INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Bonterra
Community Development District

September 3, 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



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
Michael Perez, District 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, September 3, 2026, at 6:00 p.m.

The Regular Meetings of the **Bonterra Community Development District** will be held on **Thursday, September 3, 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. **STAFF REPORTS**
   - **A.** District Accountant
     - **i.** Acceptance of Financial Statement of July 2026 .....P. 3
   - **B.** District Counsel
     - **i.** Discussion Regarding Management Agreement with Inframark
   - **C.** District Engineer
   - **D.** District Manager
     - **i.** District Manager Report
5. **BUSINESS ITEMS**
   - **A.** Consideration of Florida Pest Control Duck Removal.....P. 24
   - **B.** Consideration of Redline Duck Removal Services .....P. 26
   - **C.** Consideration of Humane Animal Removal Services.....P. 31
6. **CONSENT AGENDA**
   - **A.** Consideration of Minutes from the Meeting held August 6, 2026.....P. 33
7. **NEW BUSINESS AND SUPERVISORS' REQUESTS**
8. **ADJOURNMENT**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

BONTERRA Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



BONTERRA
Community Development District

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BONTERRA
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

BONTERRA
Community Development District

Governmental Funds

Balance Sheet
July 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	$ 615,122	$ -	$ -	$ -	$ -	$ 615,122
Cash in Transit	-	1,976	2,214	2,332	-	6,522
Accounts Receivable	9,200	-	-	-	-	9,200
Due From Other Funds	-	-	-	-	-	-
Investments:						
SBA Account	1,025,751	-	-	-	-	1,025,751
Construction Fund	-	-	-	-	31,818	31,818
Interest Fund (A-1)	-	33	-	91,322	-	91,355
Interest Fund (A-2)	-	-	34	6	-	40
Operations & Maintenance A-1	-	-	-	20,527	-	20,527
Prepayment Fund (A-1)	-	33,800	-	-	-	33,800
Principal Fund (A-1)	-	-	-	41	-	41
Redemption Fund	-	-	1,421	-	-	1,421
Reserve Fund (A-1)	-	291,416	-	289,008	-	580,424
Reserve Fund (A-2)	-	-	226,914	11,752	-	238,666
Revenue Fund (A-1)	-	259,856	-	435,761	-	695,617
Revenue Fund (A-2)	-	-	276,285	5	-	276,290
Sinking Fund (A-1)	-	30	-	-	-	30
Sinking Fund (A-2)	-	-	42	5	-	47
Deposits	6,964	-	-	-	-	6,964
TOTAL ASSETS	**$ 1,657,037**	**$ 587,111**	**$ 506,910**	**$ 850,759**	**$ 31,818**	**$ 3,633,635**
LIABILITIES						
Accounts Payable	$ 46,236	$ -	$ -		$ -	$ 46,236
Accrued Expenses	12,000	-	-	-	-	12,000
TOTAL LIABILITIES	**58,236**	**-**	**-**	**-**	**-**	**58,236**
FUND BALANCES						
Nonspendable:						
Deposits	6,964	-	-	-	-	6,964
Restricted for:						
Debt Service	-	587,111	506,910	850,759	-	1,944,780
Capital Projects	-	-	-	-	31,818	31,818
Assigned to:						
Operating Reserves	268,824	-	-	-	-	268,824
Reserves - Other	591,141	-	-	-	-	591,141
Unassigned:	731,872	-	-	-	-	731,872
TOTAL FUND BALANCES	**$ 1,598,801**	**$ 587,111**	**$ 506,910**	**$ 850,759**	**$ 31,818**	**$ 3,575,399**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,657,037**	**$ 587,111**	**$ 506,910**	**$ 850,759**	**$ 31,818**	**$ 3,633,635**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
REVENUES				
Interest - Investments	$ -	$ 49,704	0.00%	$ 5,351
Room Rentals	-	7,010	0.00%	-
Interest - Tax Collector	-	2,950	0.00%	-
Special Assmnts- Tax Collector	1,120,101	1,120,101	100.00%	-
Special Assmnts- Discounts	(44,804)	(41,282)	92.14%	-
Settlements	-	475,000	0.00%	-
Cleaning Fees	-	1,100	0.00%	-
Party Attendant Fees	-	3,000	0.00%	-
TOTAL REVENUES	**1,075,297**	**1,617,583**	**150.43%**	**5,351**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,000	7,400	92.50%	-
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	19,821	66.07%	6,003
ProfServ-Legal Services	45,000	24,945	55.43%	2,218
ProfServ-Mgmt Consulting	44,558	37,132	83.33%	3,713
ProfServ-Trustee Fees	10,500	7,000	66.67%	-
ProfServ - Legal Arbitration	50,000	116,083	232.17%	229
Auditing Services	6,555	6,555	100.00%	-
Website Compliance	4,300	4,041	93.98%	293
Communication - Telephone	50	-	0.00%	-
Postage and Freight	1,200	333	27.75%	2
Insurance - General Liability	17,121	12,256	71.58%	-
Printing and Binding	100	-	0.00%	-
Legal Advertising	10,000	5,829	58.29%	-
Miscellaneous Services	2,000	870	43.50%	76
Misc-Assessment Collection Cost	11,201	10,788	96.31%	-
Office Supplies	7,000	3,170	45.29%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	257,822	257,151	99.74%	12,534

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
Field				
Contracts-Fountain	14,214	13,401	94.28%	185
Contracts-Janitorial Services	2,000	-	0.00%	-
Contracts-Pest Control	700	1,200	171.43%	120
Contracts - Lake Maintenance	9,900	8,537	86.23%	824
Utility - Water	8,000	57,461	718.26%	4,138
Utility - Electric	8,700	3,426	39.38%	223
R&M-Irrigation	3,500	2,980	85.14%	900
R&M-Lift Station	2,200	-	0.00%	-
R&M-Pressure Washing	2,500	-	0.00%	-
Landscape Maintenance	79,829	70,180	87.91%	6,625
Landscape Replacement	10,000	41,233	412.33%	2,811
Misc-Holiday Lighting	10,000	18,659	186.59%	-
Misc-Contingency	18,000	18,321	101.78%	3,089
Reserve - Other	80,000	42,000	52.50%	42,000
Total Field	249,543	277,398	111.16%	60,915
Clubhouse				
Contracts-Security Alarms	3,000	7,438	247.93%	-
Contracts-Pest Control	2,880	350	12.15%	-
Contracts-Operational Mgmt	283,502	222,414	78.45%	22,241
Telephone, Cable & Internet Service	5,600	1,934	34.54%	237
Utility - Water	11,500	5,829	50.69%	-
Utility - Water & Sewer	5,000	37,523	750.46%	-
Utility - Electric	35,000	23,530	67.23%	3,046
Liability/Property Insurance	57,000	43,487	76.29%	-
R&M-Air Conditioning	3,800	15,013	395.08%	-
R&M-Irrigation	1,500	-	0.00%	-
R&M-Fitness Equipment	5,000	9,806	196.12%	988
Repairs & Maintenance	15,000	24,441	162.94%	-
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	6,125	111.36%	1,108
Pool & Spa Maintenance	22,000	46,470	211.23%	2,800
Misc-Holiday Lighting	9,000	9,378	104.20%	-

