



## **Monterra**

### **Community Development District**

---

[www.monterracdd.com](http://www.monterracdd.com)

Ricardo Lowe, Chairman

Greg Popowitz, Vice Chairman

Susan Kooiman, Assistant Secretary.

Massimo Pulcini, Assistant Secretary

Chuck Kuehnle, Supervisor

**October 25, 2017**



# *Monterra*

## *Community Development District*

---

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

October 18, 2017

Board of Supervisors  
Monterra  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Monterra Community Development District will be held on Wednesday, October 25, 2017 at 6:00 p.m. at the Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida. Following is the advance agenda for the meeting:

1. Roll Call
2. Organizational Matters
  - A. Oath of Office to Mr. Chuck Kuehnle
  - B. Election of Officers, Resolution 2018-01
3. Supervisors' Requests and Audience Comments
4. Approval of Minutes
  - A. September 18, 2017
  - B. October 11, 2017
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. HOA Representative
  - D. Clubhouse – Monthly Report
    - i. Request for Approval:
      - Proposals for Splash Pad Equipment Paint
      - Proposal for Pipe Repair on Lake 17
      - Proposals for Perimeter Walls and Columns Paint
      - Proposal for Replacement Chains for Swings in the Tot Lots
      - Proposals for Root Barrier Installation for Pavers Area in Corta Bella
      - Proposals for Fence Repair (Hurricane Irma)
      - Proposal for Comcast New Telephone System & Internet
      - Proposals for Cameras Upgrade and Addition
      - Hedge Replacement at La Costa
      - Proposals for Gates Preventative Maintenance
    - ii. Discussion of Second Rover Car Service for Monterra
  - E. District Manager
6. Financial Reports as of September 30, 2017
  - A. Approval of Check Register
  - B. Combined Balance Sheet
7. Adjournment

Enclosed is a copy of Resolution 2018-01, the minutes of the September 18, 2017 and October 11, 2017 meetings, the monthly clubhouse report, and the financials.

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

Sincerely,

*Kenneth G. Cassel*

Kenneth G. Cassel  
District Manager

## **Second Order of Business**

**2B.**

**RESOLUTION 2018-01**

**A RESOLUTION ELECTING OFFICERS OF THE  
MONTERRA COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Monterra Community Development District at a regular business meeting held on October 25, 2017 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Kenneth Cassel</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Robert Koncar</u>	Assistant Treasurer
<u>George Miller</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 25<sup>TH</sup> DAY OF OCTOBER, 2017.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

## **Fourth Order of Business**

**4A.**

## **MINUTES OF THE MEETING MONTERRA COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Monterra Community Development District was held on Monday, September 18, 2017 at 6:00 p.m. at the Club at Monterra, 8451 Monterra Boulevard, Cooper City, Florida.

Present and constituting a quorum were:

Ricardo Lowe	Chairman
Greg Popowitz	Vice-Chairman
Susan Kooiman	Assistant Secretary
Massimo Pulcini	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Ginger Wald	District Counsel
Maria Mihailovschi	Castle Group, LLC.
Several Residents	

### **FIRST ORDER OF BUSINESS                      Roll Call**

Mr. Lowe called the meeting to order and called the roll.

### **SECOND ORDER OF BUSINESS                      Supervisor Requests and Audience Comments**

Mr. Lowe: Supervisor Requests and Audience Comments. Do you want to address any comments or any pressing questions you have or can we wait to each corresponding item on the agenda? Are there any questions?

### **THIRD ORDER OF BUSINESS                      Approval of the Minutes of the August 21, 2017 Meeting**

Mr. Lowe: Let's go to last month's discussion the minutes. Any comments?

Ms. Kooiman: None from me.

Mr. Pulcini: I didn't have time to read them but motion to accept.



On MOTION by Mr. Pulcini seconded by Ms. Kooiman with all in favor the minutes of the August 21, 2017 meeting were approved.

## FOURTH ORDER OF BUSINESS

### Discussion of New Date for Audit Workshop

Mr. Lowe: Ok moving right along the new date for the audit workshop. It had to be postponed because of the hurricane. Do we have a proposed date? Do we want to check schedules? Do you have any ideas?

Mr. Pulcini: How soon can we have it?

Mr. Winkeljohn: Probably about two weeks away would be the earliest.

Mr. Pulcini: The 2016 audit has not been filed yet is that correct.

Mr. Winkeljohn: The 2016 audit would have been filed yes.

Mr. Pulcini: I checked the general website and it is not there yet but we have filed it?

Mr. Winkeljohn: Yes. It would have been filed upon approval in the spring.

Mr. Pulcini: So there isn't necessarily a rush.

Mr. Winkeljohn: To make these corrections? Nothing that is being clocked by regulatory world so you are ok. Two weeks would be the earliest if you want to set it for a special meeting again you could take it up at your next meeting. You can do it any way both options are still at your disposal.

Mr. Lowe: Can we just do it at a regular meeting?

Mr. Winkeljohn: Sure.

Mr. Pulcini: I would rather have a dedicated meeting.

Mr. Winkeljohn: It would be a little easier to get the auditor during the day from a phone call or if anyone is available. I think you would have a better workshop in the late afternoon then you would at night.

Mr. Lowe: Is he going to be here present?

Mr. Winkeljohn: I doubt it. I would assume he would call.

Mr. Lowe: Ok so the week of October the 9<sup>th</sup>?

September 18, 2017

Monterra CDD

Ms. Kooiman: October 9 is Columbus Day. I don't know if auditors observe that.

Mr. Winkeljohn: That is a holiday right?

Ms. Wald: For some people.

Mr. Lowe: So the 10<sup>th</sup>, 11<sup>th</sup> or 12<sup>th</sup>?

Mr. Pulcini: Wednesday or Thursday for me is fine.

Ms. Kooiman: Let's make it Wednesday the 11<sup>th</sup>.

Mr. Winkeljohn: 3:00 or 4:00?

Mr. Lowe: 4:00.

Mr. Winkeljohn: We will get it advertised. Again it is in a workshop format. There will be recommendations amongst Board members and staff on a resolution. The final actions will come back to the Board.

Mr. Pulcini: Does all the Board members have the information?

Mr. Winkeljohn: You send me I will circulate anything. There has been a lot of information feeds I can't predict exactly who has what.

Mr. Pulcini: I will send it to you and you can send it to them.

Mr. Winkeljohn: What you are pointing to you so your references that is a great idea. I asked the Chairman to move Item 5 to after Staff Reports.

## **FIFTH ORDER OF BUSINESS**

## **Discussion of Management Proposals**

*(This item was discussed later on at this meeting)*

## **SIXTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Mr. Lowe: Attorney?

Ms. Wald: Nothing to report.

### **B. Engineer**

Mr. Lowe: Anything from engineering?

Mr. Winkeljohn: They were on their way. They were going to visit and say hi today but the person attending had an emergency and just texted me that he had to turn around.

September 18, 2017

Monterra CDD

A family accident of some kind. I told him we understood and that today's meeting was primarily an interview process.

### C. HOA Representative

Mr. Lowe: Anything from the HOA? Any comments from the HOA or recommendations?

Mr. Pulcini: One thing the HOA the city voted on changing the rule about events. Now we can have as many events that we want. We are not limited to the three permitted events per year.

A resident: I am happy they changed but do you know why they changed. We have been trying to get that changed.

Mr. Pulcini: I had asked the commissioners to put it on the agenda and they discussed it.

A resident: All you did was ask?

Mr. Pulcini: Just asked.

### D. Clubhouse

#### 1) Monthly report

#### 2) Storm Recovery Update

Mr. Lowe: Anything on the clubhouse?

Ms. Mihailovschi: We are working on the security and the hurricane cleaning. Hector has been working last week and this week were he is almost done. He already cleaned up the FP&L lot and all the main streets and hopefully in the next couple of days he is going to start with inside the common area inside the community. I have been playground canopy company just to get the permits so we can move on with the canopy above the playground. The new padding for the water park will be done sometime in October. Also I am trying to coordinate with the sealed paving for the parking at the clubhouse. Once this crisis is over we are going to start working on that too.

Mr. Lowe: What about the lights on the arms?

Ms. Mihailovschi: The lights on the gates I have to follow up on that because we signed the contract and everything was scheduled for last week but when the hurricane

September 18, 2017

Monterra CDD

came everything wasn't made. Those people are probably backed up with their clients. That company also has to take the arms from his company from his clients. So I am going to follow up with him when it is going to be the new installation date.

Mr. Lowe: Do you have a sense from Equator how many trees can be saved versus how many are gone and need to be replaced.

Ms. Mihailovschi: Not yet. I talked today with Hector and he is working on counting them. So he is going to count all of them and he is going to give me a report this week.

Mr. Lowe: What about the broken gates?

Ms. Mihailovschi: I already sent them the report of everything that is broken. He is going to come in this week. I don't have a date yet but we have been trying with the areas that are open we are trying to fence those up at least for now until AESOP comes in and fixes them.

Mr. Pulcini: Clean-up is included in the contract right?

Ms. Mihailovschi: The hurricane clean-up is not.

Mr. Pulcini: Is not?

Ms. Mihailovschi: No it is extra.

Mr. Pulcini: Do we know how much that will cost?

Ms. Mihailovschi: I have the prices but I don't know exactly everything that he has taken out. I am going to wait until he gives the amount of trees that he removed.

Mr. Pulcini: So we did not get an estimate beforehand?

Ms. Mihailovschi: No.

Ms. Kooiman: Some of those he had to remove in order to make the streets passable.

Mr. Winkeljohn: There is physically two phases in this type of damage. The first phase is really for safety and transportation needs being about the get down roads and sidewalks. That is really the phase he is in. That should be automatic. He just does it. If there is a cost to it, it is usually fairly nominal because he is using your existing crews so you can negotiate that. Once he gets to the point of large material removal, tree work, standup and staking he has a unit price in his contract or we have others like that just so we can make sure we are comfortable with this cost on a unit base.

September 18, 2017

Monterra CDD

Mr. Pulcini: Has he been removing the debris?

Mr. Winkeljohn: He has been able to.

Mr. Pulcini: The city is going to remove it for free.

Ms. Kooiman: For residential not commercial.

Mr. Winkeljohn: That is a little more complicated but if you take any material now and you put it near a city right-of-way it will be removed for free due to the way storms are dealt with. However in your community some of that would be unsightly and it was a small enough amount of material it would have been a less expensive strategy but he is doing in house and he is able to dispose of it. It will be a nominal amount for you guys given the scale of damage you had. Other communities it would be longer conversation. So what I would recommend to Maria is to once they get the quantities put a number on it. We can look at the number and compare it and if it is within market I would recommend that we move forward with starting it. When we get back to a Board meeting and you want to talk about it more thoroughly you can do that but you don't want to wait.

Mr. Lowe: Obviously the city is backed up with the entire city that goes without saying but do we have any sense of a time table.

Mr. Winkeljohn: They usually don't start the large removal until about three or four weeks after the storm. Two weeks at the earliest. Their large contractors will show up.

Mr. Pulcini: The city manager we are on the schedule for this week.

Mr. Winkeljohn: Awesome. You are in an area where you got the kind of damage that a cat one storm would produce so you are in great shape. You are going to deal with it like a tropical storm type cleanup. Around you, south of you a whole other conversation.

Ms. Kooiman: Hector had his mulching truck right out here. I counted 27 trees dead for sure just on half the property. I didn't get to the other half. Which brings up a question Paul. We can't get to the trees because homeowners have built fences what do we do? Do you come there for the homeowner to remove?

Mr. Winkeljohn: The right strategy would be to communicate with them and identify those. Do the simple stuff first and the safety things? Once you get to those one or two or five or six situations I think it is a one on one discussion with each one of them.

September 18, 2017

Monterra CDD

The resident is technically responsible from their property line vertically to whatever happens. If the fence is on their property it is their fence they are responsible for the fence as well. If the tree came from anywhere it doesn't matter if it was planted or blown in it doesn't matter. That is how I would deal with it. Get to those when they come to them deal with them on a one on one basis. Each one is going to be different to what it is going to take to cut it out or what it is going to take to preserve further property damage. Safety to the home and things like that.

Ms. Kooiman: Ok.

Mr. Winkeljohn: Fortunately it is a small bucket. If it were extensive you would have to make a broader policy because you wouldn't have time to deal with the one on one but you do.

Mr. Lowe: Getting back to your count. 27 trees. Let's assume it is 50 throughout the whole community. It would be interesting to understand the legalities of 50 maybe there is X that are a priority and there is 10 that are not necessarily visible. So maybe we can prioritize them.

Mr. Winkeljohn: I think you are right. I think you might have two buckets. One more urgent than the other. There is the idea of major economy of scale in this situation. One of the reasons I would advise leaning towards your current contractor because you are not going to find any other contractors for a while at any reasonable price for sure. It is going to be a very taxing market for a while so if he is able to keep up with his maintenance levels with obviously some flexibility there and get you back to close to normal. A few \$1,000 for each area to stake some trees and a few \$1,000 to chip some up you will have won the prize in South Florida.

Mr. Lowe: I think one thing we would like to suggest is to have Hector come to the next meeting. Simply because we had some discussion whether he was before the hurricane we had a little discussion on whether he had the capacity and the ability to keep up with the maintenance. That was before the hurricane. Now his work probably doubled or tripled so I really would like to ask him face to face how is he doing given the workload that he just got.

September 18, 2017

Monterra CDD

Mr. Winkeljohn: Maria has been keeping score if you will as well so that would be a great way to do that.

Mr. Lowe: Maria do you have a sense of how he is doing?

Ms. Mihailovschi: I think he is doing ok now he is going to be falling a little bit behind because he is focusing on the trees and the damages that we have. I keep asking him when are you going to resume your usual daily routine. He said probably next week. So I think maybe he needs to have two crews that they take care of the regular things and the other crew to do the cleanup.

Mr. Lowe: How is he going to get another crew?

Mr. Popowitz: And the cost of that as well.

Mr. Lowe: I definitely want to see him personally.

Ms. Mihailovschi: I will ask him to be at the next meeting.

Mr. Lowe: Getting back to the fences. The one in Vista Del Prado which is the only place where we have plastic retainer.

Mr. Popowitz: I can tell you I was very surprised that it is only held together by tabs. It is pressure fit. There is no screws or fasteners that actually hold it.

Mr. Lowe: So this got blown out on my side. It is just plastic. I don't know if this is code issue or an emergency issue or if this was a cheap issue.

Mr. Popowitz: Going back years when I first moved in and they were talking about what to put there because there was a problem with the easement that they couldn't put the concrete fence all the way through. They were talking about what to put there and they decided to put this and I thought it was supposed to be hurricane rated. I am surprised that it ripped apart and that there is no actual fasteners holding it together as opposed to tabs. Visually it is fine. I don't think it would withstand a hurricane. I think if it was a more direct hurricane that whole thing would have been gone.

Mr. Lowe: My point on this is maybe we need to explore some options.

Ms. Mihailovschi: Ok.

Ms. Galen: Riccardo did a good job putting it back together. I was watching him.

Mr. Lowe: Anything else on the clubhouse?

September 18, 2017

Monterra CDD

Ms. Mihailovschi: No that is all from me.

A resident: There is many places with a lot of mosquitos around. Is there any plans to help us to spray those mosquito and killing them?

Ms. Kooiman: We already have.

Ms. Mihailovschi: Rescue already sprayed on Friday for mosquitos and I also got in touch today with Broward County Mosquito Control. They told me that they were going to spray sometime this week. I don't know exactly when because it was something that I did on the computer but I know that they came and sprayed. If you go and put in a request the better it is.

Mr. Pulcini: We should all go on the website and fill out the request form. They will come out and spray. It is a County issue. It is a health issue.

Mr. Lowe: Where do they spray?

Mr. Pulcini: It depends on what is being requested. They come by truck.

Ms. Kooiman: Wherever we have standing water they have thrown in poison for them. We are using BT bacillus thuringiensis and that has no harm to people, pets, or anything but it kills mosquitos.

A resident: I just wanted if there was any plans from the city.

Mr. Winkeljohn: The city doesn't do anything. The County does and you just heard that. The district has an ongoing program which was just performed in the lull after the hurricane with the strategy in mind Rusty knew we better start getting the pre-merge in because all the vegetation laying down harbors more breeding opportunities.

Mr. Pulcini: Paul do we pay extra for that.

Mr. Winkeljohn: No that is in his program.

Mr. Lowe: Maria you have some requests for some items over here?

Ms. Mihailovschi: Ok.

Mr. Lowe: Do you want to go over those?

Ms. Mihailovschi: Josh can you go over those if you have it in front of you please?



September 18, 2017

Monterra CDD

Mr. Josh: I see we have the June preventative maintenance with the \$200 monthly service with Gymdoc. There seems to be a proposal as far as I am aware with a new contract with them. That will be a \$3,300 from them.

Ms. Kooiman: Gymdoc was a lot cheaper.

Ms. Mihailovschi: I used him at the other community that I used to work and I have no complaints. It came highly recommended by Sidetrack. He did a good job over there. He is much cheaper than Gym Source. We can always try him for a year and if we don't like him we go back next year to Gym Source.

Mr. Josh: In regards to gate equipment preventative maintenance we also have \$1,450 a month service plan with AT&I. That is there second option.

Mr. Lowe: Let me go back a second with the gym. Who do we use today?

Mr. Josh: Gym Source.

Mr. Lowe: How much is that?

Mr. Winkeljohn: They charge us quarterly \$3,300. It is actually less expensive than the monthly Gymdoc but I don't know what the visit frequency. Are they billing quarterly or are the performing maintenance quarterly?

Ms. Mihailovschi: They are billing quarterly.

Mr. Lowe: Is the \$3,300 times 3 or is that the one quarter?

Ms. Mihailovschi: Hold I wasn't prepared for this because I didn't think it was on the agenda. Let me look in the computer. Josh do you have the spread sheet in front of you.

Mr. Josh: yes.

Ms. Mihailovschi: I can't remember the numbers. Can you give me the numbers?

Mr. Josh: Gymdoc is \$2,100 monthly and Gym Source \$3,300 quarterly.

Ms. Mihailovschi: \$2,100 is for the year.

Ms. Kooiman: That is what I thought.

Ms. Mihailovschi: It is for the year and he will come monthly to check the equipment. ON the other hand Gym Source will do it quarterly.

Mr. Popowitz: So we will get more for the year.

September 18, 2017

Monterra CDD

Mr. Lowe: Just so we are all clear the \$2,100 is the annual amount?

Ms. Mihailovschi: Yes.

Mr. Lowe: The other vendor is \$3,300 also the annual amount?

Ms. Mihailovschi: Yes the only difference is Gymdoc comes every month and Gym Source quarterly.

Mr. Lowe: Ok so at least with the dollars we are comparing apples to apples. One comes monthly and the other one comes every three months.

Mr. Pulcini: So we are getting better service.

Mr. Winkeljohn: When you buy your equipment it is under warranty and the warranty company tells you they recommend that is a good thing. They usually won't charge labor in that case they can bill labor under the warranty.

Mr. Lowe: Sounds like a no brainer to me.

Mr. Pulcini: Good job Maria.

Ms. Mihailovschi: Thank you.

Mr. Lowe: Ok let's talk about this do we vote on this one?

Ms. Wald: Maria can you hear me its Ginger. Regarding the contract that we currently have with Gym Source is there a time period for cancellation on such a contract. Maria in the contract that we have with Gym Source do we have any type of leeway such as a 30 day cancellation clause or anything along those lines to your knowledge.

Ms. Mihailovschi: The contract has expired already.

Ms. Wald: Ok perfect. So we are basically billing as we need them. Ok. Thank you.

Ms. Mihailovschi: The other one that we have is the maintenance on the gates. We have Total Entry and we have AT&I. AT&I has two types of services. Option 1 is to service the gates quarterly but if you call in for any service calls you pay as you go. The other option that they have is you pay I think \$1,400 per month and they do services quarterly but if you have any problems with the gates or if you have to call them you don't have to pay for the service call. Also you don't have to pay for the parts. Parts are included. Unless

September 18, 2017

Monterra CDD

they have to fix something due to vandalism then they are going to charge you for the parts and for the service call.

Mr. Lowe: How much have we spent on maintenance in the last twelve months? The question is obviously option 2 we are prepaying all of the repairs. For that to make sense for us we will have to understand how much have we spent on average on repairs and parts?

Ms. Mihailovschi: We have a spreadsheet I forgot to include. I can resend it again and you can look over that spreadsheet. We have all the expenses. Josh you did the spreadsheet do you remember in Total Entry how much money we spent a month for repairs.

Mr. Josh: I don't have the exact number on me but I can go pull the document on my computer but the vast majority of the expenses were mostly the monthly service contract. The second most costly expenditure was the vandalism claims which were not covered under their contract and that is a huge margin by anything in comparison to anything else.

Ms. Kooiman: How much?

Mr. Josh: I don't have the dollar amount but it is the largest after the monthly service.

Mr. Popowitz: Under this the increase in cost wouldn't be helpful if the vandalism isn't going to be covered.

Ms. Kooiman: I would like to see the dollar amount before we go there.

Mr. Pulcini: And a ledger by vendor. It would probably be more accurate.

Ms. Mihailovschi: Ok.

Mr. Lowe: What we are suggesting is that to have a little spreadsheet that details out all the monies that we have given to Total Entry broken up into how much is maintenance, how much is vandalism, and how much is emergency or whatever you can decipher from the invoices.

September 18, 2017

Monterra CDD

Ms. Kooiman: I am thinking that with the lighted gates the vandalism will go down. I assume that we are counting vandalism as when they run into them. That should go down significantly.

Mr. Popowitz: I would think so.

Mr. Lowe: We will have to postpone that for next time. The sprinklers?

Ms. Mihailovschi: Ok after the last meeting I went back to Research Irrigation and I asked them to revise the proposal that they gave me. They revised it. They decided to remove some of the sprinklers that they were proposing. Not that they just lowered the price they removed certain things. It is not going to cover everything that you talked to with Research Irrigation at least it improved a little bit the irrigation in the main area.

Ms. Kooiman: To me it is our first step. If this fixes it awesome. The \$4,000 for heads was astronomical.

Mr. Lowe: Any thoughts on this? Massimo?

Mr. Pulcini: No.

Mr. Popowitz: I think it more measured in direction instead of spending \$4,000.

Mr. Lowe: Alright. Ginger do we vote on Item 1 and Item 3?

Ms. Wald: Yes.

Mr. Lowe: So can someone do a motion on 1 and 3.

Mr. Popowitz: Motion to accept the items 1 and 3 onto the managers' report.

On MOTION by Mr. Popowitz seconded by Mr. Pulcini with all in favor accepting both proposals from Gym Doc for \$2,100 and Research Irrigation for \$1,485 were approved.

Mr. Lowe: So item 1 and 3 were approved. Specifically item 1 was Gym Doc and item 3 is the \$1,485 for the head swap. We are going to get more information for the gates to make a better decision.

Ms. Mihailovschi: Ok thank you so much.

Ms. Wald: Maria one thing that you were talking about that we had talked about what I was working on with the agreement with the neighbors and the root barrier. You

September 18, 2017

Monterra CDD

had gone back to the vendor and the cost with adding the root barrier increased the proposal from \$10,000 to \$18,000 and you said that you wanted to bring that back to the Board so the Board can make a decision as to whether they wanted to go ahead and do the increase with the additional \$8,000 for the root barrier or not. I am reading from your email of September 1.

Ms. Mihailovschi: I wanted to check some other companies that do root barriers because I thought the cost was a little bit expensive. I checked with the other company that also gave me a proposal to see if they do root barrier. He told me why you don't check with your landscaper. I was trying to check with Hector but then the hurricane came and it messed up the whole thing. I am checking landscaping companies to see if they do something like that.

Ms. Kooiman: That sounds good to me.

Ms. Wald: Ok that is fine. It was just an update from what she did before I just wanted to remind her. Thank you Maria.

Mr. Lowe: So let's move to the management proposals or do you just want to finish up with check register and balance sheet.

Mr. Winkeljohn: Yes.

Mr. Pulcini: Before we go to the financials can we nominate the next Board member. We have been waiting for it for months now.

Ms. Kooiman: I haven't seen the applications so I would like to be able to read them and think about it.

Mr. Pulcini: The deadline was August 26.

Ms. Kooiman: Well we moved that deadline.

Mr. Pulcini: We made that deadline it is not fair to make them wait any longer.

Mr. Lowe: To my knowledge we have Chuck and Lori. Those are the two names that I personally have. Those are the ones that officially responded.

Ms. Kooiman: I would like to be able to read their applications and then evaluate and think about it. I haven't seen their applications so I don't want to make a vote tonight.

September 18, 2017

Monterra CDD

Mr. Winkeljohn: I think Lori was the only one to have an elaborate application. Chucks was put in the Board's packets some months before that.

Ms. Kooiman: I don't remember seeing that. In that case I am not prepared I don't if you all are.

Mr. Popowitz: I haven't seen Lori's but I saw Chucks from the proposal last time.

Mr. Winkeljohn: Lori sent it directly to you.

Mr. Popowitz: She did?

Mr. Winkeljohn: Yes.

Ms. Kooiman: So that means I think it would be better if we could get those together again perhaps and look at them one on one.

Mr. Pulcini: I make a motion since Chuck is here to nominate Chuck to the Board.

Ms. Kooiman: Massimo I am saying I don't want to do that because I haven't reviewed what he supplied. Greg hasn't read the other candidates.

Mr. Pulcini: There is only one other candidate.

Ms. Kooiman: He hasn't read the other candidate.

Mr. Pulcini: He is the only one here.

Ms. Kooiman: No one said you had to be present to win.

Mr. Pulcini: I made a motion are you going to second it or not?

Mr. Popowitz: It isn't on the agenda are we even allowed to do this at this point?

Mr. Winkeljohn: You are allowed to appoint a vacancy whenever the Board sees fit.

Mr. Popowitz: I would like to have both people here.

Ms. Kooiman: I would like to be able to read both submissions.

Mr. Lowe: There is a motion on the floor. Is there a second? Ok motion dies.

Mr. Pulcini: Motion to appoint Lori St. John.

Mr. Lowe: Same thing is there a second? Let's put it in the agenda officially and for sure can you send those whatever they submitted. We will definitely make sure that we do our homework. They don't need to be present. Let's move to the check register and then move to the last section.

**E. Manager**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Combined Balance Sheet**

Ms. Kooiman: I looked at the checks I didn't see anything that was bizarre.

On MOTION by Ms. Kooiman seconded by Mr. Lowe with all in favor the check register and combined balance sheet were approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Management  
Proposals (Cont.)**

Mr. Lowe: The last item on the agenda. Let's review the three.

Mr. Winkeljohn: Mr. Chairman. The fact that my firm has resigned I felt it would be better for this Board to continue this discussion without a manager present. It gives you more freedom to speak and discussion. So I am going to excuse myself and Ginger has already agreed to finish the note taking of the meeting and get my tape.

Ms. Wald: I didn't say note taking. I would agree to watch your tape.

Mr. Winkeljohn: If there is a motion please write it down for me.

Mr. Lowe: Ok. Who do we have present?

Ms. Wald: You have all three. You have Special District Services, Severn Trent, and Wrathal Hunt & Associates. What you had previously stated in the prior Board meeting which was prior to GMS submitting their resignation was that you were going to provide a 15 minute presentation by each one of the firms and then a five minute question and answer session from the Board. I of course provided that information to each one of the firms so they have that. Another request that you had made whoever the individual if they already knew that was actually going to be the person that would be considered the district manager by showing up for the meetings and those operations that they could also appear. I provided that information. As to that it is completely up to the Board how the

September 18, 2017

Monterra CDD

Board wants to start with the presentation whether everybody here it is public meeting so they are allowed to be here but if they want each of the firms here or make that suggestion to either stay or not stay that is completely up to the Board. I have seen it done a couple of ways.

Mr. Popowitz: Question is respect to timing. Prior we didn't have the resignation so now we are under some sort of speak. I know we had talked about separately potentially GMS staying just from purely a transition standpoint what is our timing issue? I haven't seen the resignation letter.

Ms. Wald: That was the day after the last meeting which was August 22. It is a 60 day so there is approximately just another month left. As we had discussed I am sure and I can probably go grab Paul that GMS would more likely than not see to any requests as a professional company that they are to stay on if necessary if the Board was not able to make a decision to get a new firm in place.

Mr. Popowitz: The reason my question is essentially ideally we would have a decision tonight.

Ms. Wald: I would suggest the Board to do that it probably makes the most sense. In GMS's contract they do agree that they assist with any transition. They would.

Mr. Lowe: Any questions? Do we want to do this individually or do we want everybody here together.

Ms. Kooiman: Mr. Chairman could we have all three of them step out so that we could have some discussion amongst the four of us. My comments are I read these diligently and I know this stems from my background but the only one that spelled everything right was Severn Trent. If you are going to apply for a position where you are going to be saying I am your accountant and I look at detail and I am paying attention to detail to me it seems like to me that you should go over and check the spelling and grammar of what you are presenting. You have one firm said we do Florida, Georgia, Texas, Louisiana then they never ever mention doing Texas again. When I looked them up on the web. They didn't have Texas so you would think they would notice something like that. Another one and I know this snooty I will admit that but we have homes that are



September 18, 2017

Monterra CDD

selling some of them in excess of \$1,000,000. I would like our manager at least to be a college graduate and one of the firms the manager was not. To me that is a crutch.

Mr. Popowitz: Which company is that?

Ms. Kooiman: The third one.

Mr. Popowitz: They were the most expensive too.

Ms. Kooiman: Yes they were. With GMS resigning too none of these firms have a field supervisor that does what Dennis does.

Ms. Wald: You would have to contract for the separately. I think those are also good questions to ask for each one of them.

Mr. Pulcini: Do we know if any of them had any restatements in the audits?

Ms. Wald: I think that would also be questions to ask them directly?

Mr. Pulcini: I think that is more important than the spelling.

Ms. Wald: These are all good questions to ask of each one of the firms because these are the concerns that you have. Is there anyway specifically that you want them to come in?

Mr. Lowe: Doesn't matter.

Ms. Wald: Board would you like me to keep time?

Ms. Kooiman: Yes please.

Mr. Pulcini: I just have one question. Have you ever restated any of your audits?

Ms. Cerbone: We had a possibility in which we might have needed to. We talked to the auditor and they cleared us from having to do a restatement. It happened with fiscal year 2016. I could talk about that more if you would like what happened. First of all does anyone need the materials? My name is Cindy Cerbone. I am from Wrathel, Hunt & Associates. On behalf of Craig, myself and the entire firm we appreciate the opportunity to be here tonight. I will tell you a little bit about our firm. I will tell you a little bit about myself because if our firm is selected I would be your district manager. I may be a little bit short on telling you about our firm in order to give you more time to ask questions. There is a reason why you have my firm here tonight and two others. Something must not have jelled correctly I am not sure. We have read minutes and asked a few questions of

September 18, 2017

Monterra CDD

Ginger but anything you want to ask me I have answers for. Raphael & Associates was formed back in January of 2005 by Craig Wrathel and Pfilip Combined they have over 40 years of experience in dealing with community development districts and other special governmental entities, public financing, bond originations, contract management, employee management and a variety of services that our community development districts need. The majority of our districts are here in Florida. We have over 65 in Florida and probably adding new districts whether they are brand new developments or existing ones that are looking for a change probably about one or two every quarter. I was selected to come here tonight because of my background. I am a native Floridian. I grew up in South Florida. A lot of my clients but not all of my clients are in the South Florida area. I am the only person here from Raphael tonight which is a little bit different. Out there you have several people. That could be good or that could be not so good. The reason why I am the one here tonight and it is only me and not Craig. First of all Craig would have been here but he said I am comfortable with you. You know what you are doing. Your background proves you know what you are doing so I am good you go on. It is really you, you are the voice. You are the person representing Raphael. Let me pause there I know we are going to do questions at the end but hopefully a little bit about the high level part of our firm when we were formed. Our two partners. We service over 60 districts in the State of Florida and we have a few more out of state as well. The way our firm is set up is we have an accounting area. The controller used to work in public accounting and did governmental audits.

Mr. Pulcini: What firm?

