INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Bonterra
Community Development District

August 6, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 289 655 370 839 PASSCODE: UY6FD6DX

11555 HERON BAY SUITE 201 CORAL
SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Bonterra
Community Development District

Board of Supervisors
Omer Zeyrek, Chairperson
Mario Aguirre, Vice Chairperson
Martha Garcia, Assistant Secretary
Ines Gomes, Assistant Secretary
Lisette Victorero, Assistant Secretary

District Staff
Camille Berloune, Director Manager
Diana Lopez, District Accountant
Melinda Gallo, District Admin
Gabriella Fernandez Perez, Esq., District Counsel
Irene Varela, P.E., District Engineer
Carlos Calderon, Club and Field Manager

Regular Meetings Agenda

Thursday, August 6, 2026, at 6:00 p.m.

The Regular Meetings of the **Bonterra Community Development District** will be held on **Thursday, August 6, 2026, at 6:00 p.m. at Club Bonterra located at 9501 West 35th Court, Hialeah, Florida 33018.** 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:

Join via Teams Call-in

Dial-in by Phone: 1-646-838-1601 **Conference ID:** 27794173#

THE REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
4. **PUBLIC HEARING FOR FISCAL YEAR 2027 BUDGET**
   A. Open the Pubic Hearing
   B. Close the Public Hering
   C. Consideration of Resolution 2026-10, Adopting Fiscal Year 2027 Budget............................ Page 4
   D. Consideration of Resolution 2026-11, Levying Assessments for Fiscal Year 2027............. Page 32
5. **STAFF REPORTS**
   A. District Accountant
      i. Acceptance of Financial Snapshot June 2026 .... Page 35
      ii. Acceptance of Financial Snapshot July 2026.. Page 36
      iii. Acceptance of Financial Statement of May 2026.. Page 37
      iv. Acceptance of Financial Statement of June 2026 .... Page 58
   B. District Counsel
      i. 2026 Legislative Update.. Page 78
   C. District Engineer
      i. Discussion of Miller Legg Swimming Pool Cloudy Water Report Findings................. Page 84
      ii. Consideration of Miller Legg Agreement for a Partial Boundary

The next regular Board meeting is scheduled for Thursday, September 3, 2026, at 6:00 p.m.

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONTERRA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; AUTHORIZING SUPPLEMENTAL APPROPRIATIONS AND REVENUE CHANGES; AND PROVIDING FOR NON-AD VALOREM ASSESSMENTS TO FUND ADOPTED BUDGET

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

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

WHEREAS, on June 4, 2026, the Board set August 6, 2026, as the date for a Public Hearing thereon, and caused notice of such Public Hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BONTERRA COMMUNITY DEVELOPMENT DISTRICT;

Section 1. The provisions of the “whereas” clauses set forth above are true and correct and are incorporated herein as dispositive.

Section 2. Budget

a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the District’s Local Records Office, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 3 below.

b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

c. The Adopted Budget, as amended, shall be maintained in the Office of the District Treasurer and the District’s Local Records Office and identified as “The Budget for the Bonterra Community Development District for the Fiscal Year Ending September 30, 2027, as Adopted by the Board of Supervisors on August 6, 2026.”

Section 3. Appropriations

There is, and hereby is appropriated out of the revenues of the Bonterra Community Development District, for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027, the sum of Three Million One Hundred Fifty-Three Thousand Four Hundred Thirteen Dollars and Seventy-Three Cents ($3,153,413.73) to be raised by the applicable imposition and levy by the Board of Supervisors of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$1,493,611.91
2015 DEBT SERVICE FUND	$504,060.85
2016 DEBT SERVICE FUND	$561,244.61
2017 DEBT SERVICE FUND	$594,496.36
Total All Funds	$3,153,413.73

Section 4. Supplemental Appropriations

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

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

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

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

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

General Fund O & M	$1,555,845.74
2015 Debt Service Fund	$517,042.27
2016 Debt Service Fund	$576,605.26
2017 Debt Service Fund	$608,943.16

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

Section 6. Posting of Final Budget for Fiscal Year 2027

The District Manager is hereby directed to post a copy of the final budget for Fiscal Year 2027, as approved by and within thirty (30) days of this Resolution, on the District's website or on the website of Miami-Dade County, Florida, all in accordance with Section 189.016, Florida Statutes.

PASSED AND ADOPTED this 6th day of August 2026, by the Board of Supervisors of the Bonterra Community Development District, Miami-Dade County, Florida.

Bonterra Community Development District

____
Chairperson/Vice Chairperson

Attest:

____
Secretary/Assistant Secretary

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Bonterra
Community Development District

FISCAL YEAR 2027

Proposed Budget

6/4/2026

Bonterra
Community Development District

Table of Contents

Bonterra

Community Development District

Budget Overview

FY 2027

Bonterra

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$33,738.00	$0.00	$33,738.00	0%	$0.00
Room Rentals	$0.00	$7,310.00	$0.00	$7,310.00	0%	$0.00
Interest - Tax Collector	$0.00	$2,950.00	$0.00	$2,950.00	0%	$0.00
Special Assmnts- Tax Collector	$1,120,101.00	$1,104,628.00	$15,473.00	$1,120,101.00	0%	$1,555,845.74
Special Assmnts- Discounts	-$44,804.00	-$41,884.00	$0.00	-$41,884.00	-7%	-$62,233.83
Cleaning Fees	$0.00	$1,100.00	$0.00	$1,100.00	0%	$0.00
Party Attendant Fees	$0.00	$3,000.00	$0.00	$3,000.00	0%	$0.00
TOTAL REVENUES	**$1,075,297.00**	**$1,110,842.00**	**$15,473.00**	**$1,126,315.00**	**5%**	**$1,493,611.91**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	$8,000.00	$5,600.00	$2,400.00	$8,000.00	0%	$12,000.00
FICA Taxes	$612.00	$153.00	$459.00	$612.00	0%	$0.00
ProfServ-Arbitrage Rebate	$4,200.00	$600.00	$3,600.00	$4,200.00	0%	$4,200.00
ProfServ-Dissemination Agent	$5,250.00	$0.00	$5,250.00	$5,250.00	0%	$5,250.00
ProfServ-Engineering	$30,000.00	$7,805.00	$22,195.00	$30,000.00	0%	$30,000.00
ProfServ-Legal Services	$45,000.00	$18,975.00	$26,025.00	$45,000.00	0%	$45,000.00
ProfServ-Legal Arbitration	$50,000.00	$115,854.00	$0.00	$115,854.00	132%	$0.00
ProfServ-Mgmt Consulting	$44,558.00	$25,992.00	$18,566.00	$44,558.00	0%	$45,895.00
ProfServ-Trustee Fees	$10,500.00	$7,000.00	$3,500.00	$10,500.00	0%	$10,000.00
Auditing Services	$6,555.00	$0.00	$6,555.00	$6,555.00	0%	$6,555.00
Website Compliance	$4,300.00	$3,548.00	$752.00	$4,300.00	0%	$4,300.00
Communication - Telephone	$50.00	$0.00	$50.00	$50.00	0%	$50.00
Postage and Freight	$1,200.00	$250.00	$950.00	$1,200.00	0%	$1,200.00
Insurance - General Liability	$17,121.00	$12,256.00	$4,865.00	$17,121.00	0%	$17,121.00
Printing and Binding	$100.00	$0.00	$100.00	$100.00	0%	$100.00
Legal Advertising	$10,000.00	$2,134.00	$7,866.00	$10,000.00	0%	$10,000.00
Miscellaneous Services	$2,000.00	$580.00	$1,420.00	$2,000.00	0%	$2,000.00
Misc-Assessment Collection Cost	$11,201.00	$10,627.00	$574.00	$11,201.00	0%	$31,116.91
Office Supplies	$7,000.00	$3,170.00	$3,830.00	$7,000.00	0%	$7,000.00
Annual District Filing Fee	$175.00	$175.00	$0.00	$175.00	0%	$175.00
Total Administrative	**$257,822.00**	**$214,719.00**	**$108,957.00**	**$323,676.00**	**26%**	**$231,962.91**
Field						
Contracts-Fountain	$14,214.00	$12,846.00	$1,368.00	$14,214.00	0%	$14,214.00
Contracts-Janitorial Services	$2,000.00	$0.00	$2,000.00	$2,000.00	0%	$2,000.00
Contracts-Pest Control	$700.00	$840.00	$0.00	$840.00	20%	$1,440.00
Contracts - Lake Maintenance	$9,900.00	$6,065.00	$3,835.00	$9,900.00	0%	$9,900.00
Utility - Water	$8,000.00	$4,500.00	$3,500.00	$8,000.00	0%	$10,000.00
Utility - Electric	$8,700.00	$2,266.00	$6,434.00	$8,700.00	0%	$8,700.00
R&M-Irrigation	$3,500.00	$2,080.00	$1,420.00	$3,500.00	0%	$3,500.00
R&M-Lift Station	$2,200.00	$0.00	$2,200.00	$2,200.00	0%	$1,200.00
R&M-Pressure Washing	$2,500.00	$0.00	$2,500.00	$2,500.00	0%	$2,500.00

Bonterra
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Landscape Maintenance	$79,829.00	$46,375.00	$33,454.00	$79,829.00	0%	$79,829.00
Landscape Replacement	$10,000.00	$32,746.00	$0.00	$32,746.00	227%	$20,000.00
Misc-Holiday Lighting	$10,000.00	$10,428.00	$0.00	$10,428.00	4%	$10,000.00
Misc-Contingency	$18,000.00	$5,786.00	$12,214.00	$18,000.00	0%	$18,000.00
Reserve - Other	$80,000.00	$0.00	$80,000.00	$80,000.00	0%	$30,000.00
Contracts-Water Store Cleaning	$0.00	$0.00	$0.00	$0.00	0%	$20,000.00
Total Field	**$249,543.00**	**$123,932.00**	**$148,925.00**	**$272,857.00**	**9%**	**$231,283.00**
Clubhouse						
Contracts-Other Services (Aromas Services)	$0.00	$0.00	$0.00	$0.00	0%	$2,100.00
Contracts-Security Alarms	$3,000.00	$6,892.00	$0.00	$6,892.00	130%	$8,000.00
Contracts-Pest Control	$2,880.00	$350.00	$2,530.00	$2,880.00	0%	$2,500.00
Contracts-Operational Mgmt	$283,502.00	$155,690.00	$127,812.00	$283,502.00	0%	$285,416.00
Telephone, Cable & Internet Service	$5,600.00	$1,225.00	$4,375.00	$5,600.00	0%	$5,000.00
Utility - Water	$11,500.00	$4,246.00	$7,254.00	$11,500.00	0%	$11,500.00
Utility - Water & Sewer	$5,000.00	$23,585.00	$0.00	$23,585.00	372%	$30,000.00
Utility - Electric	$35,000.00	$13,164.00	$21,836.00	$35,000.00	0%	$35,000.00
Liability/Property Insurance	$57,000.00	$41,907.00	$15,093.00	$57,000.00	0%	$57,000.00
R&M-Air Conditioning	$3,800.00	$15,013.00	$0.00	$15,013.00	295%	$4,000.00
R&M-Irrigation	$1,500.00	$0.00	$1,500.00	$1,500.00	0%	$1,500.00
R&M-Fitness Equipment	$5,000.00	$6,402.00	$0.00	$6,402.00	28%	$30,000.00
Repairs & Maintenance	$15,000.00	$18,689.00	$0.00	$18,689.00	25%	$15,000.00
R&M-Pressure Washing	$1,350.00	$0.00	$1,350.00	$1,350.00	0%	$1,350.00
Landscape Maintenance	$10,000.00	$0.00	$10,000.00	$10,000.00	0%	$10,000.00
Landscape Replacement	$5,000.00	$120.00	$4,880.00	$5,000.00	0%	$5,000.00
Trash Collection/Recycling	$5,500.00	$3,699.00	$1,801.00	$5,500.00	0%	$5,500.00
Pool & Spa Maintenance	$22,000.00	$36,181.00	$0.00	$36,181.00	64%	$25,000.00
Misc-Holiday Lighting	$9,000.00	$9,378.00	$0.00	$9,378.00	4%	$9,000.00
Misc-Contingency	$12,000.00	$3,525.00	$8,475.00	$12,000.00	0%	$12,000.00
Access Control	$2,500.00	$225.00	$2,275.00	$2,500.00	0%	$2,000.00
Janitorial Supplies	$5,000.00	$2,198.00	$2,802.00	$5,000.00	0%	$5,000.00
Office Supplies/Club House Supplies	$1,500.00	$0.00	$1,500.00	$1,500.00	0%	$1,500.00
Pool Permits	$300.00	$0.00	$300.00	$300.00	0%	$500.00
Capital Outlay - Pool	$0.00	$0.00	$0.00	$0.00	0%	$10,000.00
Reserve - Other	$80,000.00	$26,600.00	$53,400.00	$80,000.00	0%	$56,500.00
Reserve - Drainage Structures	$0.00	$0.00	$0.00	$0.00	0%	$50,000.00
Misc- Insurance Settlement Expenses	$0.00	$0.00	$0.00	$0.00	0%	$350,000.00
Total Clubhouse	**$582,932.00**	**$369,089.00**	**$267,183.00**	**$636,272.00**	**9%**	**$1,030,366.00**
TOTAL EXPENDITURES	**$1,090,297.00**	**$707,740.00**	**$525,065.00**	**$1,232,805.00**	**13%**	**$1,493,611.91**
Excess (deficiency) of revenues Over (under) expenditures	-$15,000.00	$403,102.00	-$509,592.00	-$106,490.00	610%	$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-$15,000.00	$0.00	$0.00	$0.00	-100%	-$350,000.00
TOTAL OTHER SOURCES (USES)	**-$15,000.00**	**$0.00**	**$0.00**	**$0.00**		**-$350,000.00**
Net change in fund balance	-$15,000.00	$403,102.00	-$509,592.00	-$106,490.00	610%	-$350,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
FUND BALANCE, BEGINNING	$1,038,564.00	$1,038,564.00	$0.00	$1,038,564.00	0%	$932,074.00
FUND BALANCE, ENDING	**$1,023,564.00**	**$1,441,666.00**	**-$509,592.00**	**$932,074.00**	-9%	**$582,074.00**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary
Inframark provides recording services with near verbatim minutes.

Construction Accounting
Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections
Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage
Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate
The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees
This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies
This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance
Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report
On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report
Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative
All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance
The District will incur fees to insure items owned by the district for its property needs.

Deductible
District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement
Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance
Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet
Internet service for clubhouse and other amenity locations.

Water/Waste
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas
Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M
Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other
Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

Amenity

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Budget Narrative
Fiscal Year 2027

<u>Amenity (Continued)</u>

Pool Maintenance – Contract
Cost of Maintenance for CDD pool facilities.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

<u>Landscape and Pond Maintenance</u>

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Bonterra

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2015 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$10,000.00	$14,420.00	$0.00	$14,420.00	44%	$10,000.00
Special Assmnts- Tax Collector	$517,042.00	$507,305.00	$9,737.00	$517,042.00	0%	$517,042.27
Special Assmnts- Discounts	-$20,682.00	-$19,235.00	$0.00	-$19,235.00	-7%	-$20,681.69
Special Assmnts- Prepayment	$0.00	$30,662.00	$0.00	$30,662.00	0%	$0.00
TOTAL REVENUES	**$506,360.00**	**$533,152.00**	**$9,737.00**	**$542,889.00**	**7%**	**$506,360.57**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$5,170.00	$4,881.00	$289.00	$5,170.00	0%	$10,340.85
Total Administrative	**$5,170.00**	**$4,881.00**	**$289.00**	**$5,170.00**	**0%**	**$10,340.85**
Debt Service						
Principal Debt Retirement	$145,000.00	$0.00	$145,000.00	$145,000.00	0%	$165,000.00
Interest Expense	$345,520.00	$168,700.00	$176,820.00	$345,520.00	0%	$328,720.00
Total Debt Service	**$490,520.00**	**$168,700.00**	**$321,820.00**	**$490,520.00**	**0%**	**$493,720.00**
TOTAL EXPENDITURES	**$495,690.00**	**$173,581.00**	**$322,109.00**	**$495,690.00**		**$504,060.85**
Excess (deficiency) of revenues Over (under) expenditures	$10,670.00	$359,571.00	-$312,372.00	$47,199.00	342%	$2,299.73
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$10,670.00	$0.00	$0.00	$0.00	-100%	$0.00
TOTAL OTHER SOURCES (USES)	**$10,670.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	$10,670.00	$359,571.00	-$312,372.00	$47,199.00	342%	$2,299.73
FUND BALANCE, BEGINNING	$537,941.00	$537,941.00	$0.00	$537,941.00	0%	$585,140.00
FUND BALANCE, ENDING	**$548,611.00**	**$897,512.00**	**-$312,372.00**	**$585,140.00**	7%	**$587,439.73**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2015 Bonds	$6,170,000.00	$6,025,000.00	$5,870,000.00	$5,705,000.00

Debt Amortization Schedule
Series 2015 Special Assessment Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	EXTRAORDINARY REDEMPTION	INTEREST	TOTAL
11/01/24	$6,170,000.00	5.60%	$0.00	$0.00	$172,760.00	
05/01/25	$6,170,000.00	5.60%	$145,000.00	$0.00	$172,760.00	$490,520.00
11/01/25	$6,025,000.00	5.60%	$0.00	$0.00	$168,700.00	
05/01/26	$6,025,000.00	5.60%	$155,000.00	$0.00	$168,700.00	$492,400.00
11/01/26	$5,870,000.00	5.60%	$0.00	$0.00	$164,360.00	
05/01/27	$5,870,000.00	5.60%	$165,000.00	$0.00	$164,360.00	$493,720.00
11/01/27	$5,705,000.00	5.60%	$0.00	$0.00	$159,740.00	
05/01/28	$5,705,000.00	5.60%	$175,000.00	$0.00	$159,740.00	$494,480.00
11/01/28	$5,530,000.00	5.60%	$0.00	$0.00	$154,840.00	
05/01/29	$5,530,000.00	5.60%	$185,000.00	$0.00	$154,840.00	$494,680.00
11/01/29	$5,345,000.00	5.60%	$0.00	$0.00	$149,660.00	
05/01/30	$5,345,000.00	5.60%	$195,000.00	$0.00	$149,660.00	$494,320.00
11/01/30	$5,150,000.00	5.60%	$0.00	$0.00	$144,200.00	
05/01/31	$5,150,000.00	5.60%	$205,000.00	$0.00	$144,200.00	$493,400.00
11/01/31	$4,945,000.00	5.60%	$0.00	$0.00	$138,460.00	
05/01/32	$4,945,000.00	5.60%	$215,000.00	$0.00	$138,460.00	$491,920.00
11/01/32	$4,730,000.00	5.60%	$0.00	$0.00	$132,440.00	
05/01/33	$4,730,000.00	5.60%	$230,000.00	$0.00	$132,440.00	$494,880.00
11/01/33	$4,500,000.00	5.60%	$0.00	$0.00	$126,000.00	
05/01/34	$4,500,000.00	5.60%	$245,000.00	$0.00	$126,000.00	$497,000.00
11/01/34	$4,255,000.00	5.60%	$0.00	$0.00	$119,140.00	
05/01/35	$4,255,000.00	5.60%	$255,000.00	$0.00	$119,140.00	$493,280.00
11/01/35	$4,000,000.00	5.60%	$0.00	$0.00	$112,000.00	
05/01/36	$4,000,000.00	5.60%	$270,000.00	$0.00	$112,000.00	$494,000.00
11/01/36	$3,730,000.00	5.60%	$0.00	$0.00	$104,440.00	
05/01/37	$3,730,000.00	5.60%	$290,000.00	$0.00	$104,440.00	$498,880.00
11/01/37	$3,440,000.00	5.60%	$0.00	$0.00	$96,320.00	
05/01/38	$3,440,000.00	5.60%	$305,000.00	$0.00	$96,320.00	$497,640.00
11/01/38	$3,135,000.00	5.60%	$0.00	$0.00	$87,780.00	
05/01/39	$3,135,000.00	5.60%	$320,000.00	$0.00	$87,780.00	$495,560.00
11/01/39	$2,815,000.00	5.60%	$0.00	$0.00	$78,820.00	
05/01/40	$2,815,000.00	5.60%	$340,000.00	$0.00	$78,820.00	$497,640.00
11/01/40	$2,475,000.00	5.60%	$0.00	$0.00	$69,300.00	
05/01/41	$2,475,000.00	5.60%	$360,000.00	$0.00	$69,300.00	$498,600.00
11/01/41	$2,115,000.00	5.60%	$0.00	$0.00	$59,220.00	
05/01/42	$2,115,000.00	5.60%	$380,000.00	$0.00	$59,220.00	$498,440.00
11/01/42	$1,735,000.00	5.60%	$0.00	$0.00	$48,580.00	
05/01/43	$1,735,000.00	5.60%	$400,000.00	$0.00	$48,580.00	$497,160.00
11/01/43	$1,335,000.00	5.60%	$0.00	$0.00	$37,380.00	
05/01/44	$1,335,000.00	5.60%	$420,000.00	$0.00	$37,380.00	$494,760.00
11/01/44	$915,000.00	5.60%	$0.00	$0.00	$25,620.00	
05/01/45	$915,000.00	5.60%	$445,000.00	$0.00	$25,620.00	$496,240.00
11/01/45	$470,000.00	5.60%	$0.00	$0.00	$13,160.00	
05/01/46	$470,000.00	5.60%	$470,000.00	$0.00	$13,160.00	$496,320.00
Total			$6,170,000.00	$0.00	$4,725,840.00	$10,895,840.00

