

**MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

JANUARY 15, 2018

AGENDA PACKAGE

Monterra
Community Development District

Inframark, Infrastructure Management Services
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January 8, 2018

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 Monday, January 15, 2018 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. Supervisors' Requests and Audience Comments
3. Approval of Minutes
 - A. December 5, 2017 Special Meeting
 - B. December 18, 2017 Regular Meeting
4. Staff Report
 - A. Attorney
 - i. Discussion of RFQs for District Engineering Services
 - B. Engineer
 - C. HOA Representative
 - D. Clubhouse
 - i. Request for Approval
 - a. Extra Fences for Calvary Chapel, Corta Bella and Capistrano
 - b. Stump Removal
 - c. Dead Palm Trees Removal
 - d. Aerator Pump Replacement
 - e. Hinges Replacement for Swing Gates
 - E. District Manager
 - i. Action Items
 - a. Landscape Contract
 - b. Pest Control Contract
 - ii. Discussion Items
 - a. FEMA Update
 - b. Audit Restatement
 - c. Discussion of Monthly Newsletter
 - d. Discussion of Flood Lights for the VDS Tot Lot
5. Financial Reports as of December 31, 2017
6. Adjournment

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,

George Miller

George Miller
District Manager

Third Order of Business

3A.

**MINUTES OF SPECIAL MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors of the Monterra Community Development District was held Tuesday, December 5, 2017 at 4:00 p.m. at the Club at Monterra, located at 8451 Monterra Boulevard, Cooper City, Florida.

Present and constituting a quorum were:

Ricardo Lowe	Chairman
Greg Popowitz	Vice Chairman (Via Telephone)
Susan Kooiman	Assistant Secretary
Chuck Kuehnle	Assistant Secretary

Also present were:

George Miller	District Manager
Kenneth Cassel	Secretary
Alan Baldwin	Inframark
Ginger Wald	District Counsel
Maria Mihailovschi	Castle Group
Audience Members	

The following is a summary of the discussions and actions taken at the December 5, 2017 Monterra Community Development District's Board of Supervisors Special Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lowe called the meeting to order. Supervisors and staff introduced themselves.

SECOND ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Hearing no requests from Supervisors and no comments from the audience, the next order of business followed.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the October 25, 2017 Meeting

A. Verbatim Minutes

B. Summary Minutes

Discussion ensued regarding verbatim versus summary minutes.

- Most of the Board is in favor of summary minutes.
- Mr. Popowitz is in favor of verbatim minutes for the sake of residents who want to review them.
- Mr. Miller reminded the Board the audio recordings are available for three years and a copy may be made for anyone who wants it.

On MOTION Mr. Kuehnle seconded by Ms. Kooiman with Mr. Lowe, Ms. Kooiman and Mr. Kuehnle voting aye, and Mr. Popowitz voting nay, the use of summary minutes for all future meetings was approved.

- The rest of the Board understands Mr. Popowitz's view in this regard.

Mr. Lowe stated each Board member received a copy of the Minutes of the October 25, 2017 Meeting and requested any additions, corrections or deletions.

- The Comcast proposal amount should be \$1,609.30.

There being no further additions, corrections or deletions,

On MOTION by Mr. Kuehnle seconded by Ms. Kooiman with all in favor, the Minutes of the October 25, 2017 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

- Mr. Miller is waiting to hear from the engineer to determine whether they will attend the next meeting. Mr. Miller will continue to reach out to them and will get back to the Board.
- Mr. Lowe wants to know whether or not the engineer wants to do business with the District. He is concerned if something does happen, the Board needs to be able to

reach out to them. However, Ms. Kooiman recalled that the engineer was previously asked not to attend meetings if there is nothing on the agenda which relates to engineering, in order to save money for the District.

- Ms. Wald indicated the CDD would have to go through the RFQ process to find a new District Engineer. Mr. Lowe indicated Mr. Miller should try to reach out to the engineer again.
- Mr. Miller indicated there is a massive erosion on Lake La Costa behind a home. A report needs to be submitted to the Board from the engineer regarding this issue.

C. HOA Representative

There being no report, the next item followed.

D. Clubhouse

- The gates are being repaired. There are more broken fences and Ms. Mihailovschi will obtain proposals for the repair.
- Ms. Mihailovschi commented she spoke to the painter who is going to paint the splash pad. He will be there tomorrow and Ms. Mihailovschi will ask Marcello not to turn on the water features.
- People's Choice is pressure cleaning the wall so it can be painted next week.
- There was a problem with the original vendor for the pavers along Corta Bella, in which he did not want to do the work once he found out the CDD is tax-exempt. Therefore, Ms. Mihailovschi is getting another vendor.
- The vendor for the playground canopies is still trying to get in contact with FP&L to give permission to install the canopy. They also need permission for the ones at La Costa and the shades for the playground in the dog park. The vendor for the playground canopies has been paid \$20,000 so far. The vendor is in talks with FP&L, but nothing has been resolved. Mr. Popowitz recommends giving FP&L a deadline of 10 more days, and working on the other two playgrounds which were approved. Mr. Miller indicated the vendor for the dog park playground is going to charge an additional \$1,050 to \$1,100 for the permitting process, which he recommends the Board approve for payment. Ms. Wald commented that permitting costs are excluded from the agreement and are the responsibility of the District. The contractor is responsible for any other additional costs. Mr. Lowe asked Ms.

Wald to bring the contract to the next meeting to go over the costs. Ms. Wald asked that Mr. Miller send a copy of the invoice to her.

- The Vista del Sol and Corta Bella playgrounds are already installed.
- The splash pad resurfacing will take place after the power washing is done.
- Ms. Mihailovschi has a proposal for the fence from ASAP in the amount of \$4,500 for replacement of the large chain link fence at Bella Terra, \$300 for the fence at Estada and \$600 for the fence north of the guardhouse on Pine Island. Mr. Miller requested additional quotes, to be presented at the next meeting, as these prices seem high. There are no associated security issues
- Ms. Mihailovschi will obtain proposals for the other projects she is working on.

E. District Manager

- Mr. Miller reported Inframark's working relationship with the Castle Group has been excellent.
- Inframark has been doing tremendous work sifting through and organizing accounting and recording items.

i. Discussion of Capital Reserve

- The trial balance from the former management company showed several account numbers. The adopted budget which was received was only a summary. The detailed budget has those account numbers. Staff linked everything together. An exhibit in the report indicates where the ending reserve was going to be as of September 30, 2017.
- Mr. Miller has some working copies of the report Mr. Lowe requested, which will be addressed at the December 18, 2017 Meeting. Mr. Lowe expressed his concern with not receiving the reports yet.

ii. Proposals for Approval

- **Coffee Bar for the Clubhouse**

- Discussion ensued regarding the number of cups of coffee people drink.
- Mr. Lowe discussed the possibility of stopping the coffee service altogether, since approximately \$10,000 per year is spent. The rest of the Board is in favor of keeping the coffee service.

On MOTION by Mr. Kuehnle seconded by Ms. Kooiman with all in favor, the proposal from Ultimate Business Services for a new coffee bar for the clubhouse in the amount of \$.055 per cup was approved.

- **Water Cooler for the Clubhouse and Pine Island Guardhouse**
 - The cost is approximately \$250 to \$260 for the clubhouse and \$50 for the guardhouse, for a total of \$310 per month.
 - This is a reverse osmosis system. Part of Ultimate Business Services includes the annual cleaning and sanitation of the service and service calls as well. Replacement of parts is part of their service package.
 - Mr. Popowitz is in favor as long as there are no fees for filter replacements. They provide small cups.

On MOTION by Ms. Kooiman seconded by Mr. Kuehnle with all in favor, the proposal from Ultimate Business Services for new water coolers for the clubhouse and Pine Island guardhouse in the total amount of \$310 per month was approved, subject to them providing filter replacements free of charge.

- **Hedge Replacement at La Costa Dog Park**
 - There is an incompatibility between plants. The proposal is to remove the Buttonwoods and plant something more shade tolerant. The purpose of the plants should be to provide a visual *screen*, but that does not appear to be the case.
 - Ms. Kooiman commented that the Buttonwoods looked great when the builder first planted them. She originally wanted to transplant the Buttonwood, but it does not transplant well. She suggested, instead, Wild Coffee plants.
 - Mr. Miller presented two proposals, one from Equator Landscaping in the amount of \$7,209.55 and the second from Total Tropic Landscaping, Inc. in the amount of \$7,338.50. Mr. Miller commented this repair is necessary.

On MOTION by Ms. Kooiman seconded by Mr. Kuehnle with all in favor, the proposal from Equator Landscaping in the amount of \$7,209.55 to replace the Buttonwood hedge with Wild Coffee plants, was approved.

iii. Discussion Items

- **Tree Removal or Lift in Vista del Sol**

- Ms. Kooiman commented the arborist trimmed the tree incorrectly and is responsible for the tree leaning over. The resident does not recall who cut the tree.
- Ms. Mihailovschi contacted the Cooper City arborist who indicated the tree may be removed to protect the neighbor's property. They just want to make sure the tree is not removed needlessly.
- Ms. Kooiman commented the permit process is not necessary for the removal in this case because it is potentially damaging to the resident's fence, but the CDD is not absolved from replacing that tree. Since the resident had the tree cut improperly, he should pay to have it removed, as he will not allow the CDD to access through his property. The resident wants the CDD to remove its fence and gates. According to Hector, the fence does not need to be removed, but may need to be removed to plant a replacement tree. A native tree will cost approximately \$950.
- The resident has the right to remove the branches on his property which fits the standard for Broward County.
- The tree was there before the fence, but the owner had the tree cut incorrectly, as stated earlier, so the CDD may have the legal right to proceed. The owner should pay for removal and the CDD should pay for the replacement.
- The resident threatened to chop the roots if anything got in the way of his fence.

On MOTION by Mr. Kuehnle seconded by Ms. Kooiman with all in favor, the CDD was authorized to remove and replace the tree in Vista del Sol, as discussed, subject to the owner agreeing in writing to pay for the cost of removal of the current tree.

- If the owner refuses to pay, this item will be brought up for further discussion at the next meeting.
- **Gumbo Limbos in Estada**
 - The trees are encroaching on a resident's pool. She is concerned the trees may fall over into her pool with the next hurricane.
 - The trees will not be removed, but they will be trimmed.

Ms. Mihailovschi discussed the University gate.

- The company looked at the gate and one of the technicians believes there is a problem with the reader and not the programming. Total Entry confirmed this to be the case. Total Entry will present a proposal, as they are looking for a new reader. AT&I gave a proposal to replace all of the readers in the amount of \$6,600 for all four gates. The panels will arrive within one week. The new system should be operational in two weeks.
- New stickers are not needed.
- Ms. Mihailovschi will determine whether or not this is the latest technology.

On MOTION by Ms. Kooiman seconded by Mr. Kuehnle with all in favor, the District Manager and Clubhouse Manager were authorized to proceed with the proposal for new readers for the gates, from AT&I in an amount not to exceed \$7,000, subject to the readers being the latest technology.

- **Hurricane Clean-up Payments**
 - District Manager and staff met with FEMA and the CDD was able to apply for reimbursement of damaged CDD property. There is a 60-day period from the day of that meeting to make the claim.

- Any paid bills will help to speed up this process. All debris should be picked up within one month.
- Approximately 130 trees were able to be saved, but many trees were lost.
- Clean-up expenses and resurrection of trees will be covered. Although stump grinding will be a separate bill, it is part of the claim.
- The Board approved a clean-up bill of approximately \$57,000, but the check has not been delivered to Hector for a number of reasons. The former management company was retaining approximately 10% of the bill to make sure the work was done, after which that 10% would be released. With the change in management, Hector was not paid for services for June and July. He has requisition numbers to track back. The former management company did not account for that retention. Ms. Wald indicated that although the Board previously approved the \$57,000, they rescinded the motion at the next meeting. The Board, at that meeting, asked Hector to produce more detail, such as timesheets, to support the \$57,000.
- The landscaper claims to have been on property for 12 straight hours for seven days from 7:00 a.m. to 7:00 p.m. They need to provide proof. Mr. Popowitz has detected a number of inconsistencies on the invoice.
- Mr. Kuehnle suggested the District agree to pay a portion of the \$57,000, and have the District Manager verify any questions for the remaining items on the invoice.
- Ms. Wald verified with Mr. Popowitz that Hector billed for 2.50 hours for the overtime rate when he should have billed the regular hourly rate under the Emergency Services Rates Sheet. This is likely the amount the bill should be decreased.

- Mr. Kuehnle suggested a motion to pay him 50%, have the District management verify the number of hours according to the contract, and the overtime hours to avoid any miscommunications.

Mr. Lowe MOVED to pay Equator Landscaping 50% (\$28,500) of the amount of \$57,000 owed to them, and recalculate eight hours of straight time, and agree to pay the difference at the next meeting.

Mr. Kuehnle SECONDED the prior motion.

- A definite decision as to exactly how much he will be paid will be made at the next meeting.

There being no further discussion,

On VOICE vote with Mr. Lowe, Mr. Popowitz and Mr. Kuehnle voting aye, and Ms. Kooiman voting nay, Equator Landscaping shall be paid 50% (\$28,500) of the amount of \$57,000 owed to them and agree to pay the difference, based on the District Manager's investigation, at the next meeting.

- A new proposal for the A, B and C tree replacement due to the hurricane will be presented at the next meeting. A map has been established for this month. Mr. Miller would like to submit as much information as possible to FEMA.

FIFTH ORDER OF BUSINESS

Financial Reports as of October 31, 2017

- The chart Mr. Lowe requested will be implemented and presented at the next meeting.
- The CDD does not currently have a contract with a pest/fertilization company. Mr. Miller will handle this for the next meeting.
- Mr. Baldwin will contact the former auditor as well as the new auditor to determine whether each company comes to the same determination regarding the re-statement in the audit.

- Ms. Kooiman wants to know what a sinking fund is. Mr. Baldwin responded that it is where the money goes to make an actual principal payment.

There being on further discussion,

On MOTION by Ms. Kooiman seconded by Mr. Kuehnle with all in favor, the Check Register as of October 31, 2017 was approved.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Kuehnle seconded by Ms. Kooiman with all in favor, the meeting was adjourned at approximately 5:42 p.m.
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George Miller
Assistant Secretary

Ricardo Lowe
Chairman

3B.

**MINUTES OF MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

Ricardo Lowe	Chairman
Greg Popowitz	Vice Chairman
Massimo Pulcini	Assistant Secretary

Also present were:

George Miller	District Manager
Ginger Wald	District Counsel
Josh Antoine	Castle Group
Detective Neves	Broward Sheriff's Office
Stephen Bloom	Inframark
Audience Members	

The following is a summary of the discussions and actions taken at the December 18, 2017 Monterra Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Miller called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Detective Neves of the Broward Sheriff's Office discussed recent hate posters and fliers posted at Cascada Isles.

- The incident is currently being investigated. It appears to be directed at one family. There are leads in this incident and it is hoped there will be closure within the next

day or two. There were no physical threats in this incident. Other than this incident, the community has been quiet.