Ms. Cerbone: He worked for Brown & Associates. They are not your auditors. Your auditors are McDermitt I believe. He spent approximately ten years there and prior to working there he was in the private sector working for a large hotel chain in the accounting and audit area. So he has both public company experience. He has public entity experience not only in accounting but in auditing. He has a team of individuals that are assigned to each district. So one accountant may have four districts, one accountant may have five districts but they are the hands on person that does the accounts payable, accounts

September 18, 2017

Monterra CDD

receivable, filings if there is any sales and use tax for whatever reason and they prepare the financial statements. Jeff is the controller who reviews the financial statements. However that is not where it ends. Before those financial statements are released the district manager so in this case I am the one that reviews all the financial statements for my clients before they go out the door. In addition to the accounting department we have a financial services department. That is the group if you were a new community or if you were an existing community and want to do a new bond issue or a refinancing that is their expertise. Bond origination and bond refinancing, they also do assessment methodologies, new assessment methodologies.

Mr. Pulcini: Excuse me a second. Does GMS have that?

Ms. Wald: Yes.

Mr. Pulcini: Just to compare.

Ms. Cerbone: That group also prepares the assessment rules for the property appraiser and or tax collector. Our third area is administrative services. To me that is really the backbone. They are the ones that prepare the agendas. They do the transcription. They follow up with district counsel. They follow up with district engineer, district managers and Board members. Do we have everything that we need for the agenda? Is there anything missing from it? Are you going to be able to be there? They make sure that we have a quorum. They also follow-up on action items as well. Let's just say a Board member with the agreement of the rest of the Board had volunteered to do something and have it ready for the meeting. We don't assume that Board member is going to be bring it. What we want to do it be a partner with that Board member and we do that through our administrative services area or through me depending on what the topic is. If it is something that I need to work with the Board member with I do that. I deliver it to the administrative services so we have it on the agenda package. So we have transcription, agenda preparation resolution, checks, record retention, record filing, and public records requests. That area manages all those things. So you can imagine it is a pretty high volume area when you have over 70 districts and you are trying to get items out the door on a timely basis.

September 18, 2017

Monterra CDD

Mr. Pulcini: You will be our custodian of records?

Ms. Cerbone: Yes we will. The last area is the area I represent which is district manager. The last area of our company if you divide it up in parts, the accounting and finance, financial services, administration and then management. The actual district management itself. So a little bit about myself. I have been with the firm almost two years. My background is not in governmental accounting. It is not in community development districts. I come corporate America. I started off my career with Waste Management down in Broward County. I worked up in Chicago at their corporate office. Then I needed to get back to Florida. I continued working for Waste Management. I transitioned over to a privately held company. I am sure you heard of Big (50:43) I work for Florida Crystals for a number of years. Then I went into construction services. In construction materials with roofing materials that is known as cemex. I spent most of my career there in accounting and finance. So I have a very strong background in accounting, audit compliance risk management but I am not a sit down and crunch the numbers kind of accountant. Most of my time was spent out in the field. I needed to understand the activities that were occurring so that the expenses and revenues I could talk to whether you were an hourly worker, a manager out in the field, the CFO of the company, the CEO of the company or passports. I am working with Boards not only since I have been with Wrathal Hunt but working with Boards in publically held companies and also non for profits as well. So I understand the information cycle, the attention to detail, understanding the why behind the what and that communication is a two way street. Sometimes one conversation isn't enough. Sometimes one meeting isn't enough to get down to the root problem instead of putting band aids on problems.

Ms. Kooiman: How Board meeting are included with your services? Is it one per month?

Ms. Cerbone: Two per month typically. If for some reason we need more than that if you needed a budget workshop. Some communities like to have two meetings per month if it is necessary. Most of our communities similar to this would meet once a month and occasionally maybe November or December skip that month

September 18, 2017

Monterra CDD

Mr. Lowe: How many properties do you manage?

Ms. Cerbone: I manage 15. Not all of them are mature communities. Some are in the development stages and we haven't issued the bonds yet. Some are still in construction. Some are half developer owned and half by the residents. The last piece are one residential.

Mr. Lowe: In terms of size what is the range from 10 to 1,000 in terms of houses?

Ms. Cerbone: The smallest one would have approximately 200 homes and the largest one would have at completion will have 3,000 homes. So I have a big range.

Ms. Kooiman: I notice no one in your firm specialized in managing landscapes. How do you all handle that?

Ms. Cerbone: We don't call out that we have a specialty in that by design that is part of our job as a district manager. If we don't have a property association to work with or to partner with then that is our responsibility and we gain that knowledge over time. We do have an operations manager over on the west coast of Florida that when we need we give him a call. Get him over to the east coast for his expertise but we know who the major players are typically in every market. Sometimes one of the major landscape players is not the right one for that community and sometimes you are looking for something more local or regional. It is quality, it is timeliness, and responsiveness.

Mr. Lowe: How do you gauge your particularly experience on managing large landscaping projects?

Ms. Cerbone: Well the first thing I do I need to see it for myself first and foremost. I don't rely on feedback solely if there is a property manager or the residents. I need to be out there myself. If I can't be out there every week then yes I do have to find some type of partner that can send me photos or give me examples of the good things that are happening as well as the things that need to be fixed. I believe when I came in here this evening the first thing I did was I drove right by the clubhouse and I drove around. I wanted to get a visual of what your community looked like. It is a beautiful community. In fact it was hard to tell the effects of Irma had come through here. So things have happened very quickly here.

September 18, 2017

Monterra CDD

Mr. Lowe: As you drove around what was your impression just the challenge.

Ms. Cerbone: Visually I couldn't see an immediate challenge. Granted I am here in the daylight. The challenge that I see is in the minutes that I have read. It seems that there is a desire to have a better communication between the district manager, the HOA, the property manager and the Board itself and any service providers to the community. It seems like questions asked at maybe a meeting or two before it gets resolved. In some cases maybe it takes that amount of time. I think the preplanning and communication ahead of time is important to set expectations and as needed reset expectations.

Mr. Popowitz: Do you have any other communities that have an HOA on property as well?

Ms. Cerbone: Yes.

Mr. Popowitz: How do you deal with that the public nature of the CDD and the private nature of the HOA how do you deal with that relationship?

Ms. Cerbone: There is no sunshine law preventing me from working with the HOA's as long as the HOA individuals are not part of the Board. Typically when I work with HOA I am starting off working with the management company that supports the HOA. It is important that we have a good relationship. We have to understand what both sides are responsible for, where we work independently, where we work together and how we communicate not only to the Board but the residents as well.

Mr. Lowe: Give us an example of a challenge that you had with either a conflict or a disagreement with either a Board member or a resident. How do you address that or resolve that?

Ms. Cerbone: In one of my communities we just turned over to a resident Board almost a year ago and when it became a resident Board there were concerns and accusations that the developers and past district management had not paid a close enough attention to the storm water pond work that was done and how the littoral areas were planted and maintained. In fact there was a violation from ERM and that violation I don't want to say there was a direct accusation but it was inferred that it was the district engineer and district managers fault. As we were having this discussion during the meeting I said

September 18, 2017

Monterra CDD

to the best of my knowledge that is not the case. I would be more than happy if one of the Board members would like to go with me to our ERM office and go through the documents together. Let's look at the violation notice. Let's look at who called it in. How is was resolved.

Mr. Pulcini: Excuse what is the ERM office?

Ms. Cerbone: Environmental Resource Management. DERM is the old Department of Environmental Resource Management.

Ms. Wald: That is West Palm Beach.

Ms. Cerbone: Yes.

Ms. Wald: It is called different things in different counties.

Ms. Cerbone: So the Board member ended up not being able to go so I went on a request to copy the documents. I wrote up a summary and sent it out to the Board members in advance of the meeting so they would know what information I had in case any of them wanted to go to that office themselves and also to give them a chance to form additional questions prior to the meeting. We got to the meeting. The Board member apologized. He couldn't have made to that office and since then the topic has not come up again. I believe the Board felt comfortable enough with the documentation I provided. Now it doesn't mean that this isn't going to come up again.

Mr. Pulcini: Are you still the district manager? How long ago did this happen?

Ms. Cerbone: This happened back in I want to say February or March. So we have gone through the proposal of the budget and the adoption of the budget as well.

Mr. Lowe: I understand that this industry has high degree of rotation or turn in terms of changing managers. Do you have sense of how often you guys or your customer terminate your agreements?

Ms. Cerbone: We have not lost a customer I believe in five or six years. We have only taken on customers/clients. As far as turnover within our firm I am one of three district managers and prior to me coming on board there was a gentleman in place for a few years and I filled his role when he left.

Mr. Pulcini: What happened with the restatement?



**September 18, 2017****Monterra CDD**

Ms. Cerbone: When the audit of the financial statements were prepared the controller and I went over them. Everything appeared to be in order. Everything aligned with the engineers report and everything that I was aware of that was going on in the community. The community is not fully built out. It is 30% built out. I went to present the audited financial statements to the Board and the Chair of the Board who is also the primary landowner and developer said you know what developer contribution seems a little bit high. Are you sure that number is correct? I said I feel comfortable with the number but why don't you let me go back and research this. At the next meeting or prior to the next meeting let you know. I would like you to email the entire Board we are going to go ahead and approve this conditional approval depending on what your research shows. So I went back and I spoke to our controller. He said all of this appears in line to me let's get the engineer on the phone. We got the engineer on the phone and we went through all the numbers. When the engineer took a closer look at it the engineer said you know what I believe if we want it to be more precise we are 30% built out we could do an adjustment of \$2,000,000 between category A and category B. It didn't change the value on the financial it just moved it from one line item to another on the asset section of the balance sheet. It wasn't an asset liability issue and it had nothing to do with the P&L. It had nothing to do with the statement of revenues and expenditures. So the next thing we did was we called the Chair of the Board who happened to be the primary developer. We walked through all of this with him. He said ok I understand. I don't think this is a big deal. We don't think it is either but we are not the ones that need to decide that. Our external auditor needs to decide that. We called the external auditor. We walked them through. We gave them our work papers. We asked them if they would like a conference call with the district engineer, with the Chair and with the developer and the external auditor said no they were comfortable with our explanation. We don't need to restate and we don't need to report anything. However when you go to create your 2017 audited financial statements we need to have a footnote in there because your beginning balances are not going to be your 2016 ending balances. You are going to adjust your opening



September 18, 2017

Monterra CDD

balance for 2017. We covered that at the Board meeting and none of the other Board members raised a concern.

Mr. Lowe: Any other questions?

Ms. Kooiman: No. I think we need to keep it to 15 minutes.

Mr. Lowe: Thank you so much Cindy. Does she wait for us in the end?

Ms. Wald: That is up to her. Most do wait because they want to hear what happens.

Ms. Cerbone: One thing there is an elephant and I will be quick as I am handing this out. Our price is higher than our competitors we know that. Not to give a cliché you get what you pay for. I am here tonight I am one person I don't need a team of people to explain to you what my firm can do or what I can do. So hopefully that speaks.

Mr. Lowe: Thank you.

Ms. Wald: Do you want the next one?

Ms. Kooiman: Who is next?

Ms. Wald: Special District Services. SDS.

Mr. Lindahl: I would like to begin by thanking you for inviting us to do a presentation. My name is Len Lindahl. I am the Vice President of Special District Services. I would like to introduce Gloria Perez. She is going to be your project manager if we are fortunate to be selected. What I would like to do is run through a little bit about myself and the company and the history then turn it over to Gloria who will talk about herself, her approach. This is really an interview to find out how the project is and a little bit about the history of the company. I would like to spend a little bit about the company myself and then turn it over to Gloria.

Ms. Kooiman: May I ask for a clarification. We are looking for a district manager versus a project manager.

Mr. Lindahl: I have been with Special District Services now for about six months. Prior to that I was the Assistant Executive Director of South Florida Water Management District. I was the number two person in command there for the past four years. It is a very large agency it covers from Orlando down to the Keys and coast to coast. In charge of all regulatory Everglades and everything like that. Before that I ran a division of Fortune

September 18, 2017

Monterra CDD

500 Company where I was professional engineer. I ran a division of a company called AECOM for the Southeast so I had a large number of people that reported to me through that. As we go through the history of the special district services I was approached by the founder and the current President of the Special District Services, Todd Wodraska and the person that founded it Pete Pimentel about a little over a year ago to come and join Special District Services. They were founded in 1993. They specialize in creating and managing special taxing district. They currently have about 81 or 82 special taxing districts. We have four main offices. Our main office is in Palm Beach Gardens. That is where our headquarters is. Then we have Miami Lakes and Bonita Springs office. Officially we follow the philosophy that growth pays for itself that is why you form a special district. When I was an engineer I did a lot of district engineering work for special district. I understood them. When Pete Pimentel who was the founder in 1993. Todd Wodraska just recently turned President approached me I decided that I was leaving the district because Pete wanted to retire. He was in his late 70's and that is where I came in. That is what their offer was. That is why I left to join the district. It was a great opportunity. So what services do we include essentially everything you would have to manage in a special taxing government. We manage all different kinds of chapters of special taxing district including 190, 189 and there is a number of different variations of those. Legislation, management, web pages, full service, similar to what GMS is and the other companies that you are interviewing tonight. We all do full service. We pay all your bills. We do everything you would like with regards with that. We are all very similar.

Ms. Kooiman: I noticed you mentioned in your submitted presentation to us while we are talking about websites that you focused a lot on records retention and recovery. Are they all not electronic?

Mr. Lindahl: It depends on if we take over a district and they have hard records then we have records retention that are part of that. All of our records are electronic mode because everybody has moved over to converting it to electronics but if you have older records they can also be paper copy as well if you prefer that.

Ms. Kooiman: Ok so you don't load those into electronic?

September 18, 2017

Monterra CDD

Mr. Lindahl: We do. We scan things of that nature to upload. When you have a lot of districts there are some paper copies definitely there.

Ms. Kooiman: Thank you.

Mr. Lindahl: This is our organizational chart. It is pretty straight forward organizational chart. As you can see Todd and I are at the top. We have our office manager that manages and coordinates all of the different workloads amongst the different districts. We have an administrative division, a district management division and finance division. Our operation division is down at the bottom. Gloria is the proposed project manager if we are fortunate enough to win over and work for you. I would like to introduce

Ms. Perez: Hi everyone. Thank you for having us here. I am a district manager. As a matter of fact I manage a property very close to you and I am very familiar with a lot of the contractors that you are currently using or considering using in being able to listen in on your meetings.

Mr. Lowe: What property is that?

Ms. Perez: Walnut Creek. I also manage about 14 other districts. My office is located in Kendall. My approach I think will be what I want to bring to attention. We are all pretty much providing you with the same service. I am available to my clients. You are not going to get a computer system. You are not going to get the run around. I actually give my Board members my cell phone and I will respond to your inquiries. My background is in construction and in property management. I also worked for a Fortune 500 company, Kelly Services for some time there. I have been with Special District Services now for 3 ½ years. I am fortunate to be part of this team. It is a family environment. I have to tell you I work with wonderful people. You look back to the chart that Len presented it is a team and we work well together. That is what makes us stand out for the competitors. I would love for you guys to ask me whatever questions you have.

Mr. Pulcini: Have you ever had to restate an audit?

Ms. Perez: No, not yet.

Mr. Lowe: The 14 districts that you manage what is the range in terms of size?

September 18, 2017

Monterra CDD

Ms. Perez: I would say smallest would be about a little over 250 and between Islands at Doral and Keys Cove you are well into the thousands.

Ms. Kooiman: Homes or units?

Ms. Perez: Units.

Ms. Kooiman: What about homes?

Ms. Perez: Walnut Creek right here is 895. There is a portion of it which is townhomes. I say units because it is a compilation of different things. For example Islands of Doral has townhomes, condos, and individual single family homes so that is why I refer to them as units.

Mr. Pulcini: How about budget wise?

Ms. Perez: Oh goodness they range for all of them. They are all different. I like to see them as kind of a thumb or a snowflake. Each district is so different as to what they are responsible for depending on the infrastructure.

Mr. Pulcini: Would we be one of the largest ones or would we what you are used to?

Ms. Perez: I would put you up there with a Walnut Creek or an Islands of Doral and that is why we made sure we included that in the presentation.

Mr. Pulcini: They are amongst the larger ones?

Ms. Perez: I would say they are. There are larger ones that the company manages but not me personally.

Ms. Kooiman: I noticed that you all didn't have anybody that specialized in landscaping direction.

Ms. Perez: We do have field operations managers. We have Julian Romero and Adam Rosebaum. They do field ops. They actually are visiting our districts and they get feedback to the district managers. I have them follow-up and make sure that services are being conducted.

Ms. Kooiman: So do they check or do they provide direction you should take this area and turn it into?

September 18, 2017

Monterra CDD

Ms. Perez: It really depends on the individual district. Each district has different needs and I you had mentioned something that was very correct. There is learning curve. There is going to be a learning curve for any of us that come in to manage your district. So it would really entail my getting to know what your needs really are and then we can set in place how much of my time and Julian's time needs to be dedicated to the district. I know that you guys work very closely with your HOA and I also work very closely with other HOA's at various communities and that relationship is a good one. Especially when your HOA is onsite. They are really the eyes and ears of the day to day. We come in periodically and I do check in with vendors that are the CDD vendors. For example like you guys have here Kent Security. I have worked with them in other districts. I noticed you mentioned AT&I. I highly recommend them. They are the cheapest ones around here right now. Bottom line I am very involved in my districts. I have worked with Ginger in various communities. I love what I am doing.

Ms. Kooiman: One last question from me. I noticed in your presentation you mentioned you would be here for 12 Board meetings. If we have more than that what happens? Do you bill us more or is that included?

Mr. Lindahl: Within reason that is included. We just put it down as a parameter but that a lump sum so it is included. If it starts going to where you want to have three Board meetings every month because of some reason as long as it is 13 or 14 that is all within.

Mr. Lowe: How many customers have you lost in the past two years?

Ms. Perez: I haven't lost any.

Mr. Lindahl: As a company we haven't lost any customers in the last few years.

Mr. Popowitz: One of the things that I was trying to improve before GMS resigned was the communication with the Board members. If a Board member made a request it would be handled by the district manager and then it wouldn't come up to later. What is your approach on this? If you get a request how you communicate that and make sure everybody is on the same page.

Ms. Perez: If it is a simple question and I can address the individual Board member that doesn't need to be made a part of the agenda then I will just address it. If it is

September 18, 2017

Monterra CDD

something that of importance that I think everyone should be aware of I will discuss it with the individual and put it in the book as an agenda item and bring it before you. In an emergency situation or important situations that need to be addressed quickly I will send out an email and use language at the top of the email that lets you know not to respond to all only to respond to me directly. That keeps everyone on the same page.

Mr. Lowe: One last question because I know we are running out of time. Can you give us an example of a conflict that you have had with a property that you managed? What was it and how did you resolve it?

Ms. Perez: A conflict.

Mr. Lowe: A disagreement, a challenge, a problem, an issue whether it was with a Board member or with a resident.

Ms. Perez: Well just recently with Hurricane Irma we had a situation with a lot of down trees at Walnut Creek. The County and City of Pembroke Pines in this case will not be assisting with the excess vegetation that has been put out. I reached out to the commissioners and I finally got feedback from one. They confirmed that they would not be able to assist us. I quickly contacted FEMA and registered the district with FEMA to make sure that we get some type of assistance with those costs. I am proactive. I am going to put your sleeves up old school get it done.

Mr. Lowe: What were your questions?

Ms. Perez: I noticed different things that you guys do that I think we could tweak a little bit to make things run more efficiently. So I don't know how you go about approving your invoices.

Mr. Pulcini: We don't.

Ms. Perez: We could definitely work on streamlining that and keeping everyone on the same page so you all know what was approved when time comes to ratify billing.

Mr. Lowe: So you mean some type of automatic electronic?

Ms. Perez: Yes.

September 18, 2017

Monterra CDD

Mr. Lindahl: We are also converting but if you don't want to you don't need to but also converting to all electronic payments. That makes things lots more efficient. We can do it or if you don't want to we won't.

Mr. Lowe: Alright. Thank you for coming.

Ms. Wald: Last but not least. This is Severn Trent.

Mr. Koncar: Let me introduce my team. We have George Miller. Who is with us here. He is going to be our district manager. We have Ken Cassel. He is one of our most experienced district managers. He is our secondary manager and we will talk about that in our proposal. You have Alan Baldwin. He is our finance manager for our financial operations and Paula Davis who is our accounts payable manager. I am Bob Koncar the general manager for Severn Trent Management Services. I like to just go through a few quick items in terms of who Severn Trent is and the service we provide. I will leave most of the time for questions. In the handouts we just gave you Severn Trent is the most experienced firm in the business. It started in 1972. We have the most experience personnel as well as the largest number of personnel operating in the state of Florida right now providing district management services. We provide HOA services. We have a full range of utility services, field services and we also do lifestyle services for HOA communities. So we have a full range of services that others don't provide. We do it with our own personnel. We think that is important. They are not subcontracted. So in addition to the fact that we are the most experienced we believe our personnel are the most experienced in terms of their number of years of service not only with the district itself in terms of doing the district work. We serve 80 clients right now. We have 5 municipalities in Florida and Georgia that we provide service to and then we have another 150 HOA's that we provide service to. The important thing is we run operations out of our regional offices so even though we are large company we are able to provide service to each community on an individual basis. Our office is in Coral Springs. So we would be managing your community out of our Coral Springs office. Also I wanted to say in addition to the service that we provide a couple things I think that is important for our district clients we will talk about organizational planning in just a minute because we have

September 18, 2017

Monterra CDD

provided an organizational chart with names of our personnel on it but we want to talk just briefly about the tools that we provide. We provide sophisticated tools for our district. One of the examples is financials. Our financial system was designed specifically for the district business. It wasn't a software that we bought and tried to make it work. We actually spent \$1,500,000 designing the software specifically for special district business in the state of Florida. So it is fully local government compliant as well as federal government compliant. Year after year we receive clean audits with all of our clients. We think that is an important item for the districts that we serve.

Mr. Pulcini: Excuse me. Have you had to restate an audit?

Mr. Koncar: Not that I know of. I don't think so. Not that I am aware of. In addition to the financial tools one of the things that we have done in the last six months is we like to innervate with the clients. So in addition to allowing our clients to add different options on how your financials are displayed as well as your annual budget. We give you options how you want to see your budget presented. How you want to see your financials presented. We let the Board decide how you want to do that and our software will do that for you. One of the things that we just added is called Added Exchange. It is an electronic accounts payable system. Now what that allows you to do is all your accounts payable are put into the system. All the Board members can view it online. You can see all the invoices that are being seeing for payment and the Board can select individuals to approve them. You can reject them. You can ask questions. That has been a great system for our clients. That is provided at no additional charge to our clients.

Mr. Pulcini: Can we run reports?

Mr. Koncar: Yes there is examples in there.

Mr. Pulcini: Like historical?

Mr. Koncar: Yes sir. I noticed that you mentioned earlier about one of the vendors you wanted to see the history of the vendors. You can go in there and search by vendor and it will pull up all the invoices paid for your district by that vendor. Also one of the things that we do is we have our own records management team. We have eleven personnel that provide records management services for our districts. We have a fully



September 18, 2017

Monterra CDD

searchable database and in addition to that we are fully compliant with your public records requirements. That is an important issue now. That has come to the forefront now over the last several years on public records compliance and we have as track record in that area. With those things said I wanted to bring up first of all I wanted to bring Paula Davis up and let her go over quickly the Added Exchange but we do have an organizational chart with the names of our personnel. We show you our accounting service, our accounts payable, records management, and it should be clear from the team we have here we believe in a team approach. We don't believe you can do it with one or two people. We think you are a more important client than that. We have a team approach in our presentation as well as in the service we provide for you. That is why I mentioned George Miller would be your primary district manager. He is backed up by Ken Cassel and then myself. I spent 25 years in local government as well as the last 13 years at Severn Trent in district management business. Paula can you give them a few highlights on that Exchange please.

Ms. Davis: You log in to Added Exchange. I put an example down. You type in a vendor's name. In this particular case we did a search for a range of dollars. So basically we were looking for this particular range from \$175 to \$200. We did the search and it brought up all the vendors that we paid within that range for \$175 to the \$200 mark. Then on the left hand side you can just click onto the invoice. Once you click onto the invoice what it does it brings up the image. The image is right there on the screen for you so you can see the image of your invoice. We can have the Board approve or if the Board does not want approve and get into that much of a minutia you can have a log in and you can go in and see any invoice and look up anything. We started using Added Exchange in October so any of my clients that would want to look at their landscaping invoices since October I go in there I type in the name of the vendor. I hit search. I hit report and it literally gives me a report and it gives me an image of every invoice that is in there plus any attachments in case there was any emails or if we had any issues with approvals. We attach those right into the Added Exchange under the vendors invoice.

Mr. Pulcini: So it is not a proprietary software?

September 18, 2017

Monterra CDD

Ms. Davis: No it is not. We are only using the AP side because we are going paperless and it is so much easier to type in something and look for an invoice. In case you have someone who misfiled something and our auditors even log in and they can do any search that they want to look for anything that they want to when it is audit time. We had three of our major auditing firms in this area they all have logins and they all used it during our audits in October because they wanted to see any current invoices. So they all had to login. I sat there and I taught them. They had it down in two minutes and they were happy.

Mr. Koncar: I think we are the only company that uses it.

Mr. Lowe: Out of the 80 customers how many are using this system?

Ms. Davis: 73. The two that are not they are two bigger municipalities and I have to spend a little bit more time. They have had some change in leadership.

Mr. Pulcini: Is there a fee?

Ms. Davis: No. To be honest this makes our staff easier. It is so much easier.

Mr. Koncar: You can in and search. You don't have to call us and say can you look this up. You can go right online and look up anything you want. That is why it is such a great system for our clients as well as for us.

Ms. Davis: And for our accountants to if they want to go look at something they don't have to come to AP to ask something. They don't have to go to a file cabinet. They type it in and it is right there. Our flow system even if the Board does not approve invoice put in by AP sometimes the district manager does the approval. Ken does a lot of his own approvals. Then it goes to the accountant to review to make sure the coding is correct so we have three people looking at it before the final approval. The invoices are uploaded to our accounting system. We do not cut checks from Added Exchange. Checks are cut from our accounting system. We are using Added as a filing system for AP invoices. We probably process in some of our districts up to I have one district we are doing up to 100 invoices a week for them.

Mr. Lowe: Question for George. How many companies are you currently managing?

September 18, 2017

Monterra CDD

Mr. Miller: I need to give you a little history on that. I was with Severn Trent a number of years ago. I then moved into consulting and teaching. I am now back with Severn Trent effective today. So at the moment I can honestly tell you none.

Ms. Kooiman: We would be his biggest client.

Mr. Koncar: Like I said Ken backs him up. Ken is out of the Coral Springs office. You have two cities and 9 districts.

Mr. Cassel: Yes.

Mr. Koncar: I back them up. I only have two districts right now and I support this guy.

Mr. Lowe: What is the largest property for the company?

Mr. Koncar: Are you talking about a district? Probably Fleming Island maybe.

Mr. Lowe: How many homes?

Ms. Davis: 4,000 plus but they also have their own water plant so there is a lot going on there.

Mr. Pulcini: From a budget?

Mr. Koncar: Some of our districts have water plants and sewer plants so we manage them both.

Mr. Lowe: Getting back to George. Obviously you are a newbie for the company so I am going to challenge you. You came to the property. Maybe you had five minutes to go from the gate to hear what you think is our biggest challenge. What would be your biggest challenge aside from the learning curve?

Mr. Miller: Right after a hurricane. Getting to know the people because obviously I will be in close contact with you all and we will get to know each other very quickly but I also understand that this is a community. There will be some people that are not on the Board that will want to talk with us. We will have an open communication capability whether that is by cell phone, my fax or email. I think that is the initial finding out what is the district. Each one of them is different. I was with Severn Trent before. I was privileged to work with Ken. We co-managed as far as a lot of the districts at that time to but our districts at that time ranged from I think you could see Homestead from the

September 18, 2017

Monterra CDD

building the farthest south but I think you could see Marvin County from the one from the north so we were all over the place. We had districts that were making and getting prepared to make the final bond payments and then they were going to close down and we ended up making something brand new. Some of them were commercial and others were more residential so I have recently broad scope in the types of districts that are out there. Each one is unique. You have to learn how this district operates. What are their goals? What are their aspirations?

Ms. Kooiman: In your scope of services it said you would attend up to 12 meetings of the Board of Supervisors. If we have more than that what happens?

Mr. Koncar: We will work with you on those.

Ms. Kooiman: Are they extra?

Mr. Koncar: So Boards went from 12 to 25.

Ms. Kooiman: That would not be us.

Mr. Koncar: If it doesn't get out of hand we will work with you at no extra charge. I did want to mention one other things. One of the things that we were reviewing and researching your district here I think that one of the things that we can do for you that I think would be a big help for you as a district is provide some innovation especially in the area of your financial operations like we discussed with Added Exchange and then your options on your financials and how you display your financial in your budget. Not that there is anything wrong with it but we are providing some innovation for other clients and we think it has made a big difference in their ability to operate the districts because they have better information then they have had in the past.

Mr. Lowe: How many customers have you lost in the past two years?

Mr. Koncar: In the ten years we only lost one but last year we had one of our district managers that did not have a non-compete went out and took some of the districts before we realized what was going on. So that was six. That wasn't a poor performance issue it was because he went out and started his own company.

Mr. Pulcini: So they stayed with the same manager?

Mr. Koncar: Yes that is correct.

September 18, 2017

Monterra CDD

Ms. Kooiman: I noticed when I was reading through your stuff you didn't have anybody separate for landscaping management. Do you all have anybody who specializes in going over and making sure that the landscaper that we have is doing what he should and that we can say hey change this to be instead of bushes we can change it to a park or something?

Mr. Koncar: We have staff in the central part as well as the west coast and if need be we can have personnel over here that can do what you are talking about. That is more along the environmental science area. We do a lot of that work on the west coast because people are interested in the palms. How can they do a better job of not just protecting the environment but keeping it clean? We have quite a few districts that have environmentally sensitive areas. We have a lot of experience in the area.

Mr. Lowe: I am going to two questions that touches on creativity. It has nothing to do with the CDD. I am going to assume that you are not a pilot.

Mr. Miller: Why are you making that assumption?

Mr. Lowe: Are you a pilot?

Mr. Miller: I gave up my license about 20 years ago.

Mr. Lowe: A question that I ask all my CPA's and none of them are pilots. You have 30 days to fly a 747. I trust you never flown a 747. So what would you do?

Mr. Miller: I would get somebody that is confidentially trained to be in that plane and work with that person.

Mr. Popowitz: From a communications standpoint one of the things that we have been working towards is getting better communication with all the Board members from the district manager especially in-between meetings. If a Board member has a specific request that he emailed or contacts the district manager. Sometimes it is maybe to alert the other Board members hey I am looking into this we are going to address it at the next meeting. How do you approach that from a Board's standpoint and a communication standpoint?

Mr. Miller: One can be overwhelmed by emails. There are programs out there that will allow you to suspend all your emails for a period of time so you actually have time to

September 18, 2017

Monterra CDD

do some work. I have one of those. I have multiple email addresses. I would arrange one that when you send it to me I get it. This other information that I have is being held in suspense until I get home or whatever. I don't anticipate any significant problems in having delays getting back to you. By getting back to you might mean I will look into it and get back to you but you will hear from me.

Ms. Kooiman: I think what Greg is asking if I bother you with 30 questions and want to know the answer A-Z plus A-E again. How would inform the other Board members of what I was asking for?

Mr. Popowitz: The historical is that a lot of times it was coming up at a meeting and one Board member might have the background and three or four Board members would not. Then they would have to come up to a learning curve. Some of it wasn't a big deal but sometimes with more major issues it is worthwhile to get the other Boards members at least aware of the situation.

Mr. Miller: It is important that you do handle that communication correctly so that you are not in violation of sunshine laws. You can communicate with me as your director or district manager and I can communicate with each of them but the three of you can't have lunch together and talk about it. It is just that simple. I am well aware of that. If it is something that is to be disseminated you will have told me that and then it will be disseminated. If it is something on a more private circumstances to answer your question I would handle that appropriately.