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$10,000.00	$13,220.00	$0.00	$13,220.00	32%	$10,000.00
Special Assmnts- Tax Collector	$576,605.00	$568,640.00	$7,965.00	$576,605.00	0%	$576,605.26
Special Assmnts- Discounts	-$23,064.00	-$21,561.00	$0.00	-$21,561.00	-7%	-$23,064.21
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL REVENUES	**$563,541.00**	**$560,299.00**	**$7,965.00**	**$568,264.00**	**1%**	**$563,541.05**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$5,766.00	$5,471.00	$295.00	$5,766.00	0%	$11,532.11
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Administrative	**$5,766.00**	**$5,471.00**	**$295.00**	**$5,766.00**	**0%**	**$11,532.11**
Debt Service						
Principal Debt Retirement	$200,000.00	$0.00	$200,000.00	$200,000.00	0%	$220,000.00
Interest Expense	$348,163.00	$169,581.00	$178,582.00	$348,163.00	0%	$329,712.50
Total Debt Service	**$548,163.00**	**$169,581.00**	**$378,582.00**	**$548,163.00**	**0%**	**$549,712.50**
TOTAL EXPENDITURES	**$553,929.00**	**$175,052.00**	**$378,877.00**	**$553,929.00**	**0%**	**$561,244.61**
Excess (deficiency) of revenues Over (under) expenditures	$9,612.00	$385,247.00	-$370,912.00	$14,335.00	49%	$2,296.45
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$9,612.00	$0.00	$0.00	$0.00	-100%	$0.00
TOTAL OTHER SOURCES (USES)	**$9,612.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	$9,612.00	$385,247.00	-$370,912.00	$14,335.00	49%	$2,296.45
FUND BALANCE, BEGINNING	$487,606.00	$487,606.00	$0.00	$487,606.00	0%	$501,941.00
FUND BALANCE, ENDING	**$497,218.00**	**$872,853.00**	**-$370,912.00**	**$501,941.00**	1%	**$504,237.45**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2016 Bonds	$7,460,000.00	$7,260,000.00	$7,050,000.00	$6,830,000.00

Debt Amortization Schedule
Series 2016 Special Assessment Revenue Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	$7,460,000.00	$0.00	$174,081.25	
05/01/25	$7,460,000.00	$200,000.00	$174,081.25	$548,162.50
11/01/25	$7,260,000.00	$0.00	$169,581.25	
05/01/26	$7,260,000.00	$210,000.00	$169,581.25	$549,162.50
11/01/26	$7,050,000.00	$0.00	$164,856.25	
05/01/27	$7,050,000.00	$220,000.00	$164,856.25	$549,712.50
11/01/27	$6,830,000.00	$0.00	$159,906.25	
05/01/28	$6,830,000.00	$230,000.00	$159,906.25	$549,812.50
11/01/28	$6,600,000.00	$0.00	$154,731.25	
05/01/29	$6,600,000.00	$240,000.00	$154,731.25	$549,462.50
11/01/29	$6,360,000.00	$0.00	$149,331.25	
05/01/30	$6,360,000.00	$250,000.00	$149,331.25	$548,662.50
11/01/30	$6,110,000.00	$0.00	$143,706.25	
05/01/31	$6,110,000.00	$265,000.00	$143,706.25	$552,412.50
11/01/31	$5,845,000.00	$0.00	$137,743.75	
05/01/32	$5,845,000.00	$275,000.00	$137,743.75	$550,487.50
11/01/32	$5,570,000.00	$0.00	$131,556.25	
05/01/33	$5,570,000.00	$290,000.00	$131,556.25	$553,112.50
11/01/33	$5,280,000.00	$0.00	$125,031.25	
05/01/34	$5,280,000.00	$295,000.00	$125,031.25	$545,062.50
11/01/34	$4,985,000.00	$0.00	$118,393.75	
05/01/35	$4,985,000.00	$315,000.00	$118,393.75	$551,787.50
11/01/35	$4,670,000.00	$0.00	$110,912.50	
05/01/36	$4,670,000.00	$330,000.00	$110,912.50	$551,825.00
11/01/36	$4,340,000.00	$0.00	$103,075.00	
05/01/37	$4,340,000.00	$345,000.00	$103,075.00	$551,150.00
11/01/37	$3,995,000.00	$0.00	$94,881.25	
05/01/38	$3,995,000.00	$365,000.00	$94,881.25	$554,762.50
11/01/38	$3,630,000.00	$0.00	$86,212.50	
05/01/39	$3,630,000.00	$380,000.00	$86,212.50	$552,425.00
11/01/39	$3,250,000.00	$0.00	$77,187.50	
05/01/40	$3,250,000.00	$400,000.00	$77,187.50	$554,375.00
11/01/40	$2,850,000.00	$0.00	$67,687.50	
05/01/41	$2,850,000.00	$420,000.00	$67,687.50	$555,375.00
11/01/41	$2,430,000.00	$0.00	$57,712.50	
05/01/42	$2,430,000.00	$440,000.00	$57,712.50	$555,425.00
11/01/42	$1,990,000.00	$0.00	$47,262.50	
05/01/43	$1,990,000.00	$460,000.00	$47,262.50	$554,525.00
11/01/43	$1,530,000.00	$0.00	$36,337.50	
05/01/44	$1,530,000.00	$485,000.00	$36,337.50	$557,675.00
11/01/44	$1,045,000.00	$0.00	$24,818.75	
05/01/45	$1,045,000.00	$510,000.00	$24,818.75	$559,637.50
11/01/45	$535,000.00	$0.00	$12,706.25	
05/01/46	$535,000.00	$535,000.00	$12,706.25	$560,412.50
Total		$7,460,000.00	$4,695,425.00	$12,155,425.00

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2017 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$8,000.00	$16,720.00	$0.00	$16,720.00	109%	$8,000.00
Special Assmnts- Tax Collector	$608,943.00	$599,132.00	$9,811.00	$608,943.00	0%	$608,943.16
Special Assmnts- Discounts	-$24,358.00	-$22,717.00	$0.00	-$22,717.00	-7%	-$24,357.73
Special Assmnts- Prepayment	$0.00	$19,266.00	$0.00	$19,266.00	0%	$0.00
TOTAL REVENUES	**$592,585.00**	**$612,401.00**	**$9,811.00**	**$622,212.00**	**5%**	**$592,585.43**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$11,201.00	$10,627.00	$574.00	$11,201.00	0%	$12,178.86
	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Administrative	**$11,201.00**	**$10,627.00**	**$574.00**	**$11,201.00**	**0%**	**$12,178.86**
Debt Service						
Principal Debt Retirement A-1	$200,000.00	$0.00	$200,000.00	$200,000.00	0%	$215,000.00
Interest Expense Series A-1	$284,880.00	$139,440.00	$145,440.00	$284,880.00	0%	$272,317.50
Principal Debt Retirement A-2	$30,000.00	$0.00	$30,000.00	$30,000.00	0%	$35,000.00
Interest Expense Series A-2	$63,000.00	$30,750.00	$32,250.00	$63,000.00	0%	$60,000.00
Total Debt Service	**$577,880.00**	**$170,190.00**	**$407,690.00**	**$577,880.00**	**0%**	**$582,317.50**
TOTAL EXPENDITURES	**$589,081.00**	**$180,817.00**	**$408,264.00**	**$589,081.00**		**$594,496.36**
Excess (deficiency) of revenues Over (under) expenditures	$3,504.00	$431,584.00	-$398,453.00	$33,131.00	846%	-$1,910.93
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$8,616.00	$0.00	$0.00	$0.00	-100%	$0.00
Interfund Transfer	$0.00	$228,651.00	$0.00	$228,651.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$8,616.00**	**$228,651.00**	**$0.00**	**$228,651.00**		**$0.00**
Net change in fund balance	$8,616.00	$660,235.00	-$398,453.00	$261,782.00	2938%	-$1,910.93
FUND BALANCE, BEGINNING	$578,730.00	$578,730.00	$0.00	$578,730.00	0%	$840,512.00
FUND BALANCE, ENDING	**$587,346.00**	**$1,238,965.00**	**-$398,453.00**	**$840,512.00**	43%	**$838,601.07**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2017A-1 Bonds	$7,235,000.00	$7,035,000.00	$6,825,000.00	$6,610,000.00

Debt Amortization Schedule
Series 2017 A-2 Special Assessment Revenue Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	$1,260,000.00	$0.00	$31,500.00	$93,000.00
05/01/25	$1,260,000.00	$30,000.00	$31,500.00	$0.00
11/01/25	$1,230,000.00	$0.00	$30,750.00	$91,500.00
05/01/26	$1,230,000.00	$30,000.00	$30,750.00	$0.00
11/01/26	$1,200,000.00	$0.00	$30,000.00	$95,000.00
05/01/27	$1,200,000.00	$35,000.00	$30,000.00	$0.00
11/01/27	$1,165,000.00	$0.00	$29,125.00	$93,250.00
05/01/28	$1,165,000.00	$35,000.00	$29,125.00	$0.00
11/01/28	$1,130,000.00	$0.00	$28,250.00	$91,500.00
05/01/29	$1,130,000.00	$35,000.00	$28,250.00	$0.00
11/01/29	$1,095,000.00	$0.00	$27,375.00	$89,750.00
05/01/30	$1,095,000.00	$35,000.00	$27,375.00	$0.00
11/01/30	$1,060,000.00	$0.00	$26,500.00	$93,000.00
05/01/31	$1,060,000.00	$40,000.00	$26,500.00	$0.00
11/01/31	$1,020,000.00	$0.00	$25,500.00	$96,000.00
05/01/32	$1,020,000.00	$45,000.00	$25,500.00	$0.00
11/01/32	$975,000.00	$0.00	$24,375.00	$88,750.00
05/01/33	$975,000.00	$40,000.00	$24,375.00	$0.00
11/01/33	$935,000.00	$0.00	$23,375.00	$91,750.00
05/01/34	$935,000.00	$45,000.00	$23,375.00	$0.00
11/01/34	$890,000.00	$0.00	$22,250.00	$94,500.00
05/01/35	$890,000.00	$50,000.00	$22,250.00	$0.00
11/01/35	$840,000.00	$0.00	$21,000.00	$97,000.00
05/01/36	$840,000.00	$55,000.00	$21,000.00	$0.00
11/01/36	$785,000.00	$0.00	$19,625.00	$94,250.00
05/01/37	$785,000.00	$55,000.00	$19,625.00	$0.00
11/01/37	$730,000.00	$0.00	$18,250.00	$96,500.00
05/01/38	$730,000.00	$60,000.00	$18,250.00	$0.00
11/01/38	$670,000.00	$0.00	$16,750.00	$93,500.00
05/01/39	$670,000.00	$60,000.00	$16,750.00	$0.00
11/01/39	$610,000.00	$0.00	$15,250.00	$95,500.00
05/01/40	$610,000.00	$65,000.00	$15,250.00	$0.00
11/01/40	$545,000.00	$0.00	$13,625.00	$92,250.00
05/01/41	$545,000.00	$65,000.00	$13,625.00	$0.00
11/01/41	$480,000.00	$0.00	$12,000.00	$94,000.00
05/01/42	$480,000.00	$70,000.00	$12,000.00	$0.00
11/01/42	$410,000.00	$0.00	$10,250.00	$95,500.00
05/01/43	$410,000.00	$75,000.00	$10,250.00	$0.00
11/01/43	$335,000.00	$0.00	$8,375.00	$91,750.00
05/01/44	$335,000.00	$75,000.00	$8,375.00	$0.00
11/01/44	$260,000.00	$0.00	$6,500.00	$98,000.00
05/01/45	$260,000.00	$85,000.00	$6,500.00	$0.00
11/01/45	$175,000.00	$0.00	$4,375.00	$93,750.00
05/01/46	$175,000.00	$85,000.00	$4,375.00	$0.00
11/01/46	$90,000.00	$0.00	$2,250.00	$94,500.00
05/01/47	$90,000.00	$90,000.00	$2,250.00	$0.00
Total		$1,260,000.00	$894,500.00	$2,154,500.00

Debt Amortization Schedule
Series 2017 A-1 Special Assessment Revenue Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/17	$8,515,000.00	$0.00	$18,303.32	$18,303.32
05/01/18	$8,515,000.00	$170,000.00	$156,885.63	$0.00
11/01/18	$8,345,000.00	$0.00	$155,185.63	$482,071.25
05/01/19	$8,345,000.00	$175,000.00	$155,185.63	$0.00
11/01/19	$8,170,000.00	$0.00	$153,435.63	$483,621.25
05/01/20	$8,170,000.00	$180,000.00	$153,435.63	$0.00
11/01/20	$7,990,000.00	$0.00	$151,635.63	$485,071.25
05/01/21	$7,990,000.00	$185,000.00	$151,635.63	$0.00
11/01/21	$7,805,000.00	$0.00	$149,693.13	$484,386.25
05/01/22	$7,805,000.00	$185,000.00	$149,693.13	$0.00
11/01/22	$7,620,000.00	$0.00	$147,496.25	$484,992.50
05/01/23	$7,620,000.00	$190,000.00	$147,496.25	$0.00
11/01/23	$7,430,000.00	$0.00	$145,121.25	$485,242.50
05/01/24	$7,430,000.00	$195,000.00	$145,121.25	$0.00
11/01/24	$7,235,000.00	$0.00	$142,440.00	$484,880.00
05/01/25	$7,235,000.00	$200,000.00	$142,440.00	$0.00
11/01/25	$7,035,000.00	$0.00	$139,440.00	$488,880.00
05/01/26	$7,035,000.00	$210,000.00	$139,440.00	$0.00
11/01/26	$6,825,000.00	$0.00	$136,158.75	$487,317.50
05/01/27	$6,825,000.00	$215,000.00	$136,158.75	$0.00
11/01/27	$6,610,000.00	$0.00	$132,665.00	$485,330.00
05/01/28	$6,610,000.00	$220,000.00	$132,665.00	$0.00
11/01/28	$6,390,000.00	$0.00	$128,925.00	$487,850.00
05/01/29	$6,390,000.00	$230,000.00	$128,925.00	$0.00
11/01/29	$6,160,000.00	$0.00	$124,756.25	$489,512.50
05/01/30	$6,160,000.00	$240,000.00	$124,756.25	$0.00
11/01/30	$5,920,000.00	$0.00	$120,406.25	$490,812.50
05/01/31	$5,920,000.00	$250,000.00	$120,406.25	$0.00
11/01/31	$5,670,000.00	$0.00	$115,875.00	$486,750.00
05/01/32	$5,670,000.00	$255,000.00	$115,875.00	$0.00
11/01/32	$5,415,000.00	$0.00	$110,775.00	$491,550.00
05/01/33	$5,415,000.00	$270,000.00	$110,775.00	$0.00
11/01/33	$5,145,000.00	$0.00	$105,375.00	$490,750.00
05/01/34	$5,145,000.00	$280,000.00	$105,375.00	$0.00
11/01/34	$4,865,000.00	$0.00	$99,775.00	$489,550.00
05/01/35	$4,865,000.00	$290,000.00	$99,775.00	$0.00
11/01/35	$4,575,000.00	$0.00	$93,975.00	$487,950.00
05/01/36	$4,575,000.00	$300,000.00	$93,975.00	$0.00
11/01/36	$4,275,000.00	$0.00	$87,975.00	$490,950.00
05/01/37	$4,275,000.00	$315,000.00	$87,975.00	$0.00
11/01/37	$3,960,000.00	$0.00	$81,675.00	$488,350.00
05/01/38	$3,960,000.00	$325,000.00	$81,675.00	$0.00
11/01/38	$3,635,000.00	$0.00	$74,971.88	$489,943.75
05/01/39	$3,635,000.00	$340,000.00	$74,971.88	$0.00
11/01/39	$3,295,000.00	$0.00	$67,959.38	$490,918.75
05/01/40	$3,295,000.00	$355,000.00	$67,959.38	$0.00
11/01/40	$2,940,000.00	$0.00	$60,637.50	$491,275.00
05/01/41	$2,940,000.00	$370,000.00	$60,637.50	$0.00
11/01/41	$2,570,000.00	$0.00	$53,006.25	$491,012.50
05/01/42	$2,570,000.00	$385,000.00	$53,006.25	$0.00
11/01/42	$2,185,000.00	$0.00	$45,065.63	$490,131.25
05/01/43	$2,185,000.00	$400,000.00	$45,065.63	$0.00
11/01/43	$1,785,000.00	$0.00	$36,815.63	$493,631.25
05/01/44	$1,785,000.00	$420,000.00	$36,815.63	$0.00
11/01/44	$1,365,000.00	$0.00	$28,153.13	$491,306.25
05/01/45	$1,365,000.00	$435,000.00	$28,153.13	$0.00
11/01/45	$930,000.00	$0.00	$19,181.25	$493,362.50
05/01/46	$930,000.00	$455,000.00	$19,181.25	$0.00
11/01/46	$475,000.00	$0.00	$9,796.88	$494,593.75
05/01/47	$475,000.00	$475,000.00	$9,796.88	$0.00
Total		$7,235,000.00	$4,031,607.50	$11,266,607.50

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement
The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense
The District Pays interest Expenses on the debt twice a year.

Bonterra

Community Development District

Supporting Budget Schedule

FY 2027

Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

Product &	General Fund 001			2015 Debt Service			2016 Debt Service			2017 Debt Service			Total Assessments per Unit				
Phase	2027	2026	% Change	2027	2026	% Change	2027	2026	% Change	2027	2026	% Change	2027	2026	$ Change	% Change	Units
Area 1 SF	$1,405.41	$1,305.48	8%	$1,315.63	$1,315.63	0%	$0.00	$0.00	0.0%	$709.72	$709.72	0.0%	$3,430.77	$3,330.83	$99.94	3.0%	394
Area 2 SF	$1,405.41	$1,305.48	8%	$0.00	$0.00	0%	$1,359.28	$1,359.28	0.0%	$709.72	$709.72	0.0%	$3,474.42	$3,374.48	$99.94	3.0%	93
Area 2 TH	$1,405.41	$1,305.48	8%	$0.00	$0.00	0%	$1,250.53	$1,250.53	0.0%	$709.72	$709.72	0.0%	$3,365.67	$3,265.74	$99.94	3.1%	118
Area 2 Villa	$1,405.41	$1,305.48	8%	$0.00	$0.00	0%	$1,196.16	$1,196.16	0.0%	$709.72	$709.72	0.0%	$3,311.30	$3,211.37	$99.94	3.1%	253
																	858

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONTERRA COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING A NON-AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE BONTERRA COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2027

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

WHEREAS, the Board of Supervisors of the Bonterra Community Development District finds the District's total General Fund Operation Assessments, taking into consideration other revenue sources during Fiscal Year 2026, will amount to $1,555,845.74; and

WHEREAS, the Board of Supervisors of the Bonterra Community Development District finds the District's Debt Service Funds Assessments during Fiscal Year 2026 will amount to $1,702,590.69;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BONTERRA COMMUNITY DEVELOPMENT DISTRICT THAT;

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

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

Section 3. The collection and enforcement of the aforesaid Assessment shall be by the Tax Collector serving as agent of the State of Florida in Miami-Dade County and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 4. A portion of said assessment levies on the assessable lands within the District as shown on the Assessment Roll attached hereto as Exhibit A, are hereby certified to the Miami-Dade County Property Appraiser, to be extended on the Miami-Dade County Tax Roll and shall be collected by the Tax Collector in the same manner and time as Miami-Dade County taxes pursuant to the uniform collection methodology, Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the District. The Chairman of the Board of the District hereby designates the District Manager to perform these certification duties. The balance of said assessment levies shown on the Assessment Roll are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

Section 5. The District Manager shall keep apprised of all updates made to the Miami-Dade County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Miami-Dade County property roll. After any amendment of the Non-Ad Valorem Assessment Roll, the District Manager shall file updates to the Non-Ad Valorem Assessment Roll in the District records.