BONTERRA
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
Misc-Contingency	12,000	6,547	54.56%	1,228
Access Control	2,500	225	9.00%	-
Janitorial Supplies	5,000	2,198	43.96%	-
Office Supplies/Club House Supplies	1,500	6,270	418.00%	1,294
Pool Permits	300	500	166.67%	-
Reserve - Other	80,000	53,200	66.50%	-
Total Clubhouse	582,932	522,798	89.68%	32,942
TOTAL EXPENDITURES	**1,090,297**	**1,057,347**	**96.98%**	**106,391**
Excess (deficiency) of revenues Over (under) expenditures	(15,000)	560,236	0.00%	(101,040)
Net change in fund balance	$ (15,000)	$ 560,236	0.00%	$ (101,040)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,038,564**	**1,038,564**		
FUND BALANCE, ENDING	**$ 1,023,564**	**$ 1,598,800**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
REVENUES				
Interest - Investments	$ 10,000	$ 20,411	204.11%	$ 1,690
Special Assmnts- Tax Collector	517,042	514,411	99.49%	-
Special Assmnts- Prepayment	-	30,662	0.00%	-
Special Assmnts- Discounts	(20,682)	(18,959)	91.67%	-
TOTAL REVENUES	**506,360**	**546,525**	**107.93%**	**1,690**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	5,170	4,955	95.84%	-
Total Administration	5,170	4,955	95.84%	-
Debt Service				
Principal Debt Retirement	145,000	155,000	106.90%	-
Interest Expense	345,520	337,400	97.65%	-
Total Debt Service	490,520	492,400	100.38%	-
TOTAL EXPENDITURES	**495,690**	**497,355**	**100.34%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	10,670	49,170	0.00%	1,690
Net change in fund balance	$ 10,670	$ 49,170	0.00%	$ 1,690
FUND BALANCE, BEGINNING (OCT 1, 2025)	**537,941**	**537,941**		
FUND BALANCE, ENDING	**$ 548,611**	**$ 587,111**		

BONTERRA
Community Development District

Series 2016 (Area 2) Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
REVENUES				
Interest - Investments	$ 10,000	$ 18,667	186.67%	$ 1,457
Special Assmnts- Tax Collector	576,605	576,605	100.00%	-
Special Assmnts- Discounts	(23,064)	(21,251)	92.14%	-
TOTAL REVENUES	**563,541**	**574,021**	**101.86%**	**1,457**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	5,766	5,554	96.32%	-
Total Administration	5,766	5,554	96.32%	-
Debt Service				
Principal Debt Retirement	200,000	210,000	105.00%	-
Interest Expense	348,163	339,163	97.42%	-
Total Debt Service	548,163	549,163	100.18%	-
TOTAL EXPENDITURES	**553,929**	**554,717**	**100.14%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	9,612	19,304	0.00%	1,457
Net change in fund balance	$ 9,612	$ 19,304	0.00%	$ 1,457
FUND BALANCE, BEGINNING (OCT 1, 2025)	**487,606**	**487,606**		
FUND BALANCE, ENDING	**$ 497,218**	**$ 506,910**		

BONTERRA
Community Development District

Series 2017 (Clubhouse) Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
REVENUES				
Interest - Investments	$ 8,000	$ 25,211	315.14%	$ 2,416
Special Assmnts- Tax Collector	608,943	607,524	99.77%	-
Special Assmnts- Prepayment	-	19,266	0.00%	-
Special Assmnts- Discounts	(24,358)	(22,391)	91.92%	-
TOTAL REVENUES	**592,585**	**629,610**	**106.25%**	**2,416**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	6,089	5,851	96.09%	-
Total Administration	6,089	5,851	96.09%	-
Debt Service				
Principal Debt Retirement	200,000	-	0.00%	-
Debt Retirement Series A	30,000	-	0.00%	-
Principal Debt Retirement A-1	-	210,000	0.00%	-
Principal Debt Retirement A-2	-	30,000	0.00%	-
Interest Expense Series A-1	284,880	278,880	97.89%	-
Interest Expense Series A-2	63,000	61,500	97.62%	-
Total Debt Service	577,880	580,380	100.43%	-
TOTAL EXPENDITURES	**583,969**	**586,231**	**100.39%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	8,616	43,379	0.00%	2,416
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	$ 272,030	0.00%	$ 2,416
FUND BALANCE, BEGINNING (OCT 1, 2025)	**578,730**	**578,730**		
FUND BALANCE, ENDING	**$ 587,346**	**$ 850,760**		

BONTERRA
Community Development District

Series 2015 (Area 1) Capital Projects Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
REVENUES				
Interest - Investments	$ -	$ 959	0.00%	$ 92
TOTAL REVENUES	**-**	**959**	**0.00%**	**92**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	959	0.00%	92
Net change in fund balance	$ -	$ 959	0.00%	$ 92
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**30,859**		
FUND BALANCE, ENDING	**$ -**	**$ 31,818**		

BONTERRA
Community Development District

Series 2017 (Clubhouse) Capital Projects Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-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

July 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
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 7/31/26

Opening Balance in Construction Account		$6,500,534
Source of Funds:	Interest Earned	$15,670
	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 July 31, 2026		**$31,818**

2. Funds Available For Construction at July 31, 2026

Book Balance of Construction Fund at July 31, 2026	$31,818
Construction Funds available at July 31, 2026	$31,818

3. Investments - Regions Bank

July 31, 2026	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	3.55%		$31,818	$31,818