Mr. Koncar: One of the things we like to do and we mentioned in the proposal is we like the Board to set the protocols. What is it that you want as a Board from the district manager? We believe in a different approach in district management instead of us telling you ok here is the service you are going to get and that is what you get. We want the Board to tell us ok here are the things that are important to us as Board. It may be different than other clients we serve and that is fine because we are working for you not just a community. The other thing that we do that we offer the Board at no additional charge is the goal and objectives session. We think that is very important where the Board would establish two to three up to five goals for a year to accomplish in a fiscal year. You decide

September 18, 2017

Monterra CDD

on those goals. They are usually broad. Communication is usually one of them. Better communication and then we take that and make that into a work plan. Then from that work plan the staff works down that work plan to make sure those things are accomplished. Every quarter we report to you on how we are doing with our goals and objectives and you can measure our performance based on what you decide was important not what we told you was important.

Mr. Pulcini: In general do you indemnify districts workforce.

Mr. Cassel: We will get the insurance for you and there is some indemnification provisions in there in our contracts so yes our contracts have the kind of language.

Ms. Wald: It would be different for each district manager to negotiate that.

Mr. Pulcini: But you would make sure that we have that.

Ms. Wald: I would make sure that occurs.

Ms. Kooiman: I think we gave them enough time.

Mr. Koncar: Thank you.

Mr. Popowitz: Thank you arranging all that.

A resident: It is a lot to digest.

Mr. Popowitz: Do you work with all three now?

Ms. Wald: Yes. As I said before when you originally tasked me to obtain information for you. All three firms are professional firms dealing with community development districts in the Tri-County.

Mr. Pulcini: Trent has the advantage of technology but you can't buy on the basis of technology. It may not work and other companies might end up having technology too.

Mr. Popowitz: SDS had a similar thing. I was a little concerned about the co-managing. I don't know how that works. It seems like they had the history of the firm. They have been around. The system they set up is based on CDD at a district level.

Mr. Pulcini: Would it go back historically do they enter past invoices?

Mr. Popowitz: I guess they could if we asked them.

Ms. Kooiman: That would be a question for them. We can't discuss what if. You could scan it.

September 18, 2017

Monterra CDD

Mr. Popowitz: It is just a matter of cost.

Mr. Pulcini: Anyway which one?

Mr. Popowitz: Is there anybody we can rule out?

Mr. Lowe: I want to rule out the first one?

Ms. Kooiman: Me too.

Mr. Popowitz: I am with you on that one.

Ms. Wald: Wrathal, Hunt & Associates?

Mr. Lowe: Yes.

Mr. Pulcini: Based on?

Mr. Lowe: Based on the fact that they didn't talk about any innovation in the system. I did not like the fact that she has 15 properties although Gloria has 14. Obviously the cost was the highest.

Ms. Kooiman: Mine was just a personal thing. She just kept dishing the other competitors. That is not professional to me.

Mr. Pulcini: Also if we pick this last one based on the number of properties they have a give us the assurance that he won't manage more than X number of properties.

Ms. Kooiman: We can't ask that.

Ms. Wald: So you are taking out Wrathal, Hunt & Associates and you are down to SDS and Severn Trent.

Ms. Kooiman: I didn't get a real good vibe from the manager for SDS.

Mr. Popowitz: You did not get a good vibe.

Ms. Kooiman: I did not.

Mr. Lowe: Gloria?

Ms. Kooiman: I didn't get the vibe that she would be able to handle headwalls and know what to do in situations. I also heard not so good things about Walnut Creek from various sources. That is my two cents. I just didn't think that she had the strength to manage something our size.

Mr. Popowitz: I can tell I reached out to one property actually two but only one responded in Palm Beach for SDS just to see what their opinion was about the services. A



September 18, 2017

Monterra CDD

brief email but it basically was they had no problem with the services their only issue was costs. They didn't have any complaints about any services. I looked at them because of Walnut Creek. I didn't want to go to Walnut Creek. I don't know if they are using Gloria or who the district was but I wanted to get at some feedback.

Mr. Pulcini: I thought they were very personable. These are people we are going to have to be dealing with.

Mr. Popowitz: I think SDS came off better from a presentation standpoint and personality. I don't know what the situation is with the potential district manager who is coming back to Severn Trent. I don't know what that stemmed from. That is an unknown. The system that is in place it seems like a great system but we have to deal with who is going to be working with us. I think in that regard SDS had a better personality who is going to be working with us. She has been doing this for years. She knows the local vendors. That is positive that could help Maria. While she is working getting quotes we have another sounding board of hey I am getting this price from another community down the road. We could use that to our advantage. I was back and forth between both of these guys. Ricardo?

Mr. Lowe: I feel the same way. I hear what Susan is saying about Gloria but I feel almost the same way about George.

Ms. Kooiman: Really?

Mr. Lowe: Yeah even though he obviously senior very experienced he just seemed that we would have a bit of conflict perhaps. Perhaps conflict resolution would be an issue down the road. The question that I asked as silly as it may be what I am testing is creativity and how do you actually deal with pressure. The answer that he gave me and I asked that question about one hundred times by the way.

Ms. Kooiman: But you didn't ask the other two.

Mr. Lowe: But it was the shortest answer that I have ever received. I almost feel like he brushed me off. I had people talk for ten minutes about what they would do. I have people that talk for two seconds.

September 18, 2017

Monterra CDD

Mr. Popowitz: I didn't like the information he gave about the emails. He had programs. I understand you want to focus but you can turn your email off and work.

A resident: They seemed the most scripted out of all of them.

Ms. Kooiman: I got the opposite effect. To me I guess the thing is that Gloria is not educated enough for me. I would like to see if she graduated from college. I am sorry it is something because their presentation that they submitted had spelling errors and grammatical errors. If you are going to say that we are so detailed oriented it is like giving us a resume with spelling errors. Why would say we are going to hire them to handle all of our finances yet they had a lot of mistakes on their application.

Mr. Popowitz: I think it depends on who is managing the accounting side and who is managing the public relations side. It could be two different people. I get your point. To me the educational background isn't critical. I think as long as the people that are doing the accounting is critical but I think whoever is on the service side working with us as long as they are getting the job.

Mr. Pulcini: The accounting is the biggest part of what they do.

Ms. Kooiman: You all are accountants so you all think that way.

Mr. Pulcini: The number of employees if you look at the flow chart the number of employees it had is in accounting. That is why I say that is what they do.

A resident: How much of the accounting are they responsible for?

Mr. Popowitz: They are just kind of front people for managing us.

Mr. Lowe: They all have a finance staff. We don't hire the finance person we are hiring a district manager.

Mr. Popowitz: It is really just the budget Maria handles the vendors.

Mr. Lowe: To me it seems like we need to get some references. To me it seems to be a tie here. I am indecisive between the two of them.

Mr. Pulcini: I will make a motion just to move forward. I make a motion to engagement the services Special District Services for district manager.

Mr. Popowitz: I will second the motion so we can talk.

September 18, 2017

Monterra CDD

Ms. Wald: So you have a motion to engage the services of SDS as your district manager and you have a second. Now you can have a discussion.

Mr. Popowitz: I think we need to talk about the pros and cons. I think we have already done it. I don't if the audience you guys have heard all the pitches. It would be nice to have your opinion who you thought was favorable too.

A resident: I liked Gloria. Even though you said that she didn't pass the spelling errors and that shouldn't have taken place but for you to say that she doesn't have the education that is a judgement that you shouldn't have made because anybody can look at you and think what is she doing here and judge you the same way. I liked her because she was upfront.

A resident: I thought she was very personable. Very spunky. The spelling errors I agree I am in the military you have to have perfect stuff when you send it to the pentagon so yes spell check I understand that. I feel from looking at her she has that attitude. The excitement that she wants to work here and build that. I am looking for her. I like them other guys to but that last guy George I would go with what Greg said he went and came back what is up with that. I liked the gentlemen that runs that he is good. He formed that company two after I graduated high school so they have the experience. Not a problem.

A resident: I didn't think about this right away but listening to all the comments the last group Severn Trent they almost seemed like the same person. Whereas Gloria was the chooser person that could really get a little bit extra maybe get a Board member to answer an email 9:00 at night or something like that. Then she had for lack of a better word the more regimented guy behind her. I felt like they had the best of both worlds. I know she was a little cutesy.

Mr. Popowitz: I like the head guy. I forget what his name was he was only there six months but he seemed to have a pretty diverse experience that his bringing to them at a high level.

A resident: And they had the automation too.

Ms. Kooiman: It doesn't bother me to have somebody retire from one thing and go to a totally different career. Teaching or something and then they come back. We don't

September 18, 2017

Monterra CDD

know what was happening in this person's life at the time either so I won't judge on that. We have all changed careers multiply times.

Mr. Popowitz: To me it is not a judgement of the quality it is more of a risk to the community not knowing what we are getting. He could do a great job but right now knowing that he is coming back in I think it is a concern because is he going to be managing a bunch of communities and then be overworked. I don't know. It is an unknown.

Ms. Kooiman: I think we would have that with any other person that they could dump a whole bunch of them on Gloria suddenly too. I really liked their software.

Mr. Lowe: Are you talking about SDS?

Ms. Kooiman: Severn Trent.

A resident: SDS mentioned it.

Mr. Popowitz: They didn't show it.

Mr. Lowe: I personally feel that if we have the time I would love to call on of his communities and get some references. We don't have the time.

Ms. Kooiman: I think it is an important decision so I think we could make the time.

Mr. Pulcini: They never lost a client.

Mr. Lowe: They all said the same.

A resident: I am just playing devil's advocate why would a district manager do that to them? It could have been something negative about them. Why would an employee be so disloyal to them?

Ms. Kooiman: To start your own company. A business opportunity.

A resident: Maybe you should call the guy and see what he has to say about the company.

Mr. Popowitz: Definitely not.

Mr. Lowe: What is the process to get references? Is that something that each person does?

Ms. Wald: If you want to do that my advice would be because you have a list of all their clients and you had that in the original proposals the Board would appoint one of the individuals on the Board to make those phone calls.

September 18, 2017

Monterra CDD

Mr. Popowitz: What do you expect to learn?

Mr. Lowe: Just imagine if someone was to call any of us about GMS. Yes they have been here for ten years. We can't assume that they have been good for ten years just because they have been here for ten years that doesn't mean that we were totally happy or vice versa. I guarantee they would not call any of us for a different perspective.

Mr. Pulcini: We have to move forward and take a chance. There is a right decision and wrong decision and then there is doing nothing.

Mr. Lowe: Doing nothing doesn't have big major ramifications.

Mr. Popowitz: GMS is leaving.

Mr. Lowe: They can stick around for another month.

Ms. Kooiman: They did agree to that.

Ms. Wald: You have until October 23.

Mr. Lowe: Paul already told me that.

Ms. Wald: Under the agreement I am sure as they said they will stay but those are your choices. Your choices you can sit individually and ponder or make whatever phone calls you want to do individually as well as to the other two that you had presentations from SDS and Severn Trent. That is completely up to the Board. You already have on the table to remind you a motion and a second to engage the services of SDS. So you are going to have to vote at some point.

Mr. Pulcini: We had this for a month or more. You could have been calling.

Ms. Kooiman: We had a hurricane in there too you know. I was distracted for ten days.

Ms. Wald: So you do have a motion on the table. Do you want to continue discussion the motion itself or are you ready for a vote?

Mr. Pulcini: I am ready to vote.

Ms. Wald: All in favor? Aye from Massimo, Aye from Greg, Nay from Susan and Nay from Ricardo. It is 2 -2 so it fails. Is there another motion?

Ms. Kooiman: I would just like some time so that we can reach out and talk to some of the clients.

September 18, 2017

Monterra CDD

Mr. Pulcini: How many times?

Ms. Kooiman: I haven't talked to them at all yet.

Mr. Pulcini: How many clients in order to make a decision? If one Board member talks to 20 of the Board which they won't so that won't help.

Ms. Kooiman: I think it is part of the due process though.

Mr. Popowitz: To me we need to make a decision tonight. We started this process two months ago with getting proposals. Last month before we got the resignation we brought them in. Once we got the registration to me it triggered in my mind that we need to make a decision tonight. I unilaterally reached out to somebody for my own education. Whether I did it or not history is what it is. I think we need to make the decision tonight one way or the other. I am not saying who to vote for I am saying we need to make a decision to make sure there is continuity moving forward. If you don't want to rush into a decision that is your call. To me I would like to move forward and get a new person in.

Mr. Lowe: The risk of not making a decision is mitigated by the promise that GMS will stay with us for another month.

Mr. Pulcini: Don't assume that.

Mr. Lowe: I am not assuming it because he told me that.

Ms. Wald: From the letter that they sent there was a 60 day notice. So it is as I said before technically and legally to the 23<sup>rd</sup> of October. I don't have the letter in front of me. Your meeting is on the 25<sup>th</sup> of October just so you know that is when I have you scheduled.

Mr. Popowitz: Aside from Paul's communication with Ricardo we don't have anything formally from GMS saying that they will stick around for another month.

Mr. Lowe: I guess we can ask him.

Ms. Kooiman: That is good enough for me.

Mr. Pulcini: The Board can make a decision. That is what we are here for. That is what we get paid to do.

Mr. Lowe: This is a big decision.

Ms. Kooiman: You are turning something over to somebody who has three years' experience.

September 18, 2017

Monterra CDD

Mr. Pulcini: I know it is difficult to make decisions.

Ms. Kooiman: It is not difficult to make decisions. I want to do due process and look into it and research it. I did not get to because of the hurricane. I didn't get to call people and say how you think about this person. Let me look it up on the internet and go check. I started with the first company and I do have a separate life and had to do other things but I would like to be able to google complaints against these companies.

Mr. Pulcini: You are jeopardizing the district.

Ms. Kooiman: We can always reconvene and have another meeting in two weeks.

Ms. Wald: You could if you wish to recess and reconvene for a date and time. That is an option.

Mr. Lowe: I am going by the conversation that I had with Paul and Ginger also mentioned it at the very beginning of this meeting that they would be willing if we were to ask them to stay on board for another 30 days. Those were her words. So I am not assuming anything. It is a very sticky decision to be made. The last property manager that we had stayed here for ten years and it is not very easy to just change that. It is not like changing a plant that you just uprooted. It is a very sticky business. It is a very difficult decision.

Mr. Pulcini: It was a process and we went through the process. Now is the time to make a decision.

Mr. Lowe: My vote was no.

Mr. Pulcini: We all heard it loud and clear.

Mr. Popowitz: To your point instead of calling the next meeting didn't they reconvene for the Equator stuff.

Ms. Wald: Yes. Since we are on that topic and I am either reading your mind or you are reading mine you know have even though you only called it a workshop. You have a date for October 11 at 4:00 p.m. You could actually if we have a quorum if you wish to do a recess and reconvene the remainder of this meeting at that date and time because that is specific date and time and Paul knows he already has to be here.

Mr. Popowitz: That wouldn't be just a workshop.

September 18, 2017

Monterra CDD

Ms. Wald: Now it is going to be a meeting. You would have to make that motion somebody.

Ms. Kooiman: I will make that motion.

Ms. Wald: For the record motion to recess and reconvene tonight's meeting to October 11, 2017 at 4:00 p.m. same location.

Mr. Popowitz: Hold on. What is everybody doing? What is everybody tasking to do? You do your own research on these companies.

Ms. Wald: From what I am hearing it is going to be each individual Supervisor will decide to do whatever they want to do within this period of time to assist them in reaching a decision for this meeting which will be recessed and reconvened to October 11, 2017 at 4:00 p.m. Any further discussion? All in favor.

On MOTION by Ms. Kooiman seconded by Mr. Pulcini with all in favor the meeting was recessed and reconvened for October 11, 2017 at 4:00 p.m. at 8451 Monterra Boulevard, Cooper City, Florida.

---

Assistant Secretary/ Secretary

---

Chairman/Vice Chairman



**4B**

## **MINUTES OF THE MEETING MONTERRA COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Monterra Community Development District was held on Wednesday, October 11, 2017 at 6:00 p.m. at the Club at Monterra, 8451 Monterra Boulevard, Cooper City, Florida.

Present and constituting a quorum were:

Ricardo Lowe	Chairman
Greg Popowitz	Vice-Chairman
Susan Kooiman	Assistant Secretary
Massimo Pulcini	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Ginger Wald	District Counsel
Maria Mihailovschi	Castle Group, LLC.
Darrin Mossing	Governmental Management Services (phone)
Elden McDirmit	McDirmit Davis and Company

### **FIRST ORDER OF BUSINESS                      Roll Call**

Mr. Winkeljohn called the meeting to order and called the roll.

Board members discussed the hiring of a new District Management Company. Massimo Pulcini made a motion to engage in a contract with Special District Services with one aye and three opposed. Susan Kooiman expressed some concerns with hiring Special District Services.

On MOTION by Mr. Pulcini seconded by Mr. Popowitz with 1 in favor and 3 opposed the engagement of a contract with Special District Services failed.

October 11, 2017

Monterra CDD

Susan Kooiman then made a motion to engage in the services of Severn Trent Services.

On MOTION by Ms. Kooiman seconded by Mr. Popowitz with 3 in favor and 1 opposed to engage in a contract for District Management Services with Severn Trent Services was approved.

## **SECOND ORDER OF BUSINESS**

### **Organizational Matters**

#### **A. Consideration of Appointment of Supervisor to Fill Unexpired Term of Office (11/2018)**

Mr. Lowe presented the names of two potential candidates for appointment to the Board of Supervisors who were Lori St. John and Chuck Kuehnle. The Board had a discussion in regards to the benefits of both candidates. Mr. Pulcini made a motion to nominate Lori St. John which failed.

On MOTION by Mr. Pulcini seconded by Mr. Lowe with 1 in favor and 3 opposed the nomination of Lori St. John to fill the unexpired term of office (11/2018) failed.

Another motion was made by Mr. Pulcini to nominate Chuck Kuehnle.

On MOTION by Mr. Pulcini seconded by Ms. Kooiman with all in favor Chuck Kuehnle was nominated to fill the unexpired term of office (11-2018) was approved.

#### **B. Oath of Office**

#### **C. Election of Officers**

Mr. Lowe indicated that Mr. Chuck Kuehnle was not present at the meeting so the oath of office will be conducted at the next meeting.

October 11, 2017

Monterra CDD

**THIRD ORDER OF BUSINESS****Supervisor Requests and  
Audience Comments**

Mr. Lowe presented Hector from Equator to discuss the cleanup after the hurricane. Hector reviewed all the work that was done by Equator and what still needs to be done. Mr. Lowe questioned Hector in regards to being able to handle the needs of Monterra not just from the hurricane but in general. Hector went over Equators plan how they are going to better maintain Monterra. Mr. Lowe expressed his concerns to Hector. Mr. Lowe also had a request from Hector regarding the 250 trees that were lost on the property. Hector explained his plan to prioritize the handling of the lost trees. Mr. Lowe questioned the Equator invoice for the hurricane debris cleaning for \$57,397.50. Hector went over the schedule of hours and personnel that the invoice was for. Mr. Pulcini also questioned the invoices. Ginger Wald the district attorney went over the contract in terms of what kind of rate was required and what was and was not included in the contract. Hector indicated that he had given Maria Mihailovschi prior to the hurricane a price list that included a hurricane contingency. There was further discussion by the Board members, Hector and Ginger Wald regarding the contract and the price list for emergency services. Discussion was continued between Hector and the Board members regarding the work performed and the cost of the hurricane debris removal. Mr. Lowe expressed his concerns about debris still not being picked up by the city. Discussion continued about the \$57,397.50 invoice from Equator. Mr. Winkeljohn explained to the Board that the expenses for cleanup would be filed in a claim with the new management company for reimbursement from FEMA. Hector indicated that there is another invoice that will be for staking of trees. Mr. Winkeljohn explained the steps dealing with FEMA as far as phase one being cleanup then phase 2 being tree stumping and staking and then more phases after that depending on the amount of issues the community had to deal with. Mr. Pulcini disagreed with how Equator was charging the district for the emergency services. After continued discussion action was taken on the Equator invoice for \$57,397.50.

October 11, 2017

Monterra CDD

On MOTION by Mr. Popowitz seconded by Ms. Kooiman with 3 in favor and 1 opposed accepting the invoice from Equator Landscaping for \$57,397.50 was approved.

Mr. Lowe requested the repair of a gate that goes to the outside at Vista Del Prada. Maria Mihailovschi presented a proposal from AESOP to repair that gate and the little area at the end of Vista Del Prada for \$1,450. Board members discussed what their options were. They gave direction to Maria to bring back some proposals with other options for the next meeting.

Maria Mihailovschi sent an email to the Board about a homeowner that had a tree in the back of his house that was leaning on a fence. The root system damaged the fence. They are thinking of the option of removing the roots which is not advisable. Ginger Wald, the district council gave the legal right of the homeowners and the legal right of the owner which is the CDD. She indicated that they have to follow all the rules and regulations of your city, your county and of your state. Mr. Lowe asked what the homeowner wants. Maria indicated that they wanted to remove the tree. The Board discussed what to do about the tree. Ginger indicated that the homeowner should have called a professional to properly prune the tree. Hector from Equator indicated that the tree was not pruned properly and that is what caused the tree to do what it did. After further discussion the Board will instruct the homeowner that he can go ahead and cut the roots of the tree and the district is going to stake the tree. The Board also indicated that the homeowners that if he takes unilateral action before he coordinates with the district he needs to do it the right way.

During audience comments Avi Ciechanowiecki questioned the hurricane debris cleanup. Board members addressed his comments.

**FOURTH ORDER OF BUSINESS****Audit  
Discussion****Restatement**

Mr. Lowe presented Mr. Elden McDirmit from McDirmit Davis Company and Mr. Darrin Mossing from Governmental Management Services (by phone) to discuss the audit restatement with the Board of Supervisors. After much discussion and questions with the Board members and the auditor further action by Mr. Pulcini to get in touch with the auditors personally to continue discussion regarding the restatement will be taken. Any action taken will be discussed at the next meeting. Another resident had a question regarding Comcast which the Board indicated is not a CDD matter but an HOA matter.

**FIFTH ORDER OF BUSINESS****Discussion of Management  
Proposals**

*(This item was discussed earlier in the meeting)*

**SIXTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Lowe seconded Ms. Kooiman with all in favor the meeting was adjourned.

---

Assistant Secretary/ Secretary

---

Chairman/ Vice Chairman

## **Fifth Order of Business**

**5Di.**



# **Monterra Community Development District**

## **Request for items approval**

<b>Item</b>	<b>Price</b>	<b>Vendor</b>	<b>Budget Line</b>
Splash pad equipment paint	\$1,751	First Choice Electrostatic	General Maintenance
Irrigation pipe repair on Lake 17	\$1,350	Research Irrigation	Irrigation Repairs
Perimeter walls and columns paint	\$20,870	People's Choice	Capital Projects
Replacement chains for swings in the Tot lots	\$2,088	A&A Playgrounds	Tot Lot Maintenance
Root barrier installation for pavers area in Corta Bella	\$7,850	Sousa Construction	General Maintenance
Fence repair	\$8,215	ASAP Gate Plus	Fence Maintenance
Comcast new telephone system & internet upgrade	\$1,538.60monthtly	Comcast	Telephone
Cameras upgrade & addition	\$1,932.50monthly	Comcast	Surv. Eq. Maint.
Hedge replacement at La Costa	\$7,110	Total Tropic Landscaping	Landscape
Gates Preventative Maintenance contract	\$1,450monthly	AT&I	Gate Maintenance

Item	Location	Budget Line	Estimate 1	Estimate 2	Notes
Splash pad equipment paint	Clubhouse	General Maintenance	\$1,751 First Choice Electrostatic	\$5,365 All Out-Rail Services Inc.	
Irrigation pipe repair	Lake 17	Irrigation Repairs	\$1,350 Research Irrigation	N/A	
Columns and perimeter walls painting	Throughout Monterra	Capital Projects	\$20,870 People's Choice	\$39,000 Peter Fitch	
Replacement chains for swings in the Tot lots	Tot Lot Corta Bella La costa Vista del Sol	Tot Lot Maintenance	\$2,088 A&A Playgrounds	N/A	
Root Barrier installation for pavers area in Corta Bella	NW 85 <sup>th</sup> Ave corta bella	General Maintenance	\$7,850 Sousa Construction	\$8,700 Equator	
Fence Repair	Throughout Monterra (doesn't include Vista del Prado)	Fence Maintenance	\$8,215 ASAP	\$17,500 All Fencing and Repair	
Telephone system and internet speed upgrade	Clubhouse and gates	Telephone	\$1,538.60 MONTHLY Comcast	N/A	Right now, we are paying for 5 locations a total of \$1491.10. This new proposal includes phone equipment, a telephone number for each person and an internet speed of 150/20 for all sites (right now we have Pine Island 75/15, VDS 50/10, Sheridan 100/20, University 50/10 & Clubhouse 100/20)

Cameras Upgrade & Addition	Throughout Monterra	Surv.Eq Maintenance	\$1932.50 MONTHLY Comcast	\$39,630 (for new cameras installation) + \$1,499.44 MONTHLY (for maintenance) KENT	\$68,234 (for cameras upgrade & addition) Adome
Hedge replacement at La Costa	La costa behind NW 84 <sup>th</sup> Way	Landscape	\$7,110 Total Tropic Landscaping Inc	\$11,054 Equator	
Gates Preventative Maintenance	4 gates	Gate Maintenance	<p><b>AT&amp;I Systems</b></p> <p><b>Option 1</b>  \$340 (monthly w/quarterly PM)  Parts: Not included  Service calls: \$85 (per hour)  Emergency: \$125 per hour w/2-hour min</p> <p><b>Option 2</b>  \$1,450 (monthly w/quarterly PM)  Parts: Included unless vandalism if vandalism or acts of mother nature 10% discount on parts.  Service calls: No charge unless vandalism. If vandalism \$65 (per hour)  Emergency: \$125 per hour w/2-hour min.  20% Service call discount not applicable during Emergency Service Requests, 10% discount on parts is applicable during Emergency Service Requests.  Gate arms are not included. Gate arm parts are included (example L.E.D light strip)</p>	<p><b>TOTAL ENTRY</b>  \$1,350 (monthly W/quarterly PM)  Parts: Not included 20% discount  Service calls: No charge unless vandalism if vandalism \$95 per hour.  Emergency: \$175 per hour</p>	

The ones in yellow are the recommended ones.

## **Splash pad equipment paint**

Before installing the new floor in the spray park it would be a good idea to paint the equipment. Electrostatic paint seems to be the recommendation for that kind of equipment.

**DATE**

10/1/2017

**First Choice Electrostatic****QUOTATION**

10117

P. O. Box 835

Brandon, Fl. 33509

(813) 635-0055 • FAX (813) 655-7141

		Customer	Job Location	
Company:		MONTERRA	SAME	
Street:		8451 MONTERRA BLVD.		
City, State, Zip:		COOPER CITY, FL. 33024		
Contact:		MARIA MIHAIOVSCHI		
Telephone/Fax		954-374-9936 CELL 954-827-0289		
Quantity	Code	Description	Unit Price	Extended Amount
1		FOR PREPARATION AND ELECTROSTATIC REFINISHING SPLASH PAD PAINTED FOUR COLORS.		\$1,700.00
DUE UPON RECEIPT, A COPY OF THIS AGREEMENT MUST BE SIGNED AND RETURNED TO FIRST CHOICE				

<b>SUBTOTAL</b>	1,700.00
3% PAINT & CHEMICAL WASTE DISPOSAL FEE	51.00
<b>TOTAL</b>	<b>\$1,751.00</b>

This quotation is valid for a period of 30 days from the above date. Prices quoted are for preparation and electrostatic painting of exterior and edges, unless otherwise specified. Stripping charges are to be quoted separately. Elimination of dents, filling of holes, repairs and lubrication of parts are not included. In the event it becomes necessary to place this account with a collection agency and/or in the hands of an attorney, the debtor obligates himself to pay any and all attorney fees, collection fees, legal expenses and release of lien expenses.

APPROVED BY: \_\_\_\_\_

QUOTED BY: JOSEPH FLANICK

ACCEPTED BY: \_\_\_\_\_

DATE: 10/18/2017

All Out Rail Services, Inc.

5385 SE Matousek Street

Stuart, FL. 34997

7723701120

# Estimate

Date	Estimate #
10/10/2017	108

Name / Address
Castle Group 8451 Monterra Blvd., fl. 3302 P: 954-374-9936   C:   F: 954-827-0289mmi

			Project
Description	Qty	Rate	Total
Repaint Monterra splash pad using the Electro Static Painting Method		5,365.00	5,365.00
		<b>Total</b>	<b>\$5,365.00</b>

## **Irrigation pipe repair on Lake 17**

A suction line inside Lake 17 needs re setting, weights have come off and there is no duck float, pipe is visual out of the water and will not perform properly. Also a certified diver will inspect and clean the canal screens at the end of the suction line.

**RESEARCH IRRIGATION INC.**

11700 N.W 102nd Road #10  
Medley, FL 33178

**ESTIMATE**

<b>BILL TO</b>
MONTERRA COMMUNITY DEVELOPMENT DISTRICT 8451 Monterra Boulevard Cooper City, FL 33024

<b>DATE</b>	<b>NUMBER</b>
10/4/17	1647
PHONE: 305-863-9390 FAX: 305-863-9221	

		<b>JOB LOCATION</b>	
Thank you for the opportunity to quote for you!		Tarama Blvd Lake	
<b>DESCRIPTION</b>	<b>QTY</b>	<b>EACH</b>	<b>TOTAL</b>
<p>SUCTION LINE INTO LAKE NEEDS RE-SETTING. WEIGHTS HAVE COME OFF AND THERE IS NO DUCK FLOAT. PIPE IS VISUAL OUT OF THE WATER AND WILL NOT PERFORM PROPERLY. .</p> <p><b>** CERTIFIED DIVER WILL "INSPECT" AND CLEAN THE CANAL SCREENS AT THE END OF THE SUCTION LINE.</b></p> <p>Note: If the canal screen is damaged the cost to replace the canal screen is in addition to this estimate. It will be less expensive to replace the canal screen while the diver is on site.</p> <p><b>** ATTACH COUNTER WEIGHT AND DUCK FLOATS TO PROPERLY SET SUCTION LINE.</b></p> <p><b>** LABOR (includes initial visit for evaluation)</b></p> <p><b>**One Year Warranty on Parts and labor**</b></p>		1,350.00	1,350.00
<b>ESTIMATE PREPARED BY:</b>		<b>TOTAL</b>	\$1,350.00
<b>ACCEPTANCE OF ESTIMATE:</b> The above prices & specifications are satisfactory and are hereby accepted. I am authorized to approve the work detailed within.		X _____	



## **Perimeter walls and columns paint**

Perimeter walls and columns need to be painted around Monterra, when pressure cleaning paint is coming off.



**PEOPLE'S CHOICE PRESSURE  
CLEANING & PAINTING**  
4341 SW 73 TERRACE  
DAVIE, FL 33314

## Estimate

Phone #	Fax #
954-274-5554	954-382-9267

Date
4/7/2017

License #11-P-16356-X

Name / Address	
CASTLE GROUP MARIA MIHAIOVSCHI 12270 SW 3RD ST SUITE 200 PLANTATION, FL 33325	
Phone	954 692-7000

Project
MONTERRA CDD 8451 MONTERRA BLVD. COOPER CITY, FL. 33024

Description	Qty	Rate	Total
REPAINT EXTERIOR WALLS OF CLUB HOUSE TO INCLUDE TRIM, DECORATIVE WOOD, GUTTERS, DOWNSPOUTS, 6 FRONT ENTRANCE LIGHT FIXTURES, DUMPSTER WALLS AND FRONT MONUMENT SIGN.		12,625.00	12,625.00
GATE HOUSE, TOWER AND 3 MONUMENT SIGNS AT UNIVERSITY DR. ENTRANCE ( THIS INCLUDES THE MONUMENT AT STERLING RD. & UNIVERSITY DR. )		5,963.00	5,963.00
TOWER AND 1 MONUMENT AT SHERIDAN ST. ENTRANCE		4,275.00	4,275.00
GATE HOUSE, TOWER, AND MONUMENT SIGN AT PINE ISLAND ENTRANCE		9,478.00	9,478.00
SHERIDAN ST. PERIMETER WALL BOTH SIDES.		8,995.00	8,995.00
STUCCO COLUMNS THROUGHOUT DEVELOPMENT APPROXIMATELY 475	475	25.00	11,875.00
6 SMALL SUB-DEVELOPMENT SIGNS		600.00	600.00
PREP, PRIME, AND PAINT ALL AREAS ABOVE PER SHERWIN WILLIAMS SPECS 8 YEAR SHERWIN WILLIAMS MATERIAL WARRANTY AND SPECS ON SEPARATE EMAIL.			
THIS PRICE INCLUDES ALL LABOR & MATERIALS DEPOSIT TO BE DETERMINED AT SIGNING OF PROPOSAL CUSTOMER TO CHOOSE COLORS			

Signing this Estimate indicates all terms and conditions have been accepted.  
Please sign and email or fax back to 954-382-9267.