Section 6. Be it further resolved that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 6th day of August 2026, by the Board of Supervisors of the Bonterra Community Development District, Miami-Dade County, Florida.

____
Secretary/Assistant Secretary

____
Chairperson/Vice Chairperson

Exhibit
A

BONTERRA
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
June 23, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $521,146
  - SBA Prime MMA: $1,269,210
- **Assessment collections:**.
  - We are 99% fully collected on the tax roll including assessments of $2,574, which were received in June.
- **Audit – FY 2025:**
  - This audit has been completed.
- **Expenses:**
  - Current expenses make up about 76% of the annual budget through the end of May 2026.
    Total expenses for the first 8 months are approximately $826,730.

BONTERRA
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
July 30, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: $650,208.97.
  - SBA Prime MMA: $1,022,418.39.
- **Assessment collections:**.
  - The District is 100% collected on the tax roll.
- **Audit – FY 2025:**
  - This audit has been completed.
- **Expenses:**
  - Current expenses make up about 87% of the annual budget through the end of June 2026.
    Total expenses for the first 10 months are approximately $950,960.

Bonterra Community Development District

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

BONTERRA
Community Development District

Financial Statements

(Unaudited)

May 31, 2026

BONTERRA
Community Development District

Governmental Funds

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 (AREA 1) DEBT SERVICE FUND	SERIES 2016 (AREA 2) DEBT SERVICE FUND	SERIES 2017 (CLUBHOUSE) DEBT SERVICE FUND	SERIES 2015 (AREA 1) CAPITAL PROJECTS FUND	TOTAL
ASSETS						
Cash - Checking Account	$ 536,410	$ -	$ -	$ -	$ -	$ 536,410
Accounts Receivable	9,200	-	-	-	-	9,200
Due From Other Funds	9,470	-	-	-	-	9,470
Investments:						
SBA Account	1,269,210	-	-	-	-	1,269,210
Construction Fund	-	-	-	-	31,633	31,633
Interest Fund (A-1)	-	33	-	90,789	-	90,822
Interest Fund (A-2)	-	-	33	6	-	39
Operations & Maintenance A-1	-	-	-	20,408	-	20,408
Prepayment Fund (A-1)	-	33,603	-	-	-	33,603
Principal Fund (A-1)	-	-	-	41	-	41
Redemption Fund	-	-	1,412	-	-	1,412
Reserve Fund (A-1)	-	289,715	-	287,321	-	577,036
Reserve Fund (A-2)	-	-	225,589	11,717	-	237,306
Revenue Fund (A-1)	-	258,339	-	433,218	-	691,557
Revenue Fund (A-2)	-	-	274,672	5	-	274,677
Sinking Fund (A-1)	-	30	-	-	-	30
Sinking Fund (A-2)	-	-	42	5	-	47
Deposits	6,964	-	-	-	-	6,964
TOTAL ASSETS	**$ 1,831,254**	**$ 581,720**	**$ 501,748**	**$ 843,510**	**$ 31,633**	**$ 3,789,865**
LIABILITIES						
Accounts Payable	$ 18,066	$ -	$ -		$ -	$ 18,066
Accrued Expenses	5,145	-	-	-	-	5,145
Due To Other Funds	-	2,868	3,214	3,388	-	9,470
TOTAL LIABILITIES	**23,211**	**2,868**	**3,214**	**3,388**	**-**	**32,681**
FUND BALANCES						
Nonspendable:						
Deposits	6,964	-	-	-	-	6,964
Restricted for:						
Debt Service	-	578,852	498,534	840,122	-	1,917,508
Capital Projects	-	-	-	-	31,633	31,633
Assigned to:						
Operating Reserves	268,824	-	-	-	-	268,824
Reserves - Other	591,141	-	-	-	-	591,141
Unassigned:	941,114	-	-	-	-	941,114
TOTAL FUND BALANCES	**$ 1,808,043**	**$ 578,852**	**$ 498,534**	**$ 840,122**	**$ 31,633**	**$ 3,757,184**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,831,254**	**$ 581,720**	**$ 501,748**	**$ 843,510**	**$ 31,633**	**$ 3,789,865**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
REVENUES				
Interest - Investments	$ -	$ 38,980	0.00%	$ 5,243
Room Rentals	-	7,010	0.00%	(300)
Interest - Tax Collector	-	2,950	0.00%	-
Special Assmnts- Tax Collector	1,120,101	1,109,893	99.09%	5,264
Special Assmnts- Discounts	(44,804)	(41,726)	93.13%	158
Settlements	-	475,000	0.00%	475,000
Cleaning Fees	-	1,100	0.00%	-
Party Attendant Fees	-	3,000	0.00%	-
TOTAL REVENUES	**1,075,297**	**1,596,207**	**148.44%**	**485,365**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,000	6,400	80.00%	800
FICA Taxes	612	153	25.00%	-
ProfServ-Arbitrage Rebate	4,200	600	14.29%	-
ProfServ-Dissemination Agent	5,250	-	0.00%	-
ProfServ-Engineering	30,000	8,975	29.92%	1,170
ProfServ-Legal Services	45,000	21,108	46.91%	2,133
ProfServ-Mgmt Consulting	44,558	29,705	66.67%	3,713
ProfServ-Trustee Fees	10,500	7,000	66.67%	-
ProfServ - Legal Arbitration	50,000	115,854	231.71%	-
Auditing Services	6,555	-	0.00%	-
Website Compliance	4,300	3,648	84.84%	100
Communication - Telephone	50	-	0.00%	-
Postage and Freight	1,200	331	27.58%	80
Insurance - General Liability	17,121	12,256	71.58%	-
Printing and Binding	100	-	0.00%	-
Legal Advertising	10,000	2,134	21.34%	-
Miscellaneous Services	2,000	718	35.90%	139
Misc-Assessment Collection Cost	11,201	10,682	95.37%	54
Office Supplies	7,000	3,170	45.29%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	257,822	222,909	86.46%	8,189

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
Field				
Contracts-Fountain	14,214	13,031	91.68%	185
Contracts-Janitorial Services	2,000	-	0.00%	-
Contracts-Pest Control	700	960	137.14%	120
Contracts - Lake Maintenance	9,900	6,889	69.59%	824
Utility - Water	8,000	47,203	590.04%	42,703
Utility - Electric	8,700	2,784	32.00%	518
R&M-Irrigation	3,500	2,080	59.43%	-
R&M-Lift Station	2,200	-	0.00%	-
R&M-Pressure Washing	2,500	-	0.00%	-
Landscape Maintenance	79,829	56,930	71.31%	10,555
Landscape Replacement	10,000	35,465	354.65%	2,719
Misc-Holiday Lighting	10,000	18,659	186.59%	8,231
Misc-Contingency	18,000	11,186	62.14%	5,400
Reserve - Other	80,000	-	0.00%	-
Total Field	249,543	195,187	78.22%	71,255
Clubhouse				
Contracts-Security Alarms	3,000	7,438	247.93%	546
Contracts-Pest Control	2,880	350	12.15%	-
Contracts-Operational Mgmt	283,502	177,931	62.76%	22,241
Telephone, Cable & Internet Service	5,600	1,461	26.09%	237
Utility - Water	11,500	3,446	29.97%	-
Utility - Water & Sewer	5,000	24,185	483.70%	600
Utility - Electric	35,000	18,348	52.42%	5,184
Liability/Property Insurance	57,000	43,487	76.29%	1,580
R&M-Air Conditioning	3,800	15,013	395.08%	-
R&M-Irrigation	1,500	-	0.00%	-
R&M-Fitness Equipment	5,000	8,374	167.48%	1,973
Repairs & Maintenance	15,000	21,866	145.77%	3,177
R&M-Pressure Washing	1,350	-	0.00%	-
Landscape Maintenance	10,000	-	0.00%	-
Landscape Replacement	5,000	120	2.40%	-
Trash Collection/Recycling	5,500	4,771	86.75%	525
Pool & Spa Maintenance	22,000	37,981	172.64%	1,800
Misc-Holiday Lighting	9,000	9,378	104.20%	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
Misc-Contingency	12,000	3,700	30.83%	175
Access Control	2,500	225	9.00%	-
Janitorial Supplies	5,000	2,198	43.96%	-
Office Supplies/Club House Supplies	1,500	1,262	84.13%	1,262
Pool Permits	300	500	166.67%	500
Reserve - Other	80,000	26,600	33.25%	-
Total Clubhouse	582,932	408,634	70.10%	39,800
TOTAL EXPENDITURES	**1,090,297**	**826,730**	**75.83%**	**119,244**
Excess (deficiency) of revenues Over (under) expenditures	(15,000)	769,477	0.00%	366,121
Net change in fund balance	$ (15,000)	$ 769,477	0.00%	$ 366,121
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,038,564**	**1,038,564**		
FUND BALANCE, ENDING	**$ 1,023,564**	**$ 1,808,041**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
REVENUES				
Interest - Investments	$ 10,000	$ 16,995	169.95%	$ 2,575
Special Assmnts- Tax Collector	517,042	509,723	98.58%	2,418
Special Assmnts- Prepayment	-	30,662	0.00%	-
Special Assmnts- Discounts	(20,682)	(19,163)	92.66%	73
TOTAL REVENUES	**506,360**	**538,217**	**106.29%**	**5,066**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	5,170	4,906	94.89%	25
Total Administration	5,170	4,906	94.89%	25
Debt Service				
Principal Debt Retirement	145,000	155,000	106.90%	155,000
Interest Expense	345,520	337,400	97.65%	168,700
Total Debt Service	490,520	492,400	100.38%	323,700
TOTAL EXPENDITURES	**495,690**	**497,306**	**100.33%**	**323,725**
Excess (deficiency) of revenues Over (under) expenditures	10,670	40,911	0.00%	(318,659)
Net change in fund balance	$ 10,670	$ 40,911	0.00%	$ (318,659)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**537,941**	**537,941**		
FUND BALANCE, ENDING	**$ 548,611**	**$ 578,852**		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
REVENUES				
Interest - Investments	$ 10,000	$ 15,720	157.20%	$ 2,500
Special Assmnts- Tax Collector	576,605	571,350	99.09%	2,710
Special Assmnts- Discounts	(23,064)	(21,480)	93.13%	81
TOTAL REVENUES	**563,541**	**565,590**	**100.36%**	**5,291**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	5,766	5,499	95.37%	28
Total Administration	5,766	5,499	95.37%	28
Debt Service				
Principal Debt Retirement	200,000	210,000	105.00%	210,000
Interest Expense	348,163	339,163	97.42%	169,581
Total Debt Service	548,163	549,163	100.18%	379,581
TOTAL EXPENDITURES	**553,929**	**554,662**	**100.13%**	**379,609**
Excess (deficiency) of revenues Over (under) expenditures	9,612	10,928	0.00%	(374,318)
Net change in fund balance	$ 9,612	$ 10,928	0.00%	$ (374,318)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**487,606**	**487,606**		
FUND BALANCE, ENDING	**$ 497,218**	**$ 498,534**		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
REVENUES				
Interest - Investments	$ 8,000	$ 20,295	253.69%	$ 3,573
Special Assmnts- Tax Collector	608,943	601,987	98.86%	2,855
Special Assmnts- Prepayment	-	19,266	0.00%	-
Special Assmnts- Discounts	(24,358)	(22,632)	92.91%	86
TOTAL REVENUES	**592,585**	**618,916**	**104.44%**	**6,514**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,089	5,794	95.16%	29
Total Administration	6,089	5,794	95.16%	29
Debt Service				
Principal Debt Retirement	200,000	210,000	0.00%	210,000
Debt Retirement Series A	30,000	30,000	0.00%	30,000
Interest Expense Series A-1	284,880	278,880	97.89%	139,440
Interest Expense Series A-2	63,000	61,500	97.62%	30,750
Total Debt Service	577,880	580,380	100.43%	410,190
TOTAL EXPENDITURES	**583,969**	**586,174**	**100.38%**	**410,219**
Excess (deficiency) of revenues Over (under) expenditures	8,616	32,742		(403,705)
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	228,651	0.00%	-
TOTAL FINANCING SOURCES (USES)	**-**	**228,651**	**0.00%**	**-**
Net change in fund balance	$ 8,616	$ 261,393		$ (403,705)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**578,730**	**578,730**		
FUND BALANCE, ENDING	**$ 587,346**	**$ 840,123**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
REVENUES				
Interest - Investments	$ -	$ 774	0.00%	$ 91
TOTAL REVENUES	**-**	**774**	**0.00%**	**91**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	774	0.00%	91
Net change in fund balance	$ -	$ 774	0.00%	$ 91
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**30,859**		
FUND BALANCE, ENDING	**$ -**	**$ 31,633**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-26 ACTUAL
REVENUES				
Interest - Investments	$ -	$ 4,147	0.00%	$ -
TOTAL REVENUES	**-**	**4,147**	**0.00%**	**-**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	4,147	0.00%	-
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(228,651)	0.00%	-
TOTAL FINANCING SOURCES (USES)	**-**	**(228,651)**	**0.00%**	**-**
Net change in fund balance	$ -	$ (224,504)	0.00%	$ -
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**224,504**		
FUND BALANCE, ENDING	**$ -**	**$ -**		

BONTERRA
Community Development District

Supporting Schedules

May 31, 2026

BONTERRA
Community Development District

All Funds

Non-Ad Valorem Special Assessments - Miami-Dade Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

									ALLOCATION BY FUND								
Date Received		**Net Amount Received**		**Discount / (Penalties) Amount**		**Collection Costs**		**Gross Amount Received**		**General Fund**		**Debt 2015 (Area 1) Service Fund**		**Debt 2016 (Area 2) Service Fund**		**Debt 2017 Clubhouse**	
Assessments Levied FY26							$	2,818,641	$	1,120,101	$	514,411	$	576,605	$	607,524	
Allocation %								100%		40%		18%		20%		22%	
11/08/25	$	6,269	$	264	$	63	$	6,597	$	2,621	$	1,204	$	1,349	$	1,422	
11/14/25	$	113,491	$	4,777	$	1,146	$	119,414	$	47,454	$	21,793	$	24,428	$	25,738	
11/15/25	$	31,582	$	1,426	$	319	$	33,327	$	13,244	$	6,082	$	6,818	$	7,183	
11/26//25	$	131,316	$	5,527	$	1,326	$	138,170	$	54,907	$	25,216	$	28,265	$	29,781	
12/04/25	$	2,117,859	$	89,135	$	21,393	$	2,228,386	$	885,539	$	406,688	$	455,858	$	480,301	
12/19/25	$	47,127	$	1,708	$	476	$	49,312	$	19,596	$	9,000	$	10,088	$	10,629	
01/08/26	$	44,176	$	1,380	$	446	$	46,002	$	18,281	$	8,396	$	9,411	$	9,915	
01/08/26	$	15,514	$	408	$	157	$	16,078	$	6,389	$	2,934	$	3,289	$	3,466	
02/06/26	$	22,137	$	456	$	224	$	22,817	$	9,067	$	4,164	$	4,668	$	4,918	
03/05/26	$	29,222	$	298	$	295	$	29,815	$	11,848	$	5,441	$	6,099	$	6,426	
04/15/26	$	68,765	$	(32)	$	695	$	69,427	$	27,590	$	12,671	$	14,203	$	14,964	
04/15/26	$	20,108	$	51	$	203	$	20,362	$	8,092	$	3,716	$	4,165	$	4,389	
05/13/26	$	13,508	$	(397)	$	136	$	13,248	$	5,264	$	2,418	$	2,710	$	2,855	
TOTAL	**$**	**2,661,073**	**$**	**105,000**	**$**	**26,880**	**$**	**2,792,953**	**$**	**1,109,893**	**$**	**509,723**	**$**	**571,350**	**$**	**601,987**	
% COLLECTED								99%		99%		99%		99%		99%	
TOTAL OUTSTANDING							**$**	**25,689**	**$**	**10,208**	**$**	**4,688**	**$**	**5,255**	**$**	**5,537**	

1. Recap of Capital Project Fund Activity Through 5/31/26

Opening Balance in Construction Account		$6,500,534
Source of Funds:	Interest Earned	$15,484
	Developer Proceeds	$0
	Interfund Transfer	($617)
Use of Funds:		
Disbursements:	Roadways	($118,983)
	Stormwater/Drainage	($1,704,597)
	Water System	($578,412)
	Sewer System	($1,032,893)
	Hard Costs	$0
	CDD Acquisition	($2,296,568)
	Regulatory Costs	($357,070)
	Professional Fees	($75,593)
	Cost Of Issuance	($319,652)
Adjusted Balance in Construction Account at May 31, 2026		**$31,633**

2. Funds Available For Construction at May 31, 2026

Book Balance of Construction Fund at May 31, 2026	$31,633
Construction Funds available at May 31, 2026	$31,633

3. Investments - Regions Bank

May 31, 2026	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	3.48%		$31,633	$31,633

Contracts Payable	$0
Balance at 5/31/26	**$31,633**

Cash and Investment Report
May 31, 2026

ACCOUNT NAME	BANK NAME	MATURITY	YIELD	BALANCE
GENERAL FUND				
Valley Bank Checking	Valley Bank	N/A	3.56%	536,410
		Subtotal Checking Account		536,410
Money Market Account	SBA Florida Prime	N/A	3.81%	1,269,210
		Subtotal MMA Account		1,269,210
DEBT SVC & CONSTRUCTION FUNDS				
Series 2015 A-1 Construction Fund	Regions Bank	N/A	3.48%	31,633
Series 2015 A-1 Interest	Regions Bank	N/A	3.48%	33
Series 2015 A-1 Prepayment	Regions Bank	N/A	3.48%	33,603
Series 2015 A-1 Reserves	Regions Bank	N/A	3.48%	289,715
Series 2015 A-1 Revenue	Regions Bank	N/A	3.48%	258,339
Series 2015 A-1 Sinking Fund	Regions Bank	N/A	3.48%	30
Series 2016 A-2 Interest	Regions Bank	N/A	3.48%	33
Series 2016 Redemption	Regions Bank	N/A	3.48%	1,412
Series 2016 A-2 Reserves	Regions Bank	N/A	3.48%	225,589
Series 2016 A-2 Revenue	Regions Bank	N/A	3.48%	274,672
Series 2016 A-2 Sinking Fund	Regions Bank	N/A	3.48%	42
Series 2017 A-1 Interest Account	Regions Bank	N/A	3.48%	90,789
Series 2017 A-2 Interest Account	Regions Bank	N/A	3.48%	6
Series 2017 A-1 Operation & Maint	Regions Bank	N/A	3.48%	20,408
Series 2017 A-1 Principal Account	Regions Bank	N/A	3.48%	41
Series 2017 A-1 Debt Service Reserve	Regions Bank	N/A	3.48%	287,321
Series 2017 A-2 Debt Service Reserve	Regions Bank	N/A	3.48%	11,717
Series 2017 A-1 Revenue Fund	Regions Bank	N/A	3.48%	433,218
Series 2017 A-2 Revenue Fund	Regions Bank	N/A	3.48%	5
Series 2017 A-2 Sinking Fund	Regions Bank	N/A	3.48%	5
		Subtotal Debt Service		1,958,611
		Total		**3,764,231**