Contracts Payable	$0
Balance at 7/31/26	**$31,818**

Cash and Investment Report
July 31, 2026

ACCOUNT NAME	BANK NAME	MATURITY	YIELD	BALANCE
GENERAL FUND				
Valley Bank Checking	Valley Bank	N/A	3.55%	615,122
		Subtotal Checking Account		615,122
Money Market Account	SBA Florida Prime	N/A	3.84%	1,025,751
		Subtotal MMA Account		1,025,751
DEBT SVC & CONSTRUCTION FUNDS				
Series 2015 A-1 Construction Fund	Regions Bank	N/A	3.47%	31,818
Series 2015 A-1 Interest	Regions Bank	N/A	3.47%	33
Series 2015 A-1 Prepayment	Regions Bank	N/A	3.47%	33,800
Series 2015 A-1 Reserves	Regions Bank	N/A	3.47%	291,416
Series 2015 A-1 Revenue	Regions Bank	N/A	3.47%	259,856
Series 2015 A-1 Sinking Fund	Regions Bank	N/A	3.47%	30
Series 2016 A-2 Interest	Regions Bank	N/A	3.47%	34
Series 2016 Redemption	Regions Bank	N/A	3.47%	1,421
Series 2016 A-2 Reserves	Regions Bank	N/A	3.47%	226,914
Series 2016 A-2 Revenue	Regions Bank	N/A	3.47%	276,285
Series 2016 A-2 Sinking Fund	Regions Bank	N/A	3.47%	42
Series 2017 A-1 Interest Account	Regions Bank	N/A	3.47%	91,322
Series 2017 A-2 Interest Account	Regions Bank	N/A	3.47%	6
Series 2017 A-1 Operation & Maint	Regions Bank	N/A	3.47%	20,527
Series 2017 A-1 Principal Account	Regions Bank	N/A	3.47%	41
Series 2017 A-1 Debt Service Reserve	Regions Bank	N/A	3.47%	289,008
Series 2017 A-2 Debt Service Reserve	Regions Bank	N/A	3.47%	11,752
Series 2017 A-1 Revenue Fund	Regions Bank	N/A	3.47%	435,761
Series 2017 A-2 Revenue Fund	Regions Bank	N/A	3.47%	5
Series 2017 A-2 Sinking Fund	Regions Bank	N/A	3.47%	5
		Subtotal Debt Service		1,970,078
		Total		**3,610,949**

Bank Account Statement

Bonterra CDD

Bank Account No.	0402
Statement No.	07-26
Statement Date	07/31/2026

G/L Account No. 101003 Balance	615,121.94	**Statement Balance**	635,762.16
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	635,762.16
Subtotal	615,121.94	**Outstanding Checks**	-20,640.22
Negative Adjustments	0.00	**Ending Balance**	615,121.94
Ending G/L Balance	615,121.94		

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
07/31/2026	Payment	1062	BONTERRA CDD	Payment of Invoice 005902			-1,975.60
07/31/2026	Payment	1063	BONTERRA CDD	Payment of Invoice 005903			-2,333.20
07/31/2026	Payment	1064	BONTERRA CDD	Payment of Invoice 005904			-2,214.45
07/29/2026	Payment	100450	MILLER, LEGG & ASSOCIATES, INC	Inv: 20MLA00115-148			-6,002.50
07/29/2026	Payment	100451	JLL SERVICES FLORIDA LLC	Inv: JLL E-26118			-582.24
07/29/2026	Payment	100453	SOUTH FLORIDA SECURITY GROUP INC	Inv: 46811, Inv: 46869			-1,524.88
Total Outstanding Checks							-20,640.22
Outstanding Deposits							
Total Outstanding Deposits							

BONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(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 # 100432							
001	07/01/26	SOUTH FLORIDA SECURITY GROUP INC	46497	GUARD SVCS 06/07-06/13/26	Misc-Contingency	549900-53901	$718.60
001	07/01/26	SOUTH FLORIDA SECURITY GROUP INC	46581	GUARD SVCS 06/14-06/20/26	Misc-Contingency	549900-53901	$763.01
						Check Total	*$1,481.61*
CHECK # 100433							
001	07/01/26	DIRECT PEST SOLUTIONS INC	119583	JUNE 2026 Monthly Pest Control	Contracts-Pest Control	534125-53901	$120.00
001	07/01/26	DIRECT PEST SOLUTIONS INC	118693	MAY 2026 Monthly Pest Control	Contracts-Pest Control	534125-53901	$120.00
						Check Total	*$240.00*
CHECK # 100434							
001	07/01/26	BERGER, TOOMBS, ELAM, GAINES & FRANK	376928	FY 2025 AUDIT SVCS	Auditing Services	532002-51301	$6,555.00
						Check Total	*$6,555.00*
CHECK # 100435							
001	07/01/26	FITNESS MOBILE TECH LLC	PM_62426_BTRC	June 2026 preventive maintenance	R&M-Fitness Equipment	546115-57202	$443.84
						Check Total	*$443.84*
CHECK # 100436							
001	07/06/26	ALLSTATE RESOURCE MANAGEMENT INC	223849	JULY 2026 MITIGATION MAINT SVCS	Contracts - Lake Maintenance	534345-53901	$824.00
						Check Total	*$824.00*
CHECK # 100437							
001	07/10/26	IT WORKS NETWORK GROUP INC	18819	Monthly Billing for July	Misc-Contingency	549900-57202	$368.00
						Check Total	*$368.00*
CHECK # 100438							
001	07/10/26	BOSEM CORP	130415	JULY 2026 Aromatization for Clubhouse	Misc-Contingency	549900-57202	$175.00
						Check Total	*$175.00*
CHECK # 100439							
001	07/10/26	KW PROPERTY MANAGEMENT & CONSULTI	070726-853	07/2026 PAYROLL	Contracts-Operational Mgmt	534370-57202	$22,241.40
						Check Total	*$22,241.40*
CHECK # 100440							
001	07/10/26	ECOLAWN SERVICES INC	5267	JULY 2026 LAWN MAINT	Landscape Maintenance	546300-53901	$6,625.00
						Check Total	*$6,625.00*

BONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100441							
001	07/10/26	SOUTH FLORIDA SECURITY GROUP INC	46655	GUARD SVCS 6/21/26 TO 6/27/26	Misc-Contingency	549900-53901	$743.11
						Check Total	*$743.11*
CHECK # 100442							
001	07/10/26	TIGRIS AQUATIC SERVICES LLC	4536972	JULY 2026 Fountain Maintenance	Contracts-Fountain	534023-53901	$185.00
						Check Total	*$185.00*
CHECK # 100443							
001	07/15/26	BILLING COCHRAN P.A.	199515	JUNE 2026 LEGAL FEES	ProfServ-Legal Services	531023-51401	$2,217.50
						Check Total	*$2,217.50*
CHECK # 100444							
001	07/15/26	THE MCCLATCHY COMPANY LLC	IN146876	MAY LEGAL AD	Legal Advertising	548002-51301	$499.97
001	07/15/26	THE MCCLATCHY COMPANY LLC	IN146875	MAY LEGAL AD	Legal Advertising	548002-51401	$1,435.45
001	07/15/26	THE MCCLATCHY COMPANY LLC	IN146874	MAY LEGAL AD	Legal Advertising	548002-51301	$1,066.88
001	07/15/26	THE MCCLATCHY COMPANY LLC	IN137478	APRIL LEGAL AD	Legal Advertising	548002-51301	$693.23
						Check Total	*$3,695.53*
CHECK # 100445							
001	07/15/26	INFRAMARK LLC	183718	July 2026 Management Fees	ProfServ-Mgmt Consulting	531027-51201	$3,713.17
001	07/15/26	INFRAMARK LLC	183718	July 2026 Management Fees	Miscellaneous Services	549001-51301	$45.00
001	07/15/26	INFRAMARK LLC	183718	July 2026 Management Fees	Website Compliance	534397-51301	$100.00
						Check Total	*$3,858.17*
CHECK # 100446							
001	07/15/26	ECOLAWN SERVICES INC	5289	07/04/2026 Irrigation	R&M-Irrigation	546041-53901	$475.00
						Check Total	*$475.00*
CHECK # 100447							
001	07/15/26	SOUTH FLORIDA SECURITY GROUP INC	46745	GUARD SVCS 6/28/26 TO 7/4/26	Misc-Contingency	549900-53901	$783.70
						Check Total	*$783.70*
CHECK # 100448							
001	07/15/26	JLL SERVICES FLORIDA LLC	JLL E-26054	INSTALL LANDSCAPE LIGHTS	Landscape Replacement	546338-53901	$2,811.10
						Check Total	*$2,811.10*

BONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100449							
001	07/15/26	D.E. POOL TECH LLC	223036	July 2026 Pool Maintenance	Pool & Spa Maintenance	546972-57202	$1,800.00
001	07/15/26	D.E. POOL TECH LLC	223035	July 2026 Pool Maintenance	Pool & Spa Maintenance	546972-57202	$1,000.00
						Check Total	*$2,800.00*
CHECK # 100450							
001	07/29/26	MILLER, LEGG & ASSOCIATES, INC	20MLA00115-148	JUNE 2026 Engineering Services	ProfServ-Engineering	531013-51501	$6,002.50
						Check Total	*$6,002.50*
CHECK # 100451							
001	07/29/26	JLL SERVICES FLORIDA LLC	JLL E-26118	INSTALL LIGHTS IN THE MEN'S RESTROOM	Misc-Contingency	549900-57202	$582.24
						Check Total	*$582.24*
CHECK # 100452							
001	07/29/26	ECOLAWN SERVICES INC	5306	07/14/2026 Irrigation	R&M-Irrigation	546041-53901	$425.00
						Check Total	*$425.00*
CHECK # 100453							
001	07/29/26	SOUTH FLORIDA SECURITY GROUP INC	46811	GUARD SVCS 7/5/26 TO 7/11/26	Misc-Contingency	549900-53901	$762.44
001	07/29/26	SOUTH FLORIDA SECURITY GROUP INC	46869	GUARD SVCS 7/12/26 TO 7/18/26	Misc-Contingency	549900-53901	$762.44
						Check Total	*$1,524.88*
CHECK # 100454							
001	07/29/26	DIRECT PEST SOLUTIONS INC	120442	July Monthly Pest Control	Contracts-Pest Control	534125-53901	$120.00
						Check Total	*$120.00*
CHECK # 100455							
001	07/29/26	HINCKLEY ALLEN & SNYDER LLP	1289689	JUL 15, 2026 0197245 Downrite Engineering	ProfServ - Legal Arbitration	531160-51401	$228.89
						Check Total	*$228.89*
CHECK # 300075							
001	07/27/26	CC VALLEY BANK	063026-6779-ACH	JUNE CC PAYMENT	Office Supplies/Club House Supplies	551013-57202	$1,293.74
						Check Total	*$1,293.74*
CHECK # 300076							
001	07/02/26	WASTE CONNECTIONS OF FLORIDA	3745042-ACH	WASTE	Trash Collection/Recycling	546912-57202	$75.00
001	07/02/26	WASTE CONNECTIONS OF FLORIDA	3745042-ACH	WASTE	Misc-Contingency	549900-53901	$18.38
						Check Total	*$93.38*

BONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300077							
001	07/21/26	WASTE CONNECTIONS OF FLORIDA	3758212W440-ACH	JULY WASTE	Trash Collection/Recycling	546912-57202	$418.75
001	07/21/26	WASTE CONNECTIONS OF FLORIDA	3758212W440-ACH	JULY WASTE	Misc-Contingency	549900-57202	$102.60
						Check Total	*$521.35*
CHECK # 300078							
001	07/27/26	FPL-ACH	071626-1101-ACH	SVC PRD 06/16-07/16/2026	Utility - Electric	543041-53901	$272.56
						Check Total	*$272.56*
CHECK # 300079							
001	07/27/26	FPL-ACH	071626-5058-ACH	SVC PRD 06/16-07/16/2026	Utility - Electric	543041-57202	$2,845.78
						Check Total	*$2,845.78*
						Fund Total	**$70,433.28**
SERIES 2015 (AREA 1) DEBT SERVICE FUND - 201							
CHECK # 1062							
201	07/31/26	BONTERRA CDD	0727267141	TRSF SERIES 2015 DS ASSESSMENTS	Due From Other Funds	131000-51301	$1,975.60
						Check Total	*$1,975.60*
						Fund Total	**$1,975.60**
SERIES 2016 (AREA 2) DEBT SERVICE FUND - 202							
CHECK # 1064							
202	07/31/26	BONTERRA CDD	0727260622	TRSF SERIES 2016 DS ASSESSMENTS	Due From Other Funds	131000-51301	$2,214.45
						Check Total	*$2,214.45*
						Fund Total	**$2,214.45**
SERIES 2017 (CLUBHOUSE) DEBT SERVICE FUND - 203							
CHECK # 1063							
203	07/31/26	BONTERRA CDD	0727261114	TRSF SERIES 2017 DS ASSESSMENTS	Due From Other Funds	131000-51301	$2,333.20
						Check Total	*$2,333.20*
						Fund Total	**$2,333.20**
						Total Checks Paid	**$76,956.53**

Florida Pest Control

a Rentokil North America company

Commercial Pest Management Maintenance Agreement

District: 99 Colleague: Jorge Morales License N°: 5987 Date: 06/26/2026

Invoice To | Existing Customer ID:

Customer Name: Bonterra Community
Address: 9501 West 35 Court
City: Hialeah State: FL Zip: 33018
Telephone: 786-536-7350
Contact Person: Jennifer Zulueta
Email: jzulueta@kwpmc.com
A/P Contact:
A/P Phone:

Service Location ☑ Same as Invoice Information | Existing Worksite ID:

Customer Name: Bonterra Community
Address: 9501 West 35 Court
City: Hialeah State: FL Zip: 33018
Telephone: 786-536-7350
Contact Person: Jennifer Zulueta
Email: jzulueta@kwpmc.com
Tax Exempt: ☐ If Yes, Tax ID N°:
SIC Code:
N° of Structures: N° of Units/Rooms:

Inspection Notes

Covered Pests

Mice ☐ Cockroaches ☐ Occasional Invaders ☐
Rats ☐ Pavement Ants ☐ Stinging Insects ☐
Other ☑ Specify: Muscovy duck

Covered Areas

Ducks have been seen around the Clubhouse, in the street parking spaces, and throughout the surrounding residential homes.

