 8/27/2026

332 San Carlos Drive, Punta Gorda, FL 33950  
C:607.760.2350  
rob@essentialconstructs.com

EXPIRATION DATE: 30 Days

TO Monterra, Cooper City, Florida  
"26-1567 Playground Paver Project"  
Monterra Lacasta Playground  
Cooper City, FL

| QTY                                                                                                                           | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | UNIT PRICE  | LINE TOTAL                  |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------|
| 1                                                                                                                             | <u>Scope of Work:</u> <ul style="list-style-type: none"> <li>Excavate existing grass in area designated on plans. Haul away.</li> <li>Provide and install road rock as needed. Compact.</li> <li>Provide and install 1" concrete sand leveling base. Compact.</li> <li>Provide and install standard 4x8 concrete bricks to best match existing. (Color variation between new and original pavers may vary)</li> <li>Install concrete edge restraint.</li> <li>Sweep in mason sand.</li> <li>Haul away all debris.</li> </ul>                                                                                                                                                                                                                               | \$ 8,747.00 | \$ 8,747.00                 |
|                                                                                                                               | <u>Notes:</u> <ul style="list-style-type: none"> <li>50% due upon project acceptance, 50% due at completion.</li> <li>Electrical, Plumbing not included</li> <li>Excludes unknown or hidden conditions</li> <li>Concrete pavers have color variations. All material must be inspected for approval prior to installation. No return or claims accepted after 5 business days upon receipt of material. No claims will be allowed after installation of material.</li> <li>This proposal is subject to change per price increases from vendors/manufacturers. If such increases occur, proof of increase will be provided.</li> <li>1 Year warranty for installation from completion date of project. Warranty does not include material issues.</li> </ul> |             |                             |
|                                                                                                                               | <b><i>By issuing a purchase order or executing a contract in reference to this quote, the Owner acknowledges and agrees to all terms and conditions outlined herein.</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |                             |
| If you have any questions about this Quote, please contact: Robert Warholic,<br>C:607.760.2350 E: rob@essentialconstructs.com |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             | <b>TOTAL</b><br>\$ 8,747.00 |

Essential Constructs serves as a cooperative procurement vendor and may assist agencies in evaluating cooperative purchasing options. Each participating agency or entity remains responsible for conducting its own legal, procurement, and policy review regarding the use and applicability of any cooperative purchasing contract or procurement method and for determining compliance with applicable laws, regulations, ordinances, and internal procurement requirements.

Nothing in this statement shall be construed to waive, limit, or modify any obligations, indemnifications, warranties, or liabilities required under the vendor's executed TIPS Master Agreement, including Section 14 (Indemnification of TIPS).

**Costs based on RSMeans data**

TIPS Procurement Contract: 260104-02 Trades, Labor and Materials (IOC)

Essential Constructs, LLC. - (Vendor 8029)

**Estimate Name:** Playground Paver Project**ESTIMATE INFORMATION****Client Name:** Monterra CDD**Notes:****Estimate Address:****ESTIMATE**

| Quantity | LineNumber   | Description                                                                                                                                                                                                                                | Unit   | Ext. Mat. O&P | Ext. Labor O&P | Ext. Equip. O&P | Ext. Total O&P |
|----------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------|----------------|-----------------|----------------|
| 30.00    | 321123230303 | Base course drainage layers, aggregate base course for roadways and large paved areas, crushed stone base, compacted, crushed 1-1/2" stone base, to 8" deep                                                                                | S.Y.   | \$ 285.00     | \$ 36.90       | \$ 40.80        | \$ 362.70      |
| 290.00   | 321416101500 | Brick paving, brick on thick sand bed, laid flat, (4.5 brick/SF), 1" thick sand bed                                                                                                                                                        | S.F.   | \$ 1,551.50   | \$ 3,703.30    | \$ -            | \$ 5,254.80    |
| 9.00     | 312316420310 | Excavating, bulk bank measure, 1/2 C.Y. capacity = 40 C.Y./hour, backhoe, hydraulic, wheel mounted, excluding truck loading                                                                                                                | B.C.Y. | \$ -          | \$ 36.90       | \$ 20.43        | \$ 57.33       |
| 2.00     | 015436501400 | Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer                                                                                                                                     | Ea.    | \$ -          | \$ 1,058.76    | \$ 577.06       | \$ 1,635.82    |
| 4.50     | 312316130050 | Excavating, trench or continuous footing, common earth, 3/8 C.Y. excavator, 1' to 4' deep, excludes sheeting or dewatering                                                                                                                 | B.C.Y. | \$ -          | \$ 37.98       | \$ 9.45         | \$ 47.43       |
| 14.00    | 321123230304 | Base course drainage layers, aggregate base course for roadways and large paved areas, crushed stone base, compacted, crushed 1-1/2" stone base, to 12" deep                                                                               | S.Y.   | \$ 199.22     | \$ 20.44       | \$ 22.68        | \$ 242.34      |
| 122.00   | 033053404705 | Structural concrete, thickened edge for slab on grade (3500 psi), depth is added to and poured monolithically with slab, 8" wide x 8" deep, unreinforced, includes forms(4 uses), concrete (Portland cement Type I), placing and finishing | L.F.   | \$ 810.08     | \$ 324.52      | \$ 2.44         | \$ 1,137.04    |

|                             |               |                    |                    |                  |                      |
|-----------------------------|---------------|--------------------|--------------------|------------------|----------------------|
| <b>Grand Total</b>          |               | <b>\$ 2,845.80</b> | <b>\$ 5,218.80</b> | <b>\$ 672.86</b> | <b>\$ 8,737.46</b>   |
| <b>RS Means Coefficient</b> | <b>19.00%</b> |                    |                    |                  | <b>\$ 1,660.12</b>   |
| <b>Bond</b>                 | <b>0.00%</b>  |                    |                    |                  | <b>\$ -</b>          |
| <b>Total Estimate</b>       |               |                    |                    |                  | <b>\$ 10,397.58</b>  |
| <b>Total Discount</b>       |               |                    |                    |                  | <b>\$ (1,650.58)</b> |
| <b>Final Proposal</b>       |               |                    |                    |                  | <b>\$ 8,747.00</b>   |

**MINUTES OF MEETING  
MONTERRA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Monterra Community Development District was held Wednesday, August 5, 2026, and called to order at 6:00 p.m. at Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida 33024.