Bank Account Statement

Bonterra CDD

Bank Account No.	0402		
Statement No.	05-26	**Statement Date**	05/31/2026

G/L Account No. 101003 Balance	536,410.01	**Statement Balance**	564,069.00
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	564,069.00
Subtotal	536,410.01	**Outstanding Checks**	-27,658.99
Negative Adjustments	0.00	**Ending Balance**	536,410.01
Ending G/L Balance	536,410.01		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
03/16/2026	Payment	300045	AT&T	Inv: 022226-0700- ACH			-236.79
04/28/2026	Payment	DD112	WASTE CONNECTIONS OF FLORIDA	Payment of Invoice 005797			-521.35
05/21/2026	Payment	300058	CITY OF HIALEAH	Inv: 032426-0200-ACH			-226.95
05/28/2026	Payment	100399	D.E. POOL TECH LLC	Inv: 222685			-1,800.00
05/28/2026	Payment	100402	KW PROPERTY MANAGEMENT & CONSULTING LLC	Inv: 052026			-22,241.40
05/28/2026	Payment	100404	BILLING COCHRAN P.A.	Inv: 198569			-2,132.50
05/29/2026	Payment	1061	FLORIDA DEPARTMENT OF HEALTH	Check for Vendor V00100			-500.00
Total Outstanding Checks							-27,658.99
Outstanding Deposits							
Total Outstanding Deposits							

BONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100386							
001	05/01/26	ECOLAWN SERVICES INC	5132	4/21/26 Plants Installation	Landscape Replacement	546338-53901	$728.00
						Check Total	*$728.00*
CHECK # 100387							
001	05/01/26	HINCKLEY ALLEN & SNYDER LLP	1283084	MAR 2026 Arbitrage Special Counsel	ProfServ - Legal Arbitration	531160-51401	$1,816.11
						Check Total	*$1,816.11*
CHECK # 100388							
001	05/11/26	RISK MANAGEMENT ASSOCIATES, INC	5526	NEW FLOOD POLICY	Liability/Property Insurance	545010-57202	$1,580.00
						Check Total	*$1,580.00*
CHECK # 100389							
001	05/11/26	ECOLAWN SERVICES INC	5152	MAY 2026 LAWN MAINT	Landscape Maintenance	546300-53901	$6,625.00
001	05/11/26	ECOLAWN SERVICES INC	5143	4/27/26 Plant Installation	Landscape Replacement	546338-53901	$588.00
						Check Total	*$7,213.00*
CHECK # 100390							
001	05/11/26	TIGRIS AQUATIC SERVICES LLC	4536970	MAY 2026 Fountain Maintenance	Contracts-Fountain	534023-53901	$185.00
						Check Total	*$185.00*
CHECK # 100391							
001	05/11/26	BOSEM CORP	125051	MAY 2026 Aromatization for Clubhouse	Misc-Contingency	549900-57202	$175.00
						Check Total	*$175.00*
CHECK # 100392							
001	05/11/26	INFRAMARK LLC	178448	MAY 2026 Management Fees	ProfServ-Mgmt Consulting	531027-51301	$3,713.17
001	05/11/26	INFRAMARK LLC	178448	MAY 2026 Management Fees	Miscellaneous Services	549001-51301	$45.00
001	05/11/26	INFRAMARK LLC	178448	MAY 2026 Management Fees	Website Compliance	534397-51301	$100.00
						Check Total	*$3,858.17*
CHECK # 100393							
001	05/11/26	FITNESS MOBILE TECH LLC	RP_5726_BTRC	5/7/26 Precor Treadmill, Plyobox TAG, Cybex Leg	R&M-Fitness Equipment	546115-57202	$916.50
						Check Total	*$916.50*
CHECK # 100394							
001	05/11/26	EZ SECURITY	2026-2375	4/4/26 3 GATE HINGE REPLACEMENT	Misc-Contingency	549900-53901	$485.30
001	05/11/26	EZ SECURITY	2026-2374	4/4/26 3 EXIT PANIC DEVICE REPLACEMENT	Misc-Contingency	549900-53901	$1,540.00
						Check Total	*$2,025.30*

BONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100395							
001	05/20/26	JLL SERVICES FLORIDA LLC	JLL E,P-26076	5/8/26 Toilet Bowl Replacement	Repairs & Maintenance	546156-57202	$1,310.00
001	05/20/26	JLL SERVICES FLORIDA LLC	JLL P-26073	5/6/26 Toilet Bowl Replacement	Repairs & Maintenance	546156-57202	$852.00
						Check Total	*$2,162.00*
CHECK # 100396							
001	05/20/26	MILLER, LEGG & ASSOCIATES, INC	20MLA00115-146	APR 2026 Engineering Services	ProfServ-Engineering	531013-51501	$1,170.00
						Check Total	*$1,170.00*
CHECK # 100397							
001	05/20/26	STAPLES INC	6063465039	5/9/26 Supplies	Office Supplies	551002-57202	$841.37
						Check Total	*$841.37*
CHECK # 100398							
001	05/20/26	MIAMI DADE COUNTY ELECTIONS	05082026	2026 Registered Voters Fee	Miscellaneous Services	549001-51301	$60.00
						Check Total	*$60.00*
CHECK # 100399							
001	05/28/26	D.E. POOL TECH LLC	222685	MAY 2026 Pool Maintenance	Pool & Spa Maintenance	546972-57202	$1,800.00
						Check Total	*$1,800.00*
CHECK # 100400							
001	05/28/26	INFRAMARK LLC	179169	APRIL 2026 POSTAGE	Postage and Freight	541006-51301	$1.48
						Check Total	*$1.48*
CHECK # 100401							
001	05/28/26	RANDY'S HOLIDAY LIGHTNING	2008-1	2026 HOLIDAY LIGHTNING	Misc-Holiday Lighting	549028-53901	$8,231.00
						Check Total	*$8,231.00*
CHECK # 100402							
001	05/28/26	KW PROPERTY MANAGEMENT & CONSULTING LLC	052026	05/2026 PAYROLL	Contracts-Operational Mgmt	534370-57202	$22,241.40
						Check Total	*$22,241.40*
CHECK # 100403							
001	05/28/26	ECOLAWN SERVICES INC	5190	5/15/2026 Water truck	Landscape Maintenance	546300-53901	$600.00
						Check Total	*$600.00*
CHECK # 100404							
001	05/28/26	BILLING COCHRAN P.A.	198569	APR 2026 FEES	ProfServ-Legal Services	531023-51401	$2,132.50
						Check Total	*$2,132.50*

BONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1060							
001	05/21/26	WILLIAM REJAS	030112026	ROOM RENTAL REFUND	Room Rentals	347010	$300.00
						Check Total	*$300.00*
CHECK # 1061							
001	05/29/26	FLORIDA DEPARTMENT OF HEALTH	051926-	2026 POOL PERMIT FEE	Pool Permits	554022-57202	$500.00
						Check Total	*$500.00*
CHECK # 300056							
001	05/21/26	FPL-ACH	051526-1101-ACH	SVC PRD 04/15-05/15/26 71101	Utility - Electric	543041-53901	$279.98
						Check Total	*$279.98*
CHECK # 300057							
001	05/21/26	FPL-ACH	051526-5058-ACH	SVC PRD 04/15-05/15/26 - 55058	Utility - Electric	543041-57202	$2,586.36
						Check Total	*$2,586.36*
CHECK # 300058							
001	05/21/26	CITY OF HIALEAH	032426-0200-ACH	ACCT #196402-000	Utility - Water	543018-57202	$226.95
						Check Total	*$226.95*
CHECK # 300059							
001	05/21/26	CC VALLEY BANK	043026-6779	APR 2026 EXPENSE CREDIT CARD	Office Supplies	551002-57202	$420.29
						Check Total	*$420.29*
CHECK # 300060							
001	05/28/26	WASTE CONNECTIONS OF FLORIDA	3717482W440-ACH	JUNE WASTE SVC 2026	Trash Collection/Recycling	546912-57202	$521.35
001	05/28/26	WASTE CONNECTIONS OF FLORIDA	3717482W440-ACH	JUNE WASTE SVC 2026	Trash Collection/Recycling	546912-57202	$552.48
						Check Total	*$1,073.83*
CHECK # 300061							
001	05/14/26	CITY OF HIALEAH	041426-0500-ACH	ACCT #198405	Utility - Water	543018-53901	$40,265.55
						Check Total	*$40,265.55*
CHECK # 300062							
001	05/14/26	CITY OF HIALEAH	041426-0200-ACH	ACCT#196402000	Utility - Water	543018-53901	$230.52
						Check Total	*$230.52*
						Fund Total	**$103,620.31**

Total Checks Paid	**$103,620.31**

Bonterra
Cash Flow Projection
6/23/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	521,146.00	3.56%
MMA - SBA Prime	1,269,210.00	3.40%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	1,790,356.00	
Outstanding FY26 Tax Roll	25,689.00	
Estimated Total Cash Available with Tax Roll	1,816,045.00	
Projections:		
Monthly Average Spend (October - May)	*68,894.00*	
Total Monthly Average Spend	68,894.00	
Average Spend to YE (4 months July -September)	(206,682.00)	
Expected Cash Flow at YE (9/30/26)	**2,022,727.00**	
Average Spend 1st QTR FY27 (3 mos avg spend)	206,682.00	
Expected Need through 1st QTR FY27	**1,816,045.00**	

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

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

BONTERRA Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

BONTERRA
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 (AREA 1) DEBT SERVICE FUND	SERIES 2016 (AREA 2) DEBT SERVICE FUND	SERIES 2017 (CLUBHOUSE) DEBT SERVICE FUND	SERIES 2015 (AREA 1) CAPITAL PROJECTS FUND	TOTAL
ASSETS						
Cash - Checking Account	$ 690,328	$ -	$ -	$ -	$ -	$ 690,328
Accounts Receivable	9,200	-	-	-	-	9,200
Due From Other Funds	-	1,975	2,215	2,332	-	6,524
Investments:						
SBA Account	1,022,418	-	-	-	-	1,022,418
Construction Fund	-	-	-	-	31,727	31,727
Interest Fund (A-1)	-	33	-	91,058	-	91,091
Interest Fund (A-2)	-	-	34	6	-	40
Operations & Maintenance A-1	-	-	-	20,468	-	20,468
Prepayment Fund (A-1)	-	33,702	-	-	-	33,702
Principal Fund (A-1)	-	-	-	41	-	41
Redemption Fund	-	-	1,417	-	-	1,417
Reserve Fund (A-1)	-	290,575	-	288,174	-	578,749
Reserve Fund (A-2)	-	-	226,258	11,752	-	238,010
Revenue Fund (A-1)	-	259,106	-	434,503	-	693,609
Revenue Fund (A-2)	-	-	275,488	5	-	275,493
Sinking Fund (A-1)	-	30	-	-	-	30
Sinking Fund (A-2)	-	-	42	5	-	47
Deposits	6,964	-	-	-	-	6,964
TOTAL ASSETS	**$ 1,728,910**	**$ 585,421**	**$ 505,454**	**$ 848,344**	**$ 31,727**	**$ 3,699,856**
LIABILITIES						
Accounts Payable	$ 11,997	$ -	$ -	$ -	$ -	$ 11,997
Accrued Expenses	10,550	-	-	-	-	10,550
Due To Other Funds	6,524	-	-	-	-	6,524
TOTAL LIABILITIES	**29,071**	**-**	**-**	**-**	**-**	**29,071**
FUND BALANCES						
Nonspendable:						
Deposits	6,964	-	-	-	-	6,964
Restricted for:						
Debt Service	-	585,421	505,454	848,344	-	1,939,219
Capital Projects	-	-	-	-	31,727	31,727
Assigned to:						
Operating Reserves	268,824	-	-	-	-	268,824
Reserves - Other	591,141	-	-	-	-	591,141
Unassigned:	832,910	-	-	-	-	832,910
TOTAL FUND BALANCES	**$ 1,699,839**	**$ 585,421**	**$ 505,454**	**$ 848,344**	**$ 31,727**	**$ 3,670,785**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,728,910**	**$ 585,421**	**$ 505,454**	**$ 848,344**	**$ 31,727**	**$ 3,699,856**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 44,356	$ 44,356	0.00%
Room Rentals	-	-	7,010	7,010	0.00%
Interest - Tax Collector	-	-	2,950	2,950	0.00%
Special Assmnts- Tax Collector	1,120,101	1,120,101	1,120,101	-	100.00%
Special Assmnts- Discounts	(44,804)	(44,804)	(41,282)	3,522	92.14%
Settlements	-	-	475,000	475,000	0.00%
Cleaning Fees	-	-	1,100	1,100	0.00%
Party Attendant Fees	-	-	3,000	3,000	0.00%
TOTAL REVENUES	**1,075,297**	**1,075,297**	**1,612,235**	**536,938**	**149.93%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	6,000	7,400	(1,400)	92.50%
FICA Taxes	612	459	153	306	25.00%
ProfServ-Arbitrage Rebate	4,200	4,200	600	3,600	14.29%
ProfServ-Dissemination Agent	5,250	5,250	-	5,250	0.00%
ProfServ-Engineering	30,000	22,500	13,819	8,681	46.06%
ProfServ-Legal Services	45,000	33,750	22,728	11,022	50.51%
ProfServ-Mgmt Consulting	44,558	33,419	33,419	-	75.00%
ProfServ-Trustee Fees	10,500	10,500	7,000	3,500	66.67%
ProfServ - Legal Arbitration	50,000	37,500	115,854	(78,354)	231.71%
Auditing Services	6,555	6,555	6,555	-	100.00%
Website Compliance	4,300	3,225	3,748	(523)	87.16%
Communication - Telephone	50	37	-	37	0.00%
Postage and Freight	1,200	900	331	569	27.58%
Insurance - General Liability	17,121	17,121	12,256	4,865	71.58%
Printing and Binding	100	75	-	75	0.00%
Legal Advertising	10,000	7,500	5,829	1,671	58.29%
Miscellaneous Services	2,000	1,500	794	706	39.70%
Misc-Assessment Collection Cost	11,201	11,201	10,788	413	96.31%
Office Supplies	7,000	5,250	3,170	2,080	45.29%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	257,822	207,117	244,619	(37,502)	94.88%
Field					
Contracts-Fountain	14,214	10,661	13,216	(2,555)	92.98%
Contracts-Janitorial Services	2,000	1,500	-	1,500	0.00%
Contracts-Pest Control	700	525	1,080	(555)	154.29%
Contracts - Lake Maintenance	9,900	7,425	7,713	(288)	77.91%
Utility - Water	8,000	6,000	53,323	(47,323)	666.54%
Utility - Electric	8,700	6,525	3,204	3,321	36.83%
R&M-Irrigation	3,500	2,625	2,080	545	59.43%
R&M-Lift Station	2,200	1,650	-	1,650	0.00%
R&M-Pressure Washing	2,500	2,500	-	2,500	0.00%
Landscape Maintenance	79,829	59,872	63,555	(3,683)	79.61%
Landscape Replacement	10,000	7,500	38,422	(30,922)	384.22%
Misc-Holiday Lighting	10,000	10,000	18,659	(8,659)	186.59%
Misc-Contingency	18,000	13,500	15,232	(1,732)	84.62%
Reserve - Other	80,000	80,000	-	80,000	0.00%
Total Field	249,543	210,283	216,484	(6,201)	86.75%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Clubhouse					
Contracts-Security Alarms	3,000	2,250	7,438	(5,188)	247.93%
Contracts-Pest Control	2,880	2,160	350	1,810	12.15%
Contracts-Operational Mgmt	283,502	212,627	200,173	12,454	70.61%
Telephone, Cable & Internet Service	5,600	4,200	1,698	2,502	30.32%
Utility - Water	11,500	8,625	5,829	2,796	50.69%
Utility - Water & Sewer	5,000	3,750	37,523	(33,773)	750.46%
Utility - Electric	35,000	15,000	20,484	(5,484)	58.53%
Liability/Property Insurance	57,000	57,000	43,487	13,513	76.29%
R&M-Air Conditioning	3,800	2,850	15,013	(12,163)	395.08%
R&M-Irrigation	1,500	1,125	-	1,125	0.00%
R&M-Fitness Equipment	5,000	3,750	8,818	(5,068)	176.36%
Repairs & Maintenance	15,000	11,250	24,441	(13,191)	162.94%
R&M-Pressure Washing	1,350	1,350	-	1,350	0.00%
Landscape Maintenance	10,000	7,500	-	7,500	0.00%
Landscape Replacement	5,000	3,750	120	3,630	2.40%
Trash Collection/Recycling	5,500	4,125	5,017	(892)	91.22%
Pool & Spa Maintenance	22,000	16,500	43,670	(27,170)	198.50%
Misc-Holiday Lighting	9,000	9,000	9,378	(378)	104.20%
Misc-Contingency	12,000	9,000	5,319	3,681	44.33%
Access Control	2,500	1,875	225	1,650	9.00%
Janitorial Supplies	5,000	3,750	2,198	1,552	43.96%
Office Supplies/Club House Supplies	1,500	1,125	4,976	(3,851)	331.73%
Pool Permits	300	300	500	(200)	166.67%
Reserve - Other	80,000	80,000	53,200	26,800	66.50%
Total Clubhouse	582,932	462,862	489,857	(26,995)	84.03%
TOTAL EXPENDITURES	**1,090,297**	**880,262**	**950,960**	**(70,698)**	**87.22%**
Excess (deficiency) of revenues Over (under) expenditures	(15,000)	195,035	661,275	466,240	0.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(15,000)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(15,000)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (15,000)	$ 195,035	$ 661,275	$ 466,240	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,038,564**	**1,038,564**	**1,038,564**		
FUND BALANCE, ENDING	**$ 1,023,564**	**$ 1,233,599**	**$ 1,699,839**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 10,000	$ 7,500	$ 18,721	$ 11,221	187.21%
Special Assmnts- Tax Collector	517,042	517,042	514,411	(2,631)	99.49%
Special Assmnts- Prepayment	-	-	30,662	30,662	0.00%
Special Assmnts- Discounts	(20,682)	(20,682)	(18,959)	1,723	91.67%
TOTAL REVENUES	**506,360**	**503,860**	**544,835**	**40,975**	**107.60%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,170	5,170	4,955	215	95.84%
Total Administration	5,170	5,170	4,955	215	95.84%
Debt Service					
Principal Debt Retirement	145,000	145,000	155,000	(10,000)	106.90%
Interest Expense	345,520	345,520	337,400	8,120	97.65%
Total Debt Service	490,520	490,520	492,400	(1,880)	100.38%
TOTAL EXPENDITURES	**495,690**	**495,690**	**497,355**	**(1,665)**	**100.34%**
Excess (deficiency) of revenues Over (under) expenditures	10,670	8,170	47,480	39,310	0.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	10,670	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**10,670**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ 10,670	$ 8,170	$ 47,480	$ 39,310	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**537,941**	**537,941**	**537,941**		
FUND BALANCE, ENDING	**$ 548,611**	**$ 546,111**	**$ 585,421**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 10,000	$ 7,500	$ 17,211	$ 9,711	172.11%
Special Assmnts- Tax Collector	576,605	576,605	576,605	-	100.00%
Special Assmnts- Discounts	(23,064)	(23,064)	(21,251)	1,813	92.14%
TOTAL REVENUES	**563,541**	**561,041**	**572,565**	**11,524**	**101.60%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,766	5,766	5,554	212	96.32%
Total Administration	5,766	5,766	5,554	212	96.32%
Debt Service					
Principal Debt Retirement	200,000	200,000	210,000	(10,000)	105.00%
Interest Expense	348,163	348,163	339,163	9,000	97.42%
Total Debt Service	548,163	548,163	549,163	(1,000)	100.18%
TOTAL EXPENDITURES	**553,929**	**553,929**	**554,717**	**(788)**	**100.14%**
Excess (deficiency) of revenues Over (under) expenditures	9,612	7,112	17,848	10,736	0.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	9,612	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**9,612**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ 9,612	$ 7,112	$ 17,848	$ 10,736	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**487,606**	**487,606**	**487,606**		
FUND BALANCE, ENDING	**$ 497,218**	**$ 494,718**	**$ 505,454**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 8,000	$ 6,000	$ 22,796	$ 16,796	284.95%
Special Assmnts- Tax Collector	608,943	608,943	607,524	(1,419)	99.77%
Special Assmnts- Prepayment	-	-	19,266	19,266	0.00%
Special Assmnts- Discounts	(24,358)	(24,358)	(22,391)	1,967	91.92%
TOTAL REVENUES	**592,585**	**590,585**	**627,195**	**36,610**	**105.84%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,089	6,089	5,851	238	96.09%
Total Administration	6,089	6,089	5,851	238	96.09%
Debt Service					
Principal Debt Retirement	200,000	200,000	-	200,000	0.00%
Debt Retirement Series A	30,000	30,000	-	30,000	0.00%
Principal Debt Retirement A-1	-	-	210,000	(210,000)	0.00%
Principal Debt Retirement A-2	-	-	30,000	(30,000)	0.00%
Interest Expense Series A-1	284,880	284,880	278,880	6,000	97.89%
Interest Expense Series A-2	63,000	63,000	61,500	1,500	97.62%
Total Debt Service	577,880	577,880	580,380	(2,500)	100.43%
TOTAL EXPENDITURES	**583,969**	**583,969**	**586,231**	**(2,262)**	**100.39%**
Excess (deficiency) of revenues Over (under) expenditures	8,616	6,616	40,964	34,348	0.00%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	228,651	228,651	0.00%
Contribution to (Use of) Fund Balance	8,616	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**8,616**	**-**	**228,651**	**228,651**	**0.00%**
Net change in fund balance	$ 8,616	$ 6,616	$ 269,615	$ 262,999	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**578,730**	**578,730**	**578,730**		
FUND BALANCE, ENDING	**$ 587,346**	**$ 585,346**	**$ 848,345**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 868	$ 868	0.00%
TOTAL REVENUES	**-**	**-**	**868**	**868**	**0.00%**
EXPENDITURES					
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	868	868	0.00%
Net change in fund balance	$ -	$ -	$ 868	$ 868	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**30,859**		
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 31,727**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ 4,147	$ 4,147	0.00%
TOTAL REVENUES	**-**	**-**	**4,147**	**4,147**	**0.00%**
EXPENDITURES					
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	4,147	4,147	0.00%
OTHER FINANCING SOURCES (USES)					
Operating Transfers-Out	-	-	(228,651)	(228,651)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(228,651)**	**(228,651)**	**0.00%**
Net change in fund balance	$ -	$ -	$ (224,504)	$ (224,504)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**224,504**		
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ -**		