<b>Total</b>	<b>\$53,811.00</b>
--------------	--------------------

Steve Landis or  
Al Terwilliger \_\_\_\_\_

Customer Signature \_\_\_\_\_

## Maria Mihailovschi

---

**From:** Peter Fitch <pfitch@certapro.com>  
**Sent:** Wednesday, August 23, 2017 4:47 PM  
**To:** Maria Mihailovschi  
**Subject:** Fw: Painting proposals

Maria,

I'm so sorry, I gave you incorrect prices. Here is the price for the walls/pylons: **\$39,000.00.**

The remaining \$13,400.00 is for the other items in the community listed below.

I apologize for any confusion.

### Peter Fitch

Owner/General Manager  
**CertaPro Painters of Boynton Beach**  
 cell: 561-578-1946  
 office: 561-318-0221  
[pfitch@certapro.com](mailto:pfitch@certapro.com)  
[boyntonbeach.certapro.com](http://boyntonbeach.certapro.com)



Check out our new and improved Yelp page! Just click on the "Yelp" picture link above!

We encourage our customers to share their experience with us on Google, Facebook, Angie's List, HomeAdvisor, and the Better Business Bureau. Thank you for your patronage!

— Forwarded by Peter Fitch/Fran/CertaUS/FranCorp/US on 08/23/2017 04:45 PM —

**From:** Peter Fitch/Fran/CertaUS/FranCorp/US  
**To:** Maria Mihailovschi <mmihailovschi@castlegroup.com>,  
**Date:** 08/23/2017 04:43 PM  
**Subject:** RE: Painting proposals

Maria,

If you just need a price, it is \$40,800.00 for the pylons and walls (Sheridan St, Solano, Vista del Sol, Vista del Prado). If you want a separate proposal let me know and I can shoot one over to you.

The remaining \$11,600.00 is for any of the structures at the entrances (gatehouses, monument signs, towers) and the dog park structures.


### Peter Fitch

Owner/General Manager  
**CertaPro Painters of Boynton Beach**  
 cell: 561-578-1946  
 office: 561-318-0221  
[pfitch@certapro.com](mailto:pfitch@certapro.com)  
[boyntonbeach.certapro.com](http://boyntonbeach.certapro.com)



Check out our new and improved Yelp page! Just click on the "Yelp" picture link above!

We encourage our customers to share their experience with us on Google, Facebook, Angie's List, HomeAdvisor, and the Better Business Bureau. Thank you for

 <p><b>EXTERIOR PROPOSAL</b></p> <p><b>Job Address:</b> Monterra-Comm Ext 9451 Monterra Blvd Pembroke Pines, FL</p>	<p><b>Independent Franchise Owner:</b> Peter Fitch 6586 Hypoluxo Rd., Suite 287 Lake Worth, FL 33467-7678 561-318-0221 (o) Fax : 561-327-5147 pfitch@certapro.com 1-800-462-3782 License #: U-21957 EZ Pay Contractor 116 EZ Pay Promotional Code CE899</p>	<p><b>Job #:</b> PF9E6000173 <b>Date:</b> 06/29/2017</p> <p><b>Customer Address:</b> Maria Mihallovski Castle Group 8451 Monterra Blvd Pembroke Pines* FL 33024 Phone: (954) 374-9936 Email: mmihallovski@castlegroup.com</p>
--	---	---

*Full Workers Compensation Coverage/\$2,000,000 General Liability Insurance*

#### **SPECIAL NOTES:**

This proposal covers repainting of various common area structures in the community, following the specifications described in the RFP document provided by the client:

#### **Scope of work:**

1. Pressure wash all exposed surfaces to be painted
2. Caulking of all exposed cracks and voids around doors, window and other areas as necessary
3. All necessary stucco repairs around the structures
4. Protect all windows by covering them with clear plastic and tape
5. Painting of all exterior stucco, wood or metal doors, metal railings, wood soffit and fascia reveal, signs, soffit roof vents, molding, siding, bump outs, inner door trim, and the preparation and painting of Clubhouse entrance foyer.
6. Painting of any other exposed substrate not included in the above, which is presently coated with field applied paint.

Process scope includes the following preparation steps as needed:

1. Pre-treat and sanitize any mildew and algae
2. Completely pressure clean all surfaces to be painted as described within
3. Seal all direct weather exposed exterior stucco surfaces
4. Spot prime all bare of raw areas of stucco
5. Caulk all window frames and doors frames a 90 degree angle
6. Patch all through-wall protrusions, cracks on stucco substrate
7. Prime any bare wood, rusted metal and bare metal prior to painting.

#### **Clean-up:**

The contractor shall be responsible for the clean up and rectification of any damage caused by product application or workmanship. It is suggested that before commencement of work, the contractor walk the project with a representative of the owners/association, and make a list of all existing damages. (The following is N/A: This list should contain the name and/or numbers of any units showing signs of damage.)

#### **Access:**

The owner/association agrees and should be responsible for trimming and/or removing all foliage clinging or otherwise obstructing the structures to be painted, and permit adequate access to these same areas.

#### **Structures/substrates included:**

University gatehouse: repaint exterior walls of gatehouse, corner tower, 3 monument signs (includes the monument sign at Sterling Rd & University Dr)

Sheridan Street entrance: repaint the tower and two monument signs (original scope document shows only 1)

Sheridan Street/Solano: repaint perimeter wall on both sides

Pine Island Rd gatehouse: repaint exterior walls of gate house, corner tower and monument sign

Other throughout development: repaint the stucco columns/pylons (approximately 475 in number) and perimeter walls (Vista del Sol, Vista del Prado)

Monument signs: Bella Terra, Corta Bella, La Costa, Vista del Sol, Capistrano, Vista del Prado (2 signs), and The Club at Monterra

Dog Park: paint all of the dogs' play equipment

---

We will use Sherwin Williams exterior acrylic Super Paint latex in a flat finish for stucco, and satin for fascia, wood structures. We will use an appropriate metal enamel for doors and other metal substrates.

Stucco will receive a clear primer/sealer and 1 sprayed finish coat. All other substrates will receive 2 finish coats, spot priming as needed.

Colors have been provided by the client (association property manager).

---

The project will be complete in 8 - 9 weeks, weather permitting.

Price includes all labor, materials, and applicable sales taxes. Payment terms are 10% deposit upon contract execution, 25% progress payment once project commences, a second 25% progress payment when 1/2 the project is completed (to be jointly decided by client and contractor), and the balance due at completion of the project, upon client inspection and approval of completed work.

PRICE ESTIMATE SUBJECT TO CONFIRMATION OF SPECIFICATIONS AND MAY BE MODIFIED AS NEEDED IF FINAL SPECS ARE SUBSTANTIALLY DIFFERENT FROM THOSE DETAILED IN THIS PROPOSAL.

We will clean up the job site daily - removal & storage of ladders, tarps, paint, trash, etc., away from public areas to keep the job site presentable to residents/employees throughout the project.

The project will be professionally managed - the crew will be monitored throughout the project to assure that quality standards are met and project is completed on time.

**Notes:**

1. Contractor will work with building client to secure storage of equipment and purchased job materials on-site during project if possible
2. Client will provide access to water and electricity for pressure washing and spraying
3. Contractor will daily clean up area where equipment is cleaned
4. Contractor will work with building client in scheduling work to minimize disruption to tenants during project

A 7 year extended limited warranty against blistering and peeling, backed by CertaPro and Sherwin Williams, is available.

## Clean Up

---

To be completed in full daily and in upon job completion. All ladders taken down and stacked. Tools, paint & equipment stored properly each evening in acceptable, safe location determined by the customer and the Site Manager. We clean up daily to make sure your property is safe & presentable and perform a full clean-up at project completion.

## Notes/Misc

---

**CUSTOMER SERVICE COMMITMENT:** We deliver what we promise, and we stand by that promise. The crew and site manager work together to understand your needs and goals for the project, to make sure that what you and we agreed upon for the project is followed to the letter, that we do things right the first time, and that any problems that may arise are resolved to your satisfaction before the project is completed. We also recognize that we are guests in your lives, and we are respectful of your property and your home.

**WARRANTY ON ALL WORK:** We warranty all of our work on vertical surfaces for 2 years against blistering and peeling. Recoating of horizontal surfaces (e.g. pool decks, patios, garage floors, driveways) does not carry a warranty. However, we will return to correct any workmanship issues for 60 days after project completion. Customer is required to follow instructions in contract regarding wait time for foot and vehicle traffic. If not followed then CertaPro has no responsibility for the final result. Issues we can correct include insufficient coating to cover surfaces, spots not coated at all, or peeling/chipping from inadequate washing. No other issues will be addressed. Note: vehicle tire marks or slippery surface from cured product on garage floors or driveways are not CertaPro's responsibility but are characteristics of the coating and/or vehicle tires.

### FINAL PRICING

PRICE OF INCLUDED ITEMS (All labor, paint, materials)	\$52400.00
SALES TAX ( @ 0%)	\$0.00
GRAND TOTAL	\$52400.00
DEPOSITS DUE	-\$0.00
PAYMENTS RECEIVED	-\$0.00
<b>BALANCE DUE</b>	<b>\$52400.00</b>

Signature of Authorized Franchise Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Payment Terms: Scheduled Payments (to be determined)  
See Special Notes

### NOTES

### DECLARATION

(I/WE) HAVE READ THE TERMS STATED HEREIN, THEY HAVE BEEN EXPLAINED TO (ME/US) AND (I/WE) FIND THEM TO BE SATISFACTORY, AND HEREBY ACCEPT THEM		(I/WE) HAVE EXAMINED THE JOB STATED HEREIN, THEY HAVE BEEN SHOWN TO (ME/US) AND (I/WE) FIND THEM TO BE SATISFACTORY, AND HEREBY ACCEPT THE JOB AS COMPLETE	
SIGNATURE	DATE	SIGNATURE	DATE

## **Replacement chains for swings in the Tot lots**

Some of the chains are rusted and the plastic covering them are coming off.

**QUOTE**

<b>QUOTE #</b>	AAAQ4073-03
<b>DATE</b>	10/5/2017
<b>SALES REP.</b>	

**TO** Castle Group  
8451 Monterra Blvd.  
Cooper City, FL 33024  
Contact: Maria Mihailovschi  
Phone: (954) 374-9936  
Mobile:  
E-Mail: mmihailovschi@castlegroup.com

Monterra CDD  
Swing Chains

We are pleased to quote you the following items.



Please contact us with any question you might have.

Sincerely,

*Your A&A Playgrounds Team*





QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
24	Partially Coated Chains - Green	\$39.00	\$936.00
			
96	SINGLE CLEVIS CONNECTOR	\$12.00	\$1,152.00
			
Price includes Freight, Delivery, and Installation			
<b>TOTAL</b>			<b>\$2,088.00</b>



(Ref: Castle Group/Maria Mihailovschi/(954) 374-9936/AAAQ4073-03/10/5/2017)

PRICES QUOTED ARE VALID FOR THIRTY DAYS  
DELIVERY: 8-12 WEEKS (Unless specified otherwise)

PAYMENT TERMS: 50% DEPOSIT, 30% UPON DELIVERY OF MATERIAL, 20% AFTER COMPLETION.

SALES TAX IS APPLICABLE IS NOT INCLUDED. SALES TAX EXEMPT CERTIFICATE WILL BE REQUIRED FOR EXEMPTION.

**MAKE CHECKS PAYABLE TO: A & A PLAYGROUND SERVICES, INC. PURCHASER TO PAY ALL RELATED FEES ON RETURNED CHECKS .**

IN ADDITION TO THE PRICES STATED HEREIN, PURCHASER AGREES TO PAY THE SELLER INTEREST ON ACCOUNTS PAST DUE AT A RATE OF 1.50% PER MONTH OR THE MAXIMUM ALLOWABLE INTEREST RATE APPLICABLE BY LAW, WHICHEVER IS LOWER AND ALL COLLECTION COSTS INCLUDING ATTORNEY FEES AND OTHER COSTS INVOLVED IN THE COLLECTION OF ANY ACCOUNT PAST DUE.

SPECIFICATIONS: ALL EQUIPMENT IS PER MANUFACTURER'S CURRENT CATALOG SPECIFICATION WITH STANDARD COLORS. INSTALLATION DOES NOT INCLUDE ANY GROUND PREPARATION, LANDSCAPING, BORDERS OR SURFACE MEDIA SUCH AS SAND, MULCH, ETC., UNLESS STATED. WE ARE NOT RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES, IRRIGATION LINES, ETC., UNLESS THEY HAVE BEEN MARKED AND BROUGHT TO OUR ATTENTION. A & A PLAYGROUND SERVICES, INC. IS NOT RESPONSIBLE FOR PERMITS OR THEIR ASSOCIATED COSTS UNLESS STATED. HOWEVER WE WILL PROVIDE NECESSARY DOCUMENTATIONS FOR PERMITS AND WILL CHARGE TO THE CUSTOMER THE COSTS INVOLVED TO OBTAIN PERMITS SUCH AS ENGINEERING, COURIER, PERMIT FEES, ETC.

**ALL DEPOSITS ARE NONREFUNDABLE AND ALL ORDERS ARE FINAL.**

IT IS THE RESPONSIBILITY OF THE PURCHASER FOR SITE PREPARATION. INSTALLATION PRICES ARE BASED ON TRUCK ACCESS TO THE SITE AND NORMAL SOIL CONDITIONS. ANY BURIED ROCK OR DEBRIS MAY BE CAUSE FOR ADDITIONAL CHARGES. ANY SITE PREPARATION OR DEMOLITION NOT SPECIFIED IN ABOVE PROPOSAL MUST BE COMPLETED PRIOR TO INSTALLATION OF THE EQUIPMENT. SITE RESTORATION, UNLESS OTHERWISE NOTED, IS NOT INCLUDED IN PRICE. PLEASE REFER TO YOUR INSTALLATION AGREEMENT FOR FURTHER DETAILS.

IT IS PURCHASER RESPONSIBILITY TO ENSURE THAT THE PLAY AREA IS RESILIENT, SAFE AND FREE OF ANY POTENTIAL HAZARDS. ALL PLAY ACTIVITY MUST BE ADULT SUPERVISED. PLAYGROUND EQUIPMENT COMES WITH A MANUFACTURERS WARRANTY FOR THE PURCHASER. A & A PLAYGROUND SERVICES, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR INJURIES WHICH MAY ARISE FROM THE PURCHASER OR USE OF SAID EQUIPMENT. PURCHASER ACCEPTS THIS DISCLAIMER.

SHIPPING INFORMATION: The 8 TO 12 WEEKS SHIPPING SCHEDULE IS AN ESTIMATE ONLY. WE DO OUR BEST TO MAINTAIN TIMELY SCHEDULES. WE ARE NOT RESPONSIBLE FOR ANY COST OR DAMAGES RESULTING FROM SHIPPING DELAYS. THE SHIPPING SCHEDULE DOES NOT INCLUDE, NOR ARE WE RESPONSIBLE FOR, TIME IN TRANSIT.

TO ACCEPT THIS QUOTATION, PLEASE SIGN, DATE AND RETURN WITH ANY OTHER MATERIALS REQUIRED. ONCE SIGNED AND ACCEPTED BY SELLER, ANY CHANGES MUST BE SUBMITTED IN WRITING AND APPROVED BY THE SELLER. NO GOODS MAY BE RETURNED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SELLER.

**ALL EQUIPMENT REMAINS THE PROPERTY OF A & A PLAYGROUND SERVICES, INC. UNTIL THE CONTRACT PRICE IS PAID IN FULL.**

BY SIGNING THIS QUOTATION, YOU AGREE TO THE ABOVE TERMS AND WILL PROCESS ACCORDINGLY.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

PRINTED NAME: \_\_\_\_\_

THANK YOU FOR THE OPPORTUNITY. PLEASE CALL US IF YOU HAVE ANY QUESTIONS.

**4530 North Hiatus Rd. Suite 107, Sunrise, FL 33351  
Ph (954)748-6050 Fax (877) 866-9425**

## **Root barrier installation for pavers are in Corta Bella**

Before re installing the pavers it was recommended to install a root barrier to prevent the root from lifting the pavers again

**Alberto Sousa**  
**Cel: (954) 325-6669**  
**814 NW 7th Ave,**  
**Dania, FL 33004**  
**usapavers@hotmail.com**



**Driveways**  
**Pool Decks**  
**Sidewalks**  
**Patios**  
**Parking Lots**  
**Pressure Cleaning**  
**Sealing**  
**Bobcat Services**  
**Cleaning Services**

Revised Aug 2017

**PROPOSAL / ACCEPTANCE**

Date:	8/31/2017	Phone:	
Proposal Submitted To:	Castle Group - Monterra CDD	Email:	mmihailovschi@castlegroup.com
		Email:	
Address:	8451 Monterra Boulevard	Job Name:	
City, State, Zip:	Cooper City, FL 33024	Job Location:	8451 Monterra Boulevard
Contact Person:	Mrs Maria	Job City:	Cooper City, FL 33024
Contact Phone:	(954) 374-9936	Sales Agent:	Alberto Sousa
		Contact Mobile:	(954) 325-6669
			usapavers@hotmail.com

We hereby submit specification and estimates for:  
**Scope of work** Walkway Repair

	Manufacturer	Material	Color
	unknown	4"x 8"x 2 3/8"	Existing
1) Remove existing paver and cement edge on 5 1/2' wide x 809' long walkway			Included
2) Remove roots as needed			Included
3) Supply and install fill (up to 21 yds of paver's sand) as needed			Included
4) Compact sub floor			Included
5) Install and level sand accordingly			Included
6) Rinstall existing pavers			Included
7) Install new cement edge on both sides of paver walkway			Included
8) Apply fine sand to surface; compact pavers in place to ensure proper level adjustment; broom the sand into the joints; if water hose/bib is within 150' of working area, and if we are allowed to tap into it, hose off the excess sand from paver surface.			Included
9) Remove any related debris from job site			Included
10) Supply and install up to 800 L.F. 24" depth root barrier along one side of the walkway			\$7,850.00
Sousa Construction Inc. does charge \$300.00 for each permit processing, not included in this proposal.			Subtotal
<b>Note: All permitting fees incurred are the homeowner/client's responsibility.</b>			Tax

Sousa Construction Inc. propose hereby to furnish material and labor complete in accordance with above specification for the sum of:

**\$19,981.00** (US Dollars)

**Nineteen Thousand Nine Hundred Eighty One Dollars**

Payment to be made as follows: 50% deposit required at signing; Balance due immediately upon completion.

**Important note: Past due payments will be charged a 5% monthly fee**

If this is a credit transaction the agreement for credit is contained in a separate document, which is incorporated herein by reference and is made a part thereof. We undersigned are hereby authorizing Sousa Construction Inc. to verify and review my/our credit record with an independent credit reporting agency and release from all liability incurred from inadvertent admissions or errors.

Authorized  
Signature:

*Alberto Sousa*

Sousa Construction Inc. - Authorized Agent

Date:

**NO WORK IS TO BE DONE WITHOUT ADDITIONAL CHARGES, OTHER THAN THAT SPECIFIED IN THIS CONTRACT.**

Accepted By:

Authorized Signature (Homeowner/Agent)

**We accept cash, checks, and credit cards.**

**A 3% processing fee will apply to all credit card charges.**

Date:

**WARRANTY**

All material and workmanship is warranted for one year. However, SOUSA CONSTRUCTION INC. is not responsible for any repairs due to natural hazards, such as floods, hurricanes, tornadoes, sink holes, water damages, fire, paint spills, discoloration or any damages due to settlement.

**Note: This proposal may be withdrawn if not accepted within 30 days.**



Submitted To: Monterra CDD  
Attn: Maria Mihailovchi  
CC: Board of Directors

Proposal #: 53192

Date: October 6th 2017

Project: Root barrier installation Bella Terra

You recently requested pricing information from our company. Our purpose is to provide Landscaping Services in accordance with specifications stated below and according to standard practices. This proposal is valid for sixty (60) days from the date of this proposal.

Specifications	Total
<p>- Furnish and Install 850' linear feet of BioBarrier root control along side 85th ave, to prevent further damage where Green buttonwood and royal palms root systems have severely damaged sidewalk area.</p> <p><b>Option A:</b> Furnish and install 850' Linear feet of Bio Barrier at a Depth of 24"</p> <p><b>Option B:</b> Furnish and install 850' Linear feet of Bio Barrier root control at a Depth of 39" (<b>RECOMMENDED</b>)            * This option is highly recommended due to the fact that there are over 40 plus trees and palms in that area alone, roots have massively taken over the area installing a barrier in a deeper scale like the 39" will highly reduce chances of having same problem that will cost the CDD twice the expense in years to come.</p>	<p style="text-align: center;">\$ 8,700.00</p> <p style="text-align: center;">\$12,700.00</p>

\*Tax except certificate on file

#### WHAT IS BIOBARRIER?

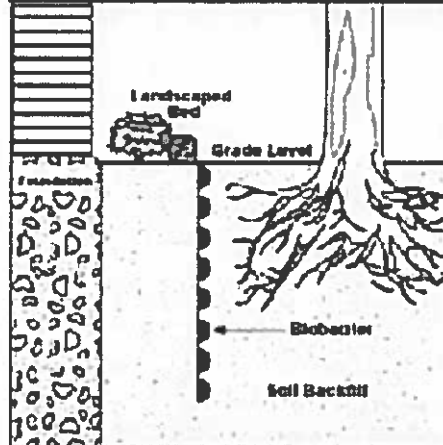
##### Biobarrier® Root Control System Protects Against Root Damage

Biobarrier is a unique, porous, durable geotextile fabric, which has permanently attached nodules containing trifluralin, a non-systemic herbicide that is classified by the EPA as Class IV and has a lower oral toxicity than table salt. Trifluralin prevents root tip cells from dividing, which is the method by which roots grow. The nodules are engineered to slowly release the trifluralin, creating a zone where root growth is inhibited. Instead, roots are re-directed to grow away from Biobarrier and the object being protected, preventing costly and dangerous root damage.

##### Exclusions:

- o All permits – landscaping.
- o Removal and installation of pavers

**Our Guarantee:** Equator Landscaping. is not liable or responsible for any loss, repair or replacement of any of the above mentioned due to high winds, hail, lightning storms, heavy rains, vandalism, floods, heat, construction, insect plagues or infestation, inadequate irrigation, tornadoes, hurricanes or other Acts of God.



## **Fence repair**

During Hurricane Irma some of the fences around Monterra were damaged.

# ASAP Gate Plus LLC



ASAP GATE PLUS, LLC  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

(954)538-3626  
accounting@asapgateplus.com  
www.asapgateplus.com

## Estimate

Date	Estimate #
09/26/2017	3467
Exp. Date	
10/25/2017	

### Address

Monterra CDD  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>*** Terramea ***</p> <p>Vista del Sol side (west) Emergency Gate</p> <ul style="list-style-type: none"> <li>- Replace one (1) post</li> <li>- Weld gate</li> <li>- Paint</li> </ul> <p>Vista del Sol side (east) Emergency Gate</p> <ul style="list-style-type: none"> <li>- Remove gate</li> <li>- Straighten channels</li> <li>- Weld</li> <li>- Reinstall gate</li> <li>- Touchup paint</li> <li>- New handle &amp; spring closer</li> </ul> <p>Continue to the next page</p>	1	650.00	650.00



Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p>			
<b>Total</b>				<b>\$650.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X

# ASAP Gate Plus LLC



ASAP GATE PLUS, LLC  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

(954)538-3626  
accounting@asapgateplus.com  
www.asapgateplus.com

## Estimate

Date	Estimate #
09/26/2017	3465
Exp. Date	
10/25/2017	

### Address

Monterra CDD  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	*** Terramea ***  La Costa side (west) - Replace two (2) posts - Weld gate - Paint	1	360.00	360.00
Continue to the next page				

Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p>			
			<b>Total</b>	<b>\$360.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X



**ASAP GATE PLUS, LLC**  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

**(954)538-3626**  
**accounting@asapgateplus.com**  
**www.asapgateplus.com**

# ASAP Gate Plus LLC

## Estimate

<b>Date</b>	<b>Estimate #</b>
09/26/2017	3466
	<b>Exp. Date</b>
	10/25/2017

**Address**

**Monterra CDD**  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	*** Terramea ***  West side next to FPL box # 74518 - Weld bottom hinge - Reinstall - Reinstall latch	1	350.00	350.00
Continue to the next page				

Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p> <p>.</p>			
<b>Total</b>				<b>\$350.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X

# ASAP Gate Plus LLC



ASAP GATE PLUS, LLC  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

(954)538-3626  
accounting@asapgateplus.com  
www.asapgateplus.com

## Estimate

Date	Estimate #
09/26/2017	3471
Exp. Date	
10/25/2017	

### Address

Monterra CDD  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	*** Sterling Road perimeter fence ***  a - Straighten fence and screw back into place (area closer to University) b - Anchor two (2) loose posts, mount on wall (area closer to Pine Island)	1	400.00	400.00
Continue to the next page				

Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p>			
<b>Total</b>				<b>\$400.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X

# ASAP Gate Plus LLC



ASAP GATE PLUS, LLC  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

(954)538-3626  
accounting@asapgateplus.com  
www.asapgateplus.com

## Estimate

Date	Estimate #
09/26/2017	3473
Exp. Date	
10/25/2017	

### Address

Monterra CDD  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	*** Estada ***  Corner of Sterling and Pine Island - Repair two (2) fence panels - Re-anchor to wall  Pine Island before main entrance - Repair one (1) fence panel - Re-anchor  Pine Island near end of property (one tree needs to be removed prior to repair work) - Repair two (2) fence panels - Re-anchor	1	550.00	550.00
Continue to the next page				



Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p>			
<b>Total</b>				<b>\$550.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X

# ASAP Gate Plus LLC



ASAP GATE PLUS, LLC  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

(954)538-3626  
accounting@asapgateplus.com  
www.asapgateplus.com

## Estimate

Date	Estimate #
09/26/2017	3463
Exp. Date	
10/25/2017	

### Address

Monterra CDD  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	*** Capistano near 8497 NW 40st ***  Pedestrian gate - Replace 20' Fence w/ post damaged due to Hurricane Irma - Level pedestrian gate	1	485.00	485.00
Continue to the next page				

Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p>			
<b>Total</b>				<b>\$485.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X

# ASAP Gate Plus LLC



ASAP GATE PLUS, LLC  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

(954)538-3626  
accounting@asapgateplus.com  
www.asapgateplus.com

## Estimate

Date	Estimate #
09/26/2017	3464
Exp. Date	
10/25/2017	

### Address

Monterra CDD  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	*** Bella Terra ***  Perimeter fence near 3606 NW 85th Terr - Anchor post - Adjust gate	1	200.00	200.00
Continue to the next page				

Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p>			
			<b>Total</b>	<b>\$200.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X

# ASAP Gate Plus LLC



ASAP GATE PLUS, LLC  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

(954)538-3626  
accounting@asapgateplus.com  
www.asapgateplus.com

## Estimate

Date	Estimate #
09/26/2017	3461
Exp. Date	
10/25/2017	

### Address

Monterra CDD  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	*** FPL Park by Pedestrian Gate # 7 ***  - Perimeter fence next to gate - Replace approx. 110' of chain link fence, 6' tall, vinyl, black - Straighten approx. 30' of existing chain link fence  Perimeter fence west side next to homes - Reattach approx. 50' of existing chain link fence to top rail.	1	2,520.00	2,520.00
Continue to the next page				

Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p>			
<b>Total</b>				<b>\$2,520.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X

# ASAP Gate Plus LLC



ASAP GATE PLUS, LLC  
13762 W State Road 84, Suite 406  
Davie, FL 33325 US

(954)538-3626  
accounting@asapgateplus.com  
www.asapgateplus.com

## Estimate

Date	Estimate #
09/26/2017	3462
Exp. Date	
10/25/2017	

### Address

Monterra CDD  
8451 Monterra Boulevard  
Cooper City, FL 33024

Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>*** FPL lot North Side ***</p> <p>Behind house # 39 east side - Straighten approx. 150' of existing chain link fence bent due to Hurricane Irma</p> <p><del>Copy from</del> Corte Bello</p>	1	2,700.00	2,700.00
Continue to the next page				



Date	Activity	Quantity	Rate	Amount
09/26/2017	<p>ASAP Gate Plus, LLC reserves the right to adjust above pricing in the event the Owner(s) request change, alterations and/or modifications to scope of work/materials described above.</p> <p>Title to goods shall remain in Seller's possession until above amount is fully paid. Products shall remain personal property despite the fact that they may be affixed or attached to real property. When delivered to job site, products may not be removed from the job site prior to full payment. In the event of Buyer's failure to make timely payments, or comply with any of the terms hereof, or of any material change in Buyer's financial status the balance due under this contract shall become immediately due and payable. Seller has the right in such event to take immediate possession of the products described herein which which are unpaid for at the time, without process of law, and thereafter may enter premises where products may be an remove them; further Seller may exercise any and all rights and remedies of a secured party under the uniform Commercial Code, or otherwise available under law.</p> <p>Unless otherwise withdrawn, this quote is valid for 30 days from the Estimate date, above. Cancellations after acceptance shall result in a charge of 15% of the total proposal cost. The balance of any funds paid shall be returned. No cancellation after the commencement of installation. Any parts and or materials shall become property of ASAP Gates Plus, LLC.</p> <p>Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. ASAP Gate Plus, LLC is authorized to do the work as specified. The Owner(s) has carefully read the TERMS and CONDITIONS of this PROPOSAL. If accepted this PROPOSAL becomes a CONTRACT between ASAP Gate Plus, LLC and OWNER(S).</p> <p>Payments will be made as outlined in the Terms &amp; Conditions. If estimate is accepted, please sign and email to <a href="mailto:accounting@asapgateplus.com">accounting@asapgateplus.com</a> or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.</p>			
<b>Total</b>				<b>\$2,700.00</b>

Accepted By

Accepted Date

Licenses #EC13005041, CC#10-F-16625-X



10042 NW 50th Street  
Sunrise, FL 33351  
Ph: 954-306-3477  
Fax: 954-530-7524

Visit our website at  
www.allfencingandrepair.com  
Email: info@allfencingfl.com  
CGC 1517256  
07F 14478X

No 1379



Customer Name <u>Castle Group</u>		email: <u>mmilhaia@castlegroup.com</u>		Date: <u>10/11/17</u>	
Street Address <u>2451 Montota Blvd</u>		City: <u>Copper City</u>		State <u>FL</u>	
Home Phone		Business Ph. <u>954-374-</u>		Fax <u>9936</u>	
				Cell:	
<b>WOOD</b>		FENCE TO BE INSTALLED AT: <u>MONTOTA</u>			
Overall Length	Overall Height	<u>FPL TOTLOT/TELUIS COURT</u> : (3) 6'x10' panel repairs, new hardware on te Luis court door \$650 <sup>00</sup> <u>La Costa</u> : (10) total 6x10 panel repairs. 190' 6' green ch. fence replace. (2) Alum post replaced & rehans existing gate sw/hardware. Replace (1) 6x5 alum gate w/new closure. (2) Aluminum panels by FPL box on street replaced. \$8350 <sup>00</sup> <u>Capistrano</u> : (5) Alum panels replaced w/gate hardware \$950 <sup>00</sup> <u>Uto Del Prado</u> : (2) 8'H double gates @ 6' each. (2) PVC panel replaced. PVC is TAD. 40' 6' Aluminum Replaced. \$4750 <sup>00</sup> <u>Corabella</u> : Reset (35) ch. panels, (3) ch. panel repairs, 10' chain link replace. \$6350 <sup>00</sup> <small>Administration fee \$500.00 / Permit Processing Fee \$200 / Water District Fee \$150.00            Permit fees at City Cost / N.O.C. \$63.00 if applicable.            Please allow 6 to 8 weeks on all orders from time of permit approval.            If customer elects to be responsible for debris removal/landscaping and it is not completed prior to commencement of work, a minimum of \$500.00 assessment will be incurred. NO EXCEPTIONS            If neighbors, homeowner or tenant interfere with installers and/or installation causing AFR to leave the premises there will be a \$500 trip charge NO EXCEPTIONS</small>			
Fence Style	Good Side				
1 x 2 Strips	2 x 2 Strips				
In Out	In Out				
Board Spacing	Board Size				
Post Spacing	Dog Eared				
P.T Pine Post	Yes No				
	Steel G Frame				
Walk Gates	Double Gates				
<b>PVC</b>					
Style	Gate				
Length	Height				
<b>STEEL</b>					
STYLE	Color				
Fence Height	Total Length				
Gates	Latch				
Mechanical	Welded				
Yes No	Yes No				
Picket	Railing				
Size	Size				
Height	Post	Special Instructions			
		<u>Each scope of work for community indicated can be contracted individually.</u>			
<b>CHAIN LINK</b>					
Color	Latch	<u>Bella Terra: Commercial Hives on Drive gate: \$1200<sup>00</sup></u>			
Fence Height	Total Length	<u>Shiloh Road: (1) Aluminum panel: \$650<sup>00</sup></u>			
Gates		<u>Church: 20 Panel repairs ch. \$350<sup>00</sup></u>			
End Post	Line Post	Option		PROPOSED CONTRACT SALE PRICE	
		<u>See above</u>		CONTRACT PRICE	
Top Rail	Bottom Rail	PERMIT TO BE OBTAINED BY <input type="checkbox"/> ALL FENCING <input type="checkbox"/> HOME OWNER			
Barb Wire		DEBRIS REMOVAL IS/IS NOT INCLUDED			
		TOTAL			
		DEPOSIT			
		BALANCE DUE UPON COMPLETION			
<b>Acceptance of Proposal</b>					
<p>Work cannot be scheduled until down payment is received. All debris and plants that interfere with the installation must be removed or an additional charge will be applied. Sprinklers must be marked by the customer. If cable wires and sprinklers are damaged, repairs to the sprinklers &amp; sewer are the responsibility of the customer. Relocations are also the responsibility of the customer. We will give notice of any conflict. Prices are guaranteed for (30) business days. If client cancels contract AFR will retain full down payment. Down payments are non-refundable. Final measurements will be taken and adjusted accordingly. Additional Terms and Conditions (found on reverse side) also apply. All material is property of AFR unless already paid for by customer. AFR may sub-contract the job. Payment as follows: 30% upon signing of contract, 30% upon receipt of permit, 30% upon delivery of material, 10% upon completion of installation including permit fees. Final payment must be received before the final gate is hung or final section of fence installed. Credit Card Processing 3-5%            Warning to owner: Any payments made by the owner after the expiration of the noc are considered improper payments under chap. 713</p>					
Accepted		Signature			
Date		Signature			

## **Comcast new telephone system & internet upgrade**

For a small difference on the monthly payments we will get a faster internet and a new telephone system.