Present and constituting a quorum were:

|                     |                     |
|---------------------|---------------------|
| Jason Weinrub       | Chairperson         |
| Greg Popowitz       | Vice 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                              |
| Brenda Burgess                      | District Assessment Consultant (by telephone) |
| Representatives of Ingenuity Group  | Prospective District Engineer                 |
| Representative of Miller Legg       | District Engineering Consultant               |
| Jennifer McMahon                    | City of Cooper City                           |
| 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. A quorum was established.

**SECOND ORDER OF BUSINESS      Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS      Approval of Agenda**

Chairperson Weinrub requested that Items Four and Five be swapped so that the fiscal year 2027 budget public hearing would be heard prior to general Audience Comments. There being no objection,

**On MOTION by Ms. Kooiman, duly seconded by G Popowitz, with all in favor, the agenda was approved, as amended to move the Public Hearing on the Proposed Fiscal Year 2027 Budget ahead of Audience Comments. (5-0)**

**FOURTH ORDER OF BUSINESS      Public Hearing on the Fiscal Year 2027 Budget**

**On MOTION by Ms. Kooiman, duly seconded by Mr. Sanchez with all in favor, the Board suspended the regular meeting and convened the public hearing on the proposed fiscal year 2027 budget at 6:02 pm.**

Ms. Ladner opened the floor for public comment limited to the proposed budget.

Mr. Michael Chen, 3275 NW 8th [Street], stated that residents have received inconsistent figures regarding the proposed gross assessment increase and requested a full written explanation reconciling the various numbers that have been published, including the calculation of the maximum assessment amount.

A resident at 8373 NW 39th [Court/Terrace] asked why the Clubhouse Property Management and Clubhouse budget line increased approximately 58%, from \$268,249 to \$424,238.

Ms. Ladner read into the record a formal written objection submitted on behalf of Monterra MF LLC (Andy Burnham), owner of the Residence at Montclair House (8399 NW 82nd Avenue, Pembroke Pines), objecting to the proposed FY 2027 assessment on the grounds that (1) the stormwater management assessment is based on an incorrect impervious surface ratio for the property, and (2) the linear park assessment is not justified because the property's residents lack functional pedestrian and vehicular access to the linear park. The letter requested correction of the impervious surface figures, full functional resident access to the linear park (or a credit/removal of that assessment), detailed budget ledgers for FY 2022-2026, a written response within 15 days, and that the letter be entered into the record.

Additional residents (including Mr. Nikolay Kramov, 4089 NW 85th Drive) asked about pedestrian/vehicular gate access for adjoining properties and about a specific \$554.75 road-maintenance payment and related budget line items.

There being no further comments,

**On MOTION by Ms. Kooiman, duly seconded by Mr. Weinrub, with all in favor, the public hearing portion for public comment was closed at 6:17 p.m., and the Board proceeded to discussion.**

Ms. Burgess (District Assessment Consultant, by telephone) advised that, in response to the Monterra MF LLC letter, the impervious surface figure used for the 175-unit parcel had been corrected to 73% (consistent with the District Engineer's report) and the multifamily parcel figure corrected to 11.05 acres at 90%, reducing that parcel's assessment. She confirmed no record exists of any \$54,000 assessment refund having been issued by the District, and noted the District's uncollected/delinquent revenue is currently approximately \$8,000.

Ms. Wald advised that the linear park access issue was previously addressed by the Board; a pedestrian gate access code is available to residents through their property manager upon request, and the four vehicular gates are restricted maintenance access, not intended for public or resident vehicular use. The Board discussed, but took no action on, whether to extend additional access to Monterra MF LLC residents, and agreed to revisit the matter, including what specific costs the property's assessment funds, at a future meeting.

Chairperson Weinrub reviewed the proposed budget, noting the ceiling adopted in April represented a 6% increase, and discussed the District's contingency and reserve allocations. The Board discussed the appropriate final increase at length, weighing landscaping, tree-pruning, and capital-project funding needs (raised by Supervisor Kooiman) against the desire to minimize the increase to residents, and reviewed historical reserve/fund-balance trends provided by Ms. Burgess.

79                   **On MOTION by Mr. Popowitz, duly seconded by Ms. Kooiman, the Board set the**  
80                   **fiscal year 2027 General Fund operating and maintenance budget at \$3,789,136,**  
81                   **representing an approximately 3% (\$110,364) increase over the prior year, and**  
82                   **directed staff to conform Resolution 2026-10 accordingly. (4-1 Mr. Sanchez**  
83                   **Dissenting)**

84           Ms. Wald advised that Resolution 2026-10 would be amended to reflect the reduced General Fund  
85           O&M figure approved by the Board.

86                   **On MOTION by Mr. Popowitz, duly seconded by Ms. Kooiman, with all in favor,**  
87                   **Resolution 2026-10, Adopting the Final Budget for the District for Fiscal Year 2027**  
88                   **and Providing for the Maintenance and Benefit Special Assessments to be Levied by**  
89                   **the District for Fiscal Year 2027, was approved, as amended on the record to reflect**  
90                   **the General Fund O&M budget of \$3,789,136.**

91                   **On MOTION by Ms. Kooiman, duly seconded by Mr. Ciechanowiecki, with all in**  
92                   **favor, Resolution 2026-11, Making a Determination of Benefit and Imposing Special**  
93                   **Assessments for Fiscal Year 2027, and Certifying an Assessment Roll, was approved.**  
94                   **(5/0)**

95           Ms. Ladner confirmed for the record that the adopted budget reflects an overall 3% assessment  
96           increase to the community, which is lower than the 6% ceiling previously adopted, and that individual  
97           unit impacts vary based on lot size and the assessment methodology.