Initial Service(s) Description

We propose a Muscovy duck population reduction program designed to significantly reduce the duck population on the property while complying with all applicable regulations. Due to the current population size, we recommend three nighttime service visits conducted over three consecutive weeks, including the removal of Muscovy ducks, nests, and eggs in accessible areas. This is a population reduction service, not a complete eradication program, and some ducks may avoid capture or return to the property. The recommended three-visit program is $7,776 total ($2,592 per visit), with a single-visit option available for $2,592.

Ongoing Service(s) Description

Equipment Included with Agreement

SKU #	Description	Qty	Replacement Charge

Equipment Purchased

SKU #	Description	Qty	Price/Unit	Total Price

Service Frequency

Single inspection

Payment Method

Automatic Electronic

PO number: _____

Billing Frequency

Single Frequency

Single bill for all loc

Fee Summary (Not Including Applicable Taxes)

Single inspection Service Fee: $2,592
One-Time Initial Service Fees:
One-Time Equipment Purchase Fees:

Please read Terms and Conditions for Payment specifications. Prices do not include any applicable taxes.

Customer may cancel this transaction at any time prior to midnight on the 3rd business day after the date of this transaction with a full refund of payment.
Acceptance of Agreement: The above quotations are hereby accepted including Terms and conditions as found on the reverse side.

Rentokil North America d/b/a Florida Pest Control

Jorge Morales
Representative Printed Name

Regional Account Executive
Title

06/26/2026
Date

Signature

Bonterra Community

Customer Printed Name

Title

Date

Signature

FOR OFFICE USE ONLY SIC: District: DWA#: Sales#: Customer #: SVC: Specialist:

THIS SERVICE AGREEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

Agreement. "Customer" and Rentokil North America, Inc. d/b/a Florida Pest Control ("Company") agree to the following terms and conditions in connection with the Services and Plan indicated on this Agreement (hereinafter collectively referred to as "Agreement").

Standard of Care. Company will use its professional expertise to determine the products and services appropriate for treatment, and will follow all label and legal requirements. All reasonable care will be used in installing and maintaining the specified services. Company hereby affirmatively disclaims any liability for damage or injury caused by the use of any materials in accordance with the manufacturer label directions. Reasonable care will be taken in applying the treatment, however, the nature of the work is such that Company cannot be responsible for the safety of domestic animals, stains, discolorations, or other damages, except those directly caused by willful negligence on the part of the Company. If, for whatever reason, the Customer is dissatisfied with the service provided, the Customer will provide reasonable notice and allow the Company a period of up to 45 days to remedy the problem to the extent reasonably required.

Customer Responsibilities. Effective service requires the cooperation of the Customer. The Customer, therefore, warrants full cooperation with Company during this Agreement. Customer agrees to maintain premises free from any factor or condition conducive to identified issues and services and following instructions provided. This cooperation includes, but is not limited to, proper garbage handling; repairing structure; not adding chemicals or self-treating in ways that are not part of Service; emptying grease traps, not damaging or turning off equipment, etc. Any damage warranty specified in the Agreement will be voided should the presence of pests or issue be associated with conditions arising from Customer's non-cooperation. Company's failure to alert the Customer to any negative conditions does not alter the Customer's responsibility. If Customer is unable to comply with preparation or maintenance requirements, the Company will make determination on site if service can be completed or rescheduled; additional fees may be applied. If the Customer or other occupants of the structure(s), believe they are or may be sensitive to products being used or their odors, or if the Customer or other occupants have consulted with a medical doctor or other healthcare provider, regarding such sensitivity, the Customer must notify Company in writing, in advance of treatment of the structure(s). Company assumes no liability should Customer fail to warn Company of these sensitivities. Company reserves the right, upon receipt of such notification, to deny or terminate services. Any arrangements, costs or inconvenience resulting from the need to evacuate occupants, or other precautions deemed necessary, shall be the sole responsibility of the Customer. The Customer agrees to give Company complete or reasonable access to all areas, as may be required to enable effective service and maintenance, including individual units of multi-unit residential structures and electrical outlets, if needed.

Modification. Any deviation from the requirements outlined that involve extra cost of material and labor will result in extra charges. If conditions require Company to use specialized equipment or products to control the problem(s), Company shall advise the Customer of the additional costs. Due to safety concerns and regulations, Company may be required to use fall protection when Service involves working on the roof of a structure. Fall protection safety equipment includes a number of devices and may include roof anchors, of which Customer will be advised. Some roof anchors are designed to be left on the roof; others are to be removed. If Customer prefers to have anchors removed, this should be discussed with the sales representative before service is performed.

Substructure. Services under this Agreement do not include services to the substructure of the premises. Should substructural treatment be required, additional costs shall apply, of which the Company will advise the Customer.

Moisture, Mold and Mildew. Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of pests and wood destroying insects. Moisture conditions can also provide an environment favorable to the growth of mold, mildew and other fungi. It is the Customer's sole responsibility to direct questions concerning the presence or dispersal of mold, mildew, mold spores or fungi; health-related issues; or indoor air quality to qualified professionals. Company does not possess the knowledge or expertise to identify mold, mildew or fungi that may lower air quality or be injurious to health, nor does it possess the knowledge or expertise to give opinion or recommendation regarding exposure to, or effective remediation of mold, mildew or other fungi (including decay or non-decay) as they might relate to air quality or health related risks. However, Company may provide services to control wood decaying fungus and high moisture conditions in crawl spaces. Company is not responsible for personal injury or property damage resulting from the presence, disruption or dispersal of mold, mold spores, mildew or fungi, even if Company inadvertently causes such disruption or dispersal by its inspection or treatment of pest-related problems. Customer waives and releases Company from any claim or injuries related to mold, mildew or fungal growth.

Warranty. For Equipment and Products, manufacturer warranties apply; there is no further warranty from Company on Products, Equipment or Service. Certain Services may carry limited Company warranty; refer to Service definition.

Right to Subcontract. Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

Ownership and Replacement of Equipment. All equipment, devices and components are property of and/or remain property of or under the control of the Company. Company will replace rental devices and components as required, except for those items lost or damaged due to Customer's neglect, in which event, the Customer will be responsible for replacement cost. Company will be granted access to the Customer's location to recover equipment, devices and components at the expiration of this Agreement, or at any time an amount due from the Customer to Company is more than sixty (60) days beyond due date. If Customer terminates an Equipment rental earlier than the term of the Agreement then in effect, Customer is responsible for paying the full amount remaining for rental of devices.