BONTERRA
Community Development District

Supporting Schedules

June 30, 2026

BONTERRA
Community Development District

All Funds

Non-Ad Valorem Special Assessments - Miami-Dade Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

					ALLOCATION BY FUND			
Date Received	**Net Amount Received**	**Discount / (Penalties) Amount**	**Collection Costs**	**Gross Amount Received**	**General Fund**	**Debt 2015 (Area 1) Service Fund**	**Debt 2016 (Area 2) Service Fund**	**Debt 2017 Clubhouse**
Assessments Levied FY26				$ 2,818,641	$ 1,120,101	$ 514,411	$ 576,605	$ 607,524
Allocation %				100%	40%	18%	20%	22%
11/08/25	$ 6,269	$ 264	$ 63	$ 6,597	$ 2,621	$ 1,204	$ 1,349	$ 1,422
11/14/25	$ 113,491	$ 4,777	$ 1,146	$ 119,414	$ 47,454	$ 21,793	$ 24,428	$ 25,738
11/15/25	$ 31,582	$ 1,426	$ 319	$ 33,327	$ 13,244	$ 6,082	$ 6,818	$ 7,183
11/26//25	$ 131,316	$ 5,527	$ 1,326	$ 138,170	$ 54,907	$ 25,216	$ 28,265	$ 29,781
12/04/25	$ 2,117,859	$ 89,135	$ 21,393	$ 2,228,386	$ 885,539	$ 406,688	$ 455,858	$ 480,301
12/19/25	$ 47,127	$ 1,708	$ 476	$ 49,312	$ 19,596	$ 9,000	$ 10,088	$ 10,629
01/08/26	$ 44,176	$ 1,380	$ 446	$ 46,002	$ 18,281	$ 8,396	$ 9,411	$ 9,915
01/08/26	$ 15,514	$ 408	$ 157	$ 16,078	$ 6,389	$ 2,934	$ 3,289	$ 3,466
02/06/26	$ 22,137	$ 456	$ 224	$ 22,817	$ 9,067	$ 4,164	$ 4,668	$ 4,918
03/05/26	$ 29,222	$ 298	$ 295	$ 29,815	$ 11,848	$ 5,441	$ 6,099	$ 6,426
04/15/26	$ 68,765	$ (32)	$ 695	$ 69,427	$ 27,590	$ 12,671	$ 14,203	$ 14,964
04/15/26	$ 20,108	$ 51	$ 203	$ 20,362	$ 8,092	$ 3,716	$ 4,165	$ 4,389
05/13/26	$ 13,508	$ (397)	$ 136	$ 13,248	$ 5,264	$ 2,418	$ 2,710	$ 2,855
06/11/26	$ 2,574	$ (76)	$ 26	$ 2,524	$ 1,003	$ 461	$ 516	$ 544
06/26/26	$ 23,965	$ (1,042)	$ 242	$ 23,164	$ 9,205	$ 4,228	$ 4,739	$ 4,993
TOTAL	**$ 2,687,612**	**$ 103,882**	**$ 27,148**	**$ 2,818,641**	**$ 1,120,101**	**$ 514,411**	**$ 576,605**	**$ 607,524**
% COLLECTED				100%	100%	100%	100%	100%

1. Recap of Capital Project Fund Activity Through 6/30/26

Opening Balance in Construction Account		$6,500,534
Source of Funds:	Interest Earned	$15,578
	Developer Proceeds	$0
	Interfund Transfer	($617)
Use of Funds:		
Disbursements:	Roadways	($118,983)
	Stormwater/Drainage	($1,704,597)
	Water System	($578,412)
	Sewer System	($1,032,893)
	Hard Costs	$0
	CDD Acquisition	($2,296,568)
	Regulatory Costs	($357,070)
	Professional Fees	($75,593)
	Cost Of Issuance	($319,652)
Adjusted Balance in Construction Account at June 30, 2026		**$31,727**

2. Funds Available For Construction at June 30, 2026

Book Balance of Construction Fund at June 30, 2026	$31,727
Construction Funds available at June 30, 2026	$31,727

3. Investments - Regions Bank

June 30, 2026	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	3.56%		$31,727	$31,727

Contracts Payable	$0
Balance at 6/30/26	**$31,727**

Cash and Investment Report
June 30, 2026

ACCOUNT NAME	BANK NAME	MATURITY	YIELD	BALANCE
GENERAL FUND				
Valley Bank Checking	Valley Bank	N/A	3.56%	690,328
		Subtotal Checking Account		690,328
Money Market Account	SBA Florida Prime	N/A	3.83%	1,022,418
		Subtotal MMA Account		1,022,418
DEBT SVC & CONSTRUCTION FUNDS				
Series 2015 A-1 Construction Fund	Regions Bank	N/A	3.57%	31,727
Series 2015 A-1 Interest	Regions Bank	N/A	3.57%	33
Series 2015 A-1 Prepayment	Regions Bank	N/A	3.57%	33,702
Series 2015 A-1 Reserves	Regions Bank	N/A	3.57%	290,575
Series 2015 A-1 Revenue	Regions Bank	N/A	3.57%	259,106
Series 2015 A-1 Sinking Fund	Regions Bank	N/A	3.57%	30
Series 2016 A-2 Interest	Regions Bank	N/A	3.57%	34
Series 2016 Redemption	Regions Bank	N/A	3.57%	1,417
Series 2016 A-2 Reserves	Regions Bank	N/A	3.57%	226,258
Series 2016 A-2 Revenue	Regions Bank	N/A	3.57%	275,488
Series 2016 A-2 Sinking Fund	Regions Bank	N/A	3.57%	42
Series 2017 A-1 Interest Account	Regions Bank	N/A	3.57%	91,058
Series 2017 A-2 Interest Account	Regions Bank	N/A	3.57%	6
Series 2017 A-1 Operation & Maint	Regions Bank	N/A	3.57%	20,468
Series 2017 A-1 Principal Account	Regions Bank	N/A	3.57%	41
Series 2017 A-1 Debt Service Reserve	Regions Bank	N/A	3.57%	288,174
Series 2017 A-2 Debt Service Reserve	Regions Bank	N/A	3.57%	11,752
Series 2017 A-1 Revenue Fund	Regions Bank	N/A	3.57%	434,503
Series 2017 A-2 Revenue Fund	Regions Bank	N/A	3.57%	5
Series 2017 A-2 Sinking Fund	Regions Bank	N/A	3.57%	5
		Subtotal Debt Service		1,964,423
		Total		**3,677,170**

Bank Account Statement

Bonterra CDD

Bank Account No.	0402		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101003 Balance	690,327.52	**Statement Balance**	697,334.87
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	697,334.87
Subtotal	690,327.52	**Outstanding Checks**	-7,007.35
Negative Adjustments	0.00	**Ending Balance**	690,327.52
Ending G/L Balance	690,327.52		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
05/21/2026	Payment	300058	CITY OF HIALEAH	Inv: 032426-0200-ACH			-226.95
06/09/2026	Payment	300064	CITY OF HIALEAH	Inv: 052126--000-ACH			-5,780.40
06/29/2026	Payment	100431	D.E. POOL TECH LLC	Inv: 222925			-1,000.00
Total Outstanding Checks							-7,007.35
Outstanding Deposits							
Total Outstanding Deposits							

BONTERRA
Community Development District

Payment Register by Bank Account
For the Period from 06/01/26 to 06/30/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK - (ACCT#XXXXX0402)							
ACH #100405							
06/01/26	Vendor	CENTURY FIRE PROTECTION-ADVANCED INC	CA88302	Fire Alarm Maintenance (Jun 2026 - Aug 2026)	Contracts-Security Alarms	001-534090-57202	$546.00
						ACH Total	*$546.00*
ACH #100406							
06/01/26	Vendor	IT WORKS NETWORK GROUP INC	18565	MAY BILLABLE PRODUCTS	MAY PRODUCTS & OTHER CHARGES	001-549900-53901	$3,876.00
06/01/26	Vendor	IT WORKS NETWORK GROUP INC	18566	MAY MISCELLANEUS: COMPTER AND NETWORK CLEANING	MAY MISCELLANEOUS: COMPUTER AND NETWORK CLEANING	001-549900-53901	$1,523.97
						ACH Total	*$5,399.97*
ACH #100407							
06/01/26	Vendor	JLL SERVICES FLORIDA LLC	JLL E-26088	5/22/26 TRANSFORMER 12v FOR LANDSCAPING	Repairs & Maintenance	001-546156-57202	$1,015.00
						ACH Total	*$1,015.00*
ACH #100408							
06/01/26	Vendor	PELOTON INTERACTIVE INC	24095434	May 2026 (1 Year Renewal) Each for 2 machines	R&M-Fitness Equipment	001-546115-57202	$1,056.00
						ACH Total	*$1,056.00*
ACH #100409							
06/03/26	Vendor	JLL SERVICES FLORIDA LLC	JLL E-26089	5/27/26 lansdcaping lights, GFCI, Check pedestrian door & photocell in Bonterra North	Landscape Replacement	001-546338-53901	$2,718.50
						ACH Total	*$2,718.50*
ACH #100410							
06/03/26	Vendor	ECOLAWN SERVICES INC	5210	JUNE 2026 LAWN MAINT	Landscape Maintenance	001-546300-53901	$6,625.00
						ACH Total	*$6,625.00*
ACH #100411							
06/03/26	Vendor	ALLSTATE RESOURCE MANAGEMENT INC	222965	JUNE 2026 MITIGATION MAINT SVCS	Contracts - Lake Maintenance	001-534345-53901	$824.00
						ACH Total	*$824.00*
ACH #100412							
06/03/26	Vendor	BOSEM CORP	127503	JUNE 2026 Aromatization for Clubhouse	Misc-Contingency	001-549900-57202	$175.00
						ACH Total	*$175.00*
ACH #100413							
06/11/26	Vendor	INFRAMARK LLC	180959	June 2026 Management Fees	ADMIN FEES JUNE 2026	001-531027-51201	$3,713.17
06/11/26	Vendor	INFRAMARK LLC	180959	June 2026 Management Fees	REDORD STORAGE FEE JUUNE 2026	001-549001-51301	$45.00
06/11/26	Vendor	INFRAMARK LLC	180959	June 2026 Management Fees	WEB HOSTING JUNE 2026	001-534397-51301	$100.00
						ACH Total	*$3,858.17*
ACH #100414							
06/11/26	Vendor	FEDEX	052026-9677	FEDEX SHIPMENT FEE DEC	Postage and Freight	001-541006-51301	$78.79
						ACH Total	*$78.79*
ACH #100415							
06/11/26	Vendor	IT WORKS NETWORK GROUP INC	18655	Monthly Billing for June	Misc-Contingency	001-549900-53901	$368.00
						ACH Total	*$368.00*
ACH #100416							
06/11/26	Vendor	JLL SERVICES FLORIDA LLC	JLL E-26090	6/2/26 INSTALL 10 LANDSCAPE LIGHTS	Landscape Replacement	001-546338-53901	$2,957.00
06/11/26	Vendor	JLL SERVICES FLORIDA LLC	JLL E-26093	6/4/26 1) Gym Lights. 2) Pool Lock. 3) Water Filter	Repairs & Maintenance	001-546156-57202	$1,270.24
						ACH Total	*$4,227.24*

BONTERRA
Community Development District

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For the Period from 06/01/26 to 06/30/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100417							
06/11/26	Vendor	D.E. POOL TECH LLC	222852	June 2026 Pool Maintenance	Pool & Spa Maintenance	001-546972-57202	$1,800.00
						ACH Total	*$1,800.00*
ACH #100418							
06/11/26	Vendor	AERIS COOLING GROUP INC	2601102RFP	FINAL PAYMENT FOR AC REPAIR	Reserve - Other	001-568114-57202	$26,600.00
						ACH Total	*$26,600.00*
ACH #100419							
06/11/26	Vendor	ECOLAWN SERVICES INC	5226	5/28/26 Palm Trimming	Landscape Maintenance	001-546300-53901	$3,330.00
						ACH Total	*$3,330.00*
ACH #100420							
06/11/26	Vendor	TIGRIS AQUATIC SERVICES LLC	4536971	JUNE 2026 Fountain Maintenance	Contracts-Fountain	001-534023-53901	$185.00
						ACH Total	*$185.00*
ACH #100421							
06/15/26	Vendor	KW PROPERTY MANAGEMENT & CONSULTING LLC	06112026-853	06/2026 FIELD MGMT PAYROLL	06/2026 FIELD MGMT PAYROLL	001-534370-57202	$22,241.40
						ACH Total	*$22,241.40*
ACH #100422							
06/15/26	Vendor	SOUTH FLORIDA SECURITY GROUP INC	46425	GUARD SVCS 05/26/26-05/30/2026	Misc-Contingency	001-549900-53901	$694.39
						ACH Total	*$694.39*
ACH #100423							
06/15/26	Vendor	DIRECT PEST SOLUTIONS INC	117714	APR 2026 Monthly Pest Control	Contracts-Pest Control	001-534125-53901	$120.00
						ACH Total	*$120.00*
ACH #100424							
06/15/26	Vendor	BILLING COCHRAN P.A.	199027	MAY 2026 LEGAL FEES	ProfServ-Legal Services	001-531023-51401	$1,620.00
						ACH Total	*$1,620.00*
ACH #100425							
06/22/26	Vendor	SOUTH FLORIDA SECURITY GROUP INC	46486	GUARD SVCS 05/31/26-06/6/2026	Misc-Contingency	001-549900-53901	$758.90
						ACH Total	*$758.90*
ACH #100426							
06/22/26	Vendor	D.E. POOL TECH LLC	222877	6/11/26 Pool PUMP Repair	Pool & Spa Maintenance	001-546972-57202	$2,889.00
						ACH Total	*$2,889.00*
ACH #100427							
06/22/26	Vendor	MILLER, LEGG & ASSOCIATES, INC	20MLA00115-147	MAY 2026 Engineering Services	ENGG SVCS THRU MAY 2026	001-531013-51501	$4,843.75
						ACH Total	*$4,843.75*
ACH #100428							
06/22/26	Vendor	RODMAN THINK BRANDING LLC	17087	MAY STAFF SHIRTS	MAY STAFF SHIRT	001-549900-57202	$1,444.00
						ACH Total	*$1,444.00*
ACH #100429							
06/24/26	Vendor	STAPLES INC	6066248726	6/13/26 Supplies	Office Supplies/Club House Supplies	001-551013-57202	$553.02
						ACH Total	*$553.02*
ACH #100430							
06/29/26	Vendor	STAPLES INC	6066686787	6/20/26 Supplies	CLEAR COVER KIT 322 PC 6/20/26 Supplies	001-551013-57202	$70.79
						ACH Total	*$70.79*
ACH #100431							
06/29/26	Vendor	D.E. POOL TECH LLC	222925	6/22/2026 Additional Pool Technician	Pool & Spa Maintenance	001-546972-57202	$1,000.00
						ACH Total	*$1,000.00*

BONTERRA
Community Development District

Payment Register by Bank Account
For the Period from 06/01/26 to 06/30/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300064							
06/09/26	Vendor	CITY OF HIALEAH	052126--000-ACH	ACCT #198405-000	ACCT #198405-000 SVC	001-543018-53901	$5,780.40
						ACH Total	*$5,780.40*
ACH #300065							
06/11/26	Vendor	CITY OF HIALEAH	052126-8500-ACH	ACCT #193485-000 SVCS 2 -27-26 - 4/28/26	193485-000 SVCS 2 -27-26 - 4/28/26	001-543021-57202	$8,237.54
						ACH Total	*$8,237.54*
ACH #300066							
06/11/26	Vendor	CITY OF HIALEAH	052126-8200-ACH	ACCT #193482-000 SVCS 3/1/26 - 4/28/26	Utility - Water	001-543018-57202	$1,183.19
						ACH Total	*$1,183.19*
ACH #300067							
06/11/26	Vendor	CITY OF HIALEAH	052126-0500-ACH	ACCT #198405-000 SVCS 3/1/26 - 5/13/26	Utility - Water	001-543018-53901	$6,105.40
						ACH Total	*$6,105.40*
ACH #300068							
06/11/26	Vendor	CITY OF HIALEAH	052126-0200-ACH	ACCT #196402-000 SVCS 3/1/26 - 4/28/26	Utility - Water	001-543018-53901	$13.87
						ACH Total	*$13.87*
ACH #300069							
06/22/26	Vendor	WASTE CONNECTIONS OF FLORIDA	3737261W440-ACH	JULY WASTE SVSC	Trash Collection/Recycling	001-546912-57202	$493.75
06/22/26	Vendor	WASTE CONNECTIONS OF FLORIDA	3737261W440-ACH	JULY WASTE SVSC	JULY FUEL SURCHARGE	001-546912-57202	$120.98
						ACH Total	*$614.73*
ACH #300070							
06/29/26	Vendor	VALLEY BANK	053126-6779-ACH	MAY CREDIT CARD EXP	Office Supplies/Club House Supplies	001-551013-57202	$3,090.28
06/29/26	Vendor	VALLEY BANK	053126-6779-ACH	MAY CREDIT CARD EXP	Repairs & Maintenance	001-546156-57202	$1,304.62
						ACH Total	*$4,394.90*
ACH #300071							
06/29/26	Vendor	FPL-ACH	061626-5058-ACH	SVC PRD 05/15-06/16/26 - 55058	Utility - Electric	001-543041-57202	$2,336.36
						ACH Total	*$2,336.36*
ACH #300072							
06/29/26	Vendor	FPL-ACH	061626-1101-ACH	SVC PRD 05/15-06/16/26 - 71101	Utility - Electric	001-543041-53901	$349.97
						ACH Total	*$349.97*
ACH #300073							
06/04/26	Vendor	WASTE CONNECTIONS OF FLORIDA	3724005-ACH	MAY WASTE SERVICES	Trash Collection/Recycling	001-546912-57202	$217.88
						ACH Total	*$217.88*
						Account Total	**$124,276.16**

Total Amount Paid	**$124,276.16**

Bonterra
Cash Flow Projection
7/30/2026

	Balances	Interest Rate
Operating Account - Valley National Bank	650,209.00	3.55%
MMA - SBA Prime	1,022,418.00	3.35%
Less: Current Outstanding AP	(27,327.00)	
Estimated Cash Available Today	1,645,300.00	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	1,645,300.00	
Projections:		
Monthly Average Spend (October - July)	*14,762.90*	
Total Monthly Average Spend	14,762.90	
Average Spend to YE (2 months Aug -September)	(29,525.80)	
Expected Cash Flow at YE (9/30/26)	**1,674,825.80**	
Average Spend 1st QTR FY27 (2 mos avg spend)	29,525.80	
Expected Need through 1st QTR FY27	**1,645,300.00**	

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

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

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

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

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

Date: 7/16/2026

To: BONTERRA COMMUNITY DEVELOPMENT DISTRICT

From: Irene Varela, MSEM, EI, Miller Legg

Re: Review of Cloudy Pool Water and Pool Maintenance Conditions

Purpose

At the request of the Bonterra Community Development District, Miller Legg reviewed the cloudy water conditions discussed during the previous District meeting. The purpose of this review was to document observations made during a site visit, obtain information from the pool maintenance representative, and identify conditions that may have contributed to the reported water clarity issue.