**Maria Mihailovschi**  
 General Manager | Castle Group | Monterra CDD "Proudly Managed by Castle Group"  
 8451 Monterra Blvd., Cooper City, FL 33024  
 mmihailovschi@castlegroup.com | www.castlegroup.com  
 P: 954-374-9936 | C: | F: 954-827-0289

New Proposal		MRC: \$1,538.60		New Proposal-Cameras		MRC: \$1,932.50	
Club House:		Club House - BVE.		Club House: SMB with Cameras			
Cable	\$230.40	5 - Phones	\$174.75	Existing		New - Club Hse	
150- Internet	\$139.90	Audio	\$4.95	Indoor	\$0.00	Indoor	3 \$29.90
1-Static IP	\$19.95	Gateway	\$9.95	Outdoor	12 \$239.40	Outdoor	6 \$119.70
2-Phone Lines	\$49.90	MRC:	\$189.65	Recording	\$39.95	Recording	\$39.95
Monthly Charge	\$440.15			MRC:	\$279.35	MRC=	\$189.55
Sheridan		Sheridan - BVE.		Sheridan		Striling Rd Ped- Gate	
Cable	\$4.95	1 - Phone	\$34.95	Indoor	\$0.00	Internet 25Mbps.	\$104.90
150- Internet	\$139.90	Gateway	\$9.95	Outdoor	4 \$79.80	Outdoor	1 \$19.95
5-Static IP	\$24.95	MRC:	\$44.90	Recording	\$39.95	Recording	\$39.95
Monthly Charge	\$169.80			MRC:	\$119.75	MRC:	\$164.80
Pine Island		Pine Island - BVE.		Pine Island		Linear Park Ped-Gate	
Cable	\$14.95	2 - Phones	\$69.90	Indoor	\$0.00	Internet 25Mbps.	\$104.90
150- Internet	\$139.90	Gateway	\$9.95	Outdoor	9 \$179.55	Outdoor	1 \$19.95
5-Static IP	\$24.95	MRC:	\$79.85	Recording	\$39.95	Recording	\$39.95
Monthly Charge	\$179.80			MRC:	\$385.30	MRC:	\$164.80
University GRD-House		University Grd-Hse -		University GRD-House		Vista Del Prado Ped-Gate	
Cable	\$14.95	1 - Phone	\$34.95	Indoor	\$0.00	Internet 25Mbps.	\$104.90
150- Internet	\$139.90	Gateway	\$9.95	Outdoor	6 \$119.70	Outdoor	1 \$19.95
5-Static IP	\$24.95	MRC:	\$44.90	Recording	\$39.95	Recording	\$39.95
1-Phone Line				MRC:	\$159.65	MRC:	\$164.80
Monthly Charge	\$179.80			Vista De Sol Gate		HD - LPR	
Vista De Sol Gate		Vista De Sol Gate		Indoor	\$0.00	Internet 25Mbps.	\$104.90
150- Internet	\$139.90	1 - Phone	\$34.95	Outdoor	5 \$99.75	Outdoor	1 \$19.95
5-Static IP	\$24.95	Gateway	\$9.95	Recording	\$39.95	Recording	\$39.95
Monthly Charge	\$164.85	MRC:	\$44.90	MRC:	\$139.70	MRC:	\$164.80

## **Cameras upgrade and addition**

Comcast is now offering Hi def cameras, for a monthly payment we can upgrade the cameras that we already have plus add cameras in the clubhouse and some of the pedestrian gates.

Maria Mihailovschi  
 General Manager | Castle Group | Monterra CDD "Proudly Managed by Castle Group"  
 8451 Monterra Blvd., Cooper City, FL 33024  
 mmihailovschi@castlegroup.com | www.castlegroup.com  
 P: 954-374-9936 | C: | F: 954-827-0289

*Common*

**New Proposa l-Cameras MRC: \$1,932.50**

**Club House: SMB with Cameras**

Existing		New - Club Hse	
Indoor	\$0.00	Indoor 3	\$29.90
Outdoor 12	\$239.40	Outdoor 6	\$119.70
Recording	\$39.95	Recording	\$39.95
<b>MRC:</b>	<b>\$279.35</b>	<b>MRC=</b>	<b>\$189.55</b>

Sheridan		Strling Rd Ped- Gate	
Indoor	\$0.00	Internet 25Mbps.	\$104.90
Outdoor 4	\$79.80	Outdoor 1	\$19.95
Recording	\$39.95	Recording	\$39.95
<b>MRC:</b>	<b>\$119.75</b>	<b>MRC:</b>	<b>\$164.80</b>

Pine Island		Linear Park Ped-Gate	
Indoor	\$0.00	Internet 25Mbps.	\$104.90
Outdoor 9	\$179.55	Outdoor 1	\$19.95
Recording	\$39.95	Recording	\$39.95
<b>MRC:</b>	<b>\$385.30</b>	<b>MRC:</b>	<b>\$164.80</b>

University GRD-House		Vista Del Prado Ped-Gate	
Indoor	\$0.00	Internet 25Mbps.	\$104.90
Outdoor 6	\$119.70	Outdoor 1	\$19.95
Recording	\$39.95	Recording	\$39.95
<b>MRC:</b>	<b>\$159.65</b>	<b>MRC:</b>	<b>\$164.80</b>

Vista De Sol Gate		HD - LPR	
Indoor	\$0.00	Internet 25Mbps.	\$104.90
Outdoor 5	\$99.75	Outdoor 1	\$19.95
Recording	\$39.95	Recording	\$39.95
<b>MRC:</b>	<b>\$139.70</b>	<b>MRC:</b>	<b>\$164.80</b>

**Club House:**

Cable	\$230.40
150- Internet	\$139.90
1-Static IP	\$19.95
2-Phone Lines	\$49.90
<b>Monthly Charge</b>	<b>\$440.15</b>

**Sheridan**

Cable	\$4.95
150- Internet	\$139.90
5-Static IP	\$24.95
<b>Monthly Charge</b>	<b>\$169.80</b>

**Pine Island**

Cable	\$14.95
150- Internet	\$139.90
5-Static IP	\$24.95
<b>Monthly Charge</b>	<b>\$179.80</b>

**University GRD-House**

Cable	\$14.95
150- Internet	\$139.90
5-Static IP	\$24.95
1-Phone Line	
<b>Monthly Charge</b>	<b>\$179.80</b>

**Vista De Sol Gate**

150- Internet	\$139.90
5-Static IP	\$24.95
<b>Monthly Charge</b>	<b>\$164.85</b>

**Club House - BVE.**

5 - Phones	\$174.75
Audio	\$4.95
Gateway	\$9.95
<b>MRC:</b>	<b>\$189.65</b>

**Sheridan - BVE.**

1 - Phone	\$34.95
Gateway	\$9.95
<b>MRC:</b>	<b>\$44.90</b>

**Pine Island - BVE.**

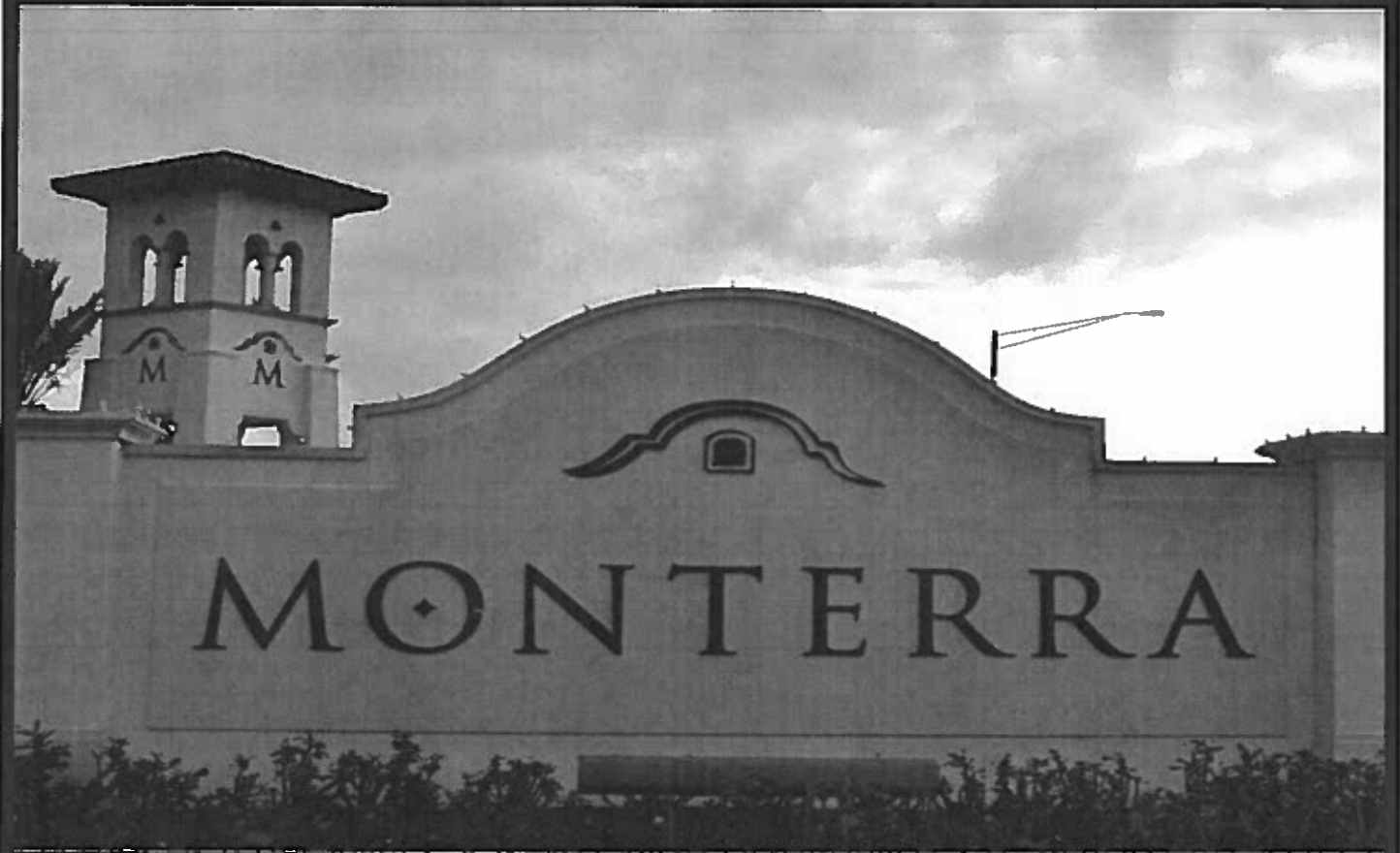
2 - Phones	\$69.90
Gateway	\$9.95
<b>MRC:</b>	<b>\$79.85</b>

**University Grd-Hse -**

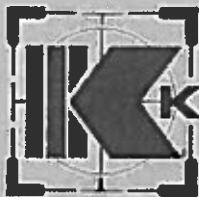
1 - Phone	\$34.95
Gateway	\$9.95
<b>MRC:</b>	<b>\$44.90</b>

**Vista De Sol Gate**

1 - Phone	\$34.95
Gateway	\$9.95
<b>MRC:</b>	<b>\$44.90</b>



**A Proposal To Monterra For  
Technology Services**



**KENT ONE SOURCE. INFINITE SOLUTIONS.**

**14600 Biscayne Boulevard  
North Miami, FL. 33181**



**KENT ONE SOURCE. INFINITE SOLUTIONS.**

May 18, 2017

Dear Maria:

Thank you for the opportunity to showcase Kent Services and the many ways we can positively impact Monterra and ensure a more thorough and proactive approach to security. As a company, we pride ourselves on always remaining a step ahead of the competition in everything we do - from the advanced security technology we bring our clients to the level of quality we guarantee when we assume responsibilities.

For more than three decades, Kent has delivered a full range of personnel and technology solutions to clients including residential and commercial properties; hospitality industry properties; cities and municipalities; educational institutions; four Super Bowls; and many others.

Today, we remain a family-owned and operated business. We are an industry leader that understands that success is a direct result of always adhering to the principles of providing our customers with genuine service and exceptional quality built on solid core values.

Included in this proposal is a brief synopsis of our capabilities. I'm confident that you will find the information useful in your decision making process. In the meantime, please do not hesitate to call me directly should you have any questions or require any additional information.

Once again, thank you for the opportunity to earn your business.

Sincerely,

Jason E. Mulvihill  
Managing Director of Sales  
Kent Services



## **ABOUT KENT**

Formed in 1982, today Kent Services continues to proudly offer the industry's most formidable, functional and flexible security solutions.

In addition, our capabilities today also extend to other vital business areas. We offer the most attentive and professional security officer's service programs, as well as a full complement of technological solutions.

Founded in South Florida, Kent Services has a national presence with offices that offer in-market expertise throughout the United States, allowing us to be poised and prepared to meet any and all service needs.

What sets Kent Services apart is:

- *our unique ability to attract the best talent*
- *our possession of the best tools and training*
- *our access to the most advanced technology*

*And finally: our extensive experience -- which has led us to develop some of the most advanced best practices in the industry.*

As a family-owned operation, we do not answer to shareholders. We answer to our clients and should we be fortunate enough to include Monterra among them, we guarantee high-performance and measurable solutions.

At Kent Services, we will prepare Monterra for every eventuality with a customized solution crafted with military precision, law enforcement sensibilities, and anti-terrorism expertise.

Every Kent Services solution is built around the most highly trained personnel and the most advanced security and surveillance technology available today. Our preferred, and often exclusive, relationships with the industry's top technology providers ensure maximum results while minimizing costs.

Since our inception - Kent has been a leader in providing security solutions to clients nationwide. We intend to not only match, but exceed this achievement with all our endeavors to come.

## **KENT'S CUSTOMERS**

Kent is the proud Services provider to a host of communities and property types throughout the country. We are proud to boast some of the most luxurious residential communities as well as some of our countries most prestigious cities among our client list. Included in our client you will find:

### **Residential Communities:**

- HOA
- Condo Associations
- Multi Family
- Private Owner
- Section 8

### **Commercial Properties:**

- Retail
- Warehouse
- Construction Sites
- Hotels
- Marinas

### **Religious Institutions:**

- Day Schools
- Houses of Worship
- Community Centers
- Federation Offices

### **Municipal:**

- Cities
- Counties
- Special Taxing Districts
- Business Improvement Districts
- Ports

## **KENT TECHNOLOGIES**

Kent Technologies® - a division of Kent Services - delivers the most advanced and cost-effective security solutions available today. Founded by security and imaging technology veterans, we are uniquely capable of bringing Monterra the most sophisticated systems and the finest remote team to man, monitor and ensure top performance.

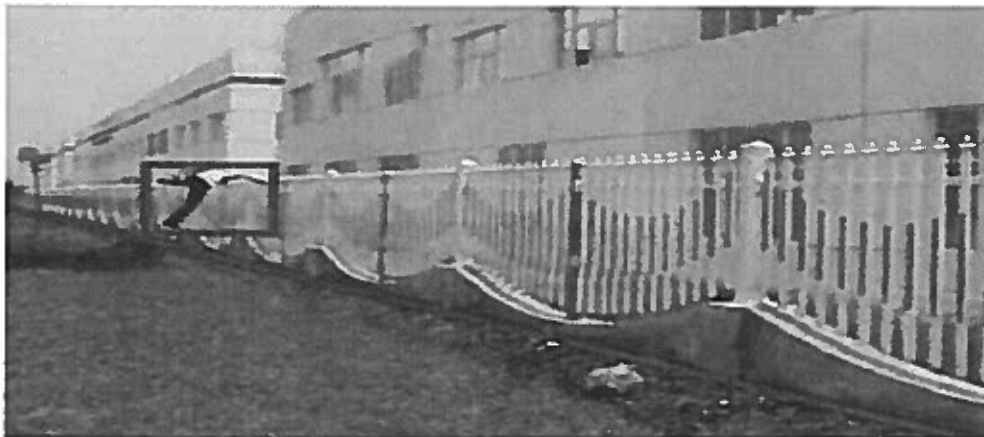
*Our turnkey approach incorporates biometrics access control systems, smart cameras and voice recognition technology to bring you a solution that is far more formidable than traditional guarded security, while dramatically reducing manpower costs and the risk of human error.*

Kent Technologies allows you to remotely manage your security and business needs. However, unlike passive video systems of the past, our technology is responsive, linked in real-time to trained security professionals and virtually impossible to avoid or compromise.

As your partner, a Kent-certified technician will conduct a site analysis of Monterra in order to gain a full understanding of your property, its risk profile and what solutions best fit your needs.

We guarantee to provide you with a customized and fully integrated security solution. This includes guiding you through every step of the process. From our initial meeting to recommending the best technology to installation and training, we will be there to explain, listen and make sure you are 100% confident and satisfied in your security solution.

We will provide better security and a better cost-to-performance ratio than any other company in the industry. This is our firm promise to Monterra.



## **SCOPE OF WORK**

It is the intention of Kent Technologies to provide technical and security expertise, equipment, labor and training which are necessary to install an Analytic Video System.

### **Analytic Video System**

- Installation and Configuration Of Complete Centralized Analytic Monitoring Station Platform Including Viewing Station, POE Switches, Secure Enclosures, Monitors, Unlimited Software Licenses.
- Network Video Recording System To Support Up To 16 High Definition Cameras.
- Cloud Based Interactive VMS Software Platform (advanced investigation tools) With Analytic Capabilities To Support Up to 16 Selected Cameras.
- Installation Of Analytic System With Its Network Video Recorders – Enabling Scheduled Real Time Loitering Alert and Automated Video Email Notifications.
- Complete Installation Of 18 High Definition Night Vision Cameras (Clubhouse Includes Gym Strength (1), Gym Cardio (1), Pool (1), Side Door By Basketball (1), Grand Lobby (1), Bar (1), Dumpster (1), Basketball / Tennis Court (4 with 1 Interactive Station) plus 1 At Each Pedestrian Gate For Stirling Road, Linear Park and Vista Del Prado).
- Installation Of One (1) Remote Activated Interactive Stations (live operation via central station) At Basketball/Tennis Court Area. Each Station Includes Audio, Lights and Sirens.

### **Kent Technologies will provide:**

- All software, hardware and firmware to insure proper operation of security system.
- All required or appropriated licensing and/or leasing to meet the needs of the proposed security system.
- All labor and overseeing of installation of security systems along with all associated equipment that will be part of the security design, which is described in this SOW.
- All labor required for the testing, programming and commissioning the security solution project as described in this SOW.
- All labor required to provide general and specific training for system operators at the point of system commissioning.
- All labor and materials required to provide long term maintenance for security system.

### **Timeline**

Installation will take about 10 days. Installation may begin once Kent and Monterra have an authorized PO.

## **TECHNOLOGY PROPOSAL**

### **Analytic Video System**

#### ***Total Of \$39,630 For Complete Installation***

- Installation and Configuration Of Complete Centralized Analytic Monitoring Station Platform Including Viewing Station, POE Switches, Secure Enclosures, Monitors, Unlimited Software Licenses.
- Network Video Recording System To Support Up To 16 High Definition Cameras.
- Cloud Based Interactive VMS Software Platform (advanced investigation tools) With Analytic Capabilities To Support Up to 16 Selected Cameras.
- Installation Of Analytic System With Its Network Video Recorders – Enabling Scheduled Real Time Loitering Alert and Automated Video Email Notifications.
- Complete Installation Of 18 High Definition Night Vision Cameras (Clubhouse Includes Gym Strength (1), Gym Cardio (1), Pool (1), Side Door By Basketball (1), Grand Lobby (1), Bar (1), Dumpster (1), Basketball / Tennis Court (4 with 1 Interactive Station) plus 1 At Each Pedestrian Gate For Stirling Road, Linear Park and Vista Del Prado).
- Installation Of One (1) Remote Activated Interactive Stations (live operation via central station) At Basketball/Tennis Court Area. Each Station Includes Audio, Lights and Sirens.

#### ***Monthly Payment Of \$380 For Services (Analytics Optional)***

- Maintenance – no additional cost for parts, materials and labor.
- Software licenses – includes unlimited automated software upgrades.
- Analytic Interactive Services – video retrieval and event notifications.
- Redundant video archiving of events for 8 Cameras (to be selected) on a secure hosted video server (additional cameras can be enabled as desired).
- Geographical Redundancy – redundant video archiving on a secure (remote) hosted video server farm.
- Real Time Interactive Security – automated video email notification to security and management.
- Preventative and Interactive Security (Basketball/Tennis Court) – Remote activated audio, sirens and flashing lights (real time intervention) through Central Station. Security will also receive real-time alerts.
- Health Check – for power, internet, cameras – each camera will report its status through the network and send alarm if it is malfunctioning or communications are cut.

*Pricing valid for 30 days. If not ordered within 30 days – new pricing may apply.*

Customer is responsible for the following:

- Electricity, internet connection and proper light level for the system operation.
- Building Permits, Fire Department Permits, CAD, engineering, inspections, and all fees excluded.
- Charges might apply if need to fix any of the old cable/conduit infrastructure.
- Sales tax excluded.
- Payment terms : Before installation begins 50% of grand total will be submitted as a deposit the other 50% will be submitted post system delivery.

Authorized Representative of Monterra:

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

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

**Adome**

10275 Collins Ave  
#1206  
Bal Harbour, FL  
33154

**Estimate**

Tel: 305-865-2696  
Fax: 305-675-7830

**Prepared For.**

Monterra  
Maria Mihailovschi  
2601 Solano Ave,  
Hollywood, FL 33024

**Website** www.adome.net

**Email** elie@adome.net

**Sale No.** 2163

**Payment**

**Due Date** 5/16/2017

**Date** 5/16/2017

**Sales Rep** EO

Item	Description	Q...	Rate	Total
	<b>Clubhouse HD Security Camera System</b>			
ADVR-016HK	16 Channel Enterprise HD DVR 480FPS Standalone with Remote Access up to 3MP 8000GB-8TB iPhone Compatible + Multi Location Software	1	2,850.00	2,850.00T
ADVR-016...	16 Channel HD NVR 480FPS Standalone NVR with Remote Access up to 12MP 12000GB-12TB iPhone Compatible + Multi Location Software + Built in PO	1	3,600.00	3,600.00T
ADVR-016...	Sony HD 1080P • 40 IR LED • 2.8~12mm Auto-Iris Vari-Focal Lens • Ø 5.7 in • True Day & Night(ICR) • DNR (Digital Noise Reduction) • WDR (Wide Dynamic Range) • AWB (Auto White Balance) • SENS-UP • Vandal-Proof	12	295.00	3,540.00T
AMP-HD-5...	4MP/1080p @30 fps 2,8mm Lens Integrated IR up to 90ft True Day/Night Digital WDR 3D Noise Reduction ONVIF / PSIA compliant • IP66 Ingress Protection	9	395.00	3,555.00T
ATR-6-DC	16 Camera Power Supply DC12	2	168.00	336.00T
MON-LCDT...	22" LCD HDTV COLOR	2	195.00	390.00T
WRL-EGL1	Wireless Video & Data Transmission System	1	750.00	750.00T
CAT-1000	CAT6 350 MHZ 1000 Feet	6	145.00	870.00T
AUD-B05	Mini Audio Boom Microphone, Speaker, Amplifier & Labor (Does not include electrical work)	2	479.00	958.00T
Installation	Installation: Labor, Connectors, Networking and Programming	1	3,700.00	3,700.00T
Installation	New Camera Location Installation: Labor, Connectors & Conduit	1	4,825.00	4,825.00T
	Subtotal			25,374.00
	Remote Pedestrian Gates (Stirling, Linear Park & Vista del Prado) & Dumpster Outside Parking Area			
AVP-8770	4MP HD @30 fps 2,8mm Lens Integrated IR up to 90ft True Day/Night Digital WDR 3D Noise Reduction ONVIF / PSIA compliant • IP66 Ingress Protection.	4	2,950.00	11,800.00T
	Solar Power Setup (solar panel, charge controller, battery & IP66 enclosure)			
	Wireless Video & data trasmitter			
	Mounting Pole			
	LED Street Light 100.00 Watts			
Installation	Installation of pole in concrete base with all equipment, point ot point wireless system, shipping & delivery	4	1,800.00	7,200.00T
<b>Total</b>				

Thank you for your business.

**WE WILL BEAT ANY COMPETITORS PRICE**

**Adome**

10275 Collins Ave  
#1206  
Bal Harbour, FL  
33154

**Estimate**

Tel: 305-865-2696  
Fax: 305-675-7830

**Prepared For.**

Monterra  
Maria Mihailovschi  
2601 Solano Ave,  
Hollywood, FL 33024

**Website** www.adome.net

**Email** elie@adome.net

**Sale No.** 2163

**Payment**

**Due Date** 5/16/2017

**Date** 5/16/2017

**Sales Rep** EO

Item	Description	Q...	Rate	Total
ADVR-016HK	Gate House - Pine Island Gate 16 Channel Enterprise HD DVR 480FPS Standalone with Remote Access up to 3MP 6000GB-6TB iPhone Compatible + Multi Location Software	1	2,600.00	2,600.00T
ADVR-016...	Sony HD 1080P • 40 IR LED • 2.8~12mm Auto-Iris Vari-Focal Lens • Ø 5.7 in • True Day & Night(ICR) • DNR (Digital Noise Reduction) • WDR (Wide Dynamic Range) • AWB (Auto White Balance) • SENS-UP • Vandal-Proof	6	295.00	1,770.00T
CAM-5LCK	1/3" 960H CCD, 700TVL [B/W] License Plate Recognition Technology Camera captures reflective license plates up to 50mph with a 13'~100' Capture Range	3	495.00	1,485.00T
Installation	Installation: Labor, Connectors, Networking and Programming	1	2,250.00	2,250.00T
ADVR-016HK	Gate House - University 16 Channel Enterprise HD DVR 480FPS Standalone with Remote Access up to 3MP 6000GB-6TB iPhone Compatible + Multi Location Software	1	2,600.00	2,600.00T
ADVR-016...	Sony HD 1080P • 40 IR LED • 2.8~12mm Auto-Iris Vari-Focal Lens • Ø 5.7 in • True Day & Night(ICR) • DNR (Digital Noise Reduction) • WDR (Wide Dynamic Range) • AWB (Auto White Balance) • SENS-UP • Vandal-Proof	2	295.00	590.00T
CAM-5LCK	1/3" 960H CCD, 700TVL [B/W] License Plate Recognition Technology Camera captures reflective license plates up to 50mph with a 13'~100' Capture Range	4	495.00	1,980.00T
Installation	Installation: Labor, Connectors, Networking and Programming	1	1,575.00	1,575.00T
ADVR-016HK	Gate House - Sheridan 8 Channel Enterprise HD DVR 240FPS Standalone with Remote Access up to 3MP 4000GB-4TB iPhone Compatible + Multi Location Software	1	1,800.00	1,800.00T
ADVR-016HK	Sony HD 1080P • 40 IR LED • 2.8~12mm Auto-Iris Vari-Focal Lens • Ø 5.7 in • True Day & Night(ICR) • DNR (Digital Noise Reduction) • WDR (Wide Dynamic Range) • AWB (Auto White Balance) • SENS-UP • Vandal-Proof	2	295.00	590.00T
CAM-5LCK	1/3" 960H CCD, 700TVL [B/W] License Plate Recognition Technology Camera captures reflective license plates up to 50mph with a 13'~100' Capture Range	2	495.00	990.00T
<b>Total</b>				

Thank you for your business.

**WE WILL BEAT ANY COMPETITORS PRICE**



**Adome**

10275 Collins Ave  
#1206  
Bal Harbour, FL  
33154

**Estimate**

Tel: 305-865-2696  
Fax: 305-675-7830

**Prepared For.**

Monterra  
Maria Mihailovschi  
2601 Solano Ave,  
Hollywood, FL 33024

**Website** www.adome.net

**Email** elie@adome.net

**Sale No.** 2163

**Payment**

**Due Date** 5/16/2017

**Date** 5/16/2017

**Sales Rep** EO

Item	Description	Q...	Rate	Total
Installation	Installation: Labor, Connectors, Networking and Programming	1	1,125.00	1,125.00T
ADVR-016HK	Gate House - Vista del Sol 8 Channel Enterprise HD DVR 240FPS Standalone with Remote Access up to 3MP 4000GB-4TB iPhone Compatible + Multi Location Software	1	1,800.00	1,800.00T
ADVR-016HK	Sony HD 1080P • 40 IR LED • 2.8~12mm Auto-Iris Vari-Focal Lens • Ø 5.7 in • True Day & Night(ICR) • DNR (Digital Noise Reduction) • WDR (Wide Dynamic Range) • AWB (Auto White Balance) • SENS-UP • Vandal-Proof	2	295.00	590.00T
CAM-5LCK	1/3" 960H CCD, 700TVL [B/W] License Plate Recognition Technology Camera captures reflective license plates up to 50mph with a 13'~100' Capture Range	2	495.00	990.00T
Installation	Installation: Labor, Connectors, Networking and Programming	1	1,125.00	1,125.00T
	Subtotal			42,860.00
	Subtotal			68,234.00
	*All Adome Equipment Carry a 1 year Warranty Respectively. This warranty does not apply to any acts of god, tampering, vandalism, malfunctions caused by work performed by an unauthorized Adome technician, floods, fires or any other casualties. 1 year warranty on the labor for the equipment installed. *Training Included *50% Required for Deposit, 40% at Delivery & 10% on Completion Sales Tax		6.00%	4,094.04
<b>Total</b>				<b>\$72,328.04</b>

Thank you for your business.