98           Ms. Wald further advised the Board that the District's stormwater/impervious-surface assessment  
99           methodology has not been comprehensively reviewed in some time; District staff and counsel will  
100          bring a methodology review to the Board before the end of calendar year 2026, in advance of the FY  
101          2028 budget cycle.

102   **FIFTH ORDER OF BUSINESS           Audience Comments**

103          Ms. Ladner responded to earlier resident questions, explaining that the new \$78,100 budget line item  
104          is a Broward County Tax Collector assessment-collection fee applicable to all taxing authorities, and  
105          is not a District-controlled or discretionary expense.

106          A resident asked for an update on the La Costa Playground permitting and other Cooper City-  
107          permitted capital projects. Ms. Ladner explained that a City system notification error had delayed  
108          review of the contractor's most recent resubmittal by approximately two weeks, that the issue has  
109          since been resolved, and that City staff have resumed review. Several Board members expressed  
110          frustration with the pace of the City's review process and with vendor performance on the project  
111          generally.

112          There being no further comments, the Board proceeded to Staff Reports.

113   **SIXTH ORDER OF BUSINESS           Staff Reports**

114   **District Accountant / Financial Report**

115   A. The Board reviewed the financial summary for June 2026, cash flow projections, and the fiscal year  
116      2027 financial projections. There being no further questions,

117                   **On MOTION by Ms. Kooiman, duly seconded Mr. Popowitz, with all in favor, the**  
118                   **financial summary and cash flow projections were approved. (5-0)**

119 **B. District Counsel**

120 No separate report; District Counsel's matters were addressed within the applicable agenda items,  
121 including the budget resolutions and the Xfinity/HOA matter discussed under New Business below.

122 **C. District Engineer**

123 A written project-update report from Miller Legg was reviewed. Road resurfacing construction is  
124 100% complete, with final inspection pending. Basketball/pickleball court renovation construction is  
125 100% complete; the sidewalk connections do not meet ADA slope requirements and must be  
126 corrected by the contractor, at its own cost, before final payment is released. Because FPL easement  
127 requirements prohibit metal furnishings at the courts, temporary (non-metal) benches will be placed  
128 there until non-metallic replacement seating can be sourced. The Pine Island Road median  
129 landscaping contract is addressed under Business Items below.

130 The Board next considered the proposed Engineering Services Agreement with Ingenuity Group, the  
131 firm selected by the Board through the District's engineering RFQ process.

132 **On MOTION duly made by and seconded, with all in favor, the Engineering**  
133 **Services Agreement with Ingenuity Group was approved. (5-0)**

134 **C. Amenities Manager**

135 Ms. Berloune reported that a meeting was held with Juniper related to landscaping maintenance issues  
136 and with Creative North Inc related to ongoing issues with irrigation failures. The board requested  
137 that representatives from Creative North (CNI) and Hoover Pumping be present at the September  
138 meeting to discuss the irrigation issues.

139 **D. District Manager**

140 Ms. Ladner presented the District Manager's report and the list of expenditures approved by the  
141 District Manager for July 2026, including recurring irrigation-pump and streetlight electric accounts.  
142 Following Board questions,

143 **On MOTION by Ms. Kooiman, seconded by Mr. Popowitz, with all in favor, the**  
144 **District Manager's approved expenditures for July 2026 were ratified. (5-0)**

145 Ms. Ladner reported that Mattamy Palm Beach LLC owes the District approximately \$409,000 in  
146 unpaid amounts dating to 2022, and that she has asked District Counsel to issue a formal demand for  
147 payment.

148 **SEVENTH ORDER OF BUSINESS Business Items**149 **A. Approval of Negotiated Agreement with Engenuity Group to provide Engineering Services for**  
150 **the District**

151  
152 Ms. Ladner reported that District Counsel and Engenuity Group had successfully negotiated an  
153 agreement for board approval to provide Engineering Services to the district.

154  
155 **On MOTION by Mr. Sanchez, seconded by Mr. Ciechanowiecki, with all in favor, the approved**  
156 **the contract with Engenuity Group to provide Engineering Services to the district. (5-0)**  
157

158 **B. Consideration of the Pine Island Median Landscaping RFP**

Ms. Ladner reported that only one proposal was received, from Juniper Land Design, which was submitted approximately two hours after the stated deadline and was initially unsigned (a signed copy was subsequently submitted). Ms. Ladner confirmed that multiple other landscaping vendors were contacted in advance of the deadline but did not submit proposals.

**On MOTION by Mr. Ciechanowiecki, duly seconded by Mr. Weinrub, with all in favor, the Board waived the irregularities in the Juniper Land Design proposal (late submission and initial lack of signature) and authorized staff to proceed with award of the Pine Island median landscaping contract to Juniper Land Design. (5-0)**

**On MOTION by Mr. Ciechanowiecki, duly seconded by Mr. Weinrub, with all in favor, Ms. Kooiman was authorized to approve change orders as necessary to expeditiously complete the Pine Island median project, in an amount not to exceed \$20,000. (5-0)**

**On MOTION by Mr. Ciechanowiecki, duly seconded by Mr. Weinrub, with all in favor, in the event the District and Juniper Land Design are unable to execute an agreement within the timeframe discussed, Ms. Kooiman was authorized to engage an alternate vendor (or negotiate with the City of Cooper City) to complete the project, in an amount not to exceed \$174,233.89.**

**C. Resolution 2026-12 - FY 2027 Goals, Objectives, Performance Measures, and Standards**

Ms. Ladner presented the annual goals, objectives, performance measures, and standards required by statute, unchanged in substance from the prior fiscal year.