Force Majeure. Company shall not be liable for any delay or failure in performing the services due to any cause beyond its reasonable control.

Insurance. Public liability and property damage insurance against injury to members of the public from accidents that may arise from operations will be carried by Company, and evidence of insurance will be issued to the Customer upon request. Georgia Customers, please note: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control Company.

Limitation of Liability. The Customer agrees that the work provided under this Agreement is not to be construed as Insurance, or as a covenant, guarantee, warranty, or promise of any kind that the Customer is in compliance with any legal guidelines or requirements. Company disclaims any liability or responsibility regarding the practices and operations of the Customer, and bears no responsibility or liability for whether the Customer carries out the recommendations made by Company, and in no event will the Company be liable for consequential, indirect or economic damages. The Customer shall indemnify and hold Company harmless from and against all claims, demands, liabilities, obligations and attorneys' fees or costs brought by any third parties, arising out of, or related to this Agreement, or by failure of the Customer to act in accordance with any requirements in connection with the Services. Company will be responsible for only those damages, claims, causes of action, injuries or legal costs caused by its own direct negligence or misconduct, but then only to an amount not to exceed the annual fees charged under this Agreement.

Animal Disposal. Company will dispose of any trapped wildlife in accordance with the laws and regulations of local governing authorities; however, if Customer requests the release of the animal on his/her property, Company shall not be responsible for, nor guarantee, that the animal will not return to infest or damage the serviced property.

Choice of Law. Any and all disputes, claims or lawsuits related to this Agreement or to the services shall be determined in accordance with the laws of the Commonwealth of Pennsylvania.

Class Action Waiver. Where permitted under the applicable law, Customer and Company agree that each may bring claims against the other only in each Party's individual capacity and not as a plaintiff or class member in any purported class or representative action. Unless Customer and Company both agree, no action, or court of law, may consolidate more than one person's claims or otherwise preside over any form of a representative or class proceeding.

Mandatory Arbitration. Claims, disputes and other matters in question between the parties to this agreement, arising out of or relating to the agreement or warranty, shall be submitted to arbitration by a single, neutral arbitrator.

Intellectual Property. Except as expressly set forth herein, between Company and Customer, each is and shall remain the owner of all Intellectual Property that it owns or controls as of the Effective Date, or that it develops or acquires thereafter. This shall be binding upon all successors of the Customer's business.

Data Security. Company may provide Customer with access to Company's online and digital tools to store service reports and visit history, or other applications that may be developed, to give Customers access to their pest management information, if applicable to the Services in this Agreement. While Company follows standard procedures to secure systems and Customer data, including securing online tools and applications through the use of hashed passwords, HTTPS encryption and a secure data center, Customer confirms and acknowledges that:

a. Company and/or any of its subsidiaries are not responsible for the integrity or confidentiality of Customer's access credentials. Customers are encouraged to take precautions to secure login id's and passwords.
b. All usage rights to Company's online or digital tools are immediately discontinued upon the Customer's termination of the Service Agreement.
c. The Customer agrees to indemnify, defend, and hold Company harmless from any claims arising out of, or connected or associated with the use of Company's online and digital tools, including but not limited to, any claims arising from internet hacking.
d. This agreement shall be binding upon all successors of the Customer's business.

Refer to Legal Statements and Privacy Policies as posted on online tool Web Sites for additional information.

Third Party and Marketing Disclosure. The Customer agrees to permit Company to use the Customer's name and contact information for sharing with Company's business partners. Company will never sell this data. It is to be used to improve the Customer's experience with Company. Additionally, unless Customer notifies Company otherwise or opts out, Customer agrees to and accepts the receipt of periodic marketing and sales information relating to Company's service offerings.

Anti-Bribery and Anti-Corruption. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

Term. Service Agreements shall extend from month to month, with either party having the ability to cancel this Agreement upon 60-days notice to the other party.

Termination. Agreements may be terminated by either party with 60 days written notice, providing all accounts are current. See *Ownership and Replacement of Equipment* for further ramification of termination for Services that have *Term* other than month-to-month. In cases of Customer nonpayment or entering bankruptcy or insolvency per the Bankruptcy Code, Company reserves the right to terminate the Agreement upon immediate written notification.

Pricing. The initial price for services is set forth in the specifications of this Agreement. Company reserves the right to annually increase the amount charged for the services, which shall be communicated by written notice to Customer, which notice may be by invoice.

Payment. Introductory Service Fees are due upon completion of the service, unless another payment plan is selected on the Agreement. Other corrective service, rental and/or equipment/product fees will be invoiced upon completion/delivery. Subsequent services will be invoiced in accordance with the Agreement and payment plan selected by Customer. If a service date has been mutually agreed upon by Company and the Customer, it will be the Customer's responsibility to pay for service if Company has attempted to render service at the Customer's property. Payments for services are due within thirty (30) days from the date of each invoice. Customer agrees to remit payment in one of the acceptable forms of payment detailed in the Agreement or invoice. In the event full payment is not made within thirty (30) days after invoicing, a finance charge per month will be added to the unpaid balance, up to the maximum allowed by law. Late fee charges may also be applied. Additionally, the Customer is responsible for all collection costs, including reasonable attorneys' fees, for any invoices not paid by the due date. Any check returned for any reason, will result in a fee in the amount charged by Company's bank. All service warranties under this Agreement will be voided should any payment due exceed sixty (60) days. Should it become necessary to temporarily discontinue a periodic service due to causes beyond the Company's control, it is agreed that the periodic payments due under this agreement will be suspended until service is resumed, and that such temporary discontinuation of service will, in no way, breach this agreement.

Fuel/Transportation Surcharge. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

REDLINE
IGUANA REMOVAL
"NO WANNA IGUANA"

Quote: 7002

8/25/26

Bonterra CDD



Site Inspection

Muscovy ducks are not native to South Florida, yet they have become increasingly common in residential and commercial areas. Their populations can grow quickly, particularly on properties that feature ponds, lakes, retention basins, or other water sources that provide ideal habitat and easy access to food.

As their numbers increase, Muscovy ducks can create a range of issues for property owners and communities. Large concentrations of ducks and geese may contribute to the spread of diseases that can affect native wildlife, pets, and in some cases, humans. In addition, their droppings often accumulate on sidewalks, driveways, docks, and pool decks, creating unsanitary conditions and potential slip hazards.

These birds can also negatively impact landscaping by grazing on grass, disturbing soil, and damaging plants. Over time, this can lead to increased maintenance costs and a noticeable decline in the overall appearance and aesthetic appeal of the property. Managing their presence early is often key to preventing these problems from escalating.

Proposed Plan

Redline will visit the property at least once a week with at least a two-person crew. While on site, the team will thoroughly check the area to locate and remove non-native waterfowl. This will be done using drop nets (see picture below), net guns, hand nets, hand-catching, and traps. Redline's drop nets and custom-made traps can capture multiple birds at once.