- Detective Neves advised that residents should keep their doors locked.
- Lieutenant Tianga replaced Lieutenant Russo in the Broward Sheriff's Office.
- The victim of this crime spoke briefly. The Board extended their assistance in this situation.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 20, 2017 Meeting

Mr. Miller stated each Board member received a copy of the Minutes of the November 20, 2017 Meeting and requested any additions, corrections or deletions.

- Any references at the beginning of the meeting to *George* should be *Jorge Castro*.
- There was a typographical error on Page 19 in which *swell* should be *swale*.

There being no further additions, corrections or deletions,

On MOTION by Mr. Popowitz seconded by Mr. Lowe with all in favor, the Minutes of the November 20, 2017 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

Mr. Miller updated the Board regarding the current District Engineer.

- Mr. Miller spoke to Mr. Dyson Larson, Vice President with the engineering company. He was deeply involved with this project from the beginning. Mr. Miller sent him a list of questions regarding District engineering files. There are gaps in the records and Inframark is trying to fill those gaps. Mr. Miller will follow up with him tomorrow.
- The current engineer is interested in continuing their relationship with the District. However, they charge \$1,500 to attend meetings.
- Mr. Pulcini suggested giving them until the end of the year and by the next meeting getting three proposals from three different engineers. Ms. Wald reminded the Board they will have to go out for an RFQ.

- The Board is in favor of discussing an RFQ for engineering services.

C. HOA Representative

Mr. Antoine discussed irrigation.

- Mr. Ken Bing from Research Irrigation has not followed through on reaching out to the HOA's irrigation company. There are many problems with the irrigation in the District. The representative has emailed Mr. Bing several times and is now including the Association's attorney in the correspondence. They prefer not to proceed with any litigation regarding this matter. Guidance from the CDD is needed. Cooper City approved it as being grounded, even though it was proven not to be grounded.
- Mr. Lowe indicated on August 14th, a request for assistance was sent and no response was received.
- Ms. Wald indicated discussion should continue and possible selection of a new District Engineer will impact this.
- The Board would like a copy of the original Certificate of Occupancy to determine who signed off on it.
- Mr. Miller will reach out to Mr. Bing to resolve the issue. If Mr. Miller cannot reach him, he will be asked to attend the next meeting.
- The pump belongs to the CDD, but the HOA maintains the cost of the irrigation.
- It will cost approximately \$10,000 to \$20,000 to ground the system.

Mr. Antoine had another request.

- The area in Cascada Isles from the sidewalk to the lake belongs to the CDD. It appears people are gaining access to the community through the lake. Bushes were previously planted there to separate the two properties, at the request of the CDD. Ms. Wald asked if there is any way the HOA can explore the option of closing the fence if the HOA pays for it. The District Engineer would have to review this, according to Ms. Wald.

D. Clubhouse

i. Request for Approval

• Mulch

- There are currently two proposals, one from East Coast Mulch for \$42,550 and the other from Equator Landscaping for \$66,895.
- East Coast Mulch recommends a Molucca Mulch or Australian Pine in the general area and Pine Bark at the clubhouse.
- Equator is more expensive because the mulch is being laid by hand.
- The scope of work for both proposals are the same.

Mr. Popowitz MOVED to approve the proposal from East Coast Mulch in the amount of \$42,550 to provide mulch throughout the District; and Mr. Lowe seconded the motion.

- This item was budgeted for.
- Ms. Wald suggested adding the extra work onto the contract, and with the extra work ask them to provide the cost for the refreshing of the Pine Bark, after which it can be added to the agreement, and the District may request the additional work.

There being no further discussion,

On VOICE vote with all in favor, the prior motion was approved as discussed.

• Sod

- This is to be done throughout the community. Equator is asking for \$8,250 and Total Tropic Landscaping has a similar proposal for \$8,295. It will be done by hand.
- The Board does not want to distract Equator from their regularly-scheduled work.

On MOTION by Mr. Popowitz seconded by Mr. Pulcini with all in favor, the proposal from Total Tropic Landscaping in the amount of \$8,295 to install sod throughout the community was approved.

- **Fencing**

- Two proposals were presented, one from ASAP for repairs at Bella Terra in the amount of \$4,500, and the other from AMA Maintenance for both Bella Terra and other areas throughout the community in the amount of \$26,800.

- ii. **Discussion of 5K Run in January of 2018**

- This is sponsored by the JCC. The run will take place on the public roads of Monterra. It will not cost anything, but may interfere with drivers wanting to pull out of their driveways in this area. The entire run lasts for close to one hour.
- Ms. Wald is concerned whether they are closing roads and if so, there should be security for the closure of roads to ensure the District is protected from any liability.
- Mr. Popowitz believes only one lane will be closed.
- Ms. Wald explained that in similar circumstances, the District usually enters into an event agreement with the sponsor in which the District is provided security, what the event is going to consist of and that they have insurance in place to protect the District from liability.

On MOTION by Mr. Popowitz seconded by Mr. Pulcini with all in favor, the 5K Run to be held in late January or early February 2018 was approved subject to the sponsor, JCC, providing an event agreement which includes an insurance certificate and some type of security.

- A resident suggested police presence in light of the recent events. This is entirely up to the JCC.

Security was discussed.

- Mr. Miller will follow up on security concerns for the last two weeks of the year.
- Mr. Popowitz requested an analysis between having rovers versus security cameras.

E. District Manager

- i. **Discussion Items**

- **Hurricane Update**

- **FEMA**

- Mr. Miller has made excellent progress in getting the process started. Mr. Miller meets with FEMA on a weekly basis. There are three schedules of reimbursement, 70%, up to 91% and back down to 70%. Most of the clean-up falls under the first

category at 70%. Reimbursement for the trees is at 80 trees. A GPS coordinate is required for every tree replacement and they do not pay for stump grinding. Stump removal can be applied for. There is a great deal of paperwork involved with the entire process. Funds will likely not be received before 18 months. All bills must be paid before filing for reimbursement.

- There is approximately \$118,000 worth of hurricane damage. Mr. Lowe would like to see that detail at the next meeting.
- There are some repairs for the aerators.
- The Board would like a FEMA schedule at the next meeting.

➤ **Hurricane Invoice**

- Mr. Lowe looked at the invoice in detail and met with Ms. Mihailovschi and Hector. Three items came out of that analysis: the difference between using six-hour days versus eight-hour days and charging two hours for overtime; support on disposal of cubic yards; adjustment of the Saturday and Sunday rates. Altogether, the invoice should be approximately \$2,300 less. Hector should attend the next meeting and answer questions before the bill is paid. He should bring any supporting documentation for his bill. Payment of half of the bill was approved at the last meeting.
- The Board discussed the possibility of re-bidding the landscape contract. Ms. Wald reminded the Board they would need to prepare a letter of termination, give them 30 days before the contract terminates and go through the bidding process for a new landscaper.

D. Clubhouse (Continued)

i. Request for Approval (Continued)

• Fencing (Continued)

- Sites in Capistrano, Bella Terra and other areas are damaged, along with the fence by the Calvary Chapel, which has significant damage. ASAP is proposing to mend one fence at Bella Terra. AMA is proposing to mend all of the damaged fences. ASAP may not have the manpower to do all of this work.
- Mr. Lowe indicated that AMA needs to give a square footage number. ASAP is cheaper than AMA.

Mr. Lowe MOVED to approve the proposal from ASAP to repair fences as discussed, with work to be completed no later than February 15, 2018.

- Ms. Wald indicated this date should be noted on the contract.
- The fence at Linear Park was repaired.
- The contract should include reimbursement for compensatory damages if the work is not done by February 15th, but there is a good chance they will not agree to this.

Mr. Lowe MOVED to amend the prior motion to approve the proposal from ASAP in the amount of \$4,500 to repair fences as discussed, subject to work being completed at Bella Terra no later than March 1, 2018.

- The Board must decide whether the contract should end if not completed by that date or add compensatory damages. The Board concurred with \$10.

Mr. Lowe SECONDED the prior motion as discussed.

There being no further discussion,

On VOICE vote with all in favor, the proposal from ASAP in the amount of \$4,500 to repair fences at Bella Terra, subject to work being completed by March 1, 2018 and the addition of a reimbursement in the amount of \$10 per day to the District for compensatory damages if the work is not completed by said date was approved.

E. District Manager (Continued)

i. Discussion Items (Continued)

• Capital Schedule

- The actual Capital Schedule is on Pages 10 and 11 of the Financial Statements. Mr. Lowe led this discussion.
- The total at the bottom represents the amount committed to contracts. These are the encumbrances. Payables were not included with these Financial Statements. The Detailed Contract Schedule is on Pages 12 through 14. The mulch which was approved at this meeting will appear on the next schedule.

- The figure for the Clubhouse covers painting and roof repairs.
 - **Project Schedule**
- Mr. Miller indicated the issue with the playground canopies is with FP&L, which now requests permits to put them up in their easement. The cost is \$500 per permit and will take up to six weeks for approval. There will be two permits for two locations. Mr. Miller is in the process of trying to get one permit for both. There are a total of three lots for the canopies to be built, and two of them are on an FP&L easement, but the third is not. Mr. Lowe would like to be able to get that one lot done. The contractor would like to do all of the work at one time. The contractor sent a \$1,000 invoice and there are more. The Board would like this contractor to attend the meeting. The contract supersedes the proposal. Mr. Miller will contact him and tell him the CDD should not pay the \$1,000 invoice, since the District has to pay for and obtain the permits.
- There is a second invoice to pay for the preparation of the documents to FP&L. Ms. Wald suggested the District Manager indicate in writing that pursuant to the agreement, all of those are his costs and the only cost the District has to pay for are actual costs of the permits themselves.

The record shall reflect the Board recessed the meeting for a short period.

- **Root Barrier Installation for Pavers in Corta Bella**
- This invoice was previously approved in October. They appear to be looking for a new paver vendor. Staff is awaiting additional proposals. There is significant root damage.
- **Comcast Upgrade**
- The upgrade will take place on December 20, 2017.
- **La Costa Hedge Replacement**
- The hedges were removed today. Wild Coffee plants have been ordered and will be planted soon.
- **Equator Schedule**
- The purpose of the schedule is to list out each time Equator comes in and check the areas they are to work on. At the end of December, Mr. Lowe expects to see all check marks on the schedule. They are supposed to mow three times in December.

This schedule only addresses quantity, not quality. Mr. Antoine described the work which was already done.

- **Audit Restatement Update**

- Mr. Pulcini commented he is still waiting for support for the \$5 Million check which was deposited to the account for 2010. It has yet to be found. Inframark has the bank statements for 2010 and staff continues to search them.
- Mr. Lowe requested that Mr. Bloom and Mr. Pulcini should meet at some point and determine a solution for finding the documentation regarding tracing back \$5 Million, which is to be presented at the next meeting. The McDirmit Davis representative is prepared to address this issue.

- **Parking Discussion**

- This item was addressed at the last meeting.

- ii. **Consideration of Resident's Request to Allow the Installation of a Fence and Removal of Section of Unused Concrete Access Ramp Encroaching Property**

- A boat ramp was built slightly past the owner's property line and they are unable to install a fence. This is a proposal for the removal, and the owner wants the District to pay the cost for removal. Ms. Wald would like to determine whether or not the District needs this boat ramp. The two bollards appear to be on this resident's property. The survey may be wrong or there may be some type of easement in place by the developer at the time. The owner will need to obtain a permit. The District cannot remove any property from a resident's home unless they request it.

Mr. Pulcini MOVED to approve a resident's request to remove a boat ramp, as discussed, subject to said resident's permission and a report from the engineer to determine whether or not the survey is incorrect and/or whether or not there is a CDD easement in this location.

- Ms. Wald indicated that if this is a CDD easement, it may be removed as long as the District does not need it.
- The first proposal is from ABC Concrete Cutting Inc. for removal of the two bollards and approximately two feet of concrete for \$1,792.20. The second

proposal from Master Brick and Tile is for \$950 to just cut the concrete and remove the two bollards. The resident wants the entire thing removed. The Board is in favor of removing the entire ramp. A not to exceed amount of \$3,000 will be part of the motion.

Mr. Popowitz MOVED to amend the prior motion to include a not to exceed amount of \$3,000, with the homeowner's permission; and Mr. Lowe seconded the motion.

- The grass is not included. There is no irrigation in this area. Mr. Lowe believes there should be some type of ground cover.

On VOICE vote with all in favor, a resident's request to remove the bollards and concrete boat ramp in an amount not to exceed \$3,000 was approved, and the District Manager was authorized to engage the services of a qualified contractor and obtain written permission from the resident.

FIFTH ORDER OF BUSINESS

Financial Reports as of November 30, 2017

There being no comments or questions from the Board,

On MOTION by Mr. Lowe seconded by Mr. Pulcini with all in favor, the Financial Reports as of November 30, 2017 was approved.

- Mr. Lowe reminded Mr. Miller that Hector from Equator should attend the next meeting.
- There should be a FEMA update at the next meeting.
- The engineer should attend the next meeting.
- Research Irrigation should be addressed.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Popowitz seconded by Mr. Pulcini with all in favor, the meeting was adjourned.

George Miller
Assistant Secretary

Ricardo Lowe
Chairman

Fourth Order of Business

4Di.

Monterra Community Development District

Request for items approval

Item	Location	Budget Line	Estimate 1	Estimate 2	Estimate 3	Notes	Budget
Fence Repair	Corta Bella Calvary Chapel Capistrano	R&M Fence	\$11,140 Gomez & Son Fence	\$13,680 ASAP Gate Plus	\$7,910 ECS	OP 546025.53950.5040 LP 546025.53950.5045 SA 546025.53950.5055	
Stump Removal	Throughout Monterra (see map)	R&M Trees & Trimming	\$9,080 Total Tropic Landscaping Inc	\$12,255 Equator Landscaping	N/A	OP 546099.53960.5040 LP 546099.53960.5045 SA 546099.53960.5055	
Dead palm trees removal	Throughout Monterra	R&M Trees & Trimming	\$10,800 Total Tropic Landscaping Inc.	\$7,800 Equator Landscaping	N/A	OP 546099.53960.5040 LP 546099.53960.5045 SA 546099.53960.5055	
Aerator pump replacement	Lakes 15 & 18	R&M General	\$6,400 Eco Blue Aquatic Service	N/A	N/A	Secured Area 546001.53970.5055	
Hinge replacement for the swing gates at Pine Island (all gates) & Vista del Sol (exit)	Pine Island all 4 gates and Vista del Sol (exit)	R&M Gate	\$11,550 AT&I Systems	TBD Total Entry	N/A	Secured Area 546034.53950.5055	

Fence Repair

Background: Extras fences are in need of repair from Hurricane Irma.

Recommendation: ASAP is the vendor that we are currently working with, Gomez & son was found on the internet and ECS is a contractor that works with the CDD on the network and gate related issues.

Budget: It will be code under R&M Fence (divided between Overall Project, Linear park and secured area)

Stump Removal

Background: After the Hurricane stumps need to be removed.