**On MOTION by Mr. Popowitz, seconded by Mr. Ciechanowiecki, with all in favor, Resolution 2026-12 was approved. (5-0)**

**D. Resolution 2026-13 - FY 2027 Regular Meeting Schedule**

The Board will continue to meet on the first Wednesday of each month at 6:00 p.m. at the Club at Monterra; no holiday conflicts were identified for fiscal year 2027.

**On MOTION by Mr. Ciechanowiecki, duly seconded Mr. Popowitz, with all in favor, Resolution 2026-13 was approved. (5-0)**

**D. Consideration of the Total Entry Control System Access Panel Replacement**

Staff recommended standardizing the access-control system across all District gates to match the system currently used at Pine Island and the Clubhouse, at a cost of approximately \$8,839.38.

**On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, with all in favor, the access panel replacement/standardization proposal was approved. (5-0)**

**E. Consideration of Creative North Pickleball Court Irrigation Improvements Proposal**

Staff reported the vendor's invoice lacked an itemized cost breakdown and requested a revised proposal.

**On MOTION duly made Mr. Ciechanowiecki, seconded by Chairperson Weinrub, with all in favor, this item was tabled to the September meeting pending an itemized proposal. (5-0)**

**F. Consideration of Hoover/Uber Pumping Systems Proposal for Pump Maintenance**

Staff presented a revised proposal for twice-yearly (rather than once-yearly) pump servicing, increasing the annual cost from \$7,220 to \$9,842.

**On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki, with all in favor, the revised proposal for twice-yearly pump maintenance servicing, in the amount of \$9,842 annually, was approved. (5-0)**

**G. Estada Lake Aerator Electrical Service**

Ms. Ladner reported that a solar-power proposal received for the Estada lake aerators was cost-prohibitive, and that staff is instead soliciting proposals from electrical contractors for a conventional electric installation. Because this item was not separately noticed for the current meeting, the Board directed staff to notice a special meeting for August 19, 2026 at 5:30 p.m. (prior to the previously scheduled 6:00 p.m. Rules and Procedures public hearing) to consider the electrical installation proposals and, time permitting, proposed holiday lighting contracts.

**H. Consideration of Juniper Land Design Royal Palm Removal and Replacement Proposal**

The original proposal (approximately \$33,699) was revised at the Board's direction to remove six royal palms requiring immediate removal for safety reasons and replace them with 10-11 foot gray-wood, Florida Fancy royal palms (clarifying an inconsistent caliper/grade specification in the original proposal), for a revised total of \$19,295.46.

**On MOTION by Mr. Popowitz, seconded by Ms. Kooiman, with all in favor, the revised Juniper Land Design royal palm removal and replacement proposal, in the amount of \$19,295.46, was approved as revised. (5-0)**

**I. Consideration of Tree Trimming / Limb-Up Proposals (Bellatera, Pine Island, and Related Areas)**

The Board discussed several pending tree-trimming and dead-tree-removal proposals from Juniper Land Design. Supervisor Kooiman advised that the District does not trim resident-facing limbs that cross onto private property (the responsibility of the homeowner, using a licensed, insured tree trimmer or arborist meeting District standards), but does address limbs dripping into pools or yards from District trees, dead trees on District property, and vegetation the landscape contractor is contractually responsible to maintain (including removal, rather than trimming, of invasive Brazilian pepper). The Board directed staff to request itemized, revised proposals limited to (i) dead trees requiring removal and (ii) District-responsibility trimming, and to clarify the scope of a proposal involving vegetation along Lake 9 that Board members believed was already within the landscape contractor's existing maintenance responsibilities. No formal action was taken pending revised proposals.

**J. Consideration of Extreme Pumping Solutions Drainage/Catch Basin Cleaning and CCTV Inspection Proposal**

The Board expressed concern that the vendor's proposed process (requiring two cleaning passes before a CCTV inspection) was not adequately explained or justified, and noted that a competing proposal from InSitu Form could not be completed in time for this meeting because storm-drainage maps were only recently provided to that vendor.

237                   **On MOTION by Mr. Sanchez and seconded by Mr. Weinrub, with all in favor, this**  
238                   **item was tabled to the September meeting, with staff directed to obtain comparative**  
239                   **proposals with the assistance of the District's new engineer. (5-0)**

240   **EIGHTH ORDER OF BUSINESS      Business Administration - Consideration of Minutes**

241           Consideration of the Minutes of the Workshop and Meetings held April 8, 2026, April 28, 2026, May  
242           6, 2026, May 18, 2026, June 3, 2026, and July 1, 2026.

243                   **On MOTION by Ms. Kooiman, duly seconded by Mr. Popowitz, with all in favor,**  
244                   **the above-referenced Minutes were approved as presented, as a consent agenda**  
245                   **item. (5-0)**

246   **NINTH ORDER OF BUSINESS      New Business and Supervisors' Requests**

247           Supervisor Kooiman raised concerns regarding an exclusive marketing and right-of-entry agreement  
248           reportedly executed between the Monterra HOA and Comcast/Xfinity, under which the HOA  
249           received approximately \$163,000-165,000 in compensation. Supervisor Kooiman and Mr. Sanchez  
250           noted the agreement purports to grant Comcast access to "community property" and marketing rights  
251           within the Clubhouse, including at a recent HOA-sponsored event, without the District's knowledge,  
252           review, or approval. Ms. Wald advised that any such agreement cannot bind or authorize use of  
253           District-owned property, as the HOA has no authority over CDD property, and that the appropriate  
254           course is to formally notify the HOA in writing of the District's position. The Board agreed that,  
255           pending resolution of this matter, no outside vendor marketing or sponsorship materials will be  
256           permitted at HOA-sponsored events held on District property, and directed Ms. Ladner and Ms. Wald  
257           to send a letter to the HOA to that effect. Mr. Sanchez, noting a professional conflict of interest as an  
258           employee of a competing service provider, declined to serve as the Board's primary liaison on this  
259           matter but agreed to assist informally. This item will be placed on the agenda for the August 19, 2026  
260           special meeting, with the HOA president invited to attend.