**WE WILL BEAT ANY COMPETITORS PRICE**

## **Hedge replacement in La Costa**

This is to replace the hedges in La Costa by the dog park

Total Tropic Landscaping, Inc.  
P.O. Box 841053  
Pembroke Pines, FL 33084-1053

## Estimate

Date	Estimate #
10/13/2017	242

Name / Address
Monterra Community Development 8451 Monterra Blvd Cooper City, FL 33024

			Project
Description	Qty	Rate	Total
Removal and disposal of existing silver buttonwood hedge along NW 84th way adjacent to dog park			
Installation of Clausia Guttifera (#3gal plant material)	457	10.00	4,570.00
Mulch brown Pallets	2	395.00	790.00
Removal of silver button wood hedges and dump debris offsite	1	1,750.00	1,750.00
Please respond via e-mail to request the work to be completed .			
<b>Total</b>			<b>\$7,110.00</b>



Submitted To: **Monterra CDD**  
**Attn: Dennis Baldis**  
**CC: Board of Directors**

Proposal #: **53185**  
 Project: **Hedge replacement at La Costa**

Date: **September 28th 2017**

Our purpose is to provide Landscaping Services in accordance with specifications stated below and according to standard practices. This proposal is valid for sixty (60) days from the date of this proposal.

**Notes:**

- o Plant Material included in proposal is subject to availability at time of installation.
- o contractor shall fertilize all plants prior to installation.
- o Plant material has a warranty of 6 months, such warranty shall be void if plant material dies due to lack of water it is sole responsibility of owner to ensure plants are receiving adequate water coverage.

**Exclusions:**

- o All permits – landscaping.
- o Water meter, water tapping fees, any water use fees.
- o Survivability of plant material due to lack of water may not be guaranteed.

**Our Guarantee:** Equator Landscaping. is not liable or responsible for any loss, repair or replacement of any of the above mentioned due to high winds, hail, lightning storms, heavy rains, vandalism, floods, heat, construction, insect plagues or infestation, inadequate irrigation, tornadoes, hurricanes or other Acts of God.

**Payment terms:** A 50% (fifty percent) deposit is required prior to commencing work, final payment shall be due upon work completion.

<b>SPECIFICATIONS</b>	<b>TOTAL</b>
Remove existing damaged Silver Buttonwood hedges located by NW 84th Way adjacent to dog park.	\$3,400.00
Removal and Disposal of damaged Silver buttonwood hedges. Furnish and install a total of 457 (3 Gallon) Clussia Guttifera inside fence facing linear park.	\$6,169.50
Work includes furnish and install brown mulch to all areas where new plant material will be installed, with the exception of plants installed inside dog park.	\$1,484.50
<b>GRAND TOTAL:</b>	<b>\$11,054.00</b>

## **Gates Equipment Preventative Maintenance**

Gates are being constantly used throughout the day and they need to be looked at and maintained to prolong the life of the equipment.

AT&I systems is the same company that will be installing the LED arms, their maintenance agreement includes 4 preventative maintenance visits a year, plus service calls and parts (unless is vandalism)



"Family owned and operated since 1995"

*Licensed & Insured*  
*State Lic. #ET11000945*

## **TOTAL SERVICE/MAINTENANCE CONTRACT**

**CONTRACT PERIOD: 12 MONTHS**

**BEGINS 10-1-2017**

Page 1

**ENDS 10-1-2018**

This **AGREEMENT**, made this 1<sup>st</sup>. Day of **OCTOBER 2017** by and between **MONTERRA CDD** (hereinafter referred to as "Owner"), and **Total Entry Control Systems, Inc.** (hereinafter referred to as "Contractor" / Supplier). It is understood and agreed that Contractor shall be defined to include Contractor and Contractor's agents, invitees, assignees, contractors and subcontractors utilized by Contractor in the performance of services under this service contract or otherwise provided.

The **OWNER** shall pay the **SUPPLIER ONE THOUSAND THREE HUNDRED FIFTY DOLLARS (\$1,350.00) MONTHLY** payable in advance for service & maintenance in accordance with the Terms and Conditions in this Agreement. **Total Entry Control offers a 5% discount for annual agreements that are prepaid in full in advance.**

This **AGREEMENT** shall cover a period commencing on the 1<sup>ST</sup>. Day of **OCTOBER 2017** and terminate on the 1<sup>ST</sup>. Day of **OCTOBER 1<sup>ST</sup> 2018**.

**As a preferred customer, this agreement includes:**

- **Reduced charges for EMERGENCY SERVICE calls from \$275.00 discounted to \$175.00**
- **Priority service turn-around time (within 24 hours)**
- **20% discount on all replacement parts & New systems**

*We deliver peace of mind . . .*

---

Address: 3721 SW 47<sup>th</sup> Ave. Suite 304, Davie, FL 33314

PHONE: (954) 370-0727 • FAX: (954) 577-0456 • [www.totalentrycontrol.com](http://www.totalentrycontrol.com)



"Family owned and operated since 1995"

*Licensed, Bonded & Insured  
State Lic. # ET11000945*

## TOTAL SERVICE/MAINTENANCE CONTRACT

The **SUPPLIER** shall perform service in accordance with the Terms and Conditions of this Agreement on the following system and equipment:

<u>QTY</u>	<u>MODEL / DESCRIPTION</u>	<u>LOCATION</u>	<u>CONDITION</u>
1	LiftMaster Mega Arm Barrier	Sheridan Exit	Good
1	Reno BX-3 Loop Detector	Sheridan Exit	Good
2	Viking F-1 Swing Operators	Sheridan Exit Master/Secondary	Good
2	Reno H-2 Loop Detectors	Sheridan Exit Open/Center	Good
1	LiftMaster Mega Arm Barrier	Sheridan Ent. 1 <sup>st</sup> Trap	Good
2	Reno BX-3 Loop Detectors	Sheridan Ent. Close/Present	Good
1	Multicode Receiver	Sheridan Ent.	Good
1	Pure RFID Controller	Sheridan Ent.	N/A
1	Linear AP-5 Receiver	Sheridan Ent. Emergency	Good
1	GeoVision Access Control Board	Sheridan Ent.	Good
1	3M 4100 Reader	Sheridan Ent.	Good
1	LiftMaster Mega Arm Barrier	Sheridan Ent. 2 <sup>nd</sup> Trap	Good
1	Reno BX-3 Loop Detector	Sheridan Ent. Close	Good
2	Viking F-1 Swing Operators	Sheridan Ent. Master/Secondary	Good
1	Reno H-2 Loop Detector	Sheridan Ent.	Good
1	Ultra D-Tek Loop Detector	Sheridan Ent. Shadow	Good
1	LiftMaster Mega Arm Barrier	Vista Del Sol Ent.	Good
2	Reno BX-4 Loop Detectors	Vista Del Sol Ent.	Good
1	Linear AP-5 Receiver	Vista Del Sol Ent. Emergency	Good
1	GeoVision AccessController	Vista Del Sol Ent.	Good
1	3M 4100 Reader	Vista Del Sol Ent.	Good
1	Viking F-1 Swing Operator	Vista Del Sol Ent.	Good
2	Reno H-2 Loop Detectors	Vista Del Sol Ent.	Good
1	LiftMaster Mega Arm Barrier	Vista Del Sol Exit	Good
2	Reno BX-4 Loop Detectors	Vista Del Sol Exit	Good
1	Viking F-1 Swing Operator	Vista Del Sol Exit	Good
1	Reno H-2 Loop Detector	Vista Del Sol Exit	Good
1	LiftMaster Mega Arm Barrier	University Res. Ent. 1 <sup>st</sup> Trap	Good
2	Reno BX-3 Loop Detectors	University Res. Ent. Close/Arming	Good
1	Multicode Receiver	University Res. Ent.	Good
1	Linear AP-5 Receiver	University Res. Ent. Emergency	Good
1	GeoVision Access Controller	University Res. Ent.	Good
1	3M 4100 Reader	University Res. Ent.	Good
1	Pure RFID Controller	University Res. Ent.	Good
1	LiftMaster Mega Arm Barrier	University Res. Ent.	Good
1	Reno BX-3 Loop Detector	University Res. Ent. Close	Good
1	Viking F-1 Swing Operator	University Res. Ent.	Good



"Family owned and operated since 1995"

*Licensed, Bonded & Insured*  
State Lic. # ET11000945

## TOTAL SERVICE/MAINTENANCE CONTRACT

The **SUPPLIER** shall perform service in accordance with the Terms and Conditions of this Agreement on the following system and equipment:

QTY	MODEL / DESCRIPTION	LOCATION	CONDITION
1	Reno BX-3 Loop Detector	University Res. Ent. Shadow	Good
1	LiftMaster Mega Arm Barrier	University Visitor Ent.	Good
1	Reno BX-3 Loop Detector	University Visitor Ent. Close	Good
1	Viking F-1 Swing Operator	University Visitor Ent.	Good
1	Reno H-2 Loop Detector	University Visitor Ent.	Good
1	LiftMaster Mega Arm Barrier	University Exit Master	Good
1	Reno BX-3 Loop Detector	University Exit Open	Good
1	LiftMaster Mega Arm Barrier	University Exit Secondary	Good
1	Liftmaster Mega Arm Barrier	University Exit	Good
1	Reno BX-3 Loop Detector	University Exit Close	Good
2	Viking F-1 Swing Operator	University Exit	Good
1	Reno H-2 Loop Detector	University Exit Center	Good
1	Reno H-2 Loop Detector	University Exit	Good
1	3M 4100 Reader	Pine Island Res. Ent.	Good
1	GeoVision Controller	Pine Island Guardhouse	Good
2	LiftMaster Mega Arm Barriers	Pine Island Res. Ent.	Fair
1	LiftMaster Mega Arm Barrier	Pine Island Visitor Ent.	Fair
3	Reno Loop Detectors	Pine Island Res. Ent.	Fair
1	Reno Loop Detector	Pine Island Visitor Ent.	Fair
1	Linear AP-5 Receiver	Pine Island Ent. Emergency	Good
1	Viking F-1 Swing Operators	Pine Island Res. Ent.	Good
1	Viking F-1 Swing Operators	Pine Island Visitor Ent.	Good
4	Ultra D-tek Loop Detectors	Pine Island Ent.	Good
1	LiftMaster Mega Arm Barrier	Pine Island Exit	Fair
1	LiftMaster Mega Arm Barrier	Pine Island Exit	Good
2	Viking F-1 Swing Operators	Pine Island Exit	Good
3	Ultra D-tek Loop Detectors	Pine Island Exit	Good
2	Reno Loop Detectors	Pine Island Exit	Good

The listed equipment is located and installed at: 8451 MONTERRA BLVD., COOPER CITY, 33024

This proposal is subject to acceptance within 45 days, and is void thereafter at the option of the undersigned. Date: \_\_\_\_\_

**Total Entry Control Systems, Inc.**

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

Authorized Signature

*We deliver peace of mind . . .*

Address: 3721 SW 47<sup>th</sup> Ave. Suite # 304, Davie, FL 33314

PHONE: (954) 370-0727 • FAX: (954) 577-0456 • [www.totalentrycontrol.com](http://www.totalentrycontrol.com)



Page 1 of 5



## **Proposal from AT&I Systems to: MONTERRA CDD**



12260 SW 53<sup>rd</sup> Street Suite 608, Cooper City, FL 33330  
Broward: 954-727-1724 Palm Beach: 561-807-6831  
Fl. License: EG0000109  
[www.ATISecuritySystems.net](http://www.ATISecuritySystems.net)

**Gate Service**  
**Gate Maintenance**  
**Visitor Management Systems**  
**Surveillance Systems**  
**Access Control Systems**

**It was a pleasure talking with you about the property to survey your existing Gate Entry Systems!**

**At AT&I Systems we have fully trained technicians, in well stocked company vehicles, we accept service calls by voice or email, and our state of the art dispatching system immediately dispatches the call to our techs. We are available anytime including after hours and remote service.**

**We offer preventative maintenance agreements and full all-inclusive agreements which cover all service and parts so you have full predictability on your gate budget. We pride ourselves in building relationships with our clients and it shows with over 90% of our new clients are by referrals.**

**Thank you for allowing AT&I Systems the opportunity to earn your business and to provide this proposal, we can be contacted anytime at 561-302-9654 or via email at [casey@atisecuritysystems.com](mailto:casey@atisecuritysystems.com).**

**SERVICE CONTRACT / MAINTENANCE AGREEMENT**

12260 SW 53<sup>rd</sup> Street Suite 608, Cooper City, FL 33330  
Broward: 954-727-1724 Palm Beach: 561-807-6831  
Fl. License: EG0000109  
[www.ATISecuritySystems.net](http://www.ATISecuritySystems.net)

Page 3 of 5

This Contract is made between AT&I Systems and Monterra for a period of one year for the options listed below with an automatic annual renewal.

**Gate Equipment Covered:**

**West Side / Main Entrance (Pine Island Road) = \$85 Preventative**

5 Mega Tower Barrier Gate Operators (entry resident 12-ft x2, entry guest 12-ft x1, exit 12-ft x1 & 15-ft x1)

4 Viking Swing Gate Operators (entry x2, exit x2)

**East Side (University Drive) \$85 Preventative**

5 Mega Tower Barrier Gate Operators (entry resident 12-ft x2, entry guest 12-ft x1, exit 12-ft x1 & 15-ft x1)

4 Viking Swing Gate Operators (entry x2, exit x2)

**South Side (Sheridan Street) \$85 Preventative**

3 Mega Tower Barrier Gate Operators (entry 15-ft x2, exit 15-ft x1)

4 Viking Swing Gate Operators (entry x2, exit x2)

**South-east Side (Vista Del Sol) \$85 Preventative**

2 Mega Tower Barrier Gate Operators (entry 12-ft x1, exit 12-ft)

2 Viking Swing Gate Operators (entry x1, exit x1)

**OPTION 1: Quarterly Scheduled Preventative Maintenance**

Clean and lubricate the inside of the operators, all moving parts, components and hinges

Check, adjust or replace all worn belts and chains

Check Clutches on Gear Boxes and Proper Fluid Level

Check Loop Detectors and loop settings

Adjust and tighten hardware at gate arms

Adjust and tighten hardware at swing gates

Check all Bolts, Anchors and Wiring for Operators

Check Motor Brushes

Meter test Battery Backup System for proper Voltage

Adjust the screen on the telephone entry

Adjust the speaker and microphone on the telephone entry

Check the cooling fans and remove debris from the fans

Data Entry Management

**OPTION 1: \$340.00 Approved by: \_\_\_\_\_**

Page 4 of 5

This Contract is made between AT&I Systems and Monterra for a period of one year for the options listed below with an automatic annual renewal.

**Gate Equipment Covered:**

**West Side / Main Entrance (Pine Island Road) = \$450 All Inclusive**

5 Mega Tower Barrier Gate Operators (entry resident 12-ft x2, entry guest 12-ft x1, exit 12-ft x1 & 15-ft x1)

4 Viking Swing Gate Operators (entry x2, exit x2)

**East Side (University Drive) = \$450 All Inclusive**

5 Mega Tower Barrier Gate Operators (entry resident 12-ft x2, entry guest 12-ft x1, exit 12-ft x1 & 15-ft x1)

4 Viking Swing Gate Operators (entry x2, exit x2)

**South Side (Sheridan Street) \$350 All Inclusive**

3 Mega Tower Barrier Gate Operators (entry 15-ft x2, exit 15-ft x1)

4 Viking Swing Gate Operators (entry x2, exit x2)

**South-east Side (Vista Del Sol) \$200 All Inclusive**

2 Mega Tower Barrier Gate Operators (entry 12-ft x1, exit 12-ft)

2 Viking Swing Gate Operators (entry x1, exit x1)

**OPTION 2: All Inclusive Service Contract**

Clean and lubricate the inside of the operators, all moving parts, components and hinges

Check, adjust or replace all worn belts and chains

Check Clutches on Gear Boxes and Proper Fluid Level

Check Loop Detectors and loop settings

Adjust and tighten hardware at gate arms

Adjust and tighten hardware at swing gates

Check all Bolts, Anchors and Wiring for Operators

Check Motor Brushes

Meter test Battery Backup System for proper Voltage

Adjust the screen on the telephone entry

Adjust the speaker and microphone on the telephone entry

Check the cooling fans and remove debris from the fans

Data Entry Management

Includes Above Maintenance plus All Service Calls No Charge

Includes Above Maintenance plus All Parts No Charge

Includes Above Maintenance plus All Labor No Charge

**OPTION 2: \$1450.00. Approved by: \_\_\_\_\_**

12260 SW 53<sup>rd</sup> Street Suite 608, Cooper City, FL 33330

Broward: 954-727-1724 Palm Beach: 561-807-6831

Fl. License: EG0000109

[www.ATISecuritySystems.net](http://www.ATISecuritySystems.net)

Page 5 of 5

**Service Contract Exclusions:** Any damage due to Acts of Nature or Vandalism, (example, vehicle driving through a gate arm operator, knocking off the gate arm and crushing it.)

**Hourly Service Call Rate:** \$85.00 per hour. Travel Charges: \$0.00

**Normal Service Hours:** Monday thru Friday 8:30am-4:30pm, (Saturdays, Sundays, and after normal Service Hours are for emergency purposes only).

**Emergency Service:** Emergency Service is billed at \$125/hour, with a two-hour minimum charge.

A full inspection and repairs of the gate equipment is required prior to this agreement taking effect.

**Cancellation:** Required 30-day notice prior to cancellation of contract.

**\*REVISED\***

**Applicable for ALL-INCLUSIVE Option, only:**

- 20% Discount on service calls (related to vandalism / acts of mother nature)
- 10% Discount on parts (related to vandalism / acts of mother nature)
- -20% Service Call Discount not applicable during Emergency Service Requests
- -10% Discount on parts is applicable during Emergency Service Requests
- Gate arms are not included
- Gate arm parts are included (example: L.E.D. light strip)

Acceptance of terms and conditions listed above.

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

## **TOTAL ENTRY CONTROL COST MONITOR FROM 01/17 TO 07/17**

### **SUMMATIVE EXPENDITURE**

**\$18,097.95**

<b>SERVICE TRANSACTION TYPES</b>	<b>TOTAL COST</b>
<b>SERVICE CALL FEE INCLUDED/ WE PAID FOR PARTS</b>	<b>\$2,510.00</b>
<b>VANDALISM/NON-COVERAGE</b>	<b>\$7,487.95</b>
<b>MONTHLY MAINTENANCE CONTRACT FEE</b>	<b>\$8,100.00</b>

**5Dii.**

**Items for discussion**

<b>Item</b>	<b>Price</b>	<b>Vendor</b>	<b>Budget Line</b>
Second Rover car service	Car \$1,200 per month plus guard \$15 per hour	Kent	Security



## **Sixth Order of Business**

*Monterra*  
*Community Development District*

*Unaudited Financial Statements*  
*as of*  
*September 30, 2017*

*Board of Supervisors Meeting*  
*October 25, 2017*

## **TABLE OF CONTENTS**

***I. Financial Statements - September 30, 2017***

***II. Check Run Summary - October 25, 2017***

***III. Special Assessment Receipts Schedule - September 30, 2017***

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND - SUMMARY**  
*Fund Balance Summary*  
*For The Period Ending September 30, 2017*

	AMENDED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	ENCUMBRANCES	BUDGETARY ACTUAL	PROJECTED YEAR END ACCRUALS	PROJECTED 9/30/2017	VARIANCE FROM BUDGET
<b>REVENUES:</b>								
<b>TOTAL REVENUES</b>	<b>\$2,427,114</b>	<b>\$2,427,114</b>	<b>\$2,497,589</b>	<b>\$0</b>	<b>\$2,497,589</b>	<b>\$0</b>	<b>\$2,497,589</b>	<b>\$70,474</b>
<b>EXPENDITURES:</b>								
<i>Administration</i>	\$104,866	\$104,866	\$101,024	\$0	\$101,024	\$0	\$101,024	\$3,842
<i>Property Management and Security</i>	\$581,780	\$581,780	\$515,462	\$0	\$515,462	\$0	\$515,462	\$66,318
<i>Maintenance: Landscape/Hardscape</i>	\$803,315	\$803,315	\$858,051	\$0	\$858,051	\$0	\$858,051	(\$54,736)
<i>Maintenance: Pool</i>	\$15,900	\$15,900	\$28,979	\$0	\$28,979	\$0	\$28,979	(\$13,079)
<i>Maintenance: Lakes</i>	\$203,587	\$203,587	\$146,658	\$0	\$146,658	\$0	\$146,658	\$56,930
<i>Maintenance: Gate/Fence</i>	\$59,675	\$59,675	\$58,963	\$0	\$58,963	\$0	\$58,963	\$712
<i>Maintenance: Other</i>	\$182,060	\$182,060	\$118,830	\$0	\$118,830	\$0	\$118,830	\$63,230
<i>Other Expenses</i>	\$62,802	\$62,802	\$53,876	\$0	\$53,876	\$0	\$53,876	\$8,926
<i>Utilities</i>	\$264,220	\$264,220	\$227,505	\$0	\$227,505	\$0	\$227,505	\$36,715
<i>Contingency</i>	\$148,909	\$148,909	\$50,738	\$0	\$50,738	\$0	\$50,738	\$98,171
<b>TOTAL EXPENDITURES</b>	<b>\$2,427,114</b>	<b>\$2,427,114</b>	<b>\$2,160,085</b>	<b>\$0</b>	<b>\$2,160,085</b>	<b>\$0</b>	<b>\$2,160,085</b>	<b>\$267,030</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$337,504</b>					<b>\$337,504</b>
<i>FUND BALANCE - Beginning</i>	\$0		\$668,881					\$668,881
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,006,385</b>					<b>\$1,006,385</b>

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**

September 30, 2017

	<u>Major Funds</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental Funds</u>
<b>ASSETS:</b>			
Cash - SunTrust	\$134,038	---	\$134,038
Petty Cash	\$500	---	\$500
Assessments Receivable	---	\$135,300	\$135,300
Investment: SBA Surplus	\$633,315	---	\$633,315
Investment: Capital Reserve	\$345,446	---	\$345,446
Investments:			
<u>Series 2005A</u>			
Reserve A	---	\$7	\$7
Revenue A	---	\$123	\$123
Interest A	---	\$10	\$10
Prepayment A	---	\$3,134	\$3,134
Sinking Fund A	---	\$9	\$9
<u>Series 2015</u>			
Reserve A	---	\$253,022	\$253,022
Interest A	---	\$36	\$36
Revenue A	---	\$227,523	\$227,523
Redemption	---	\$11,573	\$11,573
Electric Deposits	\$16,305	---	\$16,305
Prepaid Expenses	\$12,520	---	\$12,520
<b>TOTAL ASSETS</b>	<u>\$1,142,124</u>	<u>\$630,737</u>	<u>\$1,772,861</u>
<b>LIABILITIES:</b>			
Accounts Payable	\$126,676	---	\$126,676
Retainage Payable	\$9,062	---	\$9,062
<b>TOTAL LIABILITIES</b>	<u>\$135,739</u>	<u>\$0</u>	<u>\$135,739</u>
<b>FUND BALANCES:</b>			
Nonspendable:			
Prepays and deposits	\$28,825	---	\$28,825
Restricted for:			
Debt service	---	\$630,737	\$630,737
Unassigned	\$977,560	---	\$977,560
<b>TOTAL FUND BALANCES</b>	<u>\$1,006,385</u>	<u>\$630,737</u>	<u>\$1,637,123</u>
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<u>\$1,142,124</u>	<u>\$630,737</u>	<u>\$1,772,861</u>

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND - SUMMARY**  
 Statement of Revenues, Expenditures, and Changes in Fund Balance  
 For The Period Ending September 30, 2017

	AMENDED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	ENCUMBRANCES	BUDGETARY ACTUAL	VARIANCE
<b>REVENUES:</b>						
Special Assessments	\$2,427,114	\$2,427,114	\$2,445,107	\$0	\$2,445,107	\$17,992
Interest Income	\$0	\$0	\$16,799	\$0	\$16,799	\$16,799
Rental Income	\$0	\$0	\$2,260	\$0	\$2,260	\$2,260
Transponder Income	\$0	\$0	\$17,125	\$0	\$17,125	\$17,125
Miscellaneous Income	\$0	\$0	\$14,122	\$0	\$14,122	\$14,122
<b>TOTAL REVENUES</b>	<b>\$2,427,114</b>	<b>\$2,427,114</b>	<b>\$2,497,589</b>	<b>\$0</b>	<b>\$2,497,589</b>	<b>\$70,474</b>

**EXPENDITURES:**

**Administration**

Property Insurance	\$25,743	\$25,743	\$22,883	\$0	\$22,883	\$2,860
Attorney	\$18,000	\$18,000	\$35,769	\$0	\$35,769	(\$17,769)
Engineering	\$15,000	\$15,000	\$4,171	\$0	\$4,171	\$10,829
Trustee Fees	\$11,500	\$11,500	\$10,928	\$0	\$10,928	\$573
Insurance	\$7,242	\$7,242	\$6,676	\$0	\$6,676	\$566
Dissemination	\$6,250	\$6,250	\$1,800	\$0	\$1,800	\$4,450
Annual Audit	\$4,000	\$4,000	\$4,550	\$0	\$4,550	(\$550)
Printing & Binding	\$3,250	\$3,250	\$2,506	\$0	\$2,506	\$744
Supervisor Fees	\$2,800	\$2,800	\$2,000	\$0	\$2,000	\$800
Arbitrage	\$2,500	\$2,500	\$1,800	\$0	\$1,800	\$700
Rentals & Leases	\$2,400	\$2,400	\$2,400	\$0	\$2,400	\$0
Property Appraiser	\$2,142	\$2,142	\$2,216	\$0	\$2,216	(\$74)
Postage	\$1,300	\$1,300	\$312	\$0	\$312	\$988
Legal Advertising	\$1,200	\$1,200	\$1,182	\$0	\$1,182	\$18
Website Compliance	\$500	\$500	\$500	\$0	\$500	(\$0)
Office Supplies	\$350	\$350	\$198	\$0	\$198	\$152
Other Current Charges	\$300	\$300	\$806	\$0	\$806	(\$506)
FICA Expense	\$214	\$214	\$153	\$0	\$153	\$61
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0	\$175	\$0

**Property Management and Security**

Onsite Property Management	\$105,335	\$105,335	\$75,221	\$0	\$75,221	\$30,114
Attendants	\$138,792	\$138,792	\$117,286	\$0	\$117,286	\$21,506
Security	\$284,608	\$284,608	\$269,910	\$0	\$269,910	\$14,698
District Management	\$53,045	\$53,045	\$53,045	\$0	\$53,045	(\$0)

**Maintenance: Landscape/Hardscape**

Landscape Maintenance	\$368,400	\$368,400	\$425,081	\$0	\$425,081	(\$31,063)
Landscape Contract Administration	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Replacement	\$30,000	\$30,000	\$0	\$0	\$0	\$30,000
Landscape Replacement-Annals	\$10,000	\$10,000	\$6,400	\$0	\$6,400	\$3,600
Pest Control	\$101,575	\$101,575	\$102,726	\$0	\$102,726	(\$1,151)
Palm Tree Replacement	\$60,000	\$60,000	\$70,422	\$0	\$70,422	(\$10,422)
Tree Trimming	\$30,000	\$30,000	\$26,935	\$0	\$26,935	\$3,065
Mulch	\$45,000	\$45,000	\$45,000	\$0	\$45,000	(\$0)
Pressure Cleaning	\$60,000	\$60,000	\$51,650	\$0	\$51,650	\$8,350
Rust Control	\$9,600	\$9,600	\$9,600	\$0	\$9,600	\$0
Irrigation Maintenance	\$88,740	\$88,740	\$120,236	\$0	\$120,236	(\$31,496)

**Maintenance: Pool**

Pool Maintenance and Repairs	\$12,000	\$12,000	\$26,229	\$0	\$26,229	(\$14,229)
Pool Furniture R & R	\$3,600	\$3,600	\$2,250	\$0	\$2,250	\$1,350
Pool License Renewal	\$300	\$300	\$500	\$0	\$500	(\$200)

**Maintenance: Lakes**

Pumps	\$32,467	\$32,467	\$27,628	\$0	\$27,628	\$4,840
Lake Maintenance	\$143,320	\$143,320	\$91,230	\$0	\$91,230	\$52,090
Mitigation	\$27,800	\$27,800	\$27,800	\$0	\$27,800	\$0

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND - SUMMARY**  
 Statement of Revenues, Expenditures, and Changes in Fund Balance  
 For The Period Ending September 30, 2017

	<b>AMENDED BUDGET</b>	<b>PRORATED BUDGET THRU 9/30/17</b>	<b>ACTUAL THRU 9/30/17</b>	<b>ENCUMBRANCES</b>	<b>BUDGETARY ACTUAL</b>	<b>VARIANCE</b>
<b><u>Maintenance: Gate/Fence</u></b>						
Gate Maintenance	\$38,000	\$38,000	\$29,345	\$0	\$29,345	\$8,655
Fence Maintenance	\$12,000	\$12,000	\$10,304	\$0	\$10,304	\$1,696
Gate Transponders	\$7,000	\$7,000	\$3,951	\$0	\$3,951	\$3,050
Gate Camera Systems	\$2,675	\$2,675	\$15,363	\$0	\$15,363	(\$12,688)
<b><u>Maintenance: Other</u></b>						
General Maintenance	\$63,600	\$63,600	\$30,634	\$0	\$30,634	\$32,966
Gym	\$3,000	\$3,000	\$2,901	\$0	\$2,901	\$99
Janitorial	\$98,960	\$98,960	\$68,494	\$0	\$68,494	\$30,466
Tot Lot Maintenance	\$6,000	\$6,000	\$4,086	\$0	\$4,086	\$1,914
Water Feature	\$4,000	\$4,000	\$3,300	\$0	\$3,300	\$700
A/C Maintenance	\$3,500	\$3,500	\$7,295	\$0	\$7,295	(\$3,795)
IT Maintenance	\$3,000	\$3,000	\$2,119	\$0	\$2,119	\$881
<b><u>Other Expenses</u></b>						
Electrical Supplies	\$8,000	\$8,000	\$587	\$0	\$587	\$7,413
Trash Removal	\$7,800	\$7,800	\$4,634	\$0	\$4,634	\$3,166
Special Activities	\$6,000	\$6,000	\$92	\$0	\$92	\$5,908
Supplies	\$8,012	\$8,012	\$18,419	\$0	\$18,419	(\$10,407)
Equipment Reserve	\$5,000	\$5,000	\$63	\$0	\$63	\$4,937
Water	\$4,800	\$4,800	\$7,298	\$0	\$7,298	(\$2,498)
Golf Cart	\$2,400	\$2,400	\$4,969	\$0	\$4,969	(\$2,569)
Holiday Lights	\$4,000	\$4,000	\$8,650	\$0	\$8,650	(\$4,650)
Equipment Maintenance	\$16,790	\$16,790	\$9,164	\$0	\$9,164	\$7,626
<b><u>Utilities</u></b>						
Electricity	\$245,720	\$245,720	\$204,261	\$0	\$204,261	\$41,459
Utilities	\$12,000	\$12,000	\$16,050	\$0	\$16,050	(\$4,050)
Telephone	\$6,500	\$6,500	\$7,194	\$0	\$7,194	(\$694)
<b><u>Contingency</u></b>						
Contingency	\$30,894	\$30,894	\$17,197	\$0	\$17,197	\$13,697
Capital Projects/Reserve	\$118,015	\$118,015	\$33,541	\$0	\$33,541	\$84,475
<b>TOTAL EXPENDITURES</b>	<b>\$2,427,114</b>	<b>\$2,427,114</b>	<b>\$2,160,085</b>	<b>\$0</b>	<b>\$2,160,085</b>	<b>\$292,648</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$337,504</b>			
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$668,881</b>			
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,006,385</b>			