Recommendation: Select Total Tropic Landscaping for the job

Budget: It will be coded under R&M Trees & Trimming (divided between Overall Project, Linear park and secured area)

Dead Palm Tree Removal

Background: After the Hurricane some of the old palm trees were damaged

Recommendation: Select Equator Landscaping for the job

Budget: It will be coded under R&M Trees & Trimming (divided between Overall Project, Linear park and secured area)

Aerator Pump replacement

Background: Some of the pumps seem to sustained some damage after the Hurricane.

Recommendation: Select Eco Blue to replace the pumps in lake 15 & 18

Budget: It will be coded under R&M General secured area.

Vista del Sol & Pine Island swing gate hinge replacement

Background: Some of the swing gates around Monterra are starting to make noise. Hinges needs to be replaced.

Recommendation: TBD

Budget: It will be coded under R&M gate secured area.

Fence Repair



Gomez & Son Fence™

10805 NW 22 Street, Miami, Florida 33172	Quote:
Phone: (305) 471-8922 Fax: (305) 471-8925	Quote No.: 24703
www.gomezfence.com	Quote Date: 12/22/2017
	Valid Until: 01/21/2018

BILL TO:

Castle Group
12270 SW 3rd Street, Suite No. 200
Plantation
Florida
33325

JOB ADDRESS:

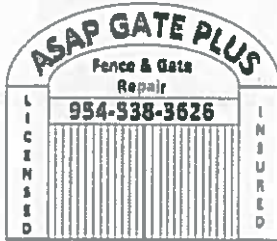
8451 Monterra Blvd
Cooper City
Florida
33024

Salesperson: Albert Aguirre	Subject: Monterra - Chain Link Fence Repairs
Contact Name: Maria Mihailovschi	

S.No.	Product Details	Qty	List Price	Total
1.	Chain link fence	1	\$8,480.00	\$8,480.00
	Monterra - FPL Powerline - Lake Division			
	Furnish and Install 270 LF of 6' High Black Vinyl Coated Chain link fence.			
	Scope of work shall include:			
	- Removal and disposal of existing damaged chain link fence.			
	Materials shall be as follows:			
	- Chain link fence fabric shall be 2" x 6 Ga. (Finish) x 72" Black KK			
	- Terminal post shall be 2-1/2" Black SS20			
	- Line post shall be 1-5/8" Black 16 Ga.			
	- Top rail and middle bracing shall be 1-3/8" Black 16 Ga.			
	- Bottom tension wire shall be 6 Ga. Coil Spring.			
	- All fittings and accessories shall be in black to match new fence.			
	- All post shall be set in a minimum 8" diameter by 24" deep concrete footing.			
	Exclusions:			
	- Site Survey			
	- Permit Fee			
2.	Chain link fence	1	\$1,380.00	\$1,380.00
	Cortabella			
	Furnish and Install 50 LF of 6' High Black Vinyl Coated Chain link fence.			
	Scope of work shall include:			
	- Removal and disposal of existing damaged chain link fence.			
	- Remove and replace 42 LF of 1-3/8" Black top rail.			
	Materials shall be as follows:			
	- Chain link fence fabric shall be 2" x 9 Ga. (Finish) x 72" Black KK			
	- Terminal post shall be 2-1/2" Black SS20			
	- Line post shall be 1-5/8" Black 16 Ga.			
	- Top rail and middle bracing shall be 1-3/8" Black 16 Ga.			
	- Bottom tension wire shall be 6 Ga. Coil Spring.			
	- All fittings and accessories shall be in black to match new fence.			
	- All post shall be set in a minimum 8" diameter by 24" deep concrete footing.			
	Exclusions:			
	- Site Survey			
	- Permit Fee			
3.	Chain link fence	1	\$2,780.00	\$2,780.00
	Capistrano			
	Furnish and Install 100 LF of 6' High Black Vinyl Coated Chain link fence.			
	Scope of work shall include:			
	- Removal and disposal of existing damaged chain link fence.			
	- Remove and replace 5 - 1-5/8" Black line posts.			
	Materials shall be as follows:			
	- Chain link fence fabric shall be 2" x 9 Ga. (Finish) x 72" Black KK			
	- Terminal post shall be 2-1/2" Black SS20			
	- Line post shall be 1-5/8" Black 16 Ga.			
	- Top rail and middle bracing shall be 1-3/8" Black 16 Ga.			
	- Bottom tension wire shall be 6 Ga. Coil Spring.			
	- All fittings and accessories shall be in black to match new fence.			
	- All post shall be set in a minimum 8" diameter by 24" deep concrete footing.			

S.No.	Product Details	Qty	List Price	Total
Exclusions: - Site Survey - Permit Fee				
4.	Chain link fence	1	\$6,980.00	\$6,980.00
Calvary Chapel Furnish and Install 250 LF of 6' High Black Vinyl Coated Chain link fence. Scope of work shall include: - Removal and disposal of existing damaged chain link fence. - Remove and replace 42 LF of 1-3/8" Black top rail. Materials shall be as follows: - Chain link fence fabric shall be 2" x 9 Ga. (Finish) x 72" Black KK - Terminal post shall be 2-1/2" Black SS20 - Line post shall be 1-5/8" Black 16 Ga. - Top rail and middle bracing shall be 1-3/8" Black 16 Ga. - Bottom tension wire shall be 6 Ga. Coil Spring. - All fittings and accessories shall be in black to match new fence. - All post shall be set in a minimum 8" diameter by 24" deep concrete footing. Exclusions: - Site Survey - Permit Fee				

Terms and Conditions:



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

ADDRESS

Monterra CDD
 8451 Monterra Boulevard
 Cooper City, FL 33024

SHIP TO

Monterra CDD
 8451 Monterra Boulevard
 Cooper City, FL 33024

ESTIMATE # 3617

DATE 12/15/2017

EXPIRATION DATE 01/14/2018

ACTIVITY

QTY

RATE

AMOUNT

④ *** Calvary Fellowship Area - Behind Walmart ***
 - Replace twenty-six (26) chainlink fence panels, 2" posts, 1-1/4" top rail
 - Reattach approx. 20' of fence, straighten posts
 - Replace approx. 10' of top rail and tie wire going to Walmart corner entry lot.

1

3,480.00

3,480.00

NOTE: Please have area cleared by landscaper prior to work commencing.

③ *** Capistrano Area ***
 - Straighten 60 fence posts
 - Straighten approx. 40' of top rail
 - Replace approx. 25' of mesh

1

4,200.00

4,200.00

NOTE: Please have area cleared by landscaper prior to work commencing.

② *** Corta Bella ***
 60 total posts
 - Replace 30 fence posts
 - Straighten 30 fence posts
 - Remove mesh, straighten and reattach

1

6,000.00

6,000.00

NOTE: Please have area cleared by landscaper prior to work commencing.

TERMS & CONDITIONS:

Fifty Percent (50%) Deposit upon APPROVAL of ESTIMATE, before any work can commence. Balance is to be paid Net 15. Any delay in payment may be subject to a Late Charge.

ACTIVITY

QTY

RATE

AMOUNT

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.

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.

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.

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).

Payments will be made as outlined in the Terms & Conditions.

If estimate is accepted, please sign and email to accounting@asapgateplus.com or fax to 954-538-1819. Please feel free to contact us if you have any questions. We look forward to working with you.

TOTAL

\$13,680.00

Accepted By

Accepted Date



ECS Access, LLC
 990 Biscayne Blvd
 STE 501
 Miami, FL 33132 US
 (786) 367-0757
 info@ecsaccess.com

Estimate

ADDRESS

Maria Mihailovschi
 Monterra CDD
 8451 Monterra Blvd.
 Cooper City, Florida 33024

ESTIMATE #	DATE	EXPIRATION DATE
1043	12/27/2017	01/19/2018

BILL BOX

SALES REP
 Scott

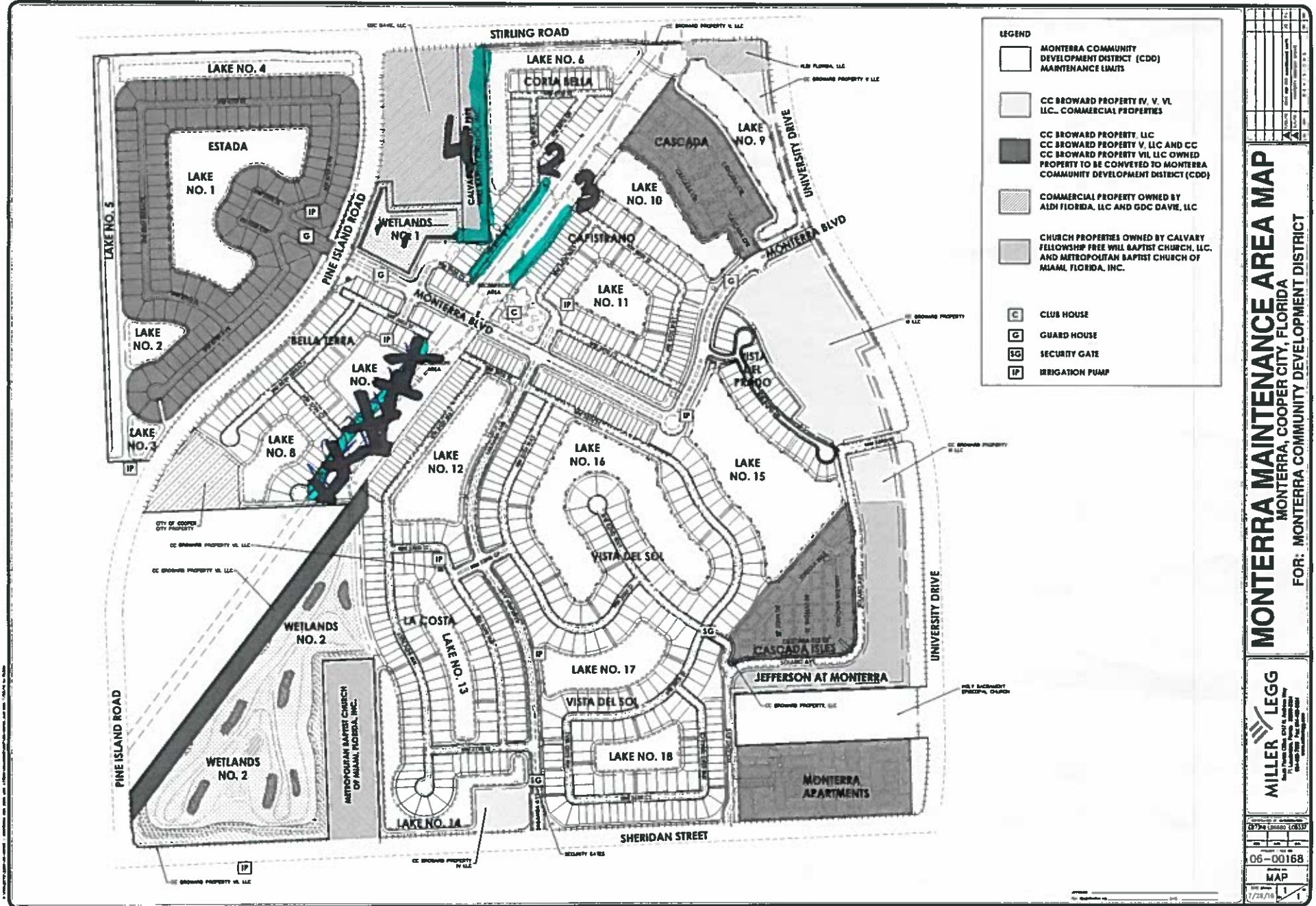
JOB NAME
 Fence

ACTIVITY	QTY	RATE	AMOUNT
By the Club house			
G-Hardware:Chain Link Fence	1,900	2.25	4,275.00
Chain Link fence Needs to Be duguo and Straighten and reset plus 150' of top rail (By the Club House)			
			Subtotal: 4,275.00
Psrt #2			
G-Hardware:Chain Link Fence	70	15.00	1,050.00
Chain Link fence - 70' of Chainlink Plus 3 posts and top Rail 70' Cut Back Trees			
			Subtotal: 1,050.00
Part 3 and 4			
G-Hardware:Chain Link Fence	130	6.50	845.00
Chain Link fence - #3 90'Section 60' top rail #4 40' Section 60' Top Rail Straighten and tree trim			
			Subtotal: 845.00
Part 5			
G-Hardware:Chain Link Fence	60	15.00	900.00
Chain Link fence - 60' Chain Link 40' Top rail 3 posts replsace			
			Subtotal: 900.00
Labor:Old Fence removal	1	475.00	475.00
Old Fence and Misc Removal			
Fence:Removal of Foliage	1	365.00	365.00
Tree Removal Fee			
			Subtotal: 840.00
TOTAL			\$7,910.00

Accepted By

Accepted Date

FENCE DAMAGE



Stump Removal

Total Tropic Landscaping, Inc.

P.O. Box 841053

Pembroke Pines, FL 33084-1053

Estimate

Date	Estimate #
1/1/2018	265

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

			Project
Description	Qty	Rate	Total
Stump Grinding Medium sized stump removal: Grind all stumps left from trees that fell during hurricane Irma throughout the property. Furnish and install sod to all areas where stumps were removed.	113	45.00	5,085.00
Stump Grinding Large sized stump removal: Grind all stumps left from trees that fell during Hurricane Irma throughout the property. Furnish and install sod to all areas where stumps were removed.	25	65.00	1,625.00
Sod Palettes Furnished and Installed over all areas where stumps were ground	6	395.00	2,370.00
Please respond via e-mail to request the work to be completed .			Total \$9,080.00

Equator Landscaping
 PO Box 820716
 PEMBROKE PINES, FL 33082 US
 Info@equatorlandscaping.com
 www.equatorlandscaping.com