Site Inspection

A site inspection was conducted on **June 10, 2026**. During the inspection, Miller Legg met with personnel from D.E. Pool Tech, the company providing pool maintenance services.

The pool representative discussed the condition and performance of the existing filtration system. Replacement of the existing filter elements had previously been considered. Following the inspection, D.E. Pool Tech also provided information regarding a proposed replacement filtration system consisting of five Pentair TR140C commercial sand filters.

D.E. Pool Tech additionally advised that the pool plaster was deteriorating and releasing material into the pool water. According to the representative, this material may be reaching the filters and contributing to more frequent filter loading or cleaning requirements. These statements were provided by the pool maintenance contractor and were not independently verified as part of this limited review.

During the site visit, maintenance personnel also indicated that the facility was low on acid, and the observed chemical storage containers appeared to be nearly empty.

Chemical Controller Observation

Miller Legg requested access to the recently installed pool chemical control system. At the time of the inspection, the controller displayed a pool-water pH reading of approximately **9.5**.

This reading was substantially above the normal and required by Miami-Dade County operating range of approximately **7.2 to 7.8** identified for public swimming pools.

South Florida Office: 5747 N Andrews Way • Fort Lauderdale, Florida 33309-2364
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Florida's public-pool operational requirements use this range as the applicable pH criterion.

Elevated pH can reduce the effectiveness of chlorine and may contribute to scaling, suspended mineral particles, and cloudy water. Based on the observed controller reading, chemical imbalance was considered a possible contributor to the cloudy condition. However, the available information does not establish that elevated pH was the only cause. Filter condition, deteriorating plaster, circulation, chemical-feed performance, and maintenance practices may also affect pool clarity.

Follow-Up Monitoring

Following the inspection and research, Miller Legg contacted Carlos Calderon, Bonterra Community Association General Manager, and recommended that photographs of the pool controller readings be taken regularly to document the pH and other displayed operating parameters.

Mr. Calderon subsequently confirmed that daily photographs would be taken. In a later email dated July 6, 2026, he also reported that pool clarity had improved following additional cleaning.

A follow up email was sent to Daniel Espinosa on June 14th, 2026 to inquire about the specifications of the existing equipment and maintenance log. A second follow up email was sent on July 16, 2026. No response has been received at the completion of this report.

Findings

Based on the limited inspection and information provided:

The pool controller displayed an elevated pH reading of approximately 9.5 during the June 10 inspection.

- Chemical storage levels appeared low, and maintenance personnel reported that the facility was low on acid.
- The elevated pH may have contributed to the cloudy water condition and reduced chlorine effectiveness.
- The pool maintenance contractor reported deteriorating plaster and recommended consideration of a replacement sand-filtration system.
- Pool clarity reportedly improved after additional cleaning.
- Additional monitoring is appropriate before concluding that complete filter replacement is necessary solely to address water clarity.

Recommendations

Miller Legg recommends that the District require the pool maintenance contractor to:

1. Maintain log records of pH, free chlorine, and other controller readings every maintenance visit and submits to the CDD General Manager on weekly basis.
2. Confirm that acid and disinfectant chemical tanks remain adequately supplied.
3. Verify calibration and proper operation of the chemical controller and chemical-feed equipment.
4. Document filter pressure readings, cleaning frequency, and observed filter condition.
5. Evaluate the reported plaster deterioration and provide photographs or other supporting documentation.
6. Provide a written basis and cost proposal before the District authorizes replacement of the filtration system.

The proposed filtration improvements may still be warranted due to the condition of the existing equipment. However, the cloudy-water event by itself does not conclusively demonstrate that filter replacement is the only required corrective action.

Limitations

This memorandum documents a limited visual inspection, observed controller information, correspondence, and statements provided by pool maintenance personnel. Miller Legg did not perform independent laboratory water-quality testing, equipment performance testing, plaster testing, or a complete mechanical evaluation of the pool treatment system. Final maintenance, chemical treatment, and equipment-replacement decisions should be coordinated with a properly licensed and certified pool service professional.

Irene Varela

From: Daniel Espinosa <de_pooltech@yahoo.com>
Sent: Thursday, June 11, 2026 11:23 AM
To: Irene Varela
Subject: Buenos dias Irene
Attachments: triton-c-series-commercial-filter-data-sheet-english.pdf

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

Buenos dias es Daniel de D.E. POOL TECH. Fue un placer hablar con usted en Bontera. Le estoy enviando la informacion de los 5 filtros que pensariamos instalar Pentair sand filter tr140c

Otro detalle que se me olvido comentarle en la reunion fue que el plaster de esa piscina esta en muy malas condiciones se esta soltando a diario y esa arena del plaster va para los filtros lo cual hace que se ensucien mucho mas rapido. Yo le recomiendo hacer un plaster nuevo a esa piscina. Gracias

If you require any further information, feel free to contact me. Thank you!

Sincerely!

Daniel Espinosa

CEO of:

D.E. POOL TECH

2387 W 80 STREET SUITE 3

HIALEAH, FL 33016

Phone: (786) 523 3802

Fax : (305) 503 9425

de_pooltech@yahoo.com

http://www.depooltechllc.com

Irene Varela

From: Irene Varela
Sent: Sunday, June 14, 2026 9:34 AM
To: Daniel Espinosa
Cc: ccalderon@kwpmc.com; berloune.camille@inframark.com
Subject: Re: Buenos dias Irene

Buenos días Daniel,
Gracias por tu email, me puedes dejar saber el modelo de el aparato para filtrar aceite y sedimentos con los filtros que reemplazaron recientemente que se limpian todas las semanas.
Quiero ver las especificaciones del equipo existente cuando tengas un momento si tienes esa información. También quisiera saber la cantidad de químicos aproximadamente que usa el equipo, nada más general, semanalmente de ácido y cloro que fueron los dos tanques que vi durante mi visita.
Note también que el el PH de la piscina estaba a 9.4 puede esto ser un error de la computadora?

Déjame saber.

Gracias,

Irene Varela, E.I.

Civil Engineer II

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Improving Communities. Creating Environments.
13680 NW 5th Street, Suite 200, Sunrise, FL 33325
d | (954) 666-1597 o | (954) 436-7000

Sent from my iPhone

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Sincerely!

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CEO of:

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<triton-c-series-commercial-filter-data-sheet-english.pdf>

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Report | Teams | Apps | Quick St... | Language | Zoom | Add-in | Unanet CRM

Re: Good morning Irene

Summarize

IV Irene Varela
To Daniel Espinosa
Cc ccalderon@kwpmc.com; berloune.camille@inframark.com

Reply | Reply All | Forward

Sun 6/14/2026 9:34 AM

Translated from: Spanish Show Original Turn on automatic translation

Thank you,

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Another detail that I forgot to tell you in the meeting was that the plaster of that pool is in very bad condition, it is being released daily and that sand from the plaster goes to the filters which makes them dirty much faster. I recommend making a new plaster to that pool. Thank you

If you require any further information, feel free to contact me. Thank you!

Sincerely!

Daniel Espinosa

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Re: Good morning Irene

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Cc ccalderon@kwpmc.com; berloune.camille@inframark.com

Reply Reply All Forward

Sun 6/14/2026 9:34 AM

Translated from: Spanish Show Original Turn on automatic translation

Good morning Daniel,
Thanks for your email, can you let me know the model of the device to filter oil and sediment with the filters that were recently replaced that are cleaned every week.
I want to see the specifications of the existing equipment when you have a moment if you have that information. I would also like to know the approximate amount of chemicals used by the team, nothing more general, weekly acid and chlorine that were the two tanks I saw during my visit.
Notice also that the PH of the pool was at 9.4 can this be a computer error?

Let me know.

Thank you,

Irene Varela, E.I.

Civil Engineer II

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CEO of:

D.E. POOL TECH

2387 W 80 STREET SUITE 3

HIALEAH, FL 33016

Irene Varela

From: Irene Varela
Sent: Thursday, July 16, 2026 8:13 AM
To: Daniel Espinosa
Cc: ccalderon@kwpmc.com; berloune.camille@inframark.com
Subject: RE: Buenos dias Irene

Buenos dias Daniel,
Podrías responder el email que te mande en Junio 14. Esta debajo de este para tu conveniencia. Por favor déjame saber.

Sinceramente,

Irene Varela, MSEM, EI

Civil Engineer II

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Daniel Espinosa

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<triton-c-series-commercial-filter-data-sheet-english.pdf>

MILLER LEGG

July 13th, 2026

Via email Berloune.Camille@inframark.com

Camille Berloune
District Manager
Bonterra Community Development District
c/o Inframark
11555 Heron Blvd, Suite 201
Coral Springs, FL 33076

Re: Additional Service No. 4 – Priority 1 Stormwater Infrastructure Rehabilitation (the "Project")
Miller Legg Project No. 20-00115

Dear Camille:

Thank you for the opportunity to submit the attached Agreement for Professional Services to assist you with accomplishing your goals on the Priority 1 Stormwater Infrastructure Rehabilitation Project.

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

Should you have any questions, please do not hesitate to contact me at **(954) 324-3330** or **ahaynes@millerlegg.com**. Again, thank you for this opportunity, and I look forward to speaking with you soon.

Sincerely,

Arnold I. Haynes

Arnold I. Haynes PSM, MPA
Senior Surveyor

AH/IV
Attachment Exhibit A – Scope of Services
Exhibit B – Project/Scope Limits

AGREEMENT FOR PROFESSIONAL SERVICES

Client:	Bonterra Community Development District (CDD)	**Client Representative:**	Camille Berloune District Manager
Address:	9501 W 35th Court Hialeah, FL 33018	**Address:**	Inframark, 11555 Heron Blvd, Suite 201 Coral Springs, FL 33076
Phone /Fax:	954.228.2805	**Email:**	Berloune.Camille@inframark.com

Date: July 13th 2026 **Proposal No.** 20-00115 **T:** 51S **R:** 41E **S:** 04

Project Name and Location: **Bonterra CDD**
City of Hialeah, Miami Dade County, Florida
Additional Services No.4 – Priority 1 Stormwater Infrastructure Rehabilitation Project

Description of Services to be Provided: See Exhibit A

Fee: Lump Sum of	**$ 13,800.00**	***AND***	Hourly not to exceed (NTE) fee of	$ n/a
		AND	Reimbursable Expenses Lump Sum of	$ n/a
		AND	Reimbursable Expenses Initial Budget of	$ n/a

Retainer: (Payable upon execution of this Agreement) n/a

Special Conditions:

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

The General Conditions and Special Provisions which are incorporated per the Prime agreement dated 9/17/2020 are made a part of this Agreement. Any additional requested services will be addressed in a separate agreement.

Miller, Legg & Associates, Inc. d/b/a Miller Legg (Consultant)	Bonterra CDD (Client)
Signature Date:	Signature Date:
Mike Kroll, Principal Principal	Printed Name/Title

AH/IV
Attachment Exhibit A – Scope of Services
Exhibit B – Project/Scope Limits

1.1 Survey:

- **ALTA/NSPS Land Title Survey, title exception review** are *not* required.

- Topographic survey elevations will be shown at a 50-foot grid; see Exhibit B for area limits; invert elevations are shown.

- The trees located will be native 3-inch DBH and larger and shall be depicted as a tree or palm and as DBH from the approximate center of the tree or palm. Species shall not be identified. Invasive/exotic trees will NOT be located and will NOT be depicted on the survey. Tree species-specific arborist identification and assessment is NOT included.

- Florida East Zone, North American Datum of 1983, Adjustment of 2011 (NAD 83/2011), will be identified on the Survey.

- National Geodetic Vertical Datum of 1929 (NGVD ’29) will be identified on the survey.

- 2 Site benchmarks shall be established.

- Location of underground utilities are based on site observation. Consultant cannot guarantee that all utilities will be located.

- All fees within this proposal are based on performing each task one (1) time only and assume reasonable, uninterrupted access to the project site and all areas required to complete the scope of services. Additions or modifications to the scope, restricted or delayed access to the project site, required escorts, site access coordination, multiple mobilizations, inaccessible areas, re-staking, and any resulting field, CAD, or Project Management time will be invoiced as additional services in accordance with the hourly Rate Schedule.

2.0 INFORMATION TO BE PROVIDED BY CLIENT

- Authorization from Property Owner or Client shall be provided to access the property as necessary throughout the duration of the Project.

- All available electronic files (AutoCAD & PDF format), as-builts, plans, reports and other relevant data of materials that may aid the Consultant in the performance of the Scope of Services.

3.0 DELIVERABLES

Consultant shall deliver Electronic AutoCAD files, Signed and Sealed PDF files, and

Three (3) Signed and Sealed hard copies.

4.0 SCOPE OF BASIC SERVICES AND FEE

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

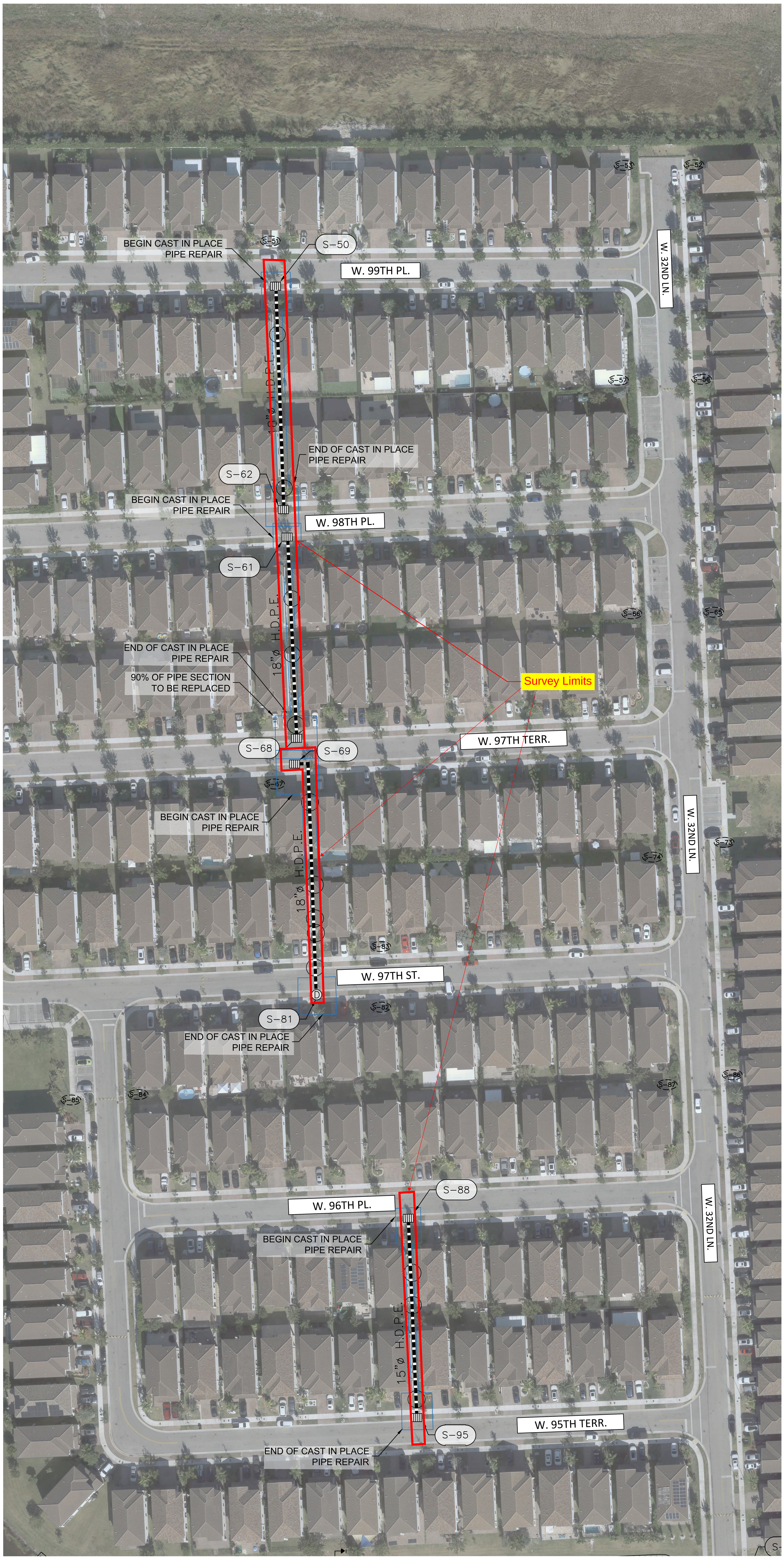
SURVEY SERVICES:

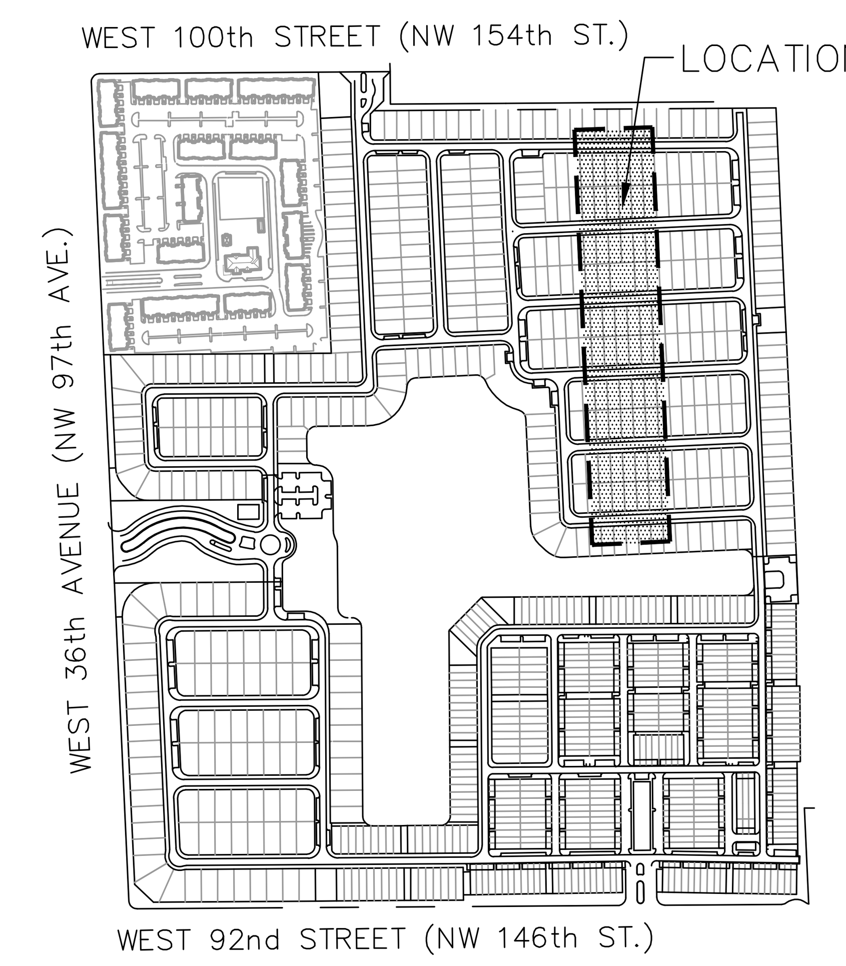
Task 1 **Partial Boundary & Topographic Survey (3285 W. 99th Place, Hialeah, FL 33018)** - Consultant shall prepare a partial boundary and topographic survey for storm utility pipe repair purposes-See **Exhibit B** for Survey Limits. The survey shall show topographic elevations at 50-foot grid intervals for land areas and the partial Right-of-Way of the adjoining roads, W. 97th Street, W. 97th Terrace, and W. 98th Place. The survey shall show aboveground boundary encroachments, interior improvements, rights-of-way, and easements of record as shown on applicable recorded plats adjoining or across the property. If easements or rights-of-way of record, other than those shown on recorded plats, are required, this information must be furnished to Consultant. Trees located will be native, with a 3-inch DBH or larger, and shall be depicted as a tree or palm, with the DBH measured from the approximate center of the tree or palm. Species shall not be identified. Invasive/exotic trees will NOT be located and will NOT be depicted on the survey. Tree species-specific arborist identification and assessment is NOT included.