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending September 30, 2017

	OCTOBER 2016	NOVEMBER 2016	DECEMBER 2016	JANUARY 2017	FEBRUARY 2017	MARCH 2017	APRIL 2017	MAY 2017	JUNE 2017	JULY 2017	AUGUST 2017	SEPTEMBER 2017	TOTAL
<b>REVENUES:</b>													
Special Assessments	\$0	\$480,101	\$1,690,468	\$45,253	\$54,472	\$34,808	\$87,882	\$7,895	\$18,944	\$25,285	\$0	\$0	\$2,445,107
Interest Income	\$422	\$288	\$1,011	\$2,304	\$1,535	\$1,760	\$1,860	\$1,683	\$1,551	\$1,764	\$1,421	\$1,201	\$16,799
Rental Income	\$0	\$0	\$200	\$0	\$400	\$0	\$0	\$600	\$800	\$260	\$0	\$0	\$2,260
Transponder Income	\$1,425	\$1,325	\$2,000	\$500	\$1,975	\$1,450	\$1,075	\$1,350	\$1,375	\$1,250	\$1,850	\$1,550	\$17,125
Non-Resident User Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,175	\$0	\$0	\$2,175
Miscellaneous Income	\$105	\$135	\$120	\$45	\$530	\$15	\$120	\$30	\$1,885	\$570	\$60	\$10,508	\$14,122
<b>TOTAL REVENUES</b>	<b>\$1,952</b>	<b>\$481,849</b>	<b>\$1,693,798</b>	<b>\$48,102</b>	<b>\$58,912</b>	<b>\$38,033</b>	<b>\$90,937</b>	<b>\$11,559</b>	<b>\$24,555</b>	<b>\$31,303</b>	<b>\$3,331</b>	<b>\$13,258</b>	<b>\$2,497,589</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
Property Insurance	\$22,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,883
Attorney	\$0	\$5,100	\$6,721	\$0	\$8,181	\$4,000	\$141	\$2,153	\$2,200	\$2,078	\$885	\$4,310	\$35,769
Engineering	\$1,253	\$0	\$634	\$1,083	\$715	\$737	\$737	\$0	\$0	\$0	\$0	(\$986)	\$4,171
Trustee Fees	\$2,625	\$0	\$0	\$0	\$0	\$7,428	\$0	\$0	\$0	\$875	\$0	\$0	\$10,928
Insurance	\$6,676	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,676
Dissemination	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$4,100	\$450	\$0	\$0	\$0	\$0	\$0	\$4,550
Printing & Binding	\$273	\$205	\$295	\$185	\$0	\$184	\$0	\$256	\$380	\$159	\$299	\$270	\$2,506
Supervisor Fees	\$400	\$0	\$400	\$200	\$400	\$200	\$200	\$0	\$200	\$0	\$0	\$0	\$2,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$1,200	\$1,800
Rentals & Leases	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Property Appraiser	\$0	\$2,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,216
Postage	\$36	\$27	\$34	\$16	\$16	\$22	\$21	\$41	\$30	\$24	\$18	\$27	\$312
Legal Advertising	\$112	\$0	\$170	\$69	\$0	\$0	\$83	\$91	\$71	\$85	\$298	\$202	\$1,182
Website Compliance	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$500
Office Supplies	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$15	\$0	\$15	\$15	\$30	\$198
Other Current Charges	\$77	\$72	\$52	\$0	\$96	\$45	\$178	\$50	\$53	\$69	\$38	\$76	\$806
FICA Expense	\$31	\$0	\$31	\$15	\$31	\$15	\$15	\$0	\$15	\$0	\$0	\$0	\$153
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$34,950</b>	<b>\$8,029</b>	<b>\$8,745</b>	<b>\$1,977</b>	<b>\$9,848</b>	<b>\$17,139</b>	<b>\$2,835</b>	<b>\$2,998</b>	<b>\$3,341</b>	<b>\$3,695</b>	<b>\$1,945</b>	<b>\$5,522</b>	<b>\$101,024</b>
<b>Property Management and Security</b>													
Onsite Property Management	\$9,144	\$4,449	\$6,796	\$6,796	\$6,796	\$5,812	\$5,812	\$5,812	\$5,812	\$5,812	\$5,812	\$6,366	\$75,221
Attendants	\$11,566	\$9,018	\$10,292	\$10,292	\$10,292	\$9,404	\$9,404	\$9,404	\$9,404	\$9,404	\$9,404	\$9,404	\$117,286
Security	\$21,665	\$22,320	\$23,047	\$23,032	\$20,454	\$22,104	\$22,504	\$23,056	\$21,952	\$23,023	\$23,023	\$23,731	\$269,910
District Management	\$4,420	\$4,420	\$4,420	\$4,420	\$4,420	\$4,420	\$4,420	\$4,420	\$4,420	\$4,420	\$4,420	\$4,420	\$53,045
<b>Maintenance: Landscape/Hardscape</b>													
Landscape Maintenance	\$47,850	\$46,618	\$13,165	\$30,208	\$48,208	\$30,208	\$30,208	\$30,208	\$30,287	\$32,037	\$46,808	\$39,278	\$425,081
Landscape Contract Administration	\$1,500	(\$1,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Replacement-Annuals	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$6,400
Pest Control	\$9,002	\$9,002	\$9,002	\$7,832	\$8,417	\$8,417	\$16,833	\$8,417	\$200	\$8,333	\$8,333	\$8,939	\$102,726
Palm Tree Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,430	\$30,630	\$4,512	\$5,850	\$0	\$70,422
Tree Trimming	\$0	\$0	\$0	\$0	\$5,435	\$0	\$0	\$0	\$0	\$0	\$21,500	\$0	\$26,935
Mulch	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000
Pressure Cleaning	\$0	\$0	\$5,165	\$5,165	\$5,165	\$5,165	\$5,165	\$5,165	\$5,165	\$5,165	\$5,165	\$5,165	\$51,650
Rust Control	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
Irrigation Maintenance	\$6,104	\$12,347	\$11,341	\$9,955	\$9,308	\$10,515	\$16,115	\$10,171	\$7,581	\$8,799	\$9,376	\$8,624	\$120,236
<b>Maintenance: Pool</b>													
Pool Maintenance and Repairs	\$1,890	\$1,965	\$1,400	\$1,600	\$1,785	\$2,375	\$1,594	\$1,400	\$1,614	\$5,671	\$1,363	\$3,572	\$26,229
Pool Furniture R & R	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150	\$100	\$0	\$0	\$0	\$0	\$2,250
Pool License Renewal	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500



**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending September 30, 2017

	OCTOBER 2016	NOVEMBER 2016	DECEMBER 2016	JANUARY 2017	FEBRUARY 2017	MARCH 2017	APRIL 2017	MAY 2017	JUNE 2017	JULY 2017	AUGUST 2017	SEPTEMBER 2017	TOTAL
<b><u>Maintenance: Lakes</u></b>													
Pumps	\$15,244	\$2,884	\$0	\$0	\$0	\$0	\$641	\$2,576	\$254	\$330	\$0	\$5,699	\$27,628
Lake Maintenance	\$2,360	\$2,360	\$5,040	\$2,360	\$2,360	\$12,360	\$15,040	\$11,625	\$11,625	\$8,360	\$8,945	\$8,795	\$91,230
Mitigation	\$1,650	\$1,650	\$3,650	\$1,650	\$1,650	\$1,650	\$3,650	\$1,650	\$1,650	\$3,650	\$1,650	\$3,650	\$27,800
<b><u>Maintenance: Gate/Fence</u></b>													
Gate Maintenance	\$2,700	\$1,578	\$2,507	\$2,871	\$1,350	\$3,166	\$2,172	\$2,936	\$4,019	\$1,830	\$1,425	\$2,792	\$29,345
Fence Maintenance	\$3,298	\$1,175	\$250	\$969	\$838	\$403	\$1,866	\$1,075	\$0	\$250	\$180	\$0	\$10,304
Gate Transponders	\$0	\$805	\$0	\$0	\$0	\$0	\$3,051	\$95	\$0	\$0	\$0	\$0	\$3,951
Gate Camera Systems	\$1,119	\$1,119	\$3,049	\$1,119	\$1,119	\$1,119	\$1,119	\$1,119	\$1,119	\$1,119	\$1,119	\$1,119	\$15,363
<b><u>Maintenance: Other</u></b>													
General Maintenance	\$2,760	\$2,435	\$679	\$150	\$1,067	\$0	\$312	\$1,891	\$6,015	\$2,858	\$3,408	\$9,058	\$30,634
Gym	\$1,400	\$0	\$0	\$0	\$661	\$460	\$0	\$165	\$215	\$0	\$0	\$0	\$2,901
Janitorial	\$6,679	\$5,246	\$5,963	\$5,963	\$5,963	\$5,988	\$5,448	\$5,448	\$5,454	\$5,448	\$5,448	\$5,448	\$68,494
Tot Lot Maintenance	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$2,850	\$0	\$1,036	\$0	\$4,086
Water Feature	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$0	\$550	\$275	\$3,300
A/C Maintenance	\$4,450	\$0	\$1,400	\$275	\$0	\$100	\$335	\$95	\$0	\$400	\$0	\$240	\$7,295
IT Maintenance	\$0	\$0	\$0	\$0	\$0	\$75	\$450	\$0	\$0	\$450	\$0	\$1,144	\$2,119
<b><u>Other Expenses</u></b>													
Electrical Supplies	\$180	\$0	\$0	\$0	\$202	\$0	\$205	\$0	\$0	\$0	\$0	\$0	\$587
Trash Removal	\$466	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$383	\$383	\$383	\$4,634
Special Activities	\$0	\$0	\$0	\$0	\$0	\$15	\$0	\$27	\$6	\$7	\$14	\$23	\$92
Supplies	\$923	\$894	\$1,812	\$1,189	\$1,052	\$1,484	\$1,427	\$1,722	\$2,152	\$1,203	\$2,438	\$2,123	\$18,419
Equipment Reserve	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63
Water	\$466	\$579	\$573	\$660	\$775	\$810	\$766	\$698	\$591	\$453	\$400	\$525	\$7,298
Golf Cart	\$200	\$200	\$200	\$200	\$220	\$0	\$2,100	\$300	\$450	\$499	\$0	\$600	\$4,969
Holiday Lights	\$0	\$4,325	\$4,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,650
Equipment Maintenance	\$1,501	\$60	\$857	\$448	\$29	\$1,203	\$562	\$978	\$992	\$670	\$609	\$1,257	\$9,164
<b><u>Utilities</u></b>													
Electricity	\$15,523	\$15,572	\$16,132	\$17,613	\$16,833	\$17,509	\$17,741	\$17,786	\$17,133	\$18,066	\$17,231	\$17,122	\$204,261
Utilities	\$1,264	\$1,349	\$1,285	\$1,374	\$1,316	\$1,300	\$1,306	\$1,372	\$1,779	\$888	\$1,356	\$1,461	\$16,050
Telephone	\$587	\$687	\$587	\$591	\$591	\$591	\$591	\$591	\$591	\$591	\$591	\$602	\$7,194
<b><u>Contingency</u></b>													
Contingency	\$501	\$49	\$59	\$415	\$33	\$51	\$0	\$8,826	\$51	(\$1)	\$7,096	\$119	\$17,197
Capital Projects/Reserve	\$3,000	\$0	\$6,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,041	\$33,541
<b>TOTAL EXPENDITURES</b>	<b>\$215,500</b>	<b>\$206,087</b>	<b>\$153,694</b>	<b>\$140,577</b>	<b>\$167,638</b>	<b>\$165,494</b>	<b>\$177,775</b>	<b>\$193,008</b>	<b>\$178,807</b>	<b>\$159,127</b>	<b>\$200,080</b>	<b>\$202,297</b>	<b>\$2,160,085</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$213,549)</b>	<b>\$275,762</b>	<b>\$1,540,104</b>	<b>(\$92,475)</b>	<b>(\$108,726)</b>	<b>(\$127,461)</b>	<b>(\$86,838)</b>	<b>(\$181,449)</b>	<b>(\$154,253)</b>	<b>(\$127,823)</b>	<b>(\$196,749)</b>	<b>(\$189,038)</b>	<b>\$337,504</b>

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**Series 2005A**

*Statement of Revenues, Expenditures, and Changes in Fund Balance*  
*For The Period Ending September 30, 2017*

**REVENUES:**

	AMENDED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
Interest Income	\$0	\$0	\$152	\$152
Assessments	\$425,080	\$425,080	\$409,001	(\$16,079)
<b>TOTAL REVENUES</b>	<b>\$425,080</b>	<b>\$425,080</b>	<b>\$409,153</b>	<b>(\$15,927)</b>

**EXPENDITURES:****Series 2005A**

Interest Expense 11/01	\$139,150	\$139,150	\$139,150	\$0
Interest Expense 5/01	\$139,150	\$139,150	\$139,150	\$0
Principal Expense 5/01	\$140,000	\$140,000	\$140,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$418,300</b>	<b>\$418,300</b>	<b>\$418,300</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$6,780</b>		<b>(\$9,147)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$139,177</b>		<b>\$147,731</b>	
<b>FUND BALANCE - Ending</b>	<b>\$145,957</b>		<b>\$138,584</b>	

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**Series 2015**

*Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending September 30, 2017*

<i>ADOPTED BUDGET</i>	<i>PRORATED THRU 9/30/17</i>	<i>ACTUAL THRU 9/30/17</i>	<i>VARIANCE</i>
---------------------------	----------------------------------	--------------------------------	-----------------

**REVENUES:**

<i>Interest Income</i>	<i>\$0</i>	<i>\$0</i>	<i>\$3,504</i>	<i>\$3,504</i>
<i>Assessments-On Roll A</i>	<i>\$1,010,562</i>	<i>\$1,010,562</i>	<i>\$1,017,486</i>	<i>\$6,925</i>

**TOTAL REVENUES**

<i>\$1,010,562</i>	<i>\$1,010,562</i>	<i>\$1,020,990</i>	<i>\$10,429</i>
--------------------	--------------------	--------------------	-----------------

**EXPENDITURES:****Series 2015**

<i>Interest Expense - 11/1</i>	<i>\$223,406</i>	<i>\$223,406</i>	<i>\$223,406</i>	<i>\$0</i>
<i>Interest Expense - 5/1</i>	<i>\$223,406</i>	<i>\$223,406</i>	<i>\$223,406</i>	<i>(\$0)</i>
<i>Principal Expense - 5/1</i>	<i>\$570,000</i>	<i>\$570,000</i>	<i>\$570,000</i>	<i>\$0</i>

**TOTAL EXPENDITURES**

<i>\$1,016,813</i>	<i>\$1,016,813</i>	<i>\$1,016,813</i>	<i>(\$0)</i>
--------------------	--------------------	--------------------	--------------

**EXCESS REVENUES (EXPENDITURES)**

<i>(\$6,251)</i>	<i>\$4,178</i>
------------------	----------------

**FUND BALANCE - Beginning**

<i>\$257,202</i>	<i>\$487,976</i>
------------------	------------------

**FUND BALANCE - Ending**

<i>\$250,951</i>	<i>\$492,154</i>
------------------	------------------

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2017**

Agenda Page #148

<i>Series 2005, Special Assessment Bonds</i>		
Interest Rate:	5.50%	
Maturity Date:	5/1/2036	\$5,060,000.00
Bonds outstanding - 9/30/2016		\$5,060,000.00
Less:	May 1, 2017 (Mandatory)	(\$140,000.00)
<b>Current Bonds Outstanding</b>		<b>\$4,920,000.00</b>

<i>Series 2015, Special Assessment Bonds</i>		
Interest Rate:	2.000%	
Maturity Date:	5/1/2017	\$570,000.00
Interest Rate:	2.00%	
Maturity Date:	5/1/2018	\$580,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2019	\$590,000.00
Interest Rate:	2.250%	
Maturity Date:	5/1/2020	\$605,000.00
Interest Rate:	2.250%	
Maturity Date:	5/1/2021	\$620,000.00
Interest Rate:	2.50%	
Maturity Date:	5/1/2022	\$635,000.00
Interest Rate:	2.750%	
Maturity Date:	5/1/2023	\$650,000.00
Interest Rate:	2.750%	
Maturity Date:	5/1/2024	\$670,000.00
Interest Rate:	2.875%	
Maturity Date:	5/1/2025	\$685,000.00
Interest Rate:	3.00%	
Maturity Date:	5/1/2026	\$710,000.00
Interest Rate:	3.000%	
Maturity Date:	5/1/2027	\$730,000.00
Interest Rate:	3.750%	
Maturity Date:	5/1/2031	\$3,175,000.00
Interest Rate:	3.500%	
Maturity Date:	5/1/2036	\$4,635,000.00
Reserve Fund Requirement:	25% Max Annual Debt Service	
Bonds outstanding - 9/30/2016		\$14,855,000.00
Less:	May 1, 2017 (Mandatory)	(\$570,000.00)
<b>Current Bonds Outstanding</b>		<b>\$14,285,000.00</b>

<b>Total Current Bonds Outstanding</b>	<b>\$19,205,000.00</b>
--	------------------------

# ***Monterra Community Development District***

## ***Check Run Summary October 25, 2017***

<b><i>Date</i></b>	<b><i>Check Numbers</i></b>	<b><i>Amount</i></b>
<b><i>9/20/2017</i></b>	<b><i>4218-4228</i></b>	<b><i>\$54,598.54</i></b>
<b><i>10/5/2017</i></b>	<b><i>4229-4265</i></b>	<b><i>\$152,106.82</i></b>
<b><i>10/13/2017</i></b>	<b><i>4266</i></b>	<b><i>\$41,334.00</i></b>
<b><i>10/17/2017</i></b>	<b><i>4267-4280</i></b>	<b><i>\$37,497.88</i></b>
<b><i>Total</i></b>		<b><i><u><u>\$285,537.24</u></u></i></b>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/17 PAGE 1

\*\*\* CHECK NOS. 004218-050000

MONTERRA CDD - GENERAL FUND  
BANK B MONTERRA - SUNTRUST

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/20/17	00014	9/05/17 I0000253	201709 310-51300-48000	ALM MEDIA, LLC	*	95.77	95.77 004218
NOTICE OF FY18 MEETINGS							
9/20/17	00051	9/08/17 95443554	201709 340-53800-41000	AT&T	*	92.99	92.99 004219
SERVICE THRU 10/07/2017							
9/20/17	00095	9/20/17 092017	201709 350-57200-49400	REPLENISH PETTY CASH FUND	*	22.93	
		9/20/17 092017	201709 350-57200-46000	REPLENISH PETTY CASH FUND	*	460.60	
CASH							
9/20/17	00202	9/19/17 2017-149	201709 340-53800-60000	CREATIVE SHADE SOLUTIONS, INC.	*	19,687.50	19,687.50 004221
DEPOSIT-PLAYGROUND CANOPY							
9/20/17	00201	9/20/17 092017	201709 350-57200-46000	FEDERICO D' ANGELO	*	24.03	24.03 004222
MILEAGE REIMBURSEMENT							
9/20/17	00013	9/06/17 16008	201709 310-51300-31200	GRAU & ASSOCIATES	*	1,200.00	1,200.00 004223
ARBITRAGE SERIES 2005A							
9/20/17	00170	8/31/17 20029470	201708 340-53800-34500	KENT SECURITY OF PALM BEACH, INC.	*	24,023.00	24,023.00 004224
AUG 17 - GUARD SERVICE							
9/20/17	00102	8/28/17 95720795	201709 350-57200-52004	SUPPLIES	*	24.99	
		8/29/17 95620097	201709 350-57200-51000	FILE CABINET	*	399.99	
		8/30/17 95848478	201709 350-57200-51000	SUPPLIES	*	85.89	
		8/30/17 95848478	201709 350-57200-52000	SUPPLIES	*	36.94	
		8/30/17 95848478	201709 350-57200-52004	SUPPLIES	*	6.78	
		8/30/17 95848481	201709 350-57200-51000	SUPPLIES	*	24.69	
		8/30/17 95848481	201709 350-57200-52000	SUPPLIES	*	64.96	
		8/30/17 95848481	201709 350-57200-52004	SUPPLIES	*	257.49	

MON -- MONTERRA -- SROSINA

AP300R  
 \*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 MONTERRA CDD - GENERAL FUND  
 BANK B MONTERRA - SUNTRUST

RUN 10/17/17

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/06/17	95991555 201709 350-57200-52004		*	78.93	
			SUPPLIES				
		9/06/17	95991562 201709 350-57200-52004		*	6.78	
			SUPPLIES				
				OFFICE DEPOT, INC.			987.44 004225
9/20/17	00203	8/25/17 1011	201709 330-53800-60000		*	4,353.00	
			DEPOSIT-AQUA FLEX INSTALL				
				SPECIALTY SURFACES LLC			4,353.00 004226
9/20/17	00103	8/23/17 32326	201709 340-53800-46100		*	120.00	
			ALL GATE PANELS OFF LINE				
		9/12/17 32393	201709 340-53800-46100		*	750.00	
			PREPARE-HURRICANE IRMA				
		9/19/17 32452	201709 340-53800-46100		*	101.28	
			#6X2-1/2" STEEL TEP PIN				
				TOTAL ENTRY CONTROL			971.28 004227
9/20/17	00151	9/15/17 9152017E	201709 320-53800-46301		*	2,680.00	
			SEPT 17 - MIDGE CONTROL				
				TROPICAL PLANT AND PEST SERVICES			2,680.00 004228
10/05/17	00168	9/26/17 48139	201709 350-57200-46005		*	240.00	
			SEMI-ANNUAL MAINTENANCE				
				A/C TECHNOLOGIES			240.00 004229
10/05/17	00014	9/29/17 I0000259	201709 310-51300-48000		*	106.41	
			NOTICE OF SPC MEETING				
				ALM MEDIA, LLC			106.41 004230
10/05/17	00207	9/28/17 WO-9774	201709 320-53800-46000		*	5,152.50	
			REPLACE OLD GATE ARMS				
				AT&I SYSTEMS			5,152.50 004231
10/05/17	00008	8/31/17 144311	201708 310-51300-31500		*	4,310.10	
			LEGAL FEES THRU 08/31/17				
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			4,310.10 004232
10/05/17	00095	9/30/17 093017	201709 350-57200-46000		*	11.43	
			REPLENISH PETTY CASH				
				CASH			11.43 004233
10/05/17	00185	10/01/17 MGT-1001	201710 320-53800-34000		*	3,587.58	
			OCT 17 - MGMT FEES				
		10/01/17 MGT-1001	201710 350-57200-34000		*	2,224.73	
			OCT 17 - MGMT FEES				

MON -- MONTERRA -- SROSINA

AP300R  
 \*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 MONTERRA CDD - GENERAL FUND  
 BANK B MONTERRA - SUNTRUST

RUN 10/17/17

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/01/17		MGT-1001	201710 350-57200-34100		*	3,167.79	
		OCT 17 - MGMT FEES					
10/01/17		MGT-1001	201710 350-57200-34100		*	6,235.98	
		OCT 17 - MGMT FEES					
10/01/17		MGT-1001	201710 320-53800-46002		*	1,176.75	
		OCT 17 - MGMT FEES					
10/01/17		MGT-1001	201710 330-53800-46002		*	392.25	
		OCT 17 - MGMT FEES					
10/01/17		MGT-1001	201710 340-53800-46002		*	1,046.00	
		OCT 17 - MGMT FEES					
10/01/17		MGT-1001	201710 350-57200-46001		*	2,832.92	
		OCT 17 - MGMT FEES					
				CASTLE MANAGEMENT, LLC			20,664.00 004234
10/05/17	00033	9/22/17 41456-09	201709 340-53800-43100		*	435.77	
		8560 NW 39 ST					
		9/22/17 41457-09	201709 350-57200-43100		*	525.15	
		8451 MONTERRA BLVD.					
		9/22/17 41782-09	201709 340-53800-43100		*	37.79	
		8210 NW 39TH ST - GUARDHS					
				CITY OF COOPER CITY			998.71 004235
10/05/17	00105	9/21/17 0380131-	201710 340-53800-41000		*	254.32	
		2666 NW 84TH AVE-GUARDGAT					
				COMCAST			254.32 004236
10/05/17	00105	9/21/17 1014707-	201710 340-53800-41000		*	292.72	
		8560 MONTERRA BLVD. GRDHS					
				COMCAST			292.72 004237
10/05/17	00105	9/26/17 1016934-	201710 340-53800-41000		*	196.95	
		8210 MONTERRA BLVD. GRDHS					
				COMCAST			196.95 004238
10/05/17	00105	9/26/17 1544432-	201710 340-53800-41000		*	120.75	
		2811 NW SOLANO AVE-GRDGAT					
				COMCAST			120.75 004239
10/05/17	00105	10/02/17 0316762-	201710 350-57200-41000		*	621.50	
		8451 MONTERRA BLVD.					
				COMCAST			621.50 004240
10/05/17	00206	9/26/17 INV20170	201709 350-57200-46004		*	240.00	
		FIRE PANEL SVC CALL					
				DATEL CORPORATION			240.00 004241
				MON -- MONTERRA -- SROSINA			



AP300R  
 \*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 MONTERRA CDD - GENERAL FUND  
 BANK B MONTERRA - SUNTRUST

RUN 10/17/17

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/05/17	00057	10/01/17 2293	201710 320-53800-46300		*	2,360.00	
		OCT 17 - LAKE MAINTENANCE					
		10/01/17 2293	201710 320-53800-46305		*	1,650.00	
		OCT 17 - MITIGATION MAINT					
				ECO BLUE AQUATIC SERVICES, INC.			4,010.00 004242
10/05/17	00205	9/28/17 2017002	201709 350-57200-46004		*	904.00	
		REPLC OLD NETWORK SYSTEM					
				ECS ACCESS, LLC			904.00 004243
10/05/17	00039	9/21/17 6286	201710 310-51300-45000		*	6,676.00	
		FY 2018 INSURANCE					
		9/21/17 6286	201710 320-53800-45000		*	3,185.31	
		FY 2018 INSURANCE					
		9/21/17 6286	201710 330-53800-45000		*	1,061.77	
		FY 2018 INSURANCE					
		9/21/17 6286	201710 340-53800-45000		*	2,832.92	
		FY 2018 INSURANCE					
		9/21/17 6286	201710 350-57200-45000		*	15,803.00	
		FY 2018 INSURANCE					
				EGIS INSURANCE & RISK ADVISORS			29,559.00 004244
10/05/17	00180	7/03/17 32664	201710 300-20600-10000		*	3,020.78	
		JULY 17 - RETAINAGE					
		10/03/17 32697	201710 320-53800-46200		*	13,237.44	
		OCT 17 - LANDSCAPE MAINT					
		10/03/17 32697	201710 330-53800-46200		*	4,412.49	
		OCT 17 - LANDSCAPE MAINT					
		10/03/17 32697	201710 340-53800-46200		*	11,766.63	
		OCT 17 - LANDSCAPE MAINT					
		10/03/17 32697	201710 350-57200-46200		*	791.19	
		OCT 17 - LANDSCAPE MAINT					
		10/03/17 32697	201710 300-20600-10000		*	3,020.78-	
		OCT 17 - LANDSCAPE MAINT					
				EQUATOR LANDSCAPING			30,207.75 004245
10/05/17	00021	9/19/17 SEPTEMBE	201709 330-53800-43000		*	592.30	
		SERVICE THRU 09/19/2017					
		9/19/17 SEPTEMBE	201709 330-53800-43001		*	1,439.63	
		SERVICE THRU 09/19/2017					
		9/19/17 SEPTEMBE	201709 330-53800-43002		*	17.95	
		SERVICE THRU 09/19/2017					
		9/19/17 SEPTEMBE	201709 320-53800-43000		*	1,776.89	
		SERVICE THRU 09/19/2017					
		9/19/17 SEPTEMBE	201709 320-53800-43001		*	4,318.92	
		SERVICE THRU 09/19/2017					

MON -- MONTERRA -- SROSINA

AP300R  
\*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MONTERRA CDD - GENERAL FUND  
BANK B MONTERRA - SUNTRUST

RUN 10/17/17

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/19/17	SEPTEMBE 201709 320-53800-43002 SERVICE THRU 09/19/2017		*	26.08	
		9/19/17	SEPTEMBE 201709 340-53800-43000 SERVICE THRU 09/19/2017		*	1,579.46	
		9/19/17	SEPTEMBE 201709 340-53800-43001 SERVICE THRU 09/19/2017		*	3,839.04	
		9/19/17	SEPTEMBE 201709 340-53800-43002 SERVICE THRU 09/19/2017		*	1,126.00	
		9/19/17	SEPTEMBE 201709 350-57200-43000 SERVICE THRU 09/19/2017		*	2,405.44	
			FPL				17,121.71 004246
10/05/17	00001	10/02/17 176	201710 310-51300-34000 OCT 17 - MGMT FEES		*	2,946.80	
		10/02/17 176	201710 310-51300-44000 OCT 17 - RENT		*	133.34	
		10/02/17 176	201710 310-51300-31300 OCT 17 - DISSEMINATION		*	138.88	
		10/02/17 176	201710 310-51300-35100 OCT 17 - WEBSITE ADMIN		*	27.78	
		10/02/17 176	201710 310-51300-51000 OCT 17 - OFFICE SUPPLIES		*	15.00	
		10/02/17 176	201710 310-51300-42000 OCT 17 - POSTAGE		*	34.37	
		10/02/17 176	201710 310-51300-47000 OCT 17 - COPIES		*	187.30	
			GOVERNMENTAL MANAGEMENT SERVICES -				3,483.47 004247
10/05/17	00041	9/19/17 136003	201709 320-53800-46011 PM-PARTS		*	85.24	
		9/20/17 136515	201709 320-53800-46011 PUMP DOES NOT RUN		*	294.40	
		9/22/17 136595	201709 320-53800-46011 PLC REPLACEMENT		*	657.49	
		9/23/17 136601	201709 320-53800-46111 UPGRADE TO FLOWGUARD 3		*	4,661.61	
			HOOVER PUMPING SYSTEMS				5,698.74 004248
10/05/17	00118	9/21/17 1385650	201709 350-57200-34502 FARGO RIBBON/CLN ROLLER		*	120.00	
			IDWHOLESALER				120.00 004249
10/05/17	00036	10/03/17 4597	201710 320-53800-46310 QUARTERLY MONITORING		*	2,000.00	
			J. BRAD MELKO INC.				2,000.00 004250
			MON -- MONTERRA -- SROSINA				

AP300R  
\*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MONTERRA CDD - GENERAL FUND  
BANK B MONTERRA - SUNTRUST

RUN 10/17/17

PAGE 6

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/05/17	00178	10/01/17 307723	201710 340-53800-34501		*	1,119.44	
		OCT 17 - ANALYTIC SERVICE		KENT TECHNOLOGIES			1,119.44 004251
10/05/17	00170	8/31/17 20029470	201708 340-53800-46001		*	300.00	
		AUG 17 - GOLF CART					
		8/31/17 20029470	201708 340-53800-34500		*	1,200.00	
		AUG 17 - PATROL CAR RENTL		KENT SECURITY OF PALM BEACH, INC.			1,500.00 004252
10/05/17	00194	9/27/17 092717	201709 350-57200-46000		*	39.30	
		REIMBURSEMENT					
		9/27/17 092717	201709 320-53800-46000		*	1,640.00	
		REIMBURSEMENT					
		9/27/17 092717	201709 320-53800-46300		*	115.08	
		REIMBURSEMENT		MARIA MIHAILOVSKI			1,794.38 004253
10/05/17	00102	9/15/17 96302822	201709 350-57200-52000		*	418.76	
		SUPPLIES					
		9/15/17 96302835	201709 350-57200-52000		*	100.66	
		SUPPLIES					
		9/16/17 96302835	201709 350-57200-52000		*	114.55	
		SUPPLIES					
		9/19/17 96388861	201709 350-57200-52004		*	287.81	
		SUPPLIES					
		9/19/17 96388872	201709 350-57200-52004		*	33.90	
		SUPPLIES		OFFICE DEPOT, INC.			955.68 004254
10/05/17	00191	10/01/17 318484	201710 320-53800-46001		*	199.00	
		LEASED GOLF CART-OCT 17		PALM BEACH GOLF CARS			199.00 004255
10/05/17	00100	9/25/17 12818	201709 320-53800-46006		*	2,324.25	
		SEPT 17 - PRESSURE WASH					
		9/25/17 12818	201709 330-53800-46006		*	774.75	
		SEPT 17 - PRESSURE WASH					
		9/25/17 12818	201709 340-53800-46006		*	2,066.00	
		SEPT 17 - PRESSURE WASH		PEOPLE'S CHOICE PRESSURE CLEANING			5,165.00 004256
10/05/17	00164	9/26/17 07I00095	201709 350-57200-52003		*	154.25	
		SERVICE THRU 09/24/2017					
		9/26/17 07O00097	201709 340-53800-52003		*	50.50	
		SERVICE THRU 09/24/2017		READYREFRESH BY NESTLE			204.75 004257