Estimate


ADDRESS

LCAM Maria Mihailovschi
 Monterra CDD
 8451 Monterra Blvd
 Cooper City, FL 33024

SHIP TO

LCAM Maria Mihailovschi
 Monterra CDD
 8451 Monterra Blvd
 Cooper City, FL 33024

ESTIMATE #	DATE	
1046	12/04/2017	

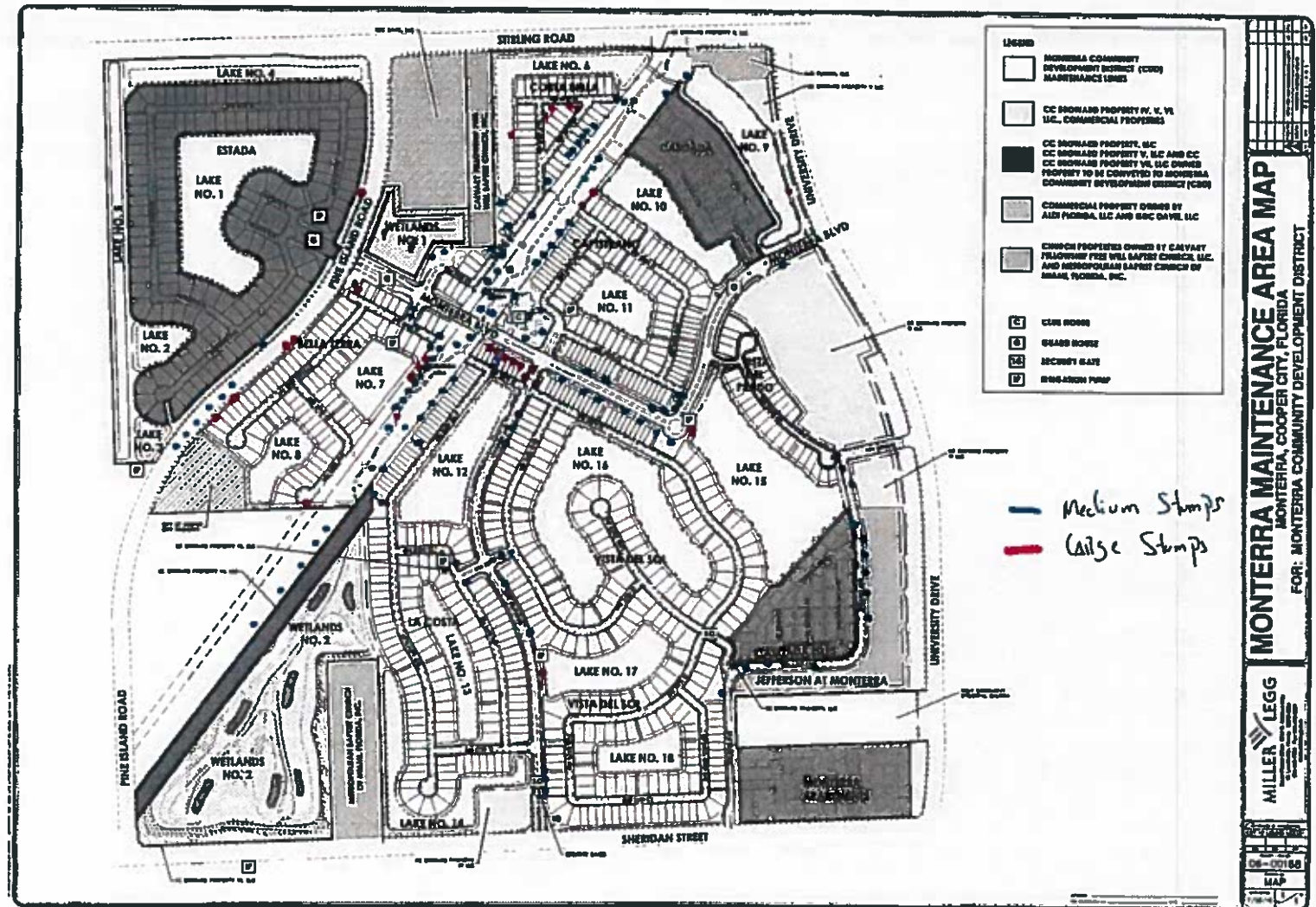
ACTIVITY	QTY	RATE	AMOUNT
T-1003 Medium sized stump removal Grind all stumps left from trees that fell during Hurricane Irma, throughout property (see attached map) Furnish and install sod to all areas where stumps were removed	111	80.00	8,880.00
T-1003 Large sized stump removal Grind all stumps left from trees that fell during Hurricane Irma, throughout property (see attached map) Furnish and install sod to all areas where stumps were removed	25	135.00	3,375.00

Work includes necessary equipment needed to perform work such as Stump grinder with operator, removal and disposal of all debris generated by contractors work.

TOTAL
\$12,255.00

Accepted By

Accepted Date



Dead Palm Tree Removal

Total Tropic Landscaping, Inc.

P.O. Box 841053

Pembroke Pines, FL 33084-1053

Estimate

Date	Estimate #
1/1/2018	264

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

Project

Description	Qty	Rate	Total
Tree Service: Remove and dispose of 24 dead royal palms (no crowns) located throughout the property, areas to include; Monterra perimeter on Pine Island Road, Main entrance, Solano Ave, Sheridan St center median, Pine Island Rd center median, clubhouse (back) Vista del Prado and Vista del Sol.			
Option 1: Removal of 24 Royal Palms and root balls. Take away all debris. Hole will be left open for future planting. (Removal Only)	24	450.00	10,800.00
Option 2: Removal of 24 Royal Palms and root balls. Take away all debris. Install new Royal Palms and stake. (Removal and Install New Palms) 24 Royal Palms to be installed 20-24' ft O/A height #1 quality trees.	24	975.00	23,400.00
Please be advised the total at the bottom of this estimate is a combined total for option one and option two. Please refer to the right hand column of each option to view the estimate total for the option you choose.			
Please respond via e-mail to request the work to be completed .		Total	\$34,200.00

Equator Landscaping
 PO Box 820716
 PEMBROKE PINES, FL 33082 US
 Info@equatorlandscaping.com
 www.equatorlandscaping.com

Estimate


ADDRESS

LCAM Marla Mihailovschi
 Monterra CDD
 8451 Monterra Blvd
 Cooper City, FL 33024

SHIP TO

LCAM Maria Mihailovschi
 Monterra CDD
 8451 Monterra Blvd
 Cooper City, FL 33024

ESTIMATE #	DATE	
1044	11/02/2017	

ACTIVITY	QTY	RATE	AMOUNT
T-1002 Tree Services: remove and dispose of 24 dead royal palms (no crown) located throughout property areas include: Monterra perimeter on pine Island road, Main entrance, Soiano Ave, Sheridan st center median, Pine Island road Center median, clubhouse (back) and One dead palm on Vista del Prado and one dead palm al Vista del Soi	24	325.00	7,800.00

TOTAL
\$7,800.00

Accepted By

Accepted Date

Aerator Pump replacement

Eco Blue Aquatic Services, Inc.

8724 Sunset Drive, #94

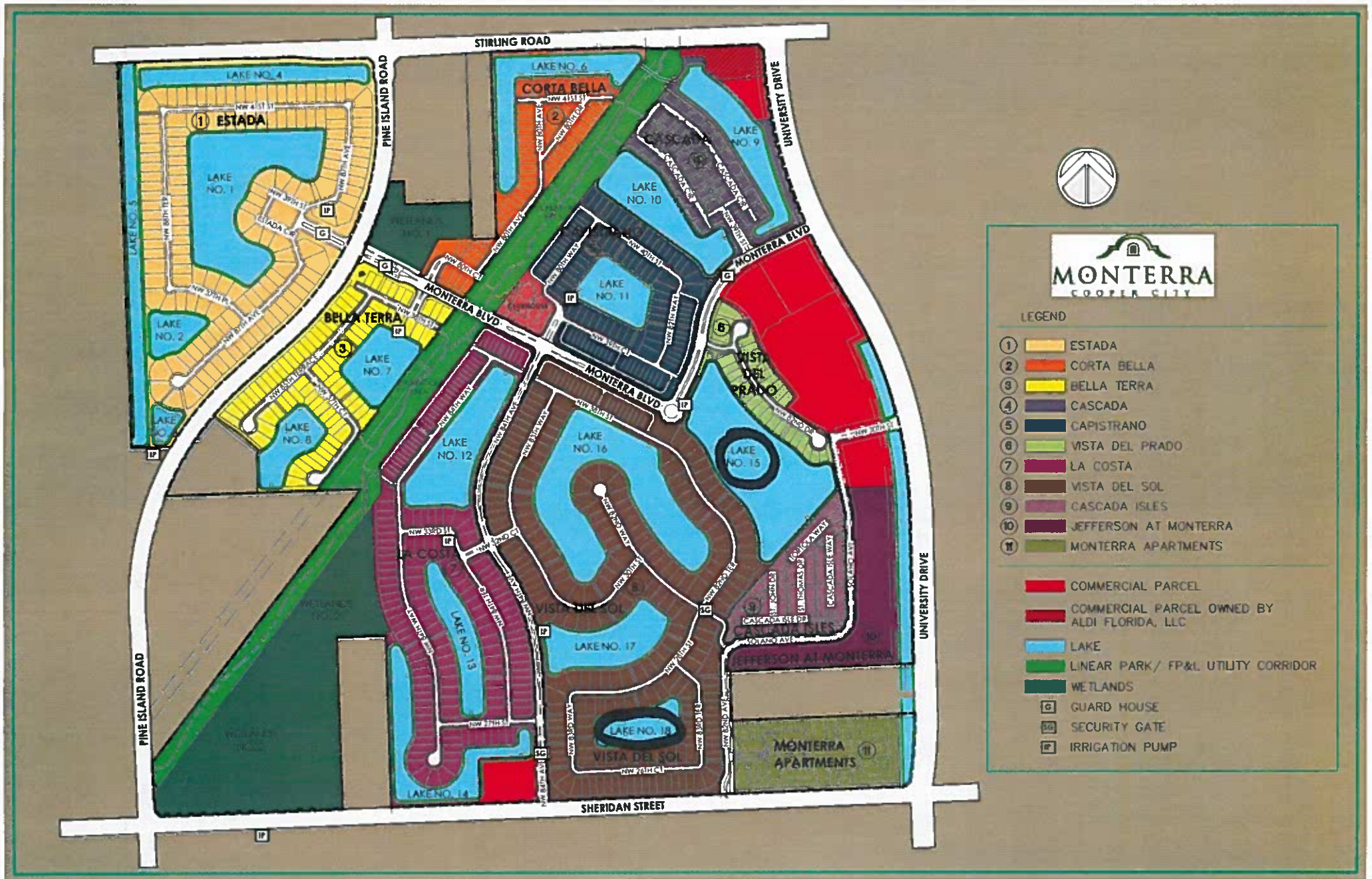
Miami, FL 33173-3512

Estimate

Date	Estimate #
11/28/2017	1054

Name / Address
Monterra CDD 5385 North Nob Hill Road Sunrise, FL 33351

			Project
Description	Qty	Rate	Total
Replacement COM 405 compressor kit includes Standard 1/2 HP Brookwood dual piston compressor, 230V (only), 1HP, 35 PSI with Rubber Mounting Feet & Premium 8 CFM Metal Muffler/Filter	4	1,350.00	5,400.00
6"Cabinet cooling fan, 220V Fan, 290 CFM with plug (Fits Medium and Large Compressor Cabinets)	4	250.00	1,000.00
Thank you for your business.			Total
			\$6,400.00



Vista del Sol & Pine Island swing gate hinge replacement

AT&I SYSTEMS
12260 SW 53rd Street, Suite 608
Cooper City, FL 33330
Tel: 866-436-3516 Fax: 866-316-3596
www.ATISecuritySystems.com



PROPOSAL

DATE	PROPOSAL #
1/3/2018	5553
REQUEST BY	PREPARED BY
Maria Mihailo...	CK

BILL TO

Monterra CDD
8451 Monterra Blvd
Cooper City, FL 33024

SHIP TO/SITE LOCATION

Monterra CDD
8451 Monterra Blvd
Cooper City, FL 33024

QTY	DESCRIPTION	Each	Total
	WO-010019, *Revised. New quantity discount reflected.* *Corrected Hinge Quantity, and increased quantity discount.* This proposal is to replace the six (6) old hinges, for the ENTRY swing gates, for Monterra CDD, at the Pine Island entrance, to replace the six (6) old hinges, for the EXIT swing gates at the Pine Island entrance, and the two (2) old hinges on the Exit Swing Gate at the Vista Del Sol entrance, consisting of the following:		
6	Pine Island Entrance of Monterra CDD EXIT Swing Gates six (6), six (6) hinges total On-site Welding Repair/Installation: *Disconnect entry swing gate leafs, remove six (6) exit swing gate's hinges, prep area for welding and new hinges, install six (6) new hinges, and reinstall entry swing gate leafs, all work performed with correct and regular construction materials and finished with touch up paint to match best of ability. Estimate includes: removal and disposal of existing damaged gate's hinges, fabrication, repair, welding delivery and installation of new hinges onsite.	825.00	4,950.00

SUBTOTAL

SALES TAX (0.0%)

TOTAL

Date: Print Name: Signature:

We hereby propose to furnish materials in accordance with the above specifications.

Unless prior arrangements are made, payment to be made as follows: 50% Deposit, 50% Balance due upon completion.

Warranty Policy: A standard manufacturer's warranty is included on the equipment (manufacturer's defect) and one (1) year warranty on services (workmanship) for installation on new complete units. A thirty (30) day warranty applies to equipment and labor for all other service related repairs. This warranty does not cover vandalism, damage due to gates being pushed/pulled open, acts of nature such as lightning damage, floods, hurricanes etc., voltage wiring problems etc. Unless otherwise stated, invoice amount does not include electrical wiring, control wiring, concrete pads, removal and replacement of paving stone, saw cutting of asphalt, telephone lines, computer, Knox box, permits (if required) or any unforeseen damage. A wiring diagram will be provided upon acceptance of proposal and paid deposit. Footage for linear fencing is approximate and will be confirmed upon acceptance of proposal. Some landscaping or debris may need to be partially cleared for the fence installation. All material is guaranteed to be inspected. AT&I reserves the right to substitute any equipment, that has been discontinued or otherwise made unavailable, with models of equal or superior performance. All work will be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays that are beyond our control. Unless otherwise stated, this proposal is subject to acceptance within 30 days and is void otherwise. The above prices, specifications and conditions are hereby accepted upon signature and AT&I is authorized to perform work as specified. Payment will be made as outlined above and is due by the Due Date indicated on the invoice. A finance charge of 1.5% per month (minimum \$2.00 charge), an 18% annual percentage rate, shall be applied to invoices that are not paid in full by the Due Date. All materials will remain property of AT&I until all invoices pertaining to this job, including finance charges, are paid in full. Right of access and removal is granted to AT&I in the event of non-payment under the terms of this contract. Client is responsible for any legal fees and/or collection fees associated with collecting the balance owed on the account. If this contract is terminated prior to completion, regardless of reason, the client is obligated to remit payment for services completed prior to the termination.

Limits of Liability. It is understood that the Company is not an insurer, that insurance if any, shall be obtained by and be the sole responsibility of the Subscriber and the amounts payable to the Company hereunder are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the subscribed property or others located in Subscribers premises. The parties hereto agree that it is impractical and extremely difficult to fix the actual damages, if any, that may proximately result from failure on the part of the Company or its contractors to perform any of its obligations hereunder, specifically including without limitation any act or omission relating to downloading technology, monitoring goods or services. The Subscriber does not desire that this contract provide for full liability of the Company and agrees that the Company shall be exempt from liability or loss or damages due directly or indirectly to occurrences, or consequences there from, which the service or system is designed to detect or avert, that if the Company shall be found liable for loss or damages due to a failure of service in any respect, its liability shall be limited to replacement or repair of any defective equipment or to a sum equal to one-half of the annual service charge paid by the Subscriber or \$250 as liquidated damages and not as a penalty, whichever is greater and the choice of which shall be at the sole election of the Company. As the exclusive remedy, the provisions of this paragraph shall apply, if loss or damage, irrespective of cause or origin, results directly or indirectly to person or property from performance or nonperformance or obligations imposed by this contract or from negligence, active or otherwise, of the Company, its agents or employees provided however, that in no event shall the Company be liable for consequential or incidental damages. It is specifically understood that the Company makes no warranties other than those expressed in writing by the company and that no representative of the Company has any authority to make any additional express warranties or otherwise vary the terms of this agreement

THANK YOU FOR YOUR BUSINESS!