FEE SUMMARY			
TASK NUMBER	**TASK**	**LUMP SUM FEE**	**Optional Task**
TASK 1	Partial Boundary and Topographic Survey	$13,800.00	
	SUB TOTAL	**$13,800.00**	

EXHIBIT B

V:\PROJECTS\2020\20-00115 - BONTERRA CDD ENGINEERING SERVICES\DRAWINGS\EXHIBITS\VIDEO LOG EXHIBIT\DRAWINGS\20-00115_EXB.DWG by IVARELA 6/18/2026 8:22:55 AM





KEY MAP:
SCALE: N.T.S

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

This item has been digitally signed and sealed by William E. Schipske, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PETER JOSEPH PELLERITO
LICENSE
No. 50063
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 INCH = 50 FEET

APPROVED : PETER J. PELLERITO, P.E.
FLA. REGISTRATION NO. 50063 DATE : 6/18/2026

05/27/2026

DATE DRAWN: 6/17/26
DRAWING NO. EXHIBIT B
PROJECT / FILE NO. 20-00115
DES. DES
DWN. DRWN
CHK. CHK
CERTIFICATE OF AUTHORIZATION: LB6680

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida · 33325
954-436-7000
www.millerlegg.com

PHASE 1 - STORMWATER PIPE REPAIR AND REPLACEMENT

3285 W 99th Pl, Hialeah, FL 33018
FOR: Bonterra Community Development District

NO.	DATE	REVISIONS	DES.	DWN.

July 10th, 2026

Via email Berloune.Camille@inframark.com

Camille Berloune
District Manager
Bonterra Community Development District
c/o Inframark
11555 Heron Blvd, Suite 201
Coral Springs, FL 33076

Re: Additional Service No. 4 – Priority 1 Stormwater Infrastructure Rehabilitation (the "Project")
Miller Legg Project No. 20-00115

Dear Camille:

Thank you for the opportunity to submit the attached Agreement for Professional Services to assist you with accomplishing your goals on the Priority 1 Stormwater Infrastructure Rehabilitation Project.

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

Should you have any questions, please do not hesitate to contact me at **(954) 628-3608** or **jmojica@millerlegg.com**. Again, thank you for this opportunity, and I look forward to speaking with you soon.

Sincerely,

Joaquin A. Mojica, P.E.
Director of Engineering

JM/IV
Attachment Exhibit A – Scope of Services
Exhibit B – Project/Scope Limits

AGREEMENT FOR PROFESSIONAL SERVICES

Client:	Bonterra Community Development District (CDD)	**Client Representative:**	Camille Berloune District Manager
Address:	9501 W 35th Court Hialeah, FL 33018	**Address:**	Inframark, 11555 Heron Blvd, Suite 201 Coral Springs, FL 33076
Phone /Fax:	954.228.2805	**Email:**	Berloune.Camille@inframark.com

Date: July 10th 2026 **Proposal No.** 20-00115 **T:** 51S **R:** 41E **S:** 04

Project Name and Location: **Bonterra CDD**
City of Hialeah, Miami Dade County, Florida
Additional Services No.4 – Priority 1 Stormwater Infrastructure Rehabilitation Project

Description of Services to be Provided: See Exhibit A

Fee: Lump Sum of	**$ 22,750.00**	***AND***	Hourly not to exceed (NTE) fee of	$ n/a
		AND	Reimbursable Expenses Lump Sum of	$ 500.00
		AND	Reimbursable Expenses Initial Budget of	$ n/a

Retainer: (Payable upon execution of this Agreement) n/a

Special Conditions:

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

The General Conditions and Special Provisions which are incorporated per the Prime agreement dated 9/17/2020 are made a part of this Agreement. Any additional requested services will be addressed in a separate agreement.

Miller, Legg & Associates, Inc. d/b/a Miller Legg (Consultant)	Bonterra CDD (Client)
Signature Date:	Signature Date:
Mike Kroll, Principal Principal	Printed Name/Title

JM/IV
Attachment Exhibit A – Scope of Services
Exhibit B – Project/Scope Limits

EXHIBIT A – SUBCONSULTANT SCOPE OF SERVICES
Bonterra Community Development District (CDD) (the "Project")
Additional Service No. 4 – Priority 1 Stormwater Infrastructure Rehabilitation Project

1.0 PROJECT DESCRIPTION

The Project is generally described as follows: **Consultant shall provide Civil Engineering, and Limited Construction Phase Services Priority 1 Stormwater Infrastructure Rehabilitation Project (the "Project").** The project is located in the City of Hialeah, Miami Dade County, Florida.

2.0 BASIS OF SCOPE

2.1 General

- The Client and Owner for this proposal is Bonterra CDD, and the Consultant is Miller Legg.

- The client intends to contract a Cast in Place Pipe (CIPP) and repair contractor(s) to complete the priority repair/replacement of stormwater pipe segments as identified in a previous assessment. The CIPP repairs include approximately 805 LF of existing 18" HDPE pipe and replacement of approximately 20 LF of existing 18" HDPE pipe.

- This scope of services is limited to efforts preparing Construction Plans, Bidding Assistance, limited Construction Administration/ Construction Observation for the Bonterra Priority 1 Stormwater Infrastructure Rehabilitation Project as depicted on Exhibit B.

- Professional services such as environmental, geotechnical, planning, landscape architecture, irrigation, architecture, and planning are not included in this scope of services.

- If any AHJ issues or implements design or development code changes that differ from those in place at the time of execution of this agreement and which trigger changes or revisions to the scope at any stage of the Project, an additional service may be issued by Consultant.

- It is assumed the proposed scope falls under maintenance/repairs to the drainage system (not alterations or modifications) and should not require agency permitting. Should permitting services be required, Consultant will perform these services as an additional service.

2.2 Engineering:

- No utility improvements or utility line extensions are included in this scope. Scope is limited to the specific project area as previously defined and as illustrated in Exhibit B.

- Any required National Pollutant Discharge Elimination System (NPDES) permit from Florida Department of Environmental Protection (FDEP) will be obtained by the Contractor. Implementation of the Project's approved SWPP plan is responsibility of the Contractor.

- Periodic inspection and reporting of the approved SWPP plan per NPDES requirements is not included in the scope. If required, Consultant could assist with these tasks as an additional service.

- Contractor shall be responsible for monitoring reports as required for maintaining the data log sheets for the NPDES/NOI Permit.

- All required Maintenance of Traffic (MOT) designs/operations shall be provided by CM and approved by Owner. MOT plans are not included in the scope. MOT plans are to be done by Contractor. Consultants can provide MOT services if required as an additional service.

- Plans and exhibits for construction equipment staging, construction trailers, and temporary utility services required for construction activities shall be prepared, coordinated and permitted by the Contractor.

2.3 Bidding Assistance:

- The District Manager shall be responsible for preparation and issuance of the Invitation to Bid (ITB), distribution of bid documents, receipt of bids, and management of contractor communications during the bidding process.

- Consultant shall prepare the technical scope of work, and construction documents for inclusion in the ITB package.

- Consultant may assist the District in reviewing bids and evaluating contractor proposals for conformance with the requested scope of work.

- All direct coordination with prospective bidders or contractors prior to or during the ITB process shall be conducted by the District Manager.

- Responses to contractor questions and requests for clarification shall be routed through the District Manager.

2.4 Construction Administration and Observation:

- Client/Contractor shall retain a materials testing firm to provide asphalt, earthwork and/or density testing for the Project. Test reports shall be provided promptly to Consultant for review and approval.

- Consultant's field representatives do not have the authority to issue design directives or field changes. Any potential changes that may be necessary during the course of construction will be issued in writing by Consultant to the District Manager.

- Consultant shall not be responsible for contractor's performance or failure to adhere to the contract schedule.

3.0 INFORMATION TO BE PROVIDED BY CLIENT

3.1 All submittal documents prepared and submitted by contractor, comments issued by the AHJ.

3.2 Filing and permit application fees, review fees, impact fees or any other associated assessments by other governments/agencies.

3.3 Copies of all relevant data, including plans or information in Client's possession which may be beneficial to the work effort performed by consultant.

4.0 SCOPE OF BASIC SERVICES AND FEE

ENGINEERING TASKS

Task 1 **Engineering Construction Documents –** Consultant shall prepare construction documents for site clearing/demolition, proposed pipe repairs and replacements and site restoration. Meeting the minimum requirements for industry standards. The documents shall include plans, details, quantities, notes and will be submitted to the District Manager to include in the bid contract documents.

BIDDING ASSITANCE

Task 2 **Bidding Assistance –** Consultant shall assist the Client with Invitation to Bid (ITB) package by providing the following:

- Contractor's scope of work
- Bid forms
- Construction documents

Services under this task shall also include responding to bidders requests for Information (RFI), reviewing submitted bids and proposals for completeness and conformance with the ITB requirements, and providing recommendations to the Client regarding contractor selection and award.

CONSTRUCTION PHASE

Task 3 **Pre-construction Meeting** - Consultant shall attend one (1) pre-construction meeting in-person or via video conference. It shall be the responsibility of the contractor in coordination with the District Manager to schedule the preconstruction meeting and inform the consultant.

Task 4 **Civil Construction Administration** - Consultant shall coordinate with District Manager and Contractor to provide the following services under this task:

- Review contractor's pay requests.
- Review of Contractor's materials lists/shop drawings.
- Review and respond to Contractor's Request for Information (RFI's).
- Review and respond to Contractor's site work Change Order Requests (COR's)

Task 5 **Construction Observation** – Consultant shall provide limited weekly construction observation of the work to observe and report on the progress and quality of the work completed by the Contractor. Site visits will be limited to a maximum of eight (8) visits with the assumption that the project duration will not exceed 8 weeks. Should the project duration exceed 8 weeks, additional weekly site visits will be billed to the client on an hourly basis, on an hourly rate schedule. Site visits reports will be issued to the District Manager on a weekly basis.

Such visits and observations are not intended to be an exhaustive check or a detailed inspection of the contractor's work, but rather to allow Consultant, as an experienced professional, to become generally familiar with the work in progress and to determine whether the work is proceeding in accordance with the contract documents.

Based on these general observations, Consultant shall keep Client informed about the progress of the work and shall endeavor to guard Client against deficiencies in the work. If Client desires more extensive project observation or full-time project representation, an additional service proposal for these services can be provided upon request.

Consultant shall not supervise, direct, or have control over the contractor's work, nor will it have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the contractor, or for the contractor's safety precautions or programs in connection with the work. These rights and responsibilities are solely those of the contractor in accordance with the contract documents.

Consultant shall not be responsible for any acts or omissions of the Contractor, Subcontractor, or any entity performing any portions of the work, or any agents or employees of any of them. Consultant does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its work in accordance with the contract documents or any applicable laws, codes, rules or regulations.

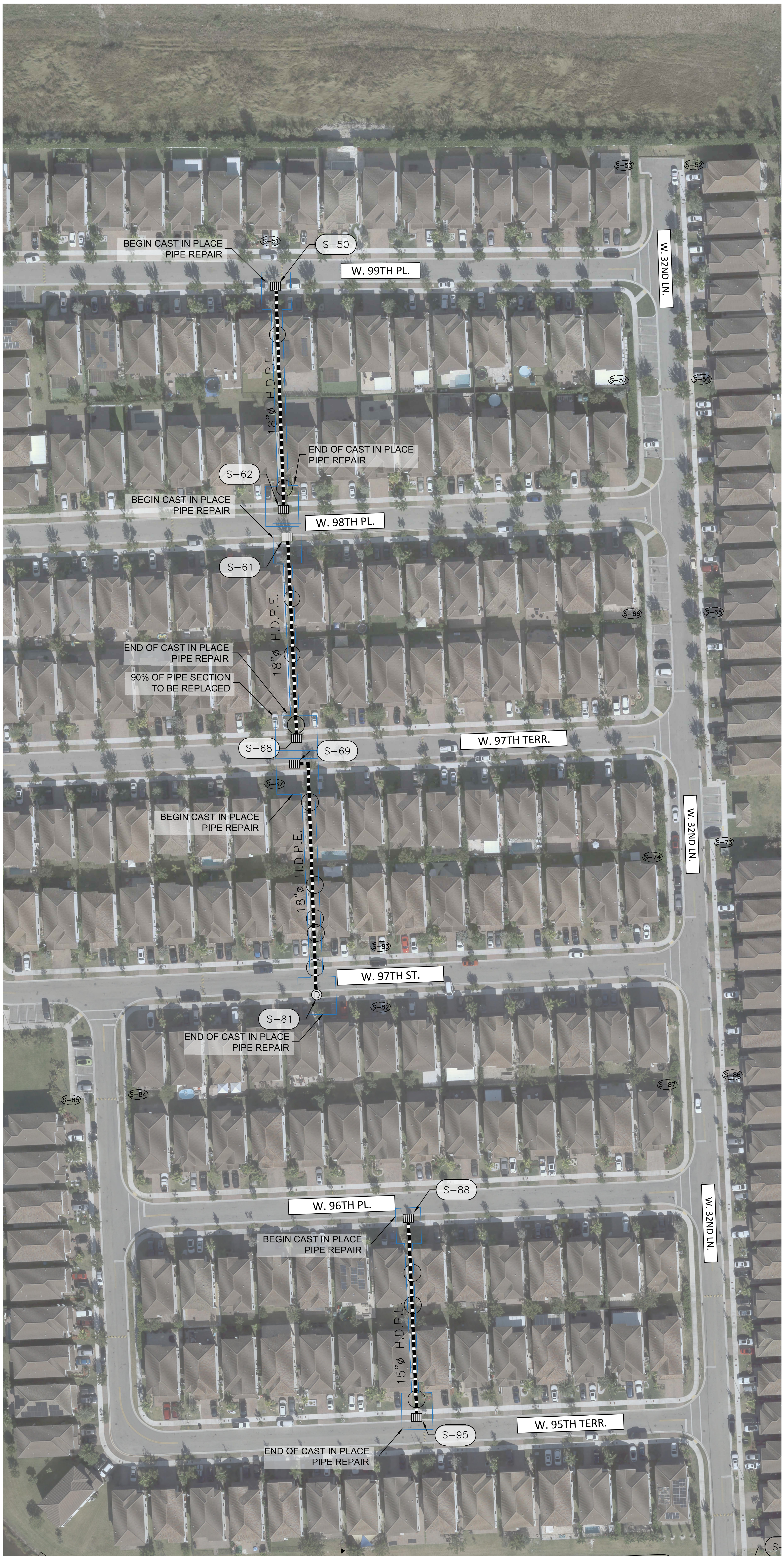
Additional coordination efforts or site visits as a result of the contractor not being prepared for scheduled inspections will be billed to the client on an hourly basis, billed on an hourly rate schedule. Contractor shall notify Consultant a minimum of 48 hours prior to any tests or site inspections to which the Consultant attendance may be required. Failure to do so may result in consultant not being able to grant such request.

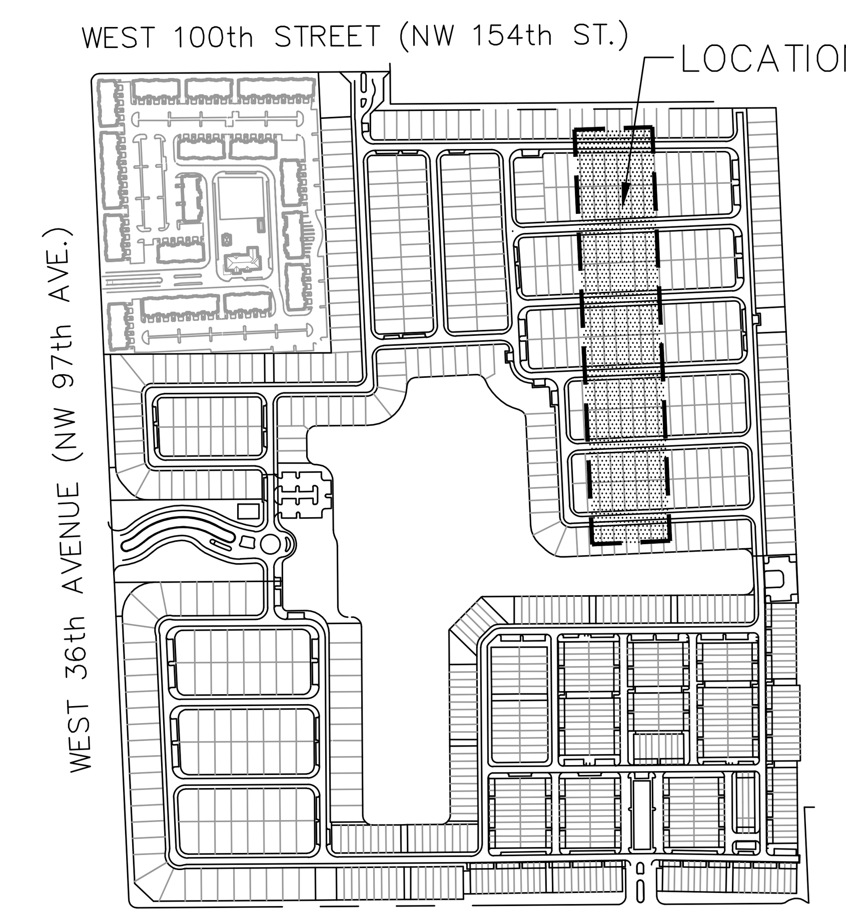
Task 6 **Project Close-out** – Contractor shall submit final as-builts to the consultant for review. Upon consultant review and acceptance of the contractor's as-builts. Consultant shall perform one (1) substantial completion field review to develop an itemized punch-list of corrective items, if necessary, and one (1) final completion inspection report. A statement of work completion shall be issued upon acceptable review.

FEE SUMMARY		
TASK NUMBER	**TASK**	**LUMP SUM FEE**
ENGINEERING TASKS		
Task 1	Engineering Construction Documents	$ 6,000.00
	Engineering Tasks subtotal	***$ 6,000.00***
BIDDING ASSISTANCE		
Task 2	Bidding Assistance	$ 3,000.00
	Bidding Assistance Tasks subtotal	***$ 3,000.00***
CONSTRUCTION OBSERVATION/ ADMINISTRATION SERVICES		
Task 3	Pre-Construction Conference	$ 750.00
Task 4	Civil Construction Administration	$ 4,500.00
Task 5	Construction Observation	$ 5,750.00
Task 6	Project close-out	$ 2,750.00
	CO/CA Tasks subtotal	***$ 13,750.00***
	TOTAL BASE FEE	**$22,750.00**

Exhibit B

V:\PROJECTS\2020\20-00115 – BONTERRA CDD ENGINEERING SERVICES\DRAWINGS\EXHIBITS\VIDEO LOG EXHIBIT\DRAWINGS\20-00115_EXB.DWG by IVARELA 6/18/2026 8:22:55 AM





KEY MAP:
SCALE: N.T.S

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

This item has been digitally signed and sealed by William E. Schipske, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PETER JOSEPH PELLERITO
LICENSE
No. 50063
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 INCH = 50 FEET

APPROVED : PETER J. PELLERITO, P.E.
FLA. REGISTRATION NO. 50063 DATE : 6/18/2026

05/27/2026

DATE DRAWN: 6/17/26
DRAWING NO.: EXHIBIT B
PROJECT FILE NO.: 20-00115
DES | DRWN | CHK
CERTIFICATE OF AUTHORIZATION: LB6680

MILLER LEGG
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida · 33325
954-436-7000
www.millerlegg.com

PHASE 1 - STORMWATER PIPE REPAIR AND REPLACEMENT

3285 W 99th Pl, Hialeah, FL 33018
FOR: Bonterra Community Development District

NO.	DATE	REVISIONS	DES.	CHK.