261           Supervisor Kooiman further reported that the District's landscape contractor (Juniper Land Design) is  
262           understaffing the property relative to its contracted scope (including the required four hedge-trimming  
263           cuts per month), and requested that staff formally notify the contractor of the deficiencies and place it  
264           on notice that the District may begin withholding a portion of payment (in the range of 10-25%) if  
265           performance does not improve. Supervisor Kooiman also reported a prolonged, unresolved irrigation  
266           outage affecting a resident in Vista del Prado and requested the same notice-and-withholding  
267           approach be applied to the irrigation contractor if the issue is not resolved.

268           Supervisor Ciechanowiecki asked about the status of incomplete sod/grass installation on the Pine  
269           Island Road median near the university-area entrance; staff will follow up with the landscape  
270           contractor. He also requested that the Board receive periodic, general-notice updates (e.g., from the  
271           security or field-services vendor) regarding significant maintenance issues, such as extended  
272           irrigation outages, so that all Supervisors are informed when responding to resident inquiries.

273           Mr. Sanchez, with input from Ms. Wald and Ms. Ladner, led a discussion of the pending Property  
274           Management/Clubhouse/Field Services RFP and how to delineate responsibilities between the  
275           District Manager, a prospective property/field-services manager, and the District's separate  
276           maintenance contractor (Kent). The consensus of the Board was to (i) keep Kent's maintenance  
277           services under a separate, direct agreement outside the RFP, (ii) issue an RFP limited to clubhouse  
278           and field-services management, and (iii) separately solicit proposals for janitorial/deep-cleaning  
279           services, with clearly delineated roles and responsibilities between the District Manager and the

280 property manager. Ms. Ladner will bring a revised RFP structure back to the Board, targeted for the  
281 September meeting.

282 A resident and Board members discussed the District's long-standing policy prohibiting fishing,  
283 swimming, and other recreational use of the District's lakes, which function as stormwater  
284 management facilities rather than recreational amenities. Ms. Wald confirmed this restriction has  
285 been Board policy (supported by signage and insurance requirements) but has not been formally  
286 adopted as a District rule, and that the matter will be addressed as part of the pending Rules and  
287 Procedures rulemaking process.

288 Ms. Wald confirmed that the public hearing on the District's proposed Rules and Procedures is duly  
289 noticed for August 19, 2026 at 6:00 p.m., preceded by the special meeting at 5:30 p.m. noted above  
290 under Item 7.G.

291 **TENTH ORDER OF BUSINESS      Adjournment**

292 There being no further business,

293 **On MOTION by Chairperson Weinrub, duly seconded by Ms. Kooiman, with all in**  
294 **favor, the meeting was adjourned at 10:13 p.m. (5-0)**

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Chairperson / Vice Chairperson

**MINUTES OF MEETING  
MONTERRA  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Monterra Community Development District was held Wednesday, August 19, 2026, and called to order at 5:30 p.m. at Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida 33024.

Present and constituting a quorum were:

|                     |                     |
|---------------------|---------------------|
| Jason Weinrub       | Chairperson         |
| Greg Popowitz       | Vice 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 Brown                       | District Engineer |
| Lou Aurigemma                       | District Engineer |
| 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 special meeting to order at 5:30 p.m. and called the roll. All five Supervisors were present and a quorum was established.

**SECOND ORDER OF BUSINESS                      Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS                      Approval of Agenda**

Ms. Ladner requested two amendments to the agenda: the addition of consideration of proposals for construction of Mr. Ciechanowiecki's administration services in connection with the Pine Island Road median project, and the removal of the item regarding electrical service lines for the aerators in Estada. Ms. Ladner advised that she had contacted multiple electricians, that their proposals were not ready in time for this meeting, and that the item would be brought back at the September meeting.

On MOTION by Ms. Kooiman, seconded by Mr. Ciechanowiecki  
with all in favor, the agenda was approved, as amended. (5-0)

**FOURTH ORDER OF BUSINESS                      Public Comments**

Ms. Ladner opened the floor for public comment, noting that comment at this time was limited to items on the special meeting agenda and that comment on the proposed rules would be taken during the public hearing immediately following this meeting. There being no public comment, the next order of business followed.

**FIFTH ORDER OF BUSINESS                      Business Items**

**A. Consideration of Proposals for Construction Administration Services – Pine Island Road Median Project**

Ms. Ladner presented two proposals for construction administration services for the Pine Island Road median project. Miller Legg proposed a base fee of \$24,000 for services including establishing the basis of scope, construction administration, review of shop drawings, landscape construction administration, construction observation, and the schedule of completion. The District's new District Engineer, Engenuity Group, proposed \$20,070 for comparable construction phase services, including pre-construction, site observation, shop drawing certifications, applications as necessary, inspections, and record drawings.

In response to questions from Ms. Kooiman and Chairperson Weinrub regarding the necessity and cost of these services, the engineer advised that the project lies within Broward County right-of-way, with the City of Cooper City as a joint party, and that County requirements call for an engineer of record. The scope is not administrative in nature; it includes inspections, certified as-builts, review of shop drawings, a pre-construction meeting with the County, and oversight of the contractor's work for conformance with the approved plans.