AT&I SYSTEMS
12260 SW 53rd Street, Suite 608
Cooper City, FL 33330
Tel: 866-436-3516 Fax: 866-316-3596
www.ATISecuritySystems.com



PROPOSAL

DATE	PROPOSAL #
1/3/2018	5553
REQUEST BY	PREPARED BY
Maria Mihailo...	CK

BILL TO

Monterra CDD
8451 Monterra Blvd
Cooper City, FL 33024

SHIP TO/SITE LOCATION

Monterra CDD
8451 Monterra Blvd
Cooper City, FL 33024

QTY	DESCRIPTION	Each	Total
6	Pine Island Entrance of Monterra CDD ENTRY Swing Gates two (2), six (6) hinges total On-site Welding Repair/Installation: *Disconnect entry swing gate leafs, remove six (6) exit swing gate's hinges, prep area for welding and new hinges, install six (6) new hinges, and reinstall entry swing gate leafs, all work performed with correct and regular construction materials and finished with touch up paint to match best of ability. Estimate includes: removal and disposal of existing damaged gate's hinges, fabrication, repair, welding delivery and installation of new hinges onsite.	825.00	4,950.00
2	Vista Del Sol Entrance of Monterra CDD Exit Swing Gate On-site Welding Repair/Installation: *Disconnect exit swing gate leaf, remove two (2) exit swing gate's hinges, prep area for welding and new hinges, install two (2) new hinges, and reinstall exit swing gate leaf all work performed with correct and regular construction materials and finished with touch up paint to match best of ability. Estimate includes: removal and disposal of existing damaged gate's hinges, fabrication, repair, welding delivery and installation of new hinges onsite.	825.00	1,650.00

SUBTOTAL

SALES TAX (0.0%)

TOTAL

Date: Print Name: Signature:

We hereby propose to furnish materials in accordance with the above specifications.

Unless prior arrangements are made, payment to be made as follows: 50% Deposit, 50% Balance due upon completion.

Warranty Policy: A standard manufacturer's warranty is included on the equipment (manufacturer's defect) and one (1) year warranty on services (workmanship) for installation on new complete units. A thirty (30) day warranty applies to equipment and labor for all other service related repairs. This warranty does not cover vandalism, damage due to gates being pushed/pulled open, acts of nature such as lightning damage, floods, hurricanes etc., voltage wiring problems etc. Unless otherwise stated, invoice amount does not include electrical wiring, control wiring, concrete pads, removal and replacement of paving stone, saw cutting of asphalt, telephone lines, computer, Knox box, permits (if required) or any unforeseen damage. A wiring diagram will be provided upon acceptance of proposal and paid deposit. Footage for linear fencing is approximate and will be confirmed upon acceptance of proposal. Some landscaping or debris may need to be partially cleared for the fence installation. All material is guaranteed to be inspected. AT&I reserves the right to substitute any equipment, that has been discontinued or otherwise made unavailable, with models of equal or superior performance. All work will be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays that are beyond our control. Unless otherwise stated, this proposal is subject to acceptance within 30 days and is void otherwise. The above prices, specifications and conditions are hereby accepted upon signature and AT&I is authorized to perform work as specified. Payment will be made as outlined above and is due by the Due Date indicated on the invoice. A finance charge of 1.5% per month (minimum \$2.00 charge), an 18% annual percentage rate, shall be applied to invoices that are not paid in full by the Due Date. All materials will remain property of AT&I until all invoices pertaining to this job, including finance charges, are paid in full. Right of access and removal is granted to AT&I in the event of non-payment under the terms of this contract. Client is responsible for any legal fees and/or collection fees associated with collecting the balance owed on the account. If this contract is terminated prior to completion, regardless of reason, the client is obligated to remit payment for services completed prior to the termination.

Limits of Liability. It is understood that the Company is not an insurer, that insurance if any, shall be obtained by and be the sole responsibility of the Subscriber and the amounts payable to the Company hereunder are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the subscribed property or others located in Subscribers premises. The parties hereto agree that it is impractical and extremely difficult to fix the actual damages, if any, that may proximately result from failure on the part of the Company or its contractors to perform any of its to perform any of its obligations hereunder, specifically including without limitation any act or omission relating to downloading technology, monitoring goods or services. The Subscriber does not desire that this contract provide for full liability of the Company and agrees that the Company shall be exempt from liability or loss or damages due directly or indirectly to occurrences, or consequences there from, which the service or system is designed to detect or avert, that if the Company shall be found liable for loss or damages due to a failure of service in any respect, its liability shall be limited to replacement or repair of any defective equipment or to a sum equal to one-half of the annual service charge paid by the Subscriber or \$250 as liquidated damages and not as a penalty, whichever is greater and the choice of which shall be at the sole election of the Company. As the exclusive remedy, the provisions of this paragraph shall apply, if loss or damage, irrespective of cause or origin, results directly or indirectly to person or property from performance or nonperformance or obligations imposed by this contract or from negligence, active or otherwise, of the Company, its agents or employees provided however, that in no event shall the Company be liable for consequential or incidental damages. It is specifically understood that the Company makes no warranties other than those expressed in writing by the company and that no representative of the Company has any authority to make any additional express warranties or otherwise vary the terms of this agreement

THANK YOU FOR YOUR BUSINESS!

AT&I SYSTEMS
12260 SW 53rd Street, Suite 608
Cooper City, FL 33330
Tel: 866-436-3516 Fax: 866-316-3596
www.ATISecuritySystems.com



PROPOSAL

DATE	PROPOSAL #
1/3/2018	5553
REQUEST BY	PREPARED BY
Maria Mihailo...	CK

BILL TO

Monterra CDD
8451 Monterra Blvd
Cooper City, FL 33024

SHIP TO/SITE LOCATION

Monterra CDD
8451 Monterra Blvd
Cooper City, FL 33024

QTY	DESCRIPTION	Each	Total
	<p>*Regular Price = \$975 each hinge. Because Monterra CDD is replacing ten (10) hinges, the price reduces from \$975, down to \$875 because there are four (4) hinge replacements being quoted.</p> <p>(a) 2 hinges = \$975 (b) 4 hinges = \$950 (c) 6 hinges = \$925 (d) 8 hinges = \$900 (e) 10 hinges = \$875 (f) 12 hinges = \$850 (g) 14 hinges = \$825 (h) 16 hinges = \$800 (i) 18 hinges or more = \$775</p>		
	We appreciate the opportunity to earn your business.		
	If there are any questions and/or concerns, please feel free to contact me at your convenience via phone or e-mail at 561-302-9654 or casey@atisecuritysystems.com		
	Have a great day!		

SUBTOTAL \$11,550.00

SALES TAX (0.0%) \$0.00

TOTAL \$11,550.00

Date: Print Name: Signature:

We hereby propose to furnish materials in accordance with the above specifications.

Unless prior arrangements are made, payment to be made as follows: 50% Deposit, 50% Balance due upon completion.

Warranty Policy: A standard manufacturer's warranty is included on the equipment (manufacturer's defect) and one (1) year warranty on services (workmanship) for installation on new complete units. A thirty (30) day warranty applies to equipment and labor for all other service related repairs. This warranty does not cover vandalism, damage due to gates being pushed/pulled open, acts of nature such as lightning damage, floods, hurricanes etc., voltage wiring problems etc. Unless otherwise stated, invoice amount does not include electrical wiring, control wiring, concrete pads, removal and replacement of paving stone, saw cutting of asphalt, telephone lines, computer, Knox box, permits (if required) or any unforeseen damage. A wiring diagram will be provided upon acceptance of proposal and paid deposit. Footage for linear fencing is approximate and will be confirmed upon acceptance of proposal. Some landscaping or debris may need to be partially cleared for the fence installation. All material is guaranteed to be inspected. AT&I reserves the right to substitute any equipment, that has been discontinued or otherwise made unavailable, with models of equal or superior performance. All work will be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays that are beyond our control. Unless otherwise stated, this proposal is subject to acceptance within 30 days and is void otherwise. The above prices, specifications and conditions are hereby accepted upon signature and AT&I is authorized to perform work as specified. Payment will be made as outlined above and is due by the Due Date indicated on the invoice. A finance charge of 1.5% per month (minimum \$2.00 charge), an 18% annual percentage rate, shall be applied to invoices that are not paid in full by the Due Date. All materials will remain property of AT&I until all invoices pertaining to this job, including finance charges, are paid in full. Right of access and removal is granted to AT&I in the event of non-payment under the terms of this contract. Client is responsible for any legal fees and/or collection fees associated with collecting the balance owed on the account. If this contract is terminated prior to completion, regardless of reason, the client is obligated to remit payment for services completed prior to the termination.

Limits of Liability. It is understood that the Company is not an insurer, that insurance if any, shall be obtained by and be the sole responsibility of the Subscriber and the amounts payable to the Company hereunder are based upon the value of the services and the scope of liability as herein set forth and are unrelated to the value of the subscribed property or others located in Subscribers premises. The parties hereto agree that it is impractical and extremely difficult to fix the actual damages, if any, that may proximately result from failure on the part of the Company or its contractors to perform any of its to perform any of its obligations hereunder, specifically including without limitation any act or omission relating to downloading technology, monitoring goods or services. The Subscriber does not desire that this contract provide for full liability of the Company and agrees that the Company shall be exempt from liability or loss or damages due directly or indirectly to occurrences, or consequences there from, which the service or system is designed to detect or avert, that if the Company shall be found liable for loss or damages due to a failure of service in any respect, it's liability shall be limited to replacement or repair of any defective equipment or to a sum equal to one-half of the annual service charge paid by the Subscriber or \$250 as liquidated damages and not as a penalty, whichever is greater and the choice of which shall be at the sole election of the Company. As the exclusive remedy, the provisions of this paragraph shall apply, if loss or damage, irrespective of cause or origin, results directly or indirectly to person or property from performance or nonperformance or obligations imposed by this contract or from negligence, active or otherwise, of the Company, its agents or employees provided however, that in no event shall the Company be liable for consequential or incidental damages. It is specifically understood that the Company makes no warranties other than those expressed in writing by the company and that no representative of the Company has any authority to make any additional express warranties or otherwise vary the terms of this agreement

THANK YOU FOR YOUR BUSINESS!

4Ei.



Tropical Plant and Pest Services
7026 Brunswick Circle
Boynton Beach, FL 33472
561-601-7275
rustymccrary@aol.com

December 2, 2017

Monterra
Cooper City, Florida

Tropical Plant and Pest Services is pleased to submit a professional pest control and fertilization program for Monterra. We are confident our attention to detail will provide you with the satisfaction you deserve. As your valued service partner, we will continually improve the aesthetics of your property as detailed in the attached customized proposal.

Tropical Plant and Pest Services is committed to continuously improving your property and looks forward to working with you. This customized service plan was prepared for your approval. We encourage you to keep an open line of communication. Should you have the need to discuss any part of our program, please contact us at [561-601-7275](tel:561-601-7275) or at rustymccrary@aol.com.

Respectfully submitted,
Tropical Plant and Pest Services,

Rusty McCrary
Owner

Tropical Plant and Pest Services
7026 Brunswick Circle
Boynton Beach, FL 33472
561-601-7275
rustymccrary@aol.com

Proposal for Pest Control and Fertilization

For
Monterra

Tropical Plant and Pest services will per perform an IPM field inspection monthly on all areas listed on your specifications. We will divide Monterra into 6 sections on our monthly report. It will be divided as follows: Stirling Road, Sheridan Street, Pine Island, Monterra Blvd, 84th Ave, and Solano Avenue. Each report will list problems found along with an action plan with completion dates attached. If there are irrigation problems, we will address them daily as we find them. We will attach copies of emails to the monthly reports. Every Tuesday the certified operator in charge will inspect the property so that at Wednesday's meetings with the management company he will have answers for concerns.

Turf insect control for grub and billbugs will be performed annually to prevent summer damage. All turf areas will be treated 4 times per year for chinch bugs. Fire ant control will be performed monthly. Plant, tree and palm pest control will be treated monthly for all plant damaging insects. Royal palms will be treated every February for the royal palm bug. Plants that are susceptible to lobate scale will be treated as needed. All gumbo limbos and palms that are susceptible to white fly will be treated as needed. All plants will be checked and treated monthly.

The pesticide record will be recorded daily and sent to the management company monthly.

Weed control will be performed in turf grass weekly and the correct herbicides will be applied to keep the grass in a lush, beautiful condition.

Turf fertilization will be blended to meet the turf nutritional needs based on soil samples taken 30 days prior to applications. A copy of the soil sample will be provided to the management company. We will follow all best management practices in applying fertilization during our application process. The certified operator in charge will over see the application process.

Palm fertilization will be applied based on soil samples taken to ensure the best and healthiest growth. Any palms that need additional treatments will have a liquid injection applied to help during stressful periods. Plant fertilization will be performed using a basic 8-10-10 fertilizer unless soil samples require different application.

Tree fertilization will be performed based on a soil test 3 times per year.



Client's Initials	Service		Price per year
	Turf fertilization performed in January, March, June, September. Tree fertilization performed March, June, September. Palm fertilization performed in March, June, September, December. Plant fertilization in March, June, September. Pest control monthly.		\$8333.34
	Total annual service		\$100,000.08

Additional Services

Client's Initials	Service	Frequencies per Year	*Reduced Price if Under Contract
	Rodent control services	As needed	
	Honey bee removal	To be determined	

Billing for additional services will be due upon completion



Tropical Plant and Pest Services, Inc. agrees to furnish all Horticultural supervision, labor, equipment, materials and transportation, as described hereinabove, necessary to maintain the landscape per the above and per the attached Practical Specifications for Contract Fertilization and Pest Control and the General Terms and Conditions.

This proposal is withdrawn unless executed and received within 30 days of the date of this document.

Period of Service Agreement

This agreement shall be in effect for the period stated: _____ to _____. Unless terminated pursuant to Article IV of the General Conditions at the expiration of the initial term, this Agreement shall be automatically extended on a month – to – month basis.

You should receive your first invoice within 30 days of our service commencement date, and can expect to receive them monthly thereafter by the 10th of each month. All billings are due and payable 30 days following the date of the invoice. Owner/Client agrees to pay any and all cost incurred by **Tropical Plant and Pest Services, Inc.** in the collection of the same.

If our proposal meets with your approval, please initial the services in the block provided for each item selected indicating that you are authorizing that service and sign both originals below. Return one fully executed original to our office, and retain the second original for your files. This proposal, including the attached Practical Specifications and the General Terms and Conditions, together are the Service Agreement.

Again, thank you for the opportunity to submit this proposal. We look forward to serving as your fertilization and pest control service professionals.

Sincerely,

Rusty Mccrary
President/Owner Tropical Plant and Pest Services

Tropical Plant and Pest Services, Inc.

Client Approval: _____	Date: _____
Printed Name: _____	Title: _____
Contractor: _____	Date: _____
Printed Name: _____	



PRACTICAL SPECIFICATIONS FOR CONTRACT FERTILIZATION AND PEST CONTROL SERVICES

Scope of Work:

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page One (1) of our Proposal document.