MON -- MONTERRA -- SROSINA

AP300R  
 \*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 MONTERRA CDD - GENERAL FUND  
 BANK B MONTERRA - SUNTRUST

RUN 10/17/17

PAGE 7

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/05/17	00204	9/05/17 17449	201709 320-53800-46000	VAC TRUCK-3 HR	*	555.00	
							555.00 004258
ROCKLINE VAC SYSTEMS, INC.							
10/05/17	00089	10/01/17 171372	201710 350-57200-34500	MONITORING 10/1-12/31/17	*	109.80	
							109.80 004259
SPECIALIZED HOME ELECTRONICS							
10/05/17	00103	9/20/17 32469	201709 340-53800-46100	WELD PICKETS TO FENCE	*	250.00	
		9/22/17 32495	201709 340-53800-46100	ACCESS BASE-NOT CONNECT	*	95.00	
		9/27/17 32490	201709 340-53800-46100	QUARTERLY PM	*	117.87	
		9/28/17 32564	201709 340-53800-46100	WORN BELT	*	8.00	
		10/02/17 32475	201710 340-53800-46100	GATE STUCK OPEN	*	95.00	
TOTAL ENTRY CONTROL							565.87 004260
10/05/17	00151	9/21/17 9212017E	201709 330-53800-46201	MOSQUITO CONTROL	*	135.00	
		9/21/17 9212017E	201709 320-53800-46201	MOSQUITO CONTROL	*	135.00	
		9/21/17 9212017E	201709 340-53800-46201	MOSQUITO CONTROL	*	136.00	
		9/25/17 9252017E	201709 320-53800-46201	SEPT 17 - PEST CONTROL	*	3,787.50	
		9/25/17 9252017E	201709 330-53800-46201	SEPT 17 - PEST CONTROL	*	1,262.50	
		9/25/17 9252017E	201709 340-53800-46201	SEPT 17 - PEST CONTROL	*	3,283.34	
TROPICAL PLANT AND PEST SERVICES							8,739.34 004261
10/05/17	00184	9/30/17 INV-0915	201710 350-57200-46004	OCT-NOV 17 PROP MGMT	*	450.00	
UNIFIED TECHNOLOGY GROUP, LLC							450.00 004262
10/05/17	00064	10/01/17 0675635-	201710 350-53800-43300	OCT 17 -REFUSE SVCS.	*	387.71	
WASTE MANAGEMENT							387.71 004263
10/05/17	00130	10/01/17 09069660	201710 350-57200-42500	OCTOBER 17 - COPIER	*	199.79	
XEROX CORPORATION							199.79 004264

MON -- MONTERRA -- SROSINA

AP300R  
\*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MONTERRA CDD - GENERAL FUND  
BANK B MONTERRA - SUNTRUST

RUN 10/17/17

PAGE 8

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/05/17	00061	9/30/17 38130	201709 350-57200-45300	POOL FILTER CARTRIDGES	*	1,872.00	
		9/30/17 38130	201709 350-57200-45300	HURRICANE IRMA CLEANUP	*	300.00	
		10/01/17 37951	201710 340-53800-45300	OCT 17 - FOUNTAIN MAINT.	*	275.00	
		10/01/17 37952	201710 350-57200-45300	OCT 17 - POOL MAINTENANCE	*	1,400.00	
5 STAR POOLS, INC.							3,847.00 004265
10/13/17	00185	5/24/17	ADJMGMT-0 201705 320-53800-34000	MAY 17 MANAGEMENT FEES	*	3,587.59	
		5/24/17	ADJMGMT-0 201705 350-57200-34000	MAY 17 MANAGEMENT FEES	*	2,224.73	
		5/24/17	ADJMGMT-0 201705 350-57200-34100	MAY 17 MANAGEMENT FEES	*	3,167.79	
		5/24/17	ADJMGMT-0 201705 350-57200-34100	MAY 17 MANAGEMENT FEES	*	6,235.97	
		5/24/17	ADJMGMT-0 201705 320-53800-46002	MAY 17 MANAGEMENT FEES	*	1,176.75	
		5/24/17	ADJMGMT-0 201705 330-53800-46002	MAY 17 MANAGEMENT FEES	*	392.25	
		5/24/17	ADJMGMT-0 201705 340-53800-46002	MAY 17 MANAGEMENT FEES	*	1,046.00	
		5/24/17	ADJMGMT-0 201705 350-57200-46001	MAY 17 MANAGEMENT FEES	*	2,832.92	
		6/01/17	ADJMGMT-0 201706 320-53800-34000	JUN 17 MANAGEMENT FEES	*	3,587.59	
		6/01/17	ADJMGMT-0 201706 350-57200-34000	JUN 17 MANAGEMENT FEES	*	2,224.73	
		6/01/17	ADJMGMT-0 201706 350-57200-34100	JUN 17 MANAGEMENT FEES	*	3,167.78	
		6/01/17	ADJMGMT-0 201706 350-57200-34100	JUN 17 MANAGEMENT FEES	*	6,235.98	
		6/01/17	ADJMGMT-0 201706 320-53800-46002	JUN 17 MANAGEMENT FEES	*	1,176.75	
		6/01/17	ADJMGMT-0 201706 330-53800-46002	JUN 17 MANAGEMENT FEES	*	398.25	
		6/01/17	ADJMGMT-0 201706 340-53800-46002	JUN 17 MANAGEMENT FEES	*	1,046.00	
		6/01/17	ADJMGMT-0 201706 350-57200-46001	JUN 17 MANAGEMENT FEES	*	2,832.92	
CASTLE MANAGEMENT, LLC							41,334.00 004266
10/17/17	00207	10/04/17	WO-9927 201710 340-53800-46100	GATE STUCK CLOSED	*	519.94	

MON -- MONTERRA -- SROSINA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/17 PAGE 9

\*\*\* CHECK NOS. 004218-050000

MONTERRA CDD - GENERAL FUND  
BANK B MONTERRA - SUNTRUST

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/09/17	WO-0025 201710 340-53800-46100		*	85.00	
			RESIDENT HIT GATE				
				AT&I SYSTEMS			604.94 004267
10/17/17	00095	10/17/17	101717 201710 340-53800-46000		*	48.69	
			REPLENISH PETTY CASH				
		10/17/17	101717 201710 350-57200-49400		*	34.42	
			REPLENISH PETTY CASH				
		10/17/17	101717 201710 350-57200-46000		*	180.87	
			REPLENISH PETTY CASH				
				CASH			263.98 004268
10/17/17	00185	5/31/17	MISC-051 201709 350-57200-34000		*	315.00	
			SHIRTS/UNIFORMS ORDERED				
		6/30/17	CELL-061 201709 350-57200-34000		*	138.42	
			CELLPHONE-RETRO 6 PAY PD				
		7/31/17	CELL-071 201709 350-57200-34000		*	49.99	
			CELLPHONE-JULY 17				
		7/31/17	MISC-071 201709 350-57200-51000		*	23.10	
			UPS PACKAGES-JULY 17				
		9/30/17	CELL-091 201709 350-57200-34000		*	49.99	
			CELLPHONE-9/16/17				
		9/30/17	MISC-091 201709 350-57200-51000		*	7.74	
			UPS PACKAGES-SEPT 17				
				CASTLE MANAGEMENT, LLC			584.24 004269
10/17/17	00187	10/11/17	3845 201710 340-53800-46000		*	640.00	
			REPLACE S-FIXTURES				
				DEEN'S LIGHTING COMPANY			640.00 004270
10/17/17	00001	10/17/17	60335451 201710 310-51300-49000		*	320.36	
			PERM W/D-17 BOXES				
				GOVERNMENTAL MANAGEMENT SERVICES -			320.36 004271
10/17/17	00150	9/29/17	91577833 201709 340-53800-46000		*	374.95	
			STEEL SIGN POST 10 FT				
		9/29/17	91577833 201709 350-57200-52000		*	520.99	
			TORNADO CARPET EXTRACTOR				
				HD SUPPLY FACILITIES MAINTENANCE			895.94 004272
10/17/17	00170	9/30/17	20029584 201709 340-53800-34500		*	21,530.50	
			SEPT 17 - GUARD SERVICE				
		9/30/17	20029584 201709 340-53800-46001		*	300.00	
			SEPT 17 - GOLF CART				
				KENT SECURITY OF PALM BEACH, INC.			21,830.50 004273

MON -- MONTERRA -- SROSINA

AP300R  
\*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MONTERRA CDD - GENERAL FUND  
BANK B MONTERRA - SUNTRUST

RUN 10/17/17

PAGE 10

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/17/17	00102	9/27/17 96638093	201709 350-57200-51000	SUPPLIES	*	13.58	
		9/27/17 96638093	201709 350-57200-52004	SUPPLIES	*	64.19	
		9/27/17 96638153	201709 350-57200-51000	SUPPLIES	*	35.79	
		9/27/17 96638153	201709 350-57200-52004	SUPPLIES	*	220.77	
		9/27/17 96638153	201709 350-57200-52004	SUPPLIES	*	67.58	
		10/05/17 96802654	201710 350-57200-52004	SUPPLIES	*	159.03	
		10/05/17 96889575	201710 350-57200-51000	SUPPLIES	*	59.84	
OFFICE DEPOT, INC.							620.78 004274
10/17/17	00044	9/29/17 35203	201709 320-53800-35001	SEPT 17 - IRR REPAIRS	*	1,095.55	
		9/29/17 35203	201709 340-53800-35001	SEPT 17 - IRR REPAIRS	*	1,623.46	
		10/01/17 35230	201710 340-53800-35000	OCT 17 - VALVE MAINTENANC	*	3,295.00	
		10/01/17 35231	201710 320-53800-35000	OCT 17 - IRR MAINTENANCE	*	1,670.00	
		10/01/17 35231	201710 330-53800-35000	OCT 17 - IRR MAINTENANCE	*	170.00	
		10/01/17 35231	201710 340-53800-35000	OCT 17 - IRR MAINTENANCE	*	770.00	
		10/04/17 35239	201710 320-53800-35001	FIXED BROKEN PIPE	*	598.13	
		10/04/17 35242	201710 320-53800-35001	LOST POWER TO PUMP	*	300.00	
RESEARCH IRRIGATION							9,522.14 004275
10/17/17	00074	10/01/17 151744	201710 320-53800-46004	OCT 17 - RUST CONTROL	*	360.00	
		10/01/17 151744	201710 330-53800-46004	OCT 17 - RUST CONTROL	*	120.00	
		10/01/17 151744	201710 340-53800-46004	OCT 17 - RUST CONTROL	*	320.00	
RUST TECH							800.00 004276
10/17/17	00103	10/10/17 32631	201710 340-53800-46100	GATES OFFLINE (COMCAST)	*	120.00	
TOTAL ENTRY CONTROL							120.00 004277

MON -- MONTERRA -- SROSINA

AP300R  
 \*\*\* CHECK NOS. 004218-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/17 PAGE 11

MONTERRA CDD - GENERAL FUND  
 BANK B MONTERRA - SUNTRUST

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/17/17	00151	10/12/17 10122017	201710 320-53800-46301	TREAT WETLANDS FOR MOSQ	*	585.00	
							585.00 004278
TROPICAL PLANT AND PEST SERVICES							
10/17/17	00192	9/16/17 091617	201709 350-57200-46000	IRMA-ROOF TILE DAMAGE	*	450.00	
							450.00 004279
V.E. QUILLEN ROOFING AND CONSULTING							
10/17/17	00072	10/09/17 634833	201710 350-57200-46000	ABNORMAL 24 HOUR TEST	*	260.00	
							260.00 004280
WAYNE AUTOMATIC FIRE SPRINKLERS							
TOTAL FOR BANK B						285,537.24	
TOTAL FOR REGISTER						285,537.24	

MON -- MONTERRA -- SROSINA



**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2017

Agenda Page #161

TOTAL ASSESSMENT LEVY (MR)							ASSESSED THROUGH COUNTY		
							<b>\$119,392.56</b> <b>100.00%</b> .36300.10000	<b>\$0.00</b> <b>0.00%</b> .36300.10100	<b>\$119,392.56</b> <b>100.00%</b>
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
12/12/2016	12/01/16-12/05/16	\$119,392.56	\$4,775.70	\$2,292.34	\$0.00	\$112,324.52	\$112,324.52	\$0.00	\$112,324.52
TOTAL		\$119,392.56	\$4,775.70	\$2,292.34	\$0.00	\$112,324.52	\$112,324.52	\$0.00	\$112,324.52
							100.00%		
TOTAL ASSESSMENT LEVY (MS)							ASSESSED THROUGH COUNTY		
							<b>\$161,855.60</b> <b>67.61%</b> .36300.10000	<b>\$77,547.45</b> <b>32.39%</b> .36300.10100	<b>\$239,403.05</b> <b>100.00%</b>
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2016	11/01/16-11/14/16	\$48,767.49	\$1,950.77	\$2.00	\$0.00	\$46,814.72	\$31,650.49	\$15,164.23	\$46,814.72
12/8/2016	11/01/16-11/30/16	\$162,697.59	\$6,508.26	\$0.00	\$0.00	\$156,189.33	\$105,596.47	\$50,592.86	\$156,189.33
12/12/2016	12/01/16-12/05/16	\$6,573.64	\$262.96	\$0.00	\$0.00	\$6,310.68	\$4,266.52	\$2,044.16	\$6,310.68
12/30/2016	12/06/16-12/19/16	\$1,643.41	\$49.30	\$0.00	\$0.00	\$1,594.11	\$1,077.75	\$516.36	\$1,594.11
1/13/2017	12/01/16-12/31/16	\$6,573.64	\$197.20	\$0.00	\$0.00	\$6,376.44	\$4,310.98	\$2,065.46	\$6,376.44
2/15/2017	01/01/17-01/31/17	\$4,930.23	\$115.04	\$0.00	\$0.00	\$4,815.19	\$3,255.45	\$1,559.74	\$4,815.19
3/15/2017	02/01/17-02/28/17	\$3,286.82	\$32.87	\$0.00	\$0.00	\$3,253.95	\$2,199.93	\$1,054.02	\$3,253.95
4/14/2017	03/01/17-03/31/17	\$4,930.23	\$0.00	\$0.00	\$0.00	\$4,930.23	\$3,333.23	\$1,597.00	\$4,930.23
TOTAL		\$239,403.05	\$9,116.40	\$2.00	\$0.00	\$230,284.65	\$155,690.83	\$74,593.82	\$230,284.65
							100.00%		
TOTAL ASSESSMENT LEVY (MT)							ASSESSED THROUGH COUNTY		
							<b>\$167,402.38</b> <b>75.33%</b> .36300.10000	<b>\$54,827.62</b> <b>24.67%</b> .36300.10100	<b>\$222,230.00</b> <b>100.00%</b>
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2016	11/01/16-11/14/16	\$65,730.00	\$2,629.20	\$1,262.02	\$0.00	\$61,838.78	\$46,582.18	\$15,256.60	\$61,838.78
12/8/2016	11/01/16-11/30/16	\$118,940.00	\$4,757.60	\$2,283.64	\$0.00	\$111,898.76	\$84,291.58	\$27,607.18	\$111,898.76
12/12/2016	12/01/16-12/05/16	\$3,130.00	\$125.20	\$60.10	\$0.00	\$2,944.70	\$2,218.20	\$726.50	\$2,944.70
12/30/2016	12/06/16-12/19/16	\$3,945.44	\$125.20	\$76.40	\$0.00	\$3,743.84	\$2,820.18	\$923.66	\$3,743.84
1/13/2017	12/01/16-12/31/16	\$6,260.00	\$187.80	\$121.45	\$0.00	\$5,950.75	\$4,482.61	\$1,468.14	\$5,950.75
2/15/2017	01/01/17-01/31/17	\$8,574.56	\$125.20	\$168.99	\$0.00	\$8,280.37	\$6,237.47	\$2,042.90	\$8,280.37
3/15/2017	02/01/17-02/28/17	\$3,130.00	\$31.30	\$61.97	\$0.00	\$3,036.73	\$2,287.52	\$749.21	\$3,036.73
4/14/2017	03/01/17-03/31/17	\$9,390.00	\$0.00	\$187.80	\$0.00	\$9,202.20	\$6,931.87	\$2,270.33	\$9,202.20
7/14/2017	06/01/17-06/30/17	\$3,130.00	(\$93.90)	\$64.48	\$0.00	\$3,159.42	\$2,379.94	\$779.48	\$3,159.42
TOTAL		\$222,230.00	\$7,887.60	\$4,286.85	\$0.00	\$210,055.55	\$158,231.56	\$51,823.99	\$210,055.55
							100.00%		
TOTAL ASSESSMENT LEVY (MU)							ASSESSED THROUGH COUNTY		
							<b>\$89,595.64</b> <b>78.56%</b> .36300.10000	<b>\$24,453.76</b> <b>21.44%</b> .36300.10100	<b>\$114,049.40</b> <b>100.00%</b>
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2016	11/01/16-11/14/16	\$27,011.70	\$1,080.45	\$518.63	\$0.00	\$25,412.62	\$19,963.80	\$5,448.82	\$25,412.62
12/8/2016	11/01/16-11/30/16	\$75,032.50	\$3,001.25	\$1,440.62	\$0.00	\$70,590.63	\$55,455.03	\$15,135.60	\$70,590.63
12/12/2016	12/01/16-12/05/16	\$3,001.30	\$90.04	\$58.23	\$0.00	\$2,853.03	\$2,241.30	\$611.73	\$2,853.03
12/30/2016	12/06/16-12/19/16	\$6,002.60	\$240.10	\$115.25	\$0.00	\$5,647.25	\$4,436.40	\$1,210.85	\$5,647.25
4/14/2017	03/01/17-03/31/17	\$3,001.30	\$0.00	\$60.02	\$0.00	\$2,941.28	\$2,310.63	\$630.65	\$2,941.28
TOTAL		\$114,049.40	\$4,411.84	\$2,192.75	\$0.00	\$107,444.81	\$84,407.16	\$23,037.65	\$107,444.81
							100.00%		
TOTAL ASSESSMENT LEVY (MV)							ASSESSED THROUGH COUNTY		
							<b>\$877,342.76</b> <b>73.90%</b> .36300.10000	<b>\$309,918.63</b> <b>26.10%</b> .36300.10100	<b>\$1,187,261.39</b> <b>100.00%</b>
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2016	11/01/16-11/14/16	\$248,481.99	\$9,988.46	\$4,769.87	\$0.00	\$233,723.66	\$172,713.24	\$61,010.42	\$233,723.66
12/8/2016	11/01/16-11/30/16	\$733,656.54	\$29,346.51	\$14,086.21	\$0.00	\$690,223.82	\$510,050.17	\$180,173.65	\$690,223.82
12/12/2016	12/01/16-12/05/16	\$23,666.34	\$946.67	\$454.38	\$0.00	\$22,265.29	\$16,453.24	\$5,812.05	\$22,265.29
12/30/2016	12/06/16-12/19/16	\$23,666.34	\$788.88	\$457.55	\$0.00	\$22,419.91	\$16,567.49	\$5,852.42	\$22,419.91
1/13/2017	12/01/16-12/31/16	\$25,645.82	\$769.37	\$497.53	\$0.00	\$24,378.92	\$18,015.13	\$6,363.79	\$24,378.92
2/15/2017	01/01/17-01/31/17	\$43,388.29	\$946.67	\$848.84	\$0.00	\$41,592.78	\$30,735.54	\$10,857.24	\$41,592.78
3/15/2017	02/01/17-02/28/17	\$19,721.95	\$197.21	\$390.49	\$0.00	\$19,134.25	\$14,139.51	\$4,994.74	\$19,134.25
4/14/2017	03/01/17-03/31/17	\$43,582.55	\$0.00	\$871.65	\$0.00	\$42,710.90	\$31,561.79	\$11,149.11	\$42,710.90
5/15/2017	04/01/17-04/30/17	\$3,946.94	(\$118.33)	\$81.31	\$0.00	\$3,983.96	\$2,944.00	\$1,039.96	\$3,983.96
6/15/2017	05/01/17-05/31/17	\$13,615.85	(\$354.99)	\$279.41	\$0.00	\$13,691.43	\$10,117.47	\$3,573.96	\$13,691.43
7/14/2017	06/01/17-06/30/17	\$7,888.78	(\$236.66)	\$162.51	\$0.00	\$7,962.93	\$5,884.31	\$2,078.62	\$7,962.93
TOTAL		\$1,187,261.39	\$42,273.79	\$22,899.75	\$0.00	\$1,122,087.85	\$829,181.90	\$292,905.95	\$1,122,087.85
							100.00%		

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2017

Agenda Page #162

TOTAL ASSESSMENT LEVY (MW)							ASSESSED THROUGH COUNTY		
							\$174,885.60 76.39%	\$54,055.80 23.61%	\$228,941.40 100.00%
							.36300.10000	.36300.10100	
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2016	11/01/16-11/14/16	\$39,109.14	\$1,583.43	\$750.51	\$0.00	\$36,775.20	\$28,092.14	\$8,683.06	\$36,775.20
12/8/2016	11/01/16-11/30/16	\$152,627.60	\$6,105.20	\$2,930.45	\$0.00	\$143,591.95	\$109,688.17	\$33,903.78	\$143,591.95
12/12/2016	12/01/16-12/05/16	\$7,631.38	\$305.26	\$146.52	\$0.00	\$7,179.60	\$5,484.41	\$1,695.19	\$7,179.60
12/30/2016	12/06/16-12/19/16	\$7,631.38	\$267.10	\$147.29	\$0.00	\$7,216.99	\$5,512.97	\$1,704.02	\$7,216.99
1/13/2017	12/01/16-12/31/16	\$5,723.54	\$143.14	\$111.61	\$0.00	\$5,468.79	\$4,177.54	\$1,291.25	\$5,468.79
2/15/2017	01/01/17-01/31/17	\$3,815.69	\$76.31	\$74.79	\$0.00	\$3,664.59	\$2,799.34	\$865.25	\$3,664.59
3/15/2017	02/01/17-02/28/17	\$7,631.38	\$76.32	\$151.10	\$0.00	\$7,403.96	\$5,655.80	\$1,748.16	\$7,403.96
4/14/2017	03/01/17-03/31/17	\$955.60	\$0.00	\$19.11	\$0.00	\$936.49	\$715.37	\$221.12	\$936.49
7/14/2017	06/01/17-06/30/17	\$3,815.69	(\$114.47)	\$78.60	\$0.00	\$3,851.56	\$2,942.16	\$909.40	\$3,851.56
TOTAL		\$228,941.40	\$8,442.29	\$4,409.98	\$0.00	\$216,089.13	\$165,067.90	\$51,021.23	\$216,089.13

TOTAL ASSESSMENT LEVY (MX)							ASSESSED THROUGH COUNTY		
							\$545,060.12 69.37%	\$240,674.61 30.63%	\$785,734.73 100.00%
							.36300.10000	.36300.10100	
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2016	11/01/16-11/14/16	\$170,215.47	\$6,769.86	\$3,268.91	\$0.00	\$160,176.70	\$111,113.75	\$49,062.95	\$160,176.70
12/8/2016	11/01/16-11/30/16	\$428,582.58	\$17,143.14	\$8,228.79	\$0.00	\$403,210.65	\$279,705.14	\$123,505.51	\$403,210.65
12/12/2016	12/01/16-12/05/16	\$30,467.64	\$1,166.12	\$586.03	\$0.00	\$28,715.49	\$19,919.79	\$8,795.70	\$28,715.49
12/30/2016	12/06/16-12/19/16	\$33,614.32	\$1,176.48	\$648.76	\$0.00	\$31,789.08	\$22,051.92	\$9,737.16	\$31,789.08
1/13/2017	12/01/16-12/31/16	\$16,807.16	\$504.20	\$326.05	\$0.00	\$15,976.91	\$11,083.10	\$4,893.81	\$15,976.91
2/15/2017	01/01/17-01/31/17	\$12,605.37	\$294.12	\$246.23	\$0.00	\$12,065.02	\$8,369.44	\$3,695.58	\$12,065.02
3/15/2017	02/01/17-02/28/17	\$12,605.37	\$126.06	\$249.59	\$0.00	\$12,229.72	\$8,483.69	\$3,746.03	\$12,229.72
4/14/2017	03/01/17-03/31/17	\$51,476.58	\$0.00	\$1,029.53	\$0.00	\$50,447.05	\$34,994.86	\$15,452.19	\$50,447.05
5/15/2017	04/01/17-04/30/17	\$4,201.79	(\$126.05)	\$86.56	\$0.00	\$4,241.28	\$2,942.15	\$1,299.13	\$4,241.28
6/15/2017	05/01/17-05/31/17	\$12,605.37	(\$378.15)	\$259.67	\$0.00	\$12,723.85	\$8,826.47	\$3,897.38	\$12,723.85
7/14/2017	06/01/17-06/30/17	\$12,605.37	(\$378.15)	\$259.67	\$0.00	\$12,723.85	\$8,826.47	\$3,897.38	\$12,723.85
TOTAL		\$785,787.02	\$26,297.63	\$15,189.79	\$0.00	\$744,299.60	\$516,316.78	\$227,982.82	\$744,299.60

TOTAL ASSESSMENT LEVY (MY)							ASSESSED THROUGH COUNTY		
							\$147,055.55 38.12%	\$238,686.84 61.88%	\$385,742.39 100.00%
							.36300.10000	.36300.10100	
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2016	11/01/16-11/14/16	\$86,141.53	\$3,478.26	\$1,653.27	\$0.00	\$81,010.00	\$30,883.23	\$50,126.77	\$81,010.00
12/8/2016	11/01/16-11/30/16	\$249,987.55	\$9,999.79	\$4,799.76	\$0.00	\$235,188.00	\$89,660.10	\$145,527.90	\$235,188.00
12/12/2016	12/01/16-12/05/16	\$13,708.80	\$541.80	\$263.33	\$0.00	\$12,903.67	\$4,919.23	\$7,984.44	\$12,903.67
12/30/2016	12/06/16-12/19/16	\$2,610.67	\$78.32	\$50.65	\$0.00	\$2,481.70	\$946.09	\$1,535.61	\$2,481.70
1/13/2017	12/01/16-12/31/16	\$5,876.52	\$176.29	\$114.00	\$0.00	\$5,586.23	\$2,129.62	\$3,456.61	\$5,586.23
2/15/2017	01/01/17-01/31/17	\$2,610.67	\$52.21	\$51.17	\$0.00	\$2,507.29	\$955.85	\$1,551.44	\$2,507.29
3/15/2017	02/01/17-02/28/17	\$2,610.67	\$26.11	\$51.69	\$0.00	\$2,532.87	\$965.60	\$1,567.27	\$2,532.87
4/14/2017	03/01/17-03/31/17	\$9,142.63	\$0.00	\$182.86	\$0.00	\$8,959.77	\$3,415.71	\$5,544.06	\$8,959.77
5/15/2017	04/01/17-04/30/17	\$5,221.34	(\$156.64)	\$107.55	\$0.00	\$5,270.43	\$2,009.23	\$3,261.20	\$5,270.43
7/14/2017	06/01/17-06/30/17	\$7,832.01	(\$234.96)	\$161.34	\$0.00	\$7,905.63	\$3,013.84	\$4,891.79	\$7,905.63
TOTAL		\$385,742.39	\$13,961.18	\$7,435.62	\$0.00	\$364,345.59	\$138,898.50	\$225,447.09	\$364,345.59

TOTAL ASSESSMENT LEVY (MZ-aka:MTR)							ASSESSED THROUGH COUNTY		
							\$164,072.80 68.66%	\$74,901.32 31.34%	\$238,974.12 100.00%
							.36300.10000	.36300.10100	
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2016	11/01/16-11/14/16	\$60,547.50	\$2,432.04	\$1,162.31	\$0.00	\$56,953.15	\$39,102.40	\$17,850.75	\$56,953.15
12/8/2016	11/01/16-11/30/16	\$145,322.10	\$5,813.10	\$2,790.18	\$0.00	\$136,718.82	\$93,867.23	\$42,851.59	\$136,718.82
12/12/2016	12/01/16-12/05/16	\$9,688.14	\$355.24	\$186.66	\$0.00	\$9,146.24	\$6,279.55	\$2,866.69	\$9,146.24
12/30/2016	12/06/16-12/19/16	\$6,864.12	\$238.22	\$132.52	\$0.00	\$6,493.38	\$4,458.17	\$2,035.21	\$6,493.38
1/13/2017	12/01/16-12/31/16	\$1,614.69	\$48.44	\$31.32	\$0.00	\$1,534.93	\$1,053.84	\$481.09	\$1,534.93
2/15/2017	01/01/17-01/31/17	\$3,229.38	\$80.73	\$62.97	\$0.00	\$3,085.68	\$2,118.54	\$967.14	\$3,085.68
3/15/2017	02/01/17-02/28/17	\$1,614.69	\$16.15	\$31.97	\$0.00	\$1,566.57	\$1,075.56	\$491.01	\$1,566.57
4/14/2017	03/01/17-03/31/17	\$6,864.12	\$0.00	\$137.29	\$0.00	\$6,726.83	\$4,618.45	\$2,108.38	\$6,726.83
7/14/2017	06/01/17-06/30/17	\$3,229.38	(\$96.88)	\$66.52	\$0.00	\$3,259.74	\$2,238.04	\$1,021.70	\$3,259.74
TOTAL		\$238,974.12	\$8,887.04	\$4,601.74	\$0.00	\$225,485.34	\$154,811.79	\$70,673.55	\$225,485.34

**MONTERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts  
Fiscal Year 2017

Agenda Page #163

**TOTAL ASSESSMENT LEVY (N=COMMERCIAL)**

**ASSESSED THROUGH COUNTY**

							<b>\$135,600.00</b>	<b>\$0.00</b>	<b>\$135,600.00</b>
							<b>100.00%</b>	<b>0.00%</b>	<b>100.00%</b>
							.36300,10000	.36300,10100	
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/(PENALTIES)	COMMISSIONS/PROP APP	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
12/8/2016	11/01/16-11/30/16	\$11,212.50	\$448.50	\$0.00	\$0.00	\$10,764.00	\$10,764.00	\$0.00	\$10,764.00
12/12/2016	12/01/16-12/05/16	\$124,387.50	\$4,975.50	\$0.00	\$0.00	\$119,412.00	\$119,412.00	\$0.00	\$119,412.00
<b>TOTAL</b>		<b>\$135,600.00</b>	<b>\$5,424.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$130,176.00</b>	<b>\$130,176.00</b>	<b>\$0.00</b>	<b>\$130,176.00</b>
							<b>100.00%</b>		

**Assessed on Roll:**

	GROSS AMOUNT ASSESSED	PERCENTAGE	NET ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$2,582,263.01	70.61%	\$2,445,106.95	\$2,445,106.95	\$0.00
DEBT SERVICE	\$1,075,066.03	29.39%	\$1,017,486.09	\$1,017,486.09	(\$0.00)
<b>TOTAL</b>	<b>\$3,657,329.04</b>		<b>\$3,462,593.04</b>	<b>\$3,462,593.04</b>	<b>(\$0.00)</b>

<b>GROSS PERCENT COLLECTED</b>	<b>100.00%</b>
<b>GROSS REMAINING TO COLLECT</b>	<b>(\$52.29)</b>

TRANSFERS:		
DATE	CHECK #	DSF
12/9/2016	3804	\$841,901.65
12/22/2016	3831	\$67,963.60
1/12/2017	3853	\$23,515.29
1/12/2017	3866	\$20,020.14
4/25/2017	4002	\$37,435.42
5/19/2017	4039	\$5,600.28
6/28/2017	4096	\$7,471.35
7/25/2017	4140	13578.36
Amount due:		\$1,017,486.09