Ms. Wald advised that a permit has been issued by Broward County and must be adhered to, and that oversight of the project is recommended to avoid delay or compliance issues given that the work is within the right-of-way and subject to approved plans. Ms. Wald further advised that the District already has a contract with Engenuity Group as District Engineer, under which services may be authorized either on an hourly basis or by flat fee, and that this proposal would be a work authorization under that existing agreement rather than a new contract. In response to Ms. Kooiman's question regarding cost sharing, Ms. Wald advised that the District bears the maintenance responsibility for the median under the existing tri-party agreement, as amended.

On MOTION by Mr. Ciechanowiecki, seconded by Mr. Weinrub, the proposal from Engenuity Group for construction phase and construction administration services for the Pine Island Road median project, in the amount of \$20,070, was approved as a work authorization under the District Engineer Agreement. (5-0)

## **B. Consideration of Proposals for Holiday Lighting for the District**

Ms. Ladner presented proposals from Rizzo's Holiday Lighting, for a three-year contract, and from Randy's Holiday Lighting. Ms. Ladner advised that Item C of the materials, relating to lighting of the pool area, was prepared on behalf of the Association rather than the District and did not require Board consideration.

Chairperson Weinrub asked which vendor had performed the work in the prior year. Ms. Ladner advised that the prior vendor, Magical Displays, did not submit a proposal. Chairperson Weinrub stated that the two proposals received were substantially similar apart from the front entrance scope, and requested that the item be deferred until a proposal could be obtained from the prior vendor for an equivalent comparison. Staff was directed to confirm the prior vendor's contact information and solicit a proposal.

Ms. Kooiman noted that one proposal included a line item referencing Christmas palm trunks, and that the District does not have Christmas palms; the Board observed that the vendor may have used the term incorrectly.

On MOTION by Mr. Ciechanowiecki, seconded by Mr. Weinrub, with all in favor, consideration of the holiday lighting proposals was tabled to the September 2026 meeting. (5-0)

## **C. Discussion of the Facility Use Agreement Between the District and the Monterra Homeowners Association**

Ms. Ladner advised that the clubhouse use agreement and the amendment thereto were included in the agenda package at the Board's request. Chairperson Weinrub asked Mr. Popowitz, who had been designated to discuss the matter with the Association, to report first.

Mr. Popowitz reported that he had spoken with the Association president and the Association's attorney. He advised that Comcast will not be invited back on site, that the Board's understanding is that an event held inside the clubhouse was not properly approved, and that he had expressed to

the Association the District's position that the Association's agreement with Comcast cannot affect or authorize the use of District-owned property, which the District alone controls.

Ms. Wald advised that a letter from the Association's counsel had been received that afternoon. Per that letter, the Association states that the agreement was always intended to apply only to the Association and its 654 residential units for marketing support and residential telecommunications services, and that the reference to District property arose from definitions tied to the property address. The letter further states that Comcast has provided the Association a corrective amendment making clear that the agreement applies only to the Association and not to the District; that marketing and sales event rates, times, and locations are to be mutually agreed by the parties; that any request to use the clubhouse or District-owned real property remains subject to both Association board approval and the District's separate and independent authorization; and that Comcast has confirmed it will not solicit, market, or advertise its services on any District-owned property or common area absent that authorization.

Mr. Popowitz further reported that he had learned of a prior 2010 agreement between the Association and the community's builder, now expired, of which neither board appears to have had knowledge, and that the current agreement, although characterized as a renewal, appears to be a new agreement with a different party.

Mr. Sanchez raised the exclusivity provision reported in the Association's agreement and asked whether a bulk services arrangement would be an Association or District matter, and whether installation would require District approval. Ms. Wald advised that a bulk agreement affecting residents' private property is an Association matter, that utility easements exist throughout the District, and that work performed within an existing utility easement pursuant to the authority granted in that easement does not require additional District action, but that any work outside those easements on District property would require an easement from the District. Ms. Wald reiterated that the District has sole control over its property, that Association approval of an activity has no effect on District property, and that the District's clubhouse use agreement governs Association requests, which must be submitted in advance and are approved by the District Manager based on the information provided. Ms. Wald noted that any approval extends only to what was disclosed, and that the agreement includes a ten-day termination provision and permits the District to decline any event.

The Board discussed process improvements. Mr. Popowitz suggested that Association event submittals be circulated to the Board so that concerns can be identified early and communicated to Ms. Ladner, while leaving approval authority with the District Manager under the existing agreement. Mr. Sanchez requested that submittals be provided on a monthly basis in advance of the Board's meetings, consistent with prior practice. Chairperson Weinrub stated that the direction to the Association is that every vendor and participant, and the applicable contract, be provided to Ms. Ladner and shared with the Board, and that if an undisclosed vendor or sponsorship again appears at an event, the ability to hold events on District property may be lost. Board members stated that the intent is not to slow down or discourage community events.

Mr. Sanchez raised, as a longer-term alternative, that event planning services could be incorporated into the scope of the pending clubhouse management solicitation, with planning and vendor procurement performed by the clubhouse management provider and approved by the District Manager. Ms. Wald advised that in most districts with District-owned clubhouses, programming and events are planned by the clubhouse manager, that events may be joint District and Association events, and that Chapter 190, Florida Statutes, permits a district to charge for such programs. Chairperson Weinrub stated that this discussion should occur in connection with the future clubhouse and property management structure. The Board agreed to place the item on the agenda for the September meeting. Mr. Popowitz stated that the District should not fund an Association-organized event.

Ms. Ladner confirmed her direction to continue processing pending Association requests until further action is taken by the Board. No formal action was taken on this item.

## **SIXTH ORDER OF BUSINESS**

## **Adjournment**

There being no further business,

On MOTION by Ms. Kooiman and seconded by Mr. Ciechanowiecki, with all in favor, the special meeting was adjourned at 6:04 p.m. (5-0)

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Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**MINUTES OF MEETING  
MONTERRA  
COMMUNITY DEVELOPMENT DISTRICT**

The public hearing of the Board of Supervisors of the Monterra Community Development District on the District's General Rules and Procedures was held Wednesday, August 19, 2026, and called to order at 6:05 p.m. at Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida 33024.