Turf Care:

Fertilization:

Lawns shall be fertilized 4 times per year with a commercial fertilizer. The type of applications will be dependent on soil samples.

Disease Control:

Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur Contractor will use treatments to stop or slow progression of disease.

Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included. Currently, there is no effective nematode control products registered for use on commercial or residential landscapes. Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. These treatments will be provided at additional cost. Nematode control is available for some sports turf locations and will be quoted separately if required.

Insect control:

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage.

Weed Control:

Contractor will use proper fertilization practices to promote the growth of weed resistant turf. Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when present in St. Augustine. The only control of these weeds is to treat with non selective products such as Roundup.



Ornamental plants:

Fertilization:

Apply fertilizer as warranted. The number of applications and quantity will be dependant on the type of nitrogen used and type of plant material.

Fungicide:

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

Pesticide:

Apply recommended, legally approved pesticides to control insects causing damage to ornamental if warranted.

Control of imported pests:

Certain locations in the United States have a record of accidental introductions of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost effective alternatives for pest mitigation. Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to customer.

Weed Control:

Pre-emergent: This type of control should be used if a known weed problem warrants its use. This type of treatment is an additional charge.

The chosen chemical will be recommended and legally approved for the specific weed problem.

Hardwood and Palm Trees:

Fertilization:

Apply fertilizer as warranted. The number of applications and quantity will be dependant on the type of nitrogen used and type of plant material.

Fungicide:

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

Pesticide:

Apply recommended, legally approved pesticides to control insects causing damage to ornamental if warranted.



Control of imported pests:

Certain locations in the United States have a record of accidental introductions of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost effective alternatives for pest mitigation. Such recommendations may include tree or palm replacement or intensified treatment schedules that may require additional cost to customer.

Contractor's Responsibility:

The contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein.

Contractor reserves the right to renegotiate the contract when price or scope of work is affected by changes to any local, state, or federal law, regulations or ordinances that goes into effect after the Agreement is signed.

Workforce:

Contractor shall designate a qualified representative with experience in services being provided. The workforce is to personally presentable at all times. All employees shall be competent and qualified, and shall be U.S. citizens or legal residents, and authorized to work in the United States.

Materials:

All materials shall conform to bid specifications. Contractor will meet all Agricultural licensing and reporting requirements.

Licenses and Permits:

Contractor to maintain a State of Florida Pest Control license, if so required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.

Taxes:

Contractor agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

Insurance:

Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or owner/ client.

Liability:

It is understood and agreed that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor, its agents or employees.

Invoicing:

Contractor will submit monthly service invoices for the amount set forth under the prices and terms shown on Page 1 of this Agreement. Any services rendered, that are in addition to or beyond the scope of work required by this Agreement shall be separately billed.



GENERAL TERMS AND CONDITIONS

Owner's/Client's Responsibilities:

Utilities:

All utilities shall be provided by the Owner/Client

Access to Jobsite:

Owner/Client shall furnish access to all parts of the jobsite where Contractor is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of after hour emergencies.

Payment:

Owner/Client shall review invoices submitted by Contractor and payment shall be due thirty (30) days following the date of the invoice and delinquent if not paid by that date. Contractor may cancel Agreement by giving seven (7) days written notice for nonpayment, after the payment is delinquent.

Notice of Defect:

Owner/Client shall give Contractor at least seven (7) days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. Contractor will not accept any deduction or offset unless such written notice is given.

Other Terms:

The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without written consent of the other.

Termination:

This Agreement may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This Agreement may be terminated by the Contractor for non-payment by the Owner/Client, upon seven (7) days written notice as stated above. Either party shall be entitled to cure any deficiencies of performance or payment within seven (7) days of being notified of deficiency(s). If the Owner/Client makes payment in full within seven (7) days of receipt of the written notice, the grounds for termination shall be deemed cured. If Contractor corrects the deficiency identified in the written notice within seven (7) days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within seven (7) days and the Contractor commences a good faith effort to correct the deficiency within seven (7) days of the receipt notice, the grounds for the termination shall be deemed cured.

END



Fifth Order of Business

**Monterra
Community Development District**

*Financial Report
December 31, 2017*

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**Monterra
Community Development District**

Financial Statements

(Unaudited)

December 31, 2017

Monterra
Community Development District

Supporting Schedules

December 31, 2017

Balance Sheet
December 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005A DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 2,748,505	\$ -	\$ -	\$ 2,748,505
Cash On Hand/Petty Cash	500	-	-	500
Accounts Receivable	9,800	-	-	9,800
Due From Other Funds	-	-	605,423	605,423
Investments:				
SBA Account	184,362	-	-	184,362
SBA Account Reserves	346,655	-	-	346,655
Interest Account	-	-	41	41
Interest Account A	-	14	-	14
Prepayment Account	-	3,134	-	3,134
Prepayment Account A	-	2	-	2
Redemption Fund	-	-	11,599	11,599
Reserve Fund	-	-	253,584	253,584
Reserve Fund A	-	7	-	7
Revenue Fund	-	-	278,478	278,478
Revenue Fund A	-	160	-	160
Sinking fund	-	9	-	9
Prepaid Items	19,688	-	-	19,688
Deposits	16,305	-	-	16,305
TOTAL ASSETS	\$ 3,325,815	\$ 3,326	\$ 1,149,125	\$ 4,478,266
<u>LIABILITIES</u>				
Accounts Payable	\$ 20,170	\$ -	\$ -	\$ 20,170
Accrued Expenses	32,615	-	-	32,615
Retainage Payable	9,062	-	-	9,062
Due To Other Funds	605,423	-	-	605,423
TOTAL LIABILITIES	667,270	-	-	667,270

Balance Sheet
December 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005A DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	19,688	-	-	19,688
Restricted for:				
Debt Service	-	3,326	1,149,125	1,152,451
Assigned to:				
Operating Reserves	425,078	-	-	425,078
Reserves - Clubhouse	41,338	-	-	41,338
Reserves-Gates/Guardhouses	41,338	-	-	41,338
Reserves - Hurricane	41,338	-	-	41,338
Reserves- Irrigation System	41,338	-	-	41,338
Reserves - Landscape	41,338	-	-	41,338
Reserve - Lighting	20,669	-	-	20,669
Reserves - Pools	41,338	-	-	41,338
Reserves - Roads and Sidewalks	82,675	-	-	82,675
Reserve - Security Features	41,338	-	-	41,338
Reserve - Wall & Fence Perimeter	20,669	-	-	20,669
Unassigned:	1,800,400	-	-	1,800,400
TOTAL FUND BALANCES	\$ 2,658,545	\$ 3,326	\$ 1,149,125	\$ 3,810,996
TOTAL LIABILITIES & FUND BALANCES	\$ 3,325,815	\$ 3,326	\$ 1,149,125	\$ 4,478,266

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2017

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Budget	Year to date Actual	Committed Funds (1)	Budgetary Actual (2)	Forecasted Funds (3)	Projected Amount (4)	Variance Fav (UnFav) (5)
REVENUES								
TOTAL REVENUES	\$2,427,114	\$1,213,557	\$2,107,324	328,585	\$2,435,909	\$0	\$2,435,909	\$8,795
EXPENDITURES								
Administrative	98,440	48,477	44,361	-	44,361	-	44,361	54,079
Property management and security	520,246	130,061	127,303	382,262	509,565	-	509,565	10,681
Maintenance: Gate/Fence	71,183	17,796	18,744	27,824	46,568	-	46,568	24,615
Maintenance: Lakes	206,458	48,614	28,455	36,090	64,545	6,400	70,945	135,513
Maintenance: Landscape/Hardscape	788,010	197,003	159,341	531,140	690,481	-	690,481	97,529
Maintenance: Pool	23,900	5,900	5,125	15,066	20,191	-	20,191	3,709
Maintenance: Other	145,704	36,426	26,739	66,397	93,136	29,294	122,430	23,274
Utilities	236,300	59,075	40,097	26,679	66,776	-	66,776	169,524
Other Expenses	58,641	14,161	12,286	6,477	18,763	-	18,763	39,878
Contingency	278,232	33,489	9,571	106,070	115,641	112,990	228,631	49,602
TOTAL EXPENDITURES	2,427,114	591,002	472,022	1,198,005	1,670,027	148,684	1,818,711	608,403
Excess (deficiency) of revenues Over (under) expenditures	-	622,555	1,635,302	(869,420)	765,882	(148,684)	617,198	617,198
Net change in fund balance	-	622,555	1,635,302	(869,420)	765,882	(148,684)	617,198	617,198
FUND BALANCE, BEGINNING (10/1/2017)	1,023,243	1,023,243	1,023,243	-	1,023,243	-	1,023,243	-
FUND BALANCE, ENDING	\$1,023,243	\$1,645,798	\$2,658,545	(\$869,420)	\$1,789,125	(\$148,684)	\$1,640,441	\$617,198

Notes

- 1.) Committed Funds are balances from signed contracts which have not been paid yet.
- 2.) Budgetary actuals equals the amount spent year-to-date plus the balance of committed funds.
- 3.) Forecasted Funds are balances which are expected to be needed prior to year-end but no signed contract exists at this time
- 4.) Projected amounts are the anticipated year-end balances for each category
- 5.) Compares the projected amounts to the adopted budget. Favorable variances are positive; Unfavorable variances are negative

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2017

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Budget	Year to date Actual	Committed Funds	Budgetary Actual	Variance Fav (UnFav)
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 2,258	\$ -	\$ 2,258	\$ 2,258
Room Rentals	-	-	200	-	200	200
Membership Cards	-	-	240	-	240	240
Special Assmnts- Tax Collector	2,427,114	1,213,557	2,098,529	328,585	2,427,114	-
Gate repair refunds	-	-	2,286	-	2,286	2,286
Decal headlamp/windshield	-	-	3,310	-	3,310	3,310
Other Miscellaneous Revenues	-	-	1	-	1	1
Gate Bar Code/Remotes	-	-	415	-	415	415
Access Cards	-	-	85	-	85	85
TOTAL REVENUES	2,427,114	1,213,557	2,107,324	328,585	2,435,909	8,795
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	2,800	700	-	-	-	2,800
FICA Taxes	214	53	-	-	-	214
ProfServ-Arbitrage Rebate	1,800	-	-	-	-	1,800
ProfServ-Dissemination Agent	1,800	450	139	-	139	1,661
ProfServ-Engineering	15,000	3,750	-	-	-	15,000
ProfServ-Property Appraiser	2,216	-	-	-	-	2,216
ProfServ-Trustee Fees	10,500	2,625	2,625	-	2,625	7,875
Attorney Fees	18,000	4,500	10,318	-	10,318	7,682
ProfServ-Web Site Maintenance	500	125	128	-	128	372
Auditing Services	4,200	1,050	-	-	-	4,200
Postage and Freight	750	188	73	-	73	677
Rentals & Leases	2,400	600	133	-	133	2,267
Insurance - Property	25,743	25,743	22,883	-	22,883	2,860
Insurance	7,242	7,242	6,676	-	6,676	566
Printing and Binding	2,500	625	409	-	409	2,091
Legal Advertising	1,500	375	303	-	303	1,197
Other Current Charges	750	188	445	-	445	305
Office Supplies	350	88	54	-	54	296
Dues, Licenses, Subscriptions	175	175	175	-	175	-
Total Administrative	98,440	48,477	44,361	-	44,361	54,079
Property management and security						
ProfServ-Mgmt Consulting Serv	53,045	13,261	11,847	39,784	51,631	1,414
Onsite Maintenance	43,051	10,763	10,763	32,288	43,051	(0)
Onsite Property Manager	26,697	6,674	6,724	20,023	26,747	(50)
Attendant	112,845	28,211	28,211	84,634	112,845	0
Security	284,608	71,152	69,758	205,533	275,291	9,317
Total Property management and security	520,246	130,061	127,303	382,262	509,565	10,681

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2017

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Budget	Year to date Actual	Committed Funds	Budgetary Actual	Variance Fav (UnFav)
<u>Maintenance: Gate/Fence</u>						
R&M-Fence	12,750	3,188	1,721	12,944	14,665	(1,915)
R&M-Gate	38,000	9,500	6,982	14,880	21,862	16,138
Gate Transponders	7,000	1,750	2,858	-	2,858	4,142
Gate Camera Systems	13,433	3,358	3,358	-	3,358	10,075
Misc-Hurricane Expense	-	-	3,825	-	3,825	(3,825)
Total Maintenance: Gate/Fence	71,183	17,796	18,744	27,824	46,568	24,615
<u>Maintenance: Lakes</u>						
R&M-Pump Station	23,338	5,834	9,895	-	9,895	13,443
Lake & Wetlands Maintenance	28,320	7,080	7,080	21,240	28,320	-
Pest Control-Midge Lake Banks	65,000	16,250	6,530	-	6,530	58,470
Pest Control-Midge Lakes	50,000	12,500	-	-	-	50,000
Mitigation Maintenance	19,800	4,950	4,950	14,850	19,800	-
Mitigation Reporting	8,000	2,000	-	-	-	8,000
Pump Station Reserve	12,000	-	-	-	-	12,000
Total Maintenance: Lakes	206,458	48,614	28,455	36,090	64,545	141,913
<u>Maintenance: Landscape/Hardscape</u>						
Landscape Contract Administration	12,000	3,000	-	-	-	12,000
R&M-Mulch	50,000	12,500	-	42,550	42,550	7,450
R&M-Pest Control	101,000	25,250	17,306	82,694	100,000	1,000
R&M-Trees and Trimming	30,000	7,500	-	21,500	21,500	8,500
Royal Palm Treatment	15,000	3,750	322	-	322	14,678
R&M-Pressure Washing	61,980	15,495	15,495	46,485	61,980	-
Rust Control	9,600	2,400	2,400	7,200	9,600	-
Landscape Maintenance	368,400	92,100	92,136	270,357	362,493	5,907
Landscape Replacement	30,000	7,500	2,480	7,210	9,690	20,310
Landscape Replacement-Annals	10,000	2,500	-	-	-	10,000
Irrigation Maintenance	76,912	19,228	21,687	53,145	74,832	2,080
Irrigation Repairs & Replacem.	23,118	5,780	7,515	-	7,515	15,603
Total Maintenance: Landscape/Hardscape	788,010	197,003	159,341	531,140	690,481	97,529
<u>Maintenance: Pool</u>						
R&M-Pools	20,000	5,000	5,125	15,066	20,191	(191)
Pool Furniture	3,600	900	-	-	-	3,600
Pool Permits	300	-	-	-	-	300
Total Maintenance: Pool	23,900	5,900	5,125	15,066	20,191	3,709
<u>Maintenance: Other</u>						
Gym Equipment Maintenance	6,500	1,625	525	1,575	2,100	4,400
R&M-General	58,400	14,600	6,120	12,601	18,721	39,679
Janitorial Maintenance	66,254	16,564	16,731	49,821	66,552	(298)
R&M - Water Feature	3,300	825	825	-	825	2,475
IT Maintenance	1,750	437	450	-	450	1,300
A/C Maintenance	3,500	875	-	2,400	2,400	1,100
Tot Lot Maintenance	6,000	1,500	2,088	-	2,088	3,912
Total Maintenance: Other	145,704	36,426	26,739	66,397	93,136	52,568