Redline will also remove any ducklings, goslings, and eggs. With a biologist on staff, we will ensure that native waterfowl are not harmed or disturbed. All captured animals will be taken off site to a private property and will not be euthanized whenever possible. Redline will return as often and for as long as needed to achieve a significant reduction in the non-native waterfowl population.

Cost: $250 one time set up fee (only charged at the beginning). Plus $60 per animal. Please note the fee will reduce to $50 after the first 10 are removed and to $40 after the first 20 are removed.

*****3 ducklings= 1 duck**



Reporting and Additional Information

Redline will notify the local police department each day prior to arrival to ensure they are aware of our scheduled activity. This proactive communication helps prevent confusion and allows law enforcement to address any inquiries that may arise regarding our presence on-site. All trappers will wear official company uniforms and reflective safety vests, and all Redline vehicles will be clearly marked with our company logo.

Redline will remove all captured waterfowl from the property. Detailed reports, including photographs, will be provided regularly throughout the duration of the removal process to maintain full transparency and documentation

Why Choose Redline

Managing duck removal can often be a sensitive issue among neighbors, which is why it is essential to hire qualified professionals. The owners of Redline are lifelong South Florida residents with a deep respect for the outdoors and a strong commitment to preserving the local ecosystem. Co-owner Blake Wilkins is a published biologist with extensive experience in public outreach, enabling him to communicate effectively with individuals of all ages. This is

At Redline, every team member is trained to conduct themselves with professionalism and courtesy. Our portfolio includes numerous municipalities, large communities, and many residential properties, giving us substantial experience working with the public. We prioritize safety and humane practices in all aspects of our operations. Our methods are highly effective, and we continually strive to improve.

Our dedication to exceptional customer service is reflected in our 5-star rating on Google, demonstrating the trust and satisfaction of our clients.

Service Agreement

By accepting this agreement, CUSTOMER agrees to pay the amount above for removal services. If CUSTOMER defaults on said payment, CUSTOMER shall be responsible for all costs of collection, including without limitation, reasonable attorney's fees. REDLINE is not responsible for any damage done to said property by wildlife and is only responsible for the removal of the wildlife. This includes but is not limited to any injury that may be caused by the removal services, preventative maintenance, or as a result of traps that are left on CUSTOMER'S premises.

ACCEPTED BY _____ **DATE** _____

Outlook

[EXTERNAL] Duck Inquiry

From Jennifer Hammer <info@humaneanimal.com>
Date Wed 6/24/2026 11:19 AM
To Jennifer Zulueta <jzulueta@kwpmc.com>

You don't often get email from info@humaneanimal.com. Learn why this is important

ATTENTION! This message was sent by an external sender. Do not open attachments or click on the links from unknown senders or unexpected emails.

Hi is this for
Genrry

Avalon Bonterra
3545 W 98th Street
Hialeah, FL 33018

If so we have an account with you already.
Here's our general letter if this is not the same property.

Hello,
After reviewing the information below, if you'd like to move forward, just email me back that you want to proceed and I'll send over the job agreement PDF. Once you return it back, I'll get you on the bird calendar. Most bird jobs are scheduled on Fridays. If your job involves more than fifty birds, it will be scheduled separately on a different day.

We can help you!

These prices are for chickens and ducks.
If you reside in a property managed by a Homeowners Association (HOA) or a property management agency, please inform them about our services. In most cases, they will directly compensate us for our services, and the fee should be covered by your monthly dues to the HOA or landlord. We can only enter the property and remove animals with a signed contract from the managing board or property manager. If the HOA requires more information, we are available to answer any questions during a board meeting via Zoom.

If you don't live in an HOA, we suggest that you contact your neighbors to obtain permission to enter their property for bird removal. If permission is not granted, we can only operate on the portion of land that you own. Not having a large area of houses adjoining one another or a large mass of property this will hinder the amount of birds we can remove. So in a nutshell the larger the area the better the catch rate.

Our fees for bird removal are as follows, based on the total number of birds removed in one session. Fee's reset as new each time we are called back to the property.
If you have LESS than 25 birds:

- First adult bird: $225
- Second adult bird: $95 additional
- Third adult bird and thereafter is $50 each
- Baby birds (ducklings or chicks with fuzzy down they look a fluff balls!) $20 each. If they have adult feathers, even small ones, they are considered adults and charged accordingly.

Next discounted tier of prices:

- 25 to 50 adult birds: $45 each flat —eliminating the $225 and $95 :-) Chicks/Ducklings $15 each
- 51 to 90 adult birds: $40 each flat —eliminating the $225 and $95 Chicks/Ducklings $12 each
- 91 or more birds: $35 each (flat —eliminating the $225 and $95 Chicks/Ducklings $10 each

********To further reduce your fee and reach the 25 or more bird threshold for a "volume discount" we can combine other bird removal jobs from neighboring properties on the same day, provided those properties agree to the removal. We suggest discussing this with your neighbors. Additionally if you manage other properties within THREE miles of each location and we remove birds on the same day you'll also receive this discount. ********

The removal process necessitates a minimum of three workers to hand catch the birds, as traps are not effective. Once captured, the birds are transported to a farm, as state law prohibits relocating muscovy ducks or exotic geese to another lake or canal. No birds, including chickens, are released anywhere other than a farm.

Please note that we cannot guarantee the removal of all birds, as some may fly away or move to other properties during the capture process. We make every effort to capture all birds, but if you spot birds the following day or weeks later and require our services again, the prices will be reset as if it were a new job.

We believe we have the most competitive pricing for bird removal in Dade County. We'll meet or beat any written competitor quotes.

We can also accommodate rescue groups or individuals who want to keep the chickens. In those cases, the rescue group or individual must provide hard plastic pet carriers and handle all transportation. We will only place the birds into the carriers. There must be one carrier per bird for safety reasons. Humane Animal Removal Inc. is not responsible for the care, transport, or welfare of the birds after they are placed in the carriers. The fee remains the same as if we transported the birds to our designated farms.

Here is a link to our website with more details on CHICKENS:
https://humaneanimalremoval.com/birds/chickens/

Here is a link for DUCKS:
https://humaneanimalremoval.com/birds/ducks/

When you're ready to proceed, please inform us, and we'll send you an agreement contract.
Once you return these documents the job will be put in queue to start.

Sincerely,
Jenn



Jennifer Priestley Hammer
Humane Animal Removal, Inc.
Proudly Serving Miami-Dade for 35 years!
305-232-1100
PO Box 56-0382 Miami FL 33256
www.HumaneAnimalRemoval.com info@HumaneAnimal.com
http://www.facebook.com/HumaneAnimalRemoval

On Jun 24, 2026, at 9:36 AM, Humane Animal Removal Services Miami <noreply@humaneanimalremoval.com> wrote:

Name: Jennifer Zulueta
Phone: 786-536-7350
Email: Jzulueta@kwpmc.com
Message: Good morning Rob,

It was a pleasure speaking with you earlier.