Present and constituting a quorum were:

|                     |                     |
|---------------------|---------------------|
| Jason Weinrub       | Chairperson         |
| Greg Popowitz       | Vice 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 |
| 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 public hearing to order at 6:05 p.m. and called the roll. All five Supervisors were present and a quorum was established. The Pledge of Allegiance having been recited at the special meeting immediately preceding this hearing, it was not repeated.

**SECOND ORDER OF BUSINESS                      Convening of the Public Hearing**

Ms. Ladner advised that the Board had been duly noticed for a public hearing on the general rules and procedures of the Monterra Community Development District, and requested a motion to convene the public hearing.

|                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Popowitz, seconded by Ms. Kooiman, with all in favor, the public hearing on the District's General Rules and Procedures was opened at 6:06 p.m. (5-0) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**THIRD ORDER OF BUSINESS                      Public Comment**

**A. Comment from the Floor**

42  
43 Ms. Maya Tchenkcho a resident, stated that she had previously submitted a written objection  
44 that was not included in the published hearing package, that she understood other residents'  
45 objections had been similarly omitted, and requested confirmation that all objections would be  
46 distributed to the Board and included in the official record. Ms. Tchenkcho asked what  
47 documented problem the proposed rule is intended to solve, stating that the District's own records  
48 response identified no lake incidents, injuries, police reports, or written complaints regarding  
49 fishing or lake access during the requested five-year period, and that no District-specific testing,  
50 professional recommendation, insurance requirement, or documented damage had been presented  
51 showing that responsible fishing is harming the lakes.

52 Ms. Tchenkcho further stated that on June 17 an adult claiming District authority approached  
53 her minor son and other children outside the presence of their parents, frightened them, and  
54 threatened consequences against their families, including loss of community privileges; that the  
55 District had promised an investigation and camera review; and that nearly two months later no  
56 findings had been reported, her child had not been interviewed, and no safeguards had been  
57 established. Ms. Tchenkcho asked the Board to consider alternatives, including no swimming, no  
58 consumption of fish, catch and release only, no feeding of wildlife, no littering, daylight hours,  
59 and designated safe areas, in lieu of a complete prohibition with trespass enforcement and  
60 suspension of community privileges, and asked that the Board not vote based on assumptions.

61 There being no further comment from the floor, Ms. Ladner proceeded to read the written  
62 submittals into the record.

63  
64 **B. Written Objections Read Into the Record**  
65

66 Ms. Ladner read four written objections into the record. Chairperson Weinrub noted that the  
67 objections must be read for record purposes. The letters were substantially identical in substance.  
68 Each stated that, despite repeated public records requests, the District has not produced a prior  
69 Board-adopted rule or resolution prohibiting fishing or access to the surrounding lake banks; that  
70 at the August 5 public meeting District Counsel confirmed no prior Board-adopted rule or  
71 resolution prohibiting fishing in the stormwater ponds existed; and that the District's written  
72 response reported that the requested five-year records contain no documented lake incidents,  
73 injuries, police reports, or written resident complaints regarding fishing or lake access.

Each letter asked the Board, before imposing a complete prohibition accompanied by possible trespass enforcement, law enforcement involvement, costs, and suspension of community privileges, to: (1) identify the specific documented problem the rule is intended to solve; (2) produce the engineering, environmental, insurance, safety incident, or legal evidence supporting the proposed restrictions and penalties; (3) explain why reasonable alternatives were not presented; (4) consider resident-only catch and release fishing during daylight hours in designated areas with appropriate safety restrictions; and (5) postpone adoption until the supporting evidence has been disclosed and residents have had a meaningful opportunity to review it. Each letter requested that the objection be included in the official rulemaking record for the August 19, 2026 public hearing, distributed to every Supervisor and to District Counsel, and that receipt be confirmed.

The written objections read into the record were submitted by Drew and Elizabeth Kupper, 8318 Northwest 26th Court; Ms. Jennifer Rogers, 8366 Northwest 30th Street; Yuriy Chernitsyn at 2690 Northwest 84th Way, whose name was not clearly captured on the recording; and Ms. Janette Garcie, 2990 Northwest 84th Way, Cooper City, Florida. Ms. Ladner advised that she would search for one additional emailed objection and, if located, add it to the package.

### **C. Extension of Public Comment**

Chairperson Weinrub asked whether the comment period could be reopened to hear from an additional resident. Ms. Wald advised that the Board may extend the public comment portion following the reading of the written objections, and Chairperson Weinrub moved to do so.

A resident at 8379 Northwest 28th Street asked how a prior suspension of a minor's access to the pool and playgrounds had been handled and under what authority. Chairperson Weinrub responded that the matter predated the service of most of the current Board and could not be answered in detail, and that establishing enforceable provisions of this kind is part of the purpose of the proposed rules.

On MOTION by Mr. Ciechanowiecki, and seconded Ms. Kooiman, with all in favor, the public comment portion of the public hearing was closed at 6:17. (5-0)

## **FOURTH ORDER OF BUSINESS**

### **Consideration of the District's General Rules and Procedures**

#### **A. District Counsel Guidance**

Ms. Wald advised that the proposed rules, presented in underline and strike-through format, have been before the Board on multiple occasions and through at least two workshops. She advised that, pursuant to Chapters 120 and 190, Florida Statutes, the District has authority over its property, and that the rulemaking process is required where the District intends to impose penalties on an individual's use of District services and facilities, including suspension or revocation of privileges and gate access. Ms. Wald advised that a rule is not required in order for the District to control its property, but is required in order to impose such penalties.