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2017

ACCOUNT DESCRIPTION	Annual Adopted Budget	Year to date Budget	Year to date Actual	Committed Funds	Budgetary Actual	Variance Fav (UnFav)
<u>Utilities</u>						
Communication - Telephone	7,500	1,875	4,777	23,190	27,967	(20,467)
Electricity - Entrance	12,500	3,125	2,351	-	2,351	10,149
Electricity - Pump Station	62,500	15,625	7,922	-	7,922	54,578
Electricity - Streetlighting	114,500	28,625	19,195	-	19,195	95,305
Utility - Water	16,500	4,125	1,599	3,489	5,088	11,412
Electric - Monuments	300	75	35	-	35	265
Electricity	22,500	5,625	4,218	-	4,218	18,282
Total Utilities	236,300	59,075	40,097	26,679	66,776	169,524
<u>Other Expenses</u>						
Fire Alarm Monitoring	480	120	110	-	110	370
Contracts-Fire Extng. Insp.	120	30	-	-	-	120
Utility - Water	8,000	2,000	497	-	497	7,503
Utility - Refuse Removal	5,000	1,250	1,163	-	1,163	3,837
Lease - Copier	-	-	200	-	200	(200)
Golf Cart	-	-	524	1,132	1,656	(1,656)
Backflow Assembly Testing	170	43	-	-	-	170
Gym Wipes	3,000	750	468	-	468	2,532
Misc-Holiday Lighting	8,650	2,163	4,325	4,325	8,650	-
Misc-Special Events	6,000	1,500	99	-	99	5,901
Misc-Licenses & Permits	721	180	-	-	-	721
Entry System-Key Fob	1,000	250	718	-	718	282
Office Supplies	12,000	3,000	2,677	-	2,677	9,323
Cleaning Supplies	5,500	1,375	903	-	903	4,597
Water Cooler	3,000	750	342	1,020	1,362	1,638
Electrical Supplies	3,000	750	260	-	260	2,740
Reserve - Equipment	2,000	-	-	-	-	2,000
Total Other Expenses	58,641	14,161	12,286	6,477	18,763	39,878
<u>Contingency</u>						
Misc-Contingency	133,957	33,489	-	8,295	8,295	125,662
Capital Reserve	144,275	-	9,571	97,775	107,346	36,930
Total Contingency	278,232	33,489	9,571	106,070	115,641	162,592
TOTAL EXPENDITURES	2,427,114	591,002	472,022	1,198,005	1,670,027	757,087
Excess (deficiency) of revenues Over (under) expenditures	-	622,555	1,635,302	(869,420)	765,882	765,882
Net change in fund balance	-	622,555	1,635,302	(869,420)	765,882	765,882
FUND BALANCE, BEGINNING (OCT 1, 2017)	1,023,243	1,023,243	1,023,243	-	1,023,243	-
FUND BALANCE, ENDING	\$ 1,023,243	\$ 1,645,798	\$ 2,658,545	(\$869,420)	\$1,789,125	\$765,882

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 42	\$ 42
Special Assmnts- Tax Collector	419,250	209,625	-	(209,625)
TOTAL REVENUES	419,250	209,625	42	(209,583)
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	-	-	-
Interest Expense	270,400	135,200	135,300	(100)
Total Debt Service	420,400	135,200	135,300	(100)
TOTAL EXPENDITURES	420,400	135,200	135,300	(100)
Excess (deficiency) of revenues				
Over (under) expenditures	(1,150)	74,425	(135,258)	(209,683)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,150)	-	-	-
TOTAL FINANCING SOURCES (USES)	(1,150)	-	-	-
Net change in fund balance	\$ (1,150)	\$ 74,425	\$ (135,258)	\$ (209,683)
FUND BALANCE, BEGINNING (OCT 1, 2017)	138,584	138,584	138,584	
FUND BALANCE, ENDING	\$ 137,434	\$ 213,009	\$ 3,326	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 926	\$ 926
Special Assmnts- Tax Collector	1,010,562	505,281	873,751	368,470
TOTAL REVENUES	1,010,562	505,281	874,677	369,396
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	580,000	-	-	-
Interest Expense	435,413	217,707	217,706	1
Total Debt Service	1,015,413	217,707	217,706	1
TOTAL EXPENDITURES	1,015,413	217,707	217,706	1
Excess (deficiency) of revenues				
Over (under) expenditures	(4,851)	287,574	656,971	369,397
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,851)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,851)	-	-	-
Net change in fund balance	\$ (4,851)	\$ 287,574	\$ 656,971	\$ 369,397
FUND BALANCE, BEGINNING (OCT 1, 2017)	492,154	492,154	492,154	
FUND BALANCE, ENDING	\$ 487,303	\$ 779,728	\$ 1,149,125	

Non-Ad Valorem Special Assessments
Broward County Tax Collector - Collection Report
For the Fiscal Year Ending September 30, 2018

Product Type - MultiFamily - 2F (MR)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 112,077
Allocation %					100%
12/8/2017	11/1/2017 - 11/30/2017	119,393	4,776	2,292	112,325
TOTAL		\$ 119,393	\$ 4,776	\$ 2,292	\$ 112,325
% Collected					100%

Allocation by Fund

General Fund	Series 2015 DSF
\$ 112,077	\$ -
100.00%	0.00%
112,325	-
\$ 112,325	\$ -
100%	0%

TOTAL OUTSTANDING \$ (248)

TOTAL OUTSTANDING \$ (248) \$ -

Product Type - Townhome - 2F (MS)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 223,729
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	40,550	1,622	779	38,150
12/8/2017	11/1/2017 - 11/30/2017	161,054	6,442	3,092	151,519
12/12/2017	12/1/2017 - 12/5/2017	11,504	460	221	10,823
12/29/2018	12/6/2017 - 12/19/2017	1,643	66	32	1,546
TOTAL		\$ 214,752	\$ 8,590	\$ 4,123	\$ 202,038
% Collected					90%

Allocation by Fund

General Fund	Series 2015 DSF
\$ 150,835	\$ 72,894
67.42%	32.58%
25,720	12,430
102,152	49,367
7,297	3,526
1,042	504
\$ 136,211	\$ 65,827
90%	90%

TOTAL OUTSTANDING \$ 21,691

TOTAL OUTSTANDING \$ 14,624 \$ 7,067

Product Type- SF 34' (MT)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 209,175
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	62,600	2,504	1,202	58,894
12/8/2017	11/1/2017 - 11/30/2017	140,850	5,634	2,704	132,512
12/29/2018	12/6/2017 - 12/19/2017	9,390	313	182	8,895
TOTAL		\$ 212,840	\$ 8,451	\$ 4,088	\$ 200,301
% Collected					96%

Allocation by Fund

General Fund	Series 2015 DSF
\$ 157,637	\$ 51,538
75.36%	24.64%
44,383	14,511
99,863	32,649
6,704	2,192
\$ 150,950	\$ 49,352
96%	96%

TOTAL OUTSTANDING \$ 8,874

TOTAL OUTSTANDING \$ 6,687 \$ 2,186

Non-Ad Valorem Special Assessments
Broward County Tax Collector - Collection Report
For the Fiscal Year Ending September 30, 2018

Product Type - SF 34' -La Costa (MU)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 107,356
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	27,012	1,080	519	25,413
12/8/2017	11/1/2017 - 11/30/2017	78,034	3,121	1,498	73,414
12/29/2018	12/6/2017 - 12/19/2017	6,003	240	115	5,647
TOTAL		\$ 111,048	\$ 4,442	\$ 2,132	\$ 104,474
					% Collected 97%

Allocation by Fund	
General Fund	Series 2015 DSF
\$ 84,369	\$ 22,987
78.59%	21.41%
19,971	5,441
57,695	15,719
4,438	1,209
\$ 82,104	\$ 22,370
97%	97%

TOTAL OUTSTANDING \$ 2,882

\$ 2,265 \$ 617

Product Type - SF 50' (MV)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 1,117,502
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	260,084	10,499	4,992	244,594
12/8/2017	11/1/2017 - 11/30/2017	733,657	29,189	14,089	690,378
12/12/2017	12/1/2017 - 12/5/2017	23,666	907	455	22,304
12/29/2018	12/6/2017 - 12/19/2017	25,714	811	498	24,405
TOTAL		\$ 1,043,121	\$ 41,406	\$ 20,034	\$ 981,681
					% Collected 88%

Allocation by Fund	
General Fund	Series 2015 DSF
\$ 826,179	\$ 291,323
73.93%	26.07%
180,830	63,763
510,403	179,976
16,489	5,814
18,043	6,362
\$ 725,765	\$ 255,916
88%	88%

TOTAL OUTSTANDING \$ 135,821

\$ 100,414 \$ 35,407

Product Type - SF 50' - Bella Terra (MW)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 215,499
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	39,104	1,583	750	36,770
12/8/2017	11/1/2017 - 11/30/2017	160,259	6,410	3,077	150,772
12/12/2017	12/1/2017 - 12/5/2017	7,631	305	147	7,180
12/29/2018	12/6/2017 - 12/19/2017	7,631	229	148	7,254
TOTAL		\$ 214,626	\$ 8,528	\$ 4,122	\$ 201,976
					% Collected 94%

Allocation by Fund	
General Fund	Series 2015 DSF
\$ 164,687	\$ 50,813
76.42%	23.58%
28,100	8,670
115,221	35,550
5,487	1,693
5,544	1,711
\$ 154,352	\$ 47,624
94%	94%

TOTAL OUTSTANDING \$ 13,523

\$ 10,335 \$ 3,189

Non-Ad Valorem Special Assessments
Broward County Tax Collector - Collection Report
For the Fiscal Year Ending September 30, 2018

Product Type - SF 65' (MX)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 739,509
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	170,116	6,718	3,268	160,130
12/8/2017	11/1/2017 - 11/30/2017	420,179	16,807	8,067	395,305
12/12/2017	12/1/2017 - 12/5/2017	42,018	1,639	808	39,572
12/29/2018	12/6/2017 - 12/19/2017	26,289	915	508	24,867
TOTAL		\$ 658,602	\$ 26,078	\$ 12,650	\$ 619,874
% Collected					84%

Allocation by Fund	
General Fund	Series 2015 DSF
\$ 513,274 69.41%	\$ 226,235 30.59%
111,142	48,988
274,371	120,934
27,466	12,106
17,260	7,607
\$ 430,239	\$ 189,635
84%	84%

TOTAL OUTSTANDING \$ 119,635

\$ 83,035 \$ 36,599

Product Type - SF 65' Estada (MY)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 362,420
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	106,969	4,311	2,053	100,606
12/8/2017	11/1/2017 - 11/30/2017	223,881	8,955	4,299	210,627
12/12/2017	12/1/2017 - 12/5/2017	16,856	647	324	15,886
12/29/2018	12/6/2017 - 12/19/2017	7,832	287	151	7,394
TOTAL		\$ 355,539	\$ 14,200	\$ 6,827	\$ 334,512
% Collected					92%

Allocation by Fund	
General Fund	Series 2015 DSF
\$ 138,054 38.09%	\$ 224,366 61.91%
38,323	62,283
80,233	130,394
6,051	9,834
2,817	4,577
\$ 127,423	\$ 207,089
92%	92%

TOTAL OUTSTANDING \$ 27,908

\$ 10,631 \$ 17,277.13

Product Type - Townhome - 2H (MZ aka MTR)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 223,308
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	47,611	1,914	914	44,783
12/8/2017	11/1/2017 - 11/30/2017	148,551	5,942	2,852	139,757
12/12/2017	12/1/2017 - 12/5/2017	14,532	581	279	13,672
12/29/2018	12/6/2017 - 12/19/2017	6,459	210	125	6,124
TOTAL		\$ 217,154	\$ 8,648	\$ 4,170	\$ 204,336
% Collected					92%

Allocation by Fund	
General Fund	Series 2015 DSF
\$ 152,901 68.47%	\$ 70,407 31.53%
30,663	14,120
95,693	44,064
9,361	4,311
4,193	1,931
\$ 139,910	\$ 64,425
92%	92%

TOTAL OUTSTANDING \$ 18,972

\$ 12,991 \$ 5,982

Non-Ad Valorem Special Assessments
Broward County Tax Collector - Collection Report
For the Fiscal Year Ending September 30, 2018

Product Type - Commercial (ALL)

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 127,101
Allocation %					100%
12/8/2017	11/1/2017 - 11/30/2017	11,213	449	-	10,764
TOTAL		\$ 11,213	\$ 449	\$ -	\$ 10,764
% Collected					8%

Allocation by Fund	
General Fund	Series 2015 DSF
\$ 127,101	\$ -
100.00%	0.00%
10,764	-
\$ 10,764	\$ -
8%	0%

TOTAL OUTSTANDING	\$ 116,337
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\$ 116,337	\$ -
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TOTAL - ALL PRODUCT TYPES

Date	Description	Gross Amount	Discounts/ Penalties	Collection Cost	Net Amount Received
ASSESSMENTS LEVIED FY 2018					\$ 3,437,675
Allocation %					100%
11/21/2017	11/1/2017 - 11/14/2017	754,047	30,231	14,476	709,340
12/8/2017	11/1/2017 - 11/30/2017	2,197,070	87,726	41,972	2,067,372
12/12/2017	12/1/2017 - 12/5/2017	116,208	4,539	2,233	109,435
12/29/2018	12/6/2017 - 12/19/2017	90,961	3,070	1,758	86,133
TOTAL		\$ 3,158,286	\$ 125,567	\$ 60,439	\$ 2,972,280
% Collected					86%

Allocation by Fund	
General Fund	Series 2015 DSF
\$ 2,427,114	\$ 1,010,562
70.60%	29.40%
500,817	208,522
1,459,634	607,738
77,265	32,170
60,813	25,320
\$ 2,098,529	\$ 873,751
86%	86%

TOTAL OUTSTANDING	\$ 465,395
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\$ 328,585	\$ 136,811
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MONTERRA COMMUNITY DEVELOPMENT DISTRICT
Summary Contract Schedule - Quarterly Cash Flow
As of December 31, 2017