RESOLUTION 2026-12

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 6th day of August 2026.

ATTEST:

BONTERRA
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: District Management

Date: 8/6/26

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Bonterra Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: ______________________________ Date: _____________________

Printed Name: ________________________________

Bonterra Community Development District

District Manager: ______________________________ Date: _____________________

Printed Name: ________________________________

Bonterra Community Development District

RESOLUTION 2026-13

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

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

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

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

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

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

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST 2026.

BONTERRA COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

____
Asst. Secretary

____
Chair / Vice Chair

EXHIBIT "A"

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

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

The Board of Supervisors of the Bonterra Community Development District will hold its meetings for Fiscal Year 2027 at Club Bonterra, located at 9501 West 35th Court, Hialeah, Florida, on the first Thursday of each month at 6:00 p.m.

Allstate
RESOURCE MANAGEMENT, INC.

6900 S.W. 21st Court, Building 9 · Davie, FL 33317
Phone: 954.382.9766 · Fax: 954.382.9770
Email: info@allstatemanagement.com
www.allstatemanagement.com

Dear Loyal Customers,

Heading into budget season, we appreciate your budget concerns. Unfortunately, the cost of our products, fuel and labor has seen a severe spike during the last year. Some products we use to make your water healthy have risen as much as 50% in the last year. Effective January 1, 2027, we will be implementing a nominal five percent (5%) increase for our professional services.

Please plan accordingly when preparing your 2027 budget.

Respectfully,

Andy Fuhrman
President
Allstate Resource Management, Inc

Bonterra Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Bonterra Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Bonterra Community Development District
Miami-Dade County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Bonterra Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Bonterra Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Bonterra Community Development District

Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about 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 obtained during our audit of the basic financial statements. We do 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.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 8, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 8, 2026

Bonterra Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

Management's discussion and analysis of Bonterra Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function, and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Bonterra Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as long-term debt, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets were exceeded by total liabilities by $(223,036) (net position). Unrestricted net position for Governmental Activities was $1,038,265. Governmental Activities restricted net position was $745,196 and net investment in capital assets was $(2,006,497).

- Governmental activities revenues totaled $2,823,369 while governmental activities expenses totaled $2,692,660.

Bonterra Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	**2024**
Current assets	$ 1,231,197	$ 1,141,702
Restricted assets	1,782,341	1,770,616
Capital assets	18,651,462	19,120,930
Total Assets	21,665,000	22,033,248
Current liabilities	1,144,359	1,047,648
Non-current liabilities	20,743,677	21,339,345
Total Liabilities	21,888,036	22,386,993
Net investment in capital assets	(2,006,497)	(2,102,697)
Net position - restricted	745,196	645,913
Net position - unrestricted	1,038,265	1,103,039
Total Net Position	$ (223,036)	$ (353,745)

The increase in current assets and current liabilities is primarily due to an increase in cash and accounts payable in the current year.

The decrease in capital assets is primarily due to depreciation in excess of capital asset additions in the current year.

The decrease in non-current liabilities is primarily due to principal payments on long-term debt during the current year.

Bonterra Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2025	**2024**
Program Revenues		
Charges for services	$ 2,656,595	$ 2,584,497
General Revenues		
Miscellaneous revenues	31,110	94,438
Investment earnings	135,664	157,618
Total Revenues	2,823,369	2,836,553
Expenses		
General government	302,936	221,100
Physical environment	543,293	551,911
Culture/recreation	805,796	667,757
Interest and other charges	1,040,635	1,064,591
Total Expenses	2,692,660	2,505,359
Change in Net Position	130,709	331,194
Net Position - Beginning of Year	(353,745)	(684,939)
Net Position - End of Year	$ (223,036)	$ (353,745)

The increase in charges for services is due to the increase in special assessments in the current year.

The increase in general government is due to the increase in legal expenses in the current year.

The increase in culture/recreation is due to the increase in repair and maintenance expenses in the current year.

Bonterra Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

	Governmental Activities	
Description	**2025**	**2024**
Land	$ 5,097,142	$ 5,097,142
Building and improvements	8,962,009	8,960,290
Infrastructure	9,259,023	9,259,023
Equipment	100,511	7,396
Accumulated depreciation	(4,767,223)	(4,202,921)
Total Capital Assets, Net	$ 18,651,462	$ 19,120,930

Capital asset activity for the year consisted of depreciation of $567,127, additions to equipment of $100,511, additions to buildings and improvements of $26,474, and disposals with a net value of $29,326.

General Fund Budgetary Highlights

Final budgeted expenditures exceeded actual expenditures primarily due to less reserve and miscellaneous contingency expenditures than were anticipated.

The September 30, 2025 budget was amended for an increase in miscellaneous contingency expenditures.

Debt Management

Governmental Activities debt includes the following:

- In November 2015, the District issued $7,120,000 Series 2015 Special Assessments Bonds. These bonds were issued to finance the cost of acquiring and constructing certain improvements within the District. As of September 30, 2025, the balance outstanding was $6,025,000.

- In January 2016, the District issued $8,820,000 Series 2016 Special Assessments Bonds. These bonds were issued to finance the cost of acquiring and constructing certain improvements within the District. As of September 30, 2025, the balance outstanding was $7,260,000.

Bonterra Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In October 2017, the District issued $8,515,000 Series 2017A-1 Senior Special Assessments Bonds. These bonds were issued to finance the cost of acquiring and constructing certain improvements within the District. As of September 30, 2025, the balance outstanding was $7,035,000.

- In October 2017, the District issued $1,435,000 Series 2017A-2 Subordinate Special Assessments Bonds. These bonds were issued to finance the cost of acquiring and constructing certain improvements within the District. As of September 30, 2025, the balance outstanding was $1,230,000.

Economic Factors and Next Year's Budget

Bonterra Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Bonterra Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Bonterra Community Development District, Inframark LLC, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Bonterra Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 559,250
Investments	645,191
Accounts receivable	9,200
Prepaid expenses	10,592
Deposits	6,964
Total Current Assets	1,231,197
Non-current Assets	
Restricted assets	
Investments	1,782,341
Capital assets not being depreciated	
Land	5,097,142
Capital assets being depreciated	
Buildings and improvements	8,962,009
Infrastructure	9,259,023
Equipment	100,511
Less: accumulated depreciation	(4,767,223)
Total Non-current Assets	20,433,803
Total Assets	21,665,000
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	115,633
Accrued interest	423,726
Bonds payable	605,000
Total Current Liabilities	1,144,359
Non-current liabilities	
Bonds payable, net	20,743,677
Total Liabilities	21,888,036
NET POSITION	
Net investment in capital assets	(2,006,497)
Restricted for debt service	489,833
Restricted for capital projects	255,363
Unrestricted	1,038,265
Total Net Position	$ (223,036)

See accompanying notes to financial statements.

Bonterra Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (302,936)	$ 280,293	$ (22,643)
Physical environment	(543,293)	169,165	(374,128)
Culture/recreation	(805,796)	567,074	(238,722)
Interest and other charges	(1,040,635)	1,640,063	599,428
Total Governmental Activities	$ (2,692,660)	$ 2,656,595	(36,065)
General revenues			
Investment earnings			135,664
Miscellaneous revenues			31,110
Total General Revenues			166,774
Change in Net Position			130,709
Net Position - October 1, 2024			(353,745)
Net Position - September 30, 2025			$ (223,036)

See accompanying notes to financial statements.

Bonterra Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	$ 559,250	$ -	$ -	$ 559,250
Investments	645,191	-	-	645,191
Accounts receivable	9,200	-	-	9,200
Due from other funds	-	77,299	-	77,299
Prepaid expenses	10,592	-	-	10,592
Deposits	6,964	-	-	6,964
Restricted assets				
Investments	-	1,526,978	255,363	1,782,341
Total Assets	$ 1,231,197	$ 1,604,277	$ 255,363	$ 3,090,837
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 115,633	$ -	$ -	$ 115,633
Due to other funds	77,299	-	-	77,299
Total Liabilities	192,932	-	-	192,932
FUND BALANCES				
Nonspendable				
Prepaid expenses	10,592	-	-	10,592
Deposits	6,964	-	-	6,964
Restricted				
Debt service	-	1,604,277	-	1,604,277
Capital projects	-	-	255,363	255,363
Assigned				
Operating reserves	263,069	-	-	263,069
Reserves - field/clubhouse	591,141	-	-	591,141
Unassigned	166,499	-	-	166,499
Total Fund Balances	1,038,265	1,604,277	255,363	2,897,905
Total Liabilities and Fund Balances	$ 1,231,197	$ 1,604,277	$ 255,363	$ 3,090,837

See accompanying notes to financial statements.

Bonterra Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	$ 2,897,905
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, $5,097,142, buildings and improvements, $8,962,009, infrastructure, $9,259,023, and equipment, $100,511, net of accumulated depreciation, $(4,767,223), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	18,651,462
Long-term liabilities, including bonds payable, $(21,550,000), net of bond discount, net, $201,323, are not due and payable in the current period and therefore, are not reported at the fund level.	(21,348,677)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(423,726)
Net Position of Governmental Activities	$ (223,036)

See accompanying notes to financial statements.

Bonterra Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For The Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 1,016,532	$ 1,640,063	$ -	$ 2,656,595
Investment earnings	53,740	71,005	10,919	135,664
Miscellaneous revenues	31,110	-	-	31,110
Total Revenues	1,101,382	1,711,068	10,919	2,823,369
Expenditures				
Current				
General government	286,535	16,401	-	302,936
Physical environment	172,932	-	-	172,932
Culture/recreation	579,704	-	-	579,704
Capital outlay	126,985	-	-	126,985
Debt service				
Principal	-	575,000	-	575,000
Interest	-	1,041,562	-	1,041,562
Total Expenditures	1,166,156	1,632,963	-	2,799,119
Net change in fund balances	(64,774)	78,105	10,919	24,250
Fund Balances - October 1, 2024	1,103,039	1,526,172	244,444	2,873,655
Fund Balances - September 30, 2025	$ 1,038,265	$ 1,604,277	$ 255,363	$ 2,897,905

See accompanying notes to financial statements.

Bonterra Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 24,250
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, $(567,127), and net disposals, $(29,326), exceeded capital outlay, $126,985, in the current year.	(469,468)
Repayment of bond principal is an expenditure at the governmental fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	575,000
Bond discount is amortized over the life of the bonds as interest expense. This is the amount of amortization in the current year.	(9,332)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at governmental fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	10,259
Change in Net Position of Governmental Activities	$ 130,709

See accompanying notes to financial statements.

Bonterra Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For The Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	$ 1,013,076	$ 1,013,076	$ 1,016,532	$ 3,456
Investment earnings	17,000	17,000	53,740	36,740
Miscellaneous revenues	22,200	22,200	31,110	8,910
Total Revenues	1,052,276	1,052,276	1,101,382	49,106
Expenditures				
Current				
General government	233,495	233,495	286,535	(53,040)
Physical environment	141,155	141,155	172,932	(31,777)
Culture/recreation	517,626	667,626	579,704	87,922
Capital outlay	160,000	160,000	126,985	33,015
Total Expenditures	1,052,276	1,202,276	1,166,156	36,120
Net change in fund balances	-	(150,000)	(64,774)	85,226
Fund Balances - October 1, 2024	1,106,298	1,103,039	1,103,039	-
Fund Balances - September 30, 2025	$ 1,106,298	$ 953,039	$ 1,038,265	$ 85,226

See accompanying notes to financial statements.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Bonterra Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 14, 2015 by Ordinance 15-61 of the Board of County Commissions of Miami-Dade County and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Bonterra Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Bonterra Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balances, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources.” Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

<u>Debt Service Fund</u> – The Debt Service Fund accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

<u>Capital Projects Fund</u> – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include land, buildings and improvements, infrastructure, and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and improvements	5-50 years
Infrastructure	25 years
Equipment	7 years

d. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, $2,897,905, differs from “net position” of governmental activities, $(223,036), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance.

Capital related items

When capital assets, that are to be used in governmental activities, are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	$ 5,097,142
Buildings and improvements	8,962,009
Infrastructure	9,259,023
Equipment	100,511
Accumulated depreciation	(4,767,223)
Total	$ 18,651,462

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported at the governmental fund level. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	$ (21,550,000)
Bond discount, net	201,323
Total	$ (21,348,677)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to accrued interest on bonds.

Accrued interest on bonds payable	$ (423,726)

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for governmental funds, $24,250, differs from the "change in net position" for governmental activities, $130,709, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets, that are to be used in governmental activities, are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	$ (567,127)
Disposal of capital assets, net	(29,326)
Capital outlay	126,985
Total	$ (469,468)

Long-term debt transactions

Repayments of bond principal are reported as an expenditure at the governmental fund level and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payment	$ 575,000

Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	$ 10,259
Decrease in bond discount	$ (9,332)

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was $590,226 and the carrying value was $559,250. Exposure to custodial credit risk was as follows: the District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturity	Fair Value
Florida PRIME	47 days*	$ 645,191
Fidelity Government Portfolio	34 days*	1,782,341
Total		$ 2,427,532

*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District's investments in Fidelity Government Portfolio are Level 1 assets.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in Florida PRIME and Fidelity Government Portfolio were rated AAAm by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Fidelity Government Portfolio represent 73% of the District's total investments and the investment in Florida PRIME represent 27% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in July 2024. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
Governmental Activities:				
Capital assets, not being depreciated				
Land	$ 5,097,142	$ -	$ -	$ 5,097,142
Capital assets, being depreciated:				
Buildings and improvements	8,960,290	26,474	(24,755)	8,962,009
Infrastructure	9,259,023	-	-	9,259,023
Equipment	7,396	100,511	(7,396)	100,511
Total Capital Assets, Being Depreciated	18,226,709	126,985	(32,151)	18,321,543
Less accumulated depreciation for:				
Buildings and improvements	(1,239,682)	(187,896)	1,857	(1,425,721)
Infrastructure	(2,962,887)	(370,361)	-	(3,333,248)
Equipment	(352)	(8,870)	968	(8,254)
Total Accumulated Depreciation	(4,202,921)	(567,127)	2,825	(4,767,223)
Total Capital Assets Depreciated, Net	14,023,788	(440,142)	(29,326)	13,554,320
Governmental Activities Capital Assets	$ 19,120,930	$ (440,142)	$ (29,326)	$ 18,651,462

For the year ended September 30, 2025, depreciation of $567,127 was charged to physical environment, $370,361, and culture/recreation, $196,766.

NOTE F – INTERFUND BALANCES

Interfund balances at September 30, 2025, consisted of the following:

	Payable Fund
Receivable Fund	General Fund
Debt Service Fund	$ 77,299

Interfund balance relates to funds collected in the General Fund on behalf of the Debt Service Fund that have not been remitted at year end.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE G – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	$ 22,125,000
Principal payments	(575,000)
Long-term debt at September 30, 2025	$ 21,550,000
Less: bond discount, net	(201,323)
Long-term Debt, Net at September 30, 2025	$ 21,348,677

Long-term debt is comprised of the following:

Special Assessment Bonds

$7,120,000 Series 2015 Special Assessment Bonds are due in annual principal installments beginning May 2017 maturing May 2046. Interest at a rate of 5.6% is due semiannually in May and November. Current portion is $155,000.	$ 6,025,000
$8,820,000 Series 2016 Special Assessment Bonds are due in annual principal installments beginning May 2017 maturing May 2046. Interest at various rates between 3.5% and 4.75% is due semiannually in May and November. Current portion is $210,000.	7,260,000
$8,515,000 Series 2017A-1 Senior Special Assessment Bonds are due in annual principal installments beginning May 2018 maturing May 2047. Interest at various rates between 2% and 4.125% is due semiannually in May and November. Current portion is $210,000.	7,035,000
$1,435,000 Series 2017A-2 Subordinate Special Assessment Bonds are due in annual principal installments beginning May 2018 maturing May 2047. Interest at a rate of 5% is due semiannually in May and November. Current portion is $30,000.	1,230,000
Bonds Payable at September 30, 2025	$ 21,550,000

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE G – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 605,000	$ 1,016,943	$ 1,621,943
2027	635,000	990,750	1,625,750
2028	660,000	962,873	1,622,873
2029	690,000	933,493	1,623,493
2030	720,000	902,245	1,622,245
2031-2035	4,155,000	3,981,755	8,136,755
2036-2040	5,275,000	2,898,119	8,173,119
2041-2045	6,700,000	1,496,693	8,196,693
2046-2047	2,110,000	122,939	2,232,939
Totals	$ 21,550,000	$ 13,305,810	$ 34,855,810

Summary of Significant Bonds Resolution Terms and Covenants

Significant Bond Provisions

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price set forth in the Trust Indenture. The Series 2015 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price equal to the principal amount of the Series 2016 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2017A-1 and Series 2017A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price equal to the principal amount of the Series 2017A-1 Bonds or Series 2017A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2017A-1 and Series 2017A-2 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Bonterra Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE G – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants (Continued)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2015, 2017A-1, and 2017A-2 Reserve Accounts were funded from the proceeds of the Series 2015, 2017A-1, and 2017A-2 Bonds in amounts equal to 50 percent of the maximum annual debt service outstanding for the Series 2015, 2017A-1, and 2017A-2 Bonds at issuance. The Series 2016 Reserve Accounts were funded from the proceeds of the Series 2016 Bonds in amounts equal to 35 percent of the maximum annual debt service outstanding for the Series 2016 Bonds at issuance. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2025:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2015	$ 282,625	$ 246,220
Special Assessment Bonds, Series 2016	$ 220,068	$ 191,721
Senior Special Assessment Bonds, Series 2017A-1	$ 280,290	$ 243,164
Subordinate Special Assessment Bonds, Series 2017A-2	$ 11,430	$ 9,613

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Bonterra Community Development District
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Bonterra Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 8, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Bonterra Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Bonterra Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Bonterra Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Bonterra Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Bonterra Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 8, 2026

Berger, Toombs, Elam,
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MANAGEMENT LETTER

To the Board of Supervisors
Bonterra Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the financial statements of Bonterra Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 8, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 8, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Bonterra Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Bonterra Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Bonterra Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Bonterra Community Development District. It is management's responsibility to monitor Bonterra Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Bonterra Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 16
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $480,241.71
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see comparison of original budget to actual amounts below.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Bonterra Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	$ 1,013,076	$ 1,016,532	$ 3,456
Investment earnings	17,000	53,740	36,740
Miscellaneous revenues	22,200	31,110	8,910
Total Revenues	1,052,276	1,101,382	49,106
Expenditures			
Current			
General government	233,495	286,535	(53,040)
Physical environment	141,155	172,932	(31,777)
Culture/recreation	517,626	579,704	(62,078)
Capital outlay	160,000	126,985	33,015
Total Expenditures	1,052,276	1,166,156	(113,880)
Net Change in Fund Balances	-	(64,774)	(64,774)
Fund Balances - October 1, 2024	1,106,298	1,103,039	(3,259)
Fund Balances - September 30, 2025	$ 1,106,298	$ 1,038,265	$ (68,033)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Bonterra Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $1,230 for the General Fund and $710 – $1,359 for the Debt Service Fund
2) The amount of special assessments collected by or on behalf of the District: $2,656,595
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: Series 2015 $6,025,000 matures May 2046, Series 2016 $7,260,000 matures May 2046 and Series 2017 $8,265,000 matures May 2047.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Bonterra Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 8, 2026

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Bonterra Community Development District
Miami-Dade County, Florida

We have examined Bonterra Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Bonterra Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Bonterra Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Bonterra Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Bonterra Community Development District's compliance with the specified requirements.

In our opinion, Bonterra Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 8, 2026