As discussed, could you please send me an estimated quote for the duck removal services? We believe there are currently over 50 ducks throughout the community.

We are located in Hialeah, FL 33018, and the community name is Bonterra.

I look forward to hearing back from you.
Upload Animal Photo Here (if you have one):

Date: June 24, 2026
Time: 9:36 am

Page URL: https://humaneanimalremoval.com/
User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/149.0.0.0 Safari/537.36 Edg/149.0.0.0
Remote IP: 108.225.145.168
Powered by: Elementor

MINUTES OF MEETING
BONTERRA
COMMUNITY DEVELOPMENT DISTRICT

The public hearing and regular meeting of the Board of Supervisors of the Bonterra Community Development District were held on Thursday, August 6, 2026, at 6:00 p.m. at Club Bonterra, located at 9501 West 35th Court, Hialeah, Florida 33018.

Present and constituting a quorum were:

Omer Zeyrek	Chairperson
Mario Aguirre	Vice Chairperson
Martha Garcia	Assistant Secretary
Lisette Victorero	Assistant Secretary

Also present either in person or via electronic communications were:

Camille Berloune	District Manager
Gabriella Fernandez Perez, Esq.	District Counsel
Irene Varela	District Engineer
Carlos Calderon	Club and Field Manager

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

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Berloune called the Bonterra CDD meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of Agenda**

> On MOTION by Ms. Garcia, seconded by Ms. Victorero, with all in favor, the Board approved the agenda. (4-0)

THIRD ORDER OF BUSINESS **Public Comments**

No public comments were received, either in person or online.

FOURTH ORDER OF BUSINESS **Public Hearing for Fiscal Year 2027 Budget**

A. Open the Public Hearing

> On MOTION by Mr. Zeyrek, seconded by Ms. Victorero, with all in favor, the Board opened the public hearing. (4-0)

A resident asked about the proposed increase in the assessment. Management and the Board clarified that the increase was not an additional charge but represented the new annual CDD assessment amount. The Board explained that the Fiscal Year 2027 assessment reflected an increase of approximately 3%, with the annual increase remaining below $100.

B. Close the Public Hearing

> On MOTION by Ms. Garcia, seconded by Ms. Victorero, with all in favor, the Board closed the public hearing. (4-0)

C. Consideration of Resolution 2026-10, Adopting Fiscal Year 2027 Budget

The Board discussed maintaining the assessment increase at 3%.

> On MOTION by Mr. Aguirre, seconded by Ms. Garcia, with all in favor, the Board adopted Resolution 2026-10, adopting the Fiscal Year 2027 Budget. (4-0)

D. Consideration of Resolution 2026-11, Levying Assessments for Fiscal Year 2027

> On MOTION by Mr. Aguirre, seconded by Ms. Victorero, with all in favor, the Board adopted Resolution 2026-11, levying assessments for Fiscal Year 2027. (4-0)

FIFTH ORDER OF BUSINESS Staff Reports

A. District Accountant

i. Acceptance of Financial Snapshot June 2026

ii. Acceptance of Financial Snapshot July 2026

iii. Acceptance of Financial Statement of May 2026

iv. Acceptance of Financial Statement of June 2026

The Board reviewed financial statements. No additional questions or concerns were raised.

B. District Counsel

i. 2026 Legislative Update

Ms. Fernandez Perez provided the annual legislative update and reviewed legislation affecting community development districts. Ms. Fernandez Perez reminded the Board members that the required four-hour ethics training must be completed by December 31, 2026.

C. District Engineer

i. Discussion of Miller Legg Swimming Pool Cloudy Water Report Findings

Ms. Varela investigated the cloudy-water issue at the Middle Lake swimming pool and found that the pool's pH level was significantly elevated at approximately 9.0. Ms. Varela determined that maintaining the appropriate chemical and pH range resolved the issue. Mr. Calderon was instructed to regularly monitor and document the pH levels. Subsequent monitoring confirmed that the pH remained within the appropriate range and that the pool was no longer cloudy.

Based on these findings, Ms. Varela determined that replacing the existing filter with a new sand/silica filter was not necessary at this time, avoiding a potentially significant expense. Ms. Varela also noted that the pool might eventually require resurfacing due to observed leaks and cracks, but the work was not considered immediately necessary. Management and Ms. Varela discussed planning for potential future pool resurfacing and other capital projects.

ii. Consideration of Miller Legg Agreement for a Partial Boundary and Topographic Survey

iii. Consideration of Miller Legg Additional Service No. 4

> On MOTION by Mr. Aguirre, seconded by Ms. Garcia, with all in favor, the Board approved the Miller Legg Agreement for a Partial Boundary and Topographic Survey and Miller Legg Additional Service No. 4, appointed Mr. Zeyrek to work with District Counsel to finalize the agreement, with an amount not to exceed $36,550. (4-0)

D. District Manager

i. District Manager Report

Ms. Berloune presented the District Manager Report.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-12, Goals and Objectives for Fiscal Year 2027

> On MOTION by Mr. Zeyrek, seconded by Ms. Victorero, with all in favor, the Board adopted Resolution 2026-12, Goals and Objectives for Fiscal Year 2027. (4-0)

B. Consideration of Resolution 2026-13, Meeting Schedule for Fiscal Year 2027

> On MOTION by Ms. Garcia, seconded by Mr. Aguirre, with all in favor, the Board adopted Resolution 2026-13, meeting schedule for Fiscal Year 2027. (4-0)

C. Consideration of Allstate Resource Management, Inc. Rate Increase Budget Letter for 2027

On MOTION by Mr. Aguirre, seconded by Ms. Garcia, with all in favor, the Board approved the Allstate Resource Management, Inc. Rate Increase Budget Letter for 2027. (4-0)

D. Acceptance of Fiscal Year 2025 Final Audit Report

On MOTION by Mr. Zeyrek, seconded by Ms. Victorero, with all in favor, the Board accepted the Fiscal Year 2025 Final Audit Report. (4-0)

SEVENTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes from the Meeting Held June 4, 2026

On MOTION by Mr. Aguirre, seconded by Mr. Zeyrek, with all in favor, the Board approved the minutes from the meeting held on June 4, 2026. (4-0)

EIGHTH ORDER OF BUSINESS **New Business and Supervisors' Requests**

There was no new business or Supervisors' requests.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Garcia, seconded by Ms. Victorero, with all in favor, the Board adjourned the meeting. (4-0)

Secretary/Assistant Secretary

Chairperson/Vice Chairperson