Ms. Wald advised that at the July 1 meeting she reported that neither she nor Ms. Ladner could locate a rule previously adopted through the rulemaking process imposing the penalties described in the proposed revised rules. She reiterated that the District's lakes are stormwater management systems designed to control flooding and are interconnected, rather than recreational lakes, and that in 2021 the Board engaged a contractor over a period of approximately three years to rebuild and repair lake banks throughout the District based on a District Engineer's report that the slopes were not stable and presented a dangerous condition both to the function of the system and to persons walking around the lakes. Ms. Wald advised that an incident is not a legal prerequisite to the District controlling its property, and that the Board's obligation is to act on the information provided to it to keep its property safe.

Ms. Wald further advised that the required notices were published; that a public hearing is not required unless requested, although the District's practice is to hold one; that under Chapter 120 a person proposing an alternative is to submit that alternative in detail for the Board's consideration; and that the applicable standard of review for rulemaking is the arbitrary and capricious standard. She advised that the rules were advertised as a single package, that minor changes may be made and the rules still adopted at this hearing, and that a substantive change to any section would require that section to be removed from adoption and to proceed through a further rulemaking and advertising process, with an additional public hearing recommended. The remaining sections could still be adopted.

#### **B. Board Discussion**

Ms. Kooiman stated that the Board has met at least four times to discuss the rules, that she is satisfied with them as presented, that consequences for violations are necessary in light of repeated incidents including individuals entering the community and jumping fences, and that she proposed no changes.

140 Mr. Sanchez stated that he is in agreement with the proposed changes other than the provision  
141 addressing fishing, and expressed discomfort adopting a rule he believed to be in tension with  
142 Sections 379.105 and 810.09, Florida Statutes, which he described as providing access for fishing.  
143 Ms. Wald advised that those provisions apply to public waters of the state and do not apply to the  
144 District's stormwater management facilities or private property.

145 Chairperson Weinrub stated that although the District may not have previously adopted a rule,  
146 restrictions and policies have been in place for many years, including no fishing signage on the  
147 stormwater retention ponds and a no recreational activity policy, that multiple Board meetings  
148 have addressed retention pond safety and the reasons the lake bank work was performed, that  
149 alligators have been documented in the retention ponds, and that the District's insurance provider  
150 required the posting of the signage. He stated the proposed provision reflects a long-standing  
151 policy rather than a new restriction.

152 Mr. Popowitz stated that policies not codified in the rules have long guided District practice,  
153 offering the example of the District's policy of replacing and maintaining swale palms in front of  
154 residences. He advised that the District does not stock the lakes for fishing, that mosquito fish are  
155 present for maintenance purposes, that the District is not in a position to fund monitoring of  
156 approximately seventeen retention areas, and that opening the lakes to fishing would permit access  
157 to District property behind residents' homes. He also corrected the assumption that boat ramps in  
158 the community are recreational, advising that they provide vendor access for maintenance and  
159 erosion work, and stated that his own concern in the rulemaking process had been obtaining  
160 enforceable consequences for gate access violations, including bicycles and scooters entering  
161 through the gates against traffic, which presents a safety hazard.

162 Ms. Wald advised that in most districts fishing is not permitted for reasons including liability  
163 and insurance, and that of the few districts that do permit it, access is limited to a single designated  
164 area with full public access so that no one crosses private property, is signed for catch and release,  
165 and is improved for safety, in one instance by construction of a dock. She advised that such an  
166 approach is available to the Board as a future capital improvement if it chooses to pursue it, but  
167 would require designation and expenditure.

168 Mr. Sanchez proposed that the fishing provision be removed from the package and that fishing  
169 be permitted from dawn to dusk in one designated area per lake. Chairperson Weinrub responded  
170 that a designated area would require the District to construct and maintain a safe access point at

each location, and that the restriction is founded on safety, wildlife, and security concerns rather than a desire to prevent children from fishing. Mr. Popowitz stated that the insurance implications, including whether coverage would be available and at what cost, would also have to be addressed. Mr. Ciechanowiecki stated that a prior proposal to place a life ring at the lakes had received a negative response from the District's insurer, that in his eight years of service the Board has consistently responded to resident requests regarding fishing and other recreational uses of the retention ponds, that he remains concerned with the current condition of the lake banks and slopes, and that the Board's obligation is to act on behalf of the entire community. Ms. Kooiman stated her concern that children handling fish would be exposed to chemicals present in the water from fertilizer runoff and from the aquatic maintenance contractor's treatments, and noted that any allowance would extend beyond resident children.

Ms. Wald reviewed the applicable provisions of Part III, General Rules and Procedures, advising that Section 3.1 addresses Stormwater Management Areas; that Section 3.1.2 provides the areas are not intended for recreational or personal use and prohibits use by unauthorized persons without the express written permission of the District; and that Section 3.1.3 strictly prohibits swimming, fishing, boating, and the removal or placement of organic or inorganic material, including swimming pool water, which is separately prohibited by permit and by the association's covenants, as well as the removal of trees, shrubs, plants, rocks, cuttings, and sod. Violations constitute a trespass on District property, the District Manager is authorized to contact law enforcement for appropriate legal action, and the violator is subject to all costs and fees associated with cleanup and removal. Section 3.2 addresses open space and landscape areas with comparable prohibitions and cost recovery, and Section 3.3 provides additional remedies, including deactivation or suspension of clubhouse and facility access cards and suspension of gate access for thirty days for a first violation and one year for a second or subsequent violation, together with an appeal process.

Mr. Ciechanowiecki stated that the rules contain numerous provisions beneficial to the community that residents have long requested, that the Board has performed its due diligence over an extended period, and that his recommendation is to adopt the rules as presented and consider in the future whether capital expenditures should be made to establish appropriate designated areas, which could be addressed after adoption. Mr. Sanchez asked that his specific point be parked for future consideration.