Projects	Estimated Spending by Quarter			Total	Budget Acct No.	Budget Line Description
	Q2	Q3	Q4			
Approved / Committed Contracts						
<u>Reoccurring Services</u>						
A/C Maintenance	\$1,200	\$0	\$1,200	\$2,400	546194-53970	A/C Maintenance
Field Services	\$61,992	\$61,992	\$63,913	\$187,897	Various	Various
Gym R&M	\$525	\$525	\$525	\$1,575	534159-53970	Gym Equipment Maintenance
Irrigation Maintenance	\$17,715	\$17,715	\$17,715	\$53,145	546930-53960	Irrigation Maintenance
Lake & Wetlands Maintenance	\$7,080	\$7,080	\$7,080	\$21,240	546366-53955	Lake & Wetlands Maintenance
Landscaping	\$90,623	\$90,623	\$89,111	\$270,357	546300-53960	Landscape Maintenance
Management Services	\$13,261	\$13,261	\$13,261	\$39,784	531027-51320	ProfServ-Mgmt Consulting Serv
Mitigation Maintenance	\$4,950	\$4,950	\$4,950	\$14,850	546369-53955	Mitigation Maintenance
Pest Control	\$33,333	\$25,000	\$24,360	\$82,694	546368-53955	Pest Control-Midge Lakes
Pool R&M	\$5,022	\$5,022	\$5,022	\$15,066	546074-53965	R&M-Pools
Pressure washing	\$15,495	\$15,495	\$15,495	\$46,485	546171-53960	R&M-Pressure Washing
Refuse Service	\$1,163	\$1,163	\$1,163	\$3,489	543018-53975	Utility - Water
Rust Control	\$2,400	\$2,400	\$2,400	\$7,200	546193-53960	Rust Control
Security Services	\$68,560	\$68,560	\$68,413	\$205,533	534203-51320	Security
Subtotal	\$323,320	\$313,787	\$314,608	\$951,715		
<u>Project / One-time R&M Costs</u>						
Ramp Removal	\$3,000	\$0	\$0	\$3,000	546001-53970	R&M-General
Fence R&M	\$12,944	\$0	\$0	\$12,944	546025-53950	R&M-Fence
Gate - R&M	\$14,880	\$0	\$0	\$14,880	546034-53950	R&M-Gate
Holiday Lights	\$4,325	\$0	\$0	\$4,325	549028-53980	Misc.-Holiday Lighting
Hurricane repairs	\$8,295	\$0	\$0	\$8,295	549900-53985	Misc.-Contingency
Landscaping	\$14,376	\$7,167	\$7,167	\$28,710	Various	Various
Mulch	\$42,550	\$0	\$0	\$42,550	546059-53960	R&M-Mulch
Painting	\$1,751	\$0	\$0	\$1,751	546001-53970	R&M-General
Pavers	\$17,850	\$0	\$0	\$17,850	Various	Various
Playground/Dog Park	\$29,532	\$29,532	\$0	\$59,063	568018-53985	Capital Reserve
Splash pad resurface	\$13,059	\$0	\$0	\$13,059	568018-53985	Capital Reserve
Telephone/Internet Upgrade	\$23,190	\$0	\$0	\$23,190	541003-53975	Communication - Telephone
Walls - R&M	\$15,653	\$0	\$0	\$15,653	568018-53985	Capital Reserve
Water supplies	\$1,020	\$0	\$0	\$1,020	552093-53980	Water Cooler
Subtotal	\$202,425	\$36,698	\$7,167	\$246,289		
TOTAL APPROVED	\$525,744	\$350,485	\$321,775	\$1,198,004		

MONTERRA COMMUNITY DEVELOPMENT DISTRICT
Summary Contract Schedule - Quarterly Cash Flow
As of December 31, 2017

Projects	Estimated Spending by Quarter			Total	Budget Acct No.	Budget Line Description
	Q2	Q3	Q4			
Unapproved Contracts / Forecasted Costs						
Dog Park	\$1,050	\$0	\$0	\$1,050	568018-53985	Capital Reserve
Guardhouse R&M	\$0	\$1,575	\$1,575	\$3,150	546001-53970	R&M-General
Hurricane repairs	\$28,455	\$0	\$40,350	\$68,805	549900-53985	Misc-Contingency
Office R&M	\$0	\$0	\$3,694	\$3,694	546001-53970	R&M-General
Painting projects	\$0	\$43,135	\$22,450	\$65,585	Various	Various
Pump repairs	\$6,400	\$0	\$0	\$6,400	546075-53955	R&M-Pump Station
TOTAL UNAPPROVED	\$35,905	\$44,710	\$68,069	\$148,684		
GRAND TOTAL	\$561,649	\$395,195	\$389,844	\$1,346,688		

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Detailed Contract Schedule - (Approved / Committed)

December 31, 2017

Contractor / Vendor	Project/Service Category	Date Board Approved	Description of Project/Service	Account Code	Account Description	Annual Amount	Amount Spent	Amount Remaining
5 Star Pool	Pool R&M	10/1/2013	Pool Maintenance	546074-53965	R&M-Pools	\$20,088	\$5,022	\$15,066
A/C Technologies	A/C Maintenance	9/14/2015	Preventative Maintenance 2 times per yr / 5 A/C systems	546194-53970	A/C Maintenance	\$2,400	\$0	\$2,400
ASAP	Fence R&M	10/25/2017	Fence repair around Monterra	546025-53950	R&M-Fence	\$10,165	\$1,721	\$8,444
ASAP	Fence R&M	12/18/2017	Extra fences repairs - Bella Terra	546025-53950	R&M-Fence	\$4,500	\$0	\$4,500
AT&I Systems	Gate - R&M	10/25/2017	Gates Preventative Maintenance	546034-53950	R&M-Gate	\$4,080	\$0	\$4,080
AT&I Systems	Gate - R&M	11/4/2017	Entry Gates maintenance	546034-53950	R&M-Gate	\$4,200	\$0	\$4,200
AT&I Systems	Gate - R&M	11/4/2017	Entry Gates control panel	546034-53950	R&M-Gate	\$6,600	\$0	\$6,600
Castle Group, LLC	Field Services	2/28/2017	Management Fees	534200-51320/ 534201-51302/ 534202-51302/ 534159-53970/ 546190-53970	Onsite Maintenance & Property Management / Attendant / Gym Equip Maint. / Janitorial Maint.	\$247,968	\$60,071	\$187,897
Comcast	Telephone/Internet Upgrade	10/25/2017	Comcast telephones & internet upgrade	541003-53975	Communication - Telephone	\$23,190	\$0	\$23,190
Creative Shades Solutions, Inc.	Playground/Dog Park	8/21/2017	Shades over playgrounds and Dog Park	568018-53985	Capital Reserve	\$78,750	\$19,687	\$59,063
East Coast Mulch	Mulch	12/18/2017	Mulch	546059-53960	R&M-Mulch	\$42,550	\$0	\$42,550
Eco Blue Aquatic	Lake & Wetlands Maintenance		Lake Maintenance	546366-53955	Lake & Wetlands Maintenance	\$28,320	\$7,080	\$21,240
Eco Blue Aquatic	Mitigation Maintenance		Mitigation Maintenance	546369-53955	Mitigation Maintenance	\$19,800	\$4,950	\$14,850
Equator Landscaping	Landscaping	10/14/2016	Landscaping	546300-53960	Landscape Maintenance	\$362,493	\$92,136	\$270,357
Equator Landscaping	Landscaping	12/5/2017	La costa hedge replacement	546338-53960	Landscape Replacement	\$7,210	\$0	\$7,210
First Choice	Painting	10/25/2017	Splash pad equipment paint	546001-53970	R&M-General	\$1,751	\$0	\$1,751
Gym Source	Gym R&M	5/18/2015	Gym Source Preventative Maintenance	534159-53970	Gym Equipment Maintenance	\$2,100	\$525	\$1,575
Inframark	Management Services	10/25/2017	District Management Services	531027-51320	ProfServ-Mgmt Consulting Serv	\$53,045	\$8,841	\$39,784

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Detailed Contract Schedule - (Approved / Committed)

December 31, 2017

Contractor / Vendor	Project/Service Category	Date Board Approved	Description of Project/Service	Account Code	Account Description	Annual Amount	Amount Spent	Amount Remaining
Kent Security of Palm Beach Inc.	Security Services	10/19/2015	Security	534203-51320	Security	\$274,240	\$68,707	\$205,533
Magical Displays	Holiday Lights		2017 Christmas Seasonal Lighting	549028-53980	Misc-Holiday Lighting	\$8,650	\$4,325	\$4,325
Master Brick & Tile	Ramp Removal	12/18/2017	Removal of boat ramp	546001-53970	R&M-General	\$3,000	\$0	\$3,000
People's Choice	Walls - R&M	10/25/2017	Columns and Perimeter wall painting	568018-53985	Capital Reserve	\$20,870	\$5,218	\$15,653
People's Choice	Pressure washing		Pressure washing	546171-53960	R&M-Pressure Washing	\$61,980	\$15,495	\$46,485
Research Irrigation, Inc	Irrigation Maintenance		Irrigation Maintenance	546930-53960	Irrigation Maintenance	\$70,860	\$17,715	\$53,145
Rust Tech Services	Rust Control		Rust Control	546193-53960	Rust Control	\$9,600	\$2,400	\$7,200
Sousa Construction	Pavers	10/25/2017	Root barrier installation for pavers area in Corta Bella	546001-53970	R&M-General	\$7,850	\$0	\$7,850
Specialty Surfaces	Splash pad resurface	8/21/2017	Splash pad resurface	568018-53985	Capital Reserve	\$17,412	\$4,353	\$13,059
TBD	Pavers	8/21/2017	Pavers along NW 85th Dr in Corta Bella	568018-53985	Capital Reserve	\$10,000	\$0	\$10,000
Total Tropical Landscaping	Hurricane repairs	12/18/2017	Sod replacement ; Hurricane damage	549900-53985	Misc-Contingency	\$8,295	\$0	\$8,295
Tropical Touch Gardens Center, Inc.	Landscaping	7/19/017	Tree Trimming	546099-53960	R&M-Trees and Trimming	\$21,500	\$0	\$21,500
Tropical Plant and Pest Services	Pest Control		Mosquito and Pest Control	546368-53955	Pest Control-Midge Lakes	\$100,000	\$17,306	\$82,694
Ultimate Bus Svs	Water supplies	12/5/2017	Water supplies	552093-53980	Water Cooler	\$1,020	\$0	\$1,020
Waste Management	Refuse Service		Refuse Service	543018-53975	Utility - Water	\$4,652	\$1,163	\$3,489
Total						\$1,539,139	\$336,714	\$1,198,004

MONTERRA COMMUNITY DEVELOPMENT DISTRICT
Detailed Contract Schedule - (Unapproved / Forecasted)

December 31, 2017

Contractor / Vendor	Project/Service Category	Description of Project/Service	Account Code	Account Description	Annual Amount
Creative Shades	Dog Park	Addtl permit cost for FREE dog park canopies	568018-53985	Capital Reserve	\$1,050
Eco Blue	Pump repairs	Aerator pump repair	546075-53955	R&M-Pump Station	\$6,400
Equator	Hurricane repairs	Stake trees and removal after the Hurricane	549900-53985	Misc-Contingency	\$40,350
Equator	Hurricane repairs	Hurricane damage sod replacement	549900-53985	Misc-Contingency	\$8,400
Equator	Hurricane repairs	Hurricane damage replacement trees	549900-53985	Misc-Contingency	TBD
Equator	Hurricane repairs	Hurricane dead palm tree removal	549900-53985	Misc-Contingency	\$7,800
Equator	Hurricane repairs	Hurricane damage tree stump removal	549900-53985	Misc-Contingency	\$12,255
People's Choice	Painting projects	Additional columns and perimeter walls painting	568018-53985	Capital Reserve	\$43,135
People's Choice	Painting projects	Dog park painting	546001-53970	R&M-General	\$1,475
People's Choice	Painting projects	Clubhouse interior painting	546001-53970	R&M-General	\$8,350
People's Choice	Painting projects	Clubhouse exterior painting & dumpster	546001-53970	R&M-General	\$12,625
TBD	Office R&M	Office/MPR room & Billiards Room carpet replacement	546001-53970	R&M-General	\$3,694
TBD	Guardhouse R&M	Guardhouse tile replacement	546001-53970	R&M-General	\$3,150
TBD	Office R&M	Wood floor base and cabinets re install after flooring work	546001-53970	R&M-General	TBD
TOTAL					\$148,684

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Fund Balance Report - (Fiscal Year 2017-2023)

Description	Balance as of FY2017	Estimated Reserve Additions by Fiscal Year						Estimated Balance as of FY2023
		2018	2019	2020	2021	2022	2023	
Assigned Fund Balance								
Reserved Balances								
Operating Reserves	573,736	-	-	-	-	-	-	573,736
Clubhouse	41,338	39,316	-	50,000	50,000	50,000	50,000	280,654
Gates/Guardhouses	41,338	20,000	-	-	-	-	-	61,338
Hurricane	41,338	-	8,662	-	-	-	-	50,000
Irrigation System	41,338	13,348	50,000	50,000	50,000	50,000	-	254,686
Landscape	41,338	10,322	-	-	-	-	-	51,660
Lighting	20,669	10,322	-	-	-	-	-	30,991
Pools	41,338	10,322	-	15,000	-	-	-	66,660
Roads and Sidewalks	82,675	10,322	-	15,000	-	25,000	5,000	137,997
Security Features	41,338	20,000	-	-	-	-	-	61,338
Wall & Fence Perimeter	20,669	10,322	50,000	100,000	250,000	100,000	100,000	630,991
Total	\$ 987,115	\$ 144,275	\$ 108,662	\$ 230,000	\$ 350,000	\$ 225,000	\$ 155,000	\$ 2,200,052
All Other Fund Balances								
Unreserved Balance	36,128	-	-	-	-	-	-	36,128
Total	36,128	-	-	-	-	-	-	36,128
Cummulative Total	\$ 1,023,243	1,167,518	1,276,180	1,506,180	1,856,180	2,081,180	2,236,180	2,236,180

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 12/01/2017 to 12/31/2017

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SUNTRUST BANK - GF - (ACCT# XXXX0134)									
Check	5031	12/07/17	Vendor	VOID****VOID****VOID****VOID		***Voided Voided***			\$0.00
Check	5032	12/08/17	Vendor	AT&I	19563	DEC GATE PREVENT MAINT	R&M-Gate	001-546034-53950	\$340.00
Check	5033	12/08/17	Vendor	AT&I	WO-0708	GATE FUNCTION REPR	R&M-Gate	001-546034-53950	\$85.00
Check	5034	12/08/17	Vendor	AT&I	WO-0827	GATE REPR VISTA DEL SOL	R&M-Gate	001-546034-53950	\$90.50
Check	5035	12/08/17	Vendor	AT&I	WO-0764	GATE REPR UNIVERSITY RESIDENT ENT	R&M-Gate	001-546034-53950	\$85.00
Check	5036	12/08/17	Vendor	AT&I	WO-0626	GATE CHECK PINE ISLEAND RESIDENT SIDE	R&M-Gate	001-546034-53950	\$85.00
Check	5037	12/08/17	Vendor	Waste Management, Inc.	0715032-2237-5	DEC WASTE SERVICES	Utility - Refuse Removal	001-543020-53980	\$387.71
Check	5038	12/08/17	Vendor	Castle Group	MGT-120117-147	DEC MGMNT SERVICES	Onsite Property Manager	001-534201-51320	\$3,713.33
Check	5038	12/08/17	Vendor	Castle Group	MGT-120117-147	DEC MGMNT SERVICES	Onsite Property Manager	001-534201-51320	\$2,224.75
Check	5038	12/08/17	Vendor	Castle Group	MGT-120117-147	DEC MGMNT SERVICES	Attendant	001-534202-51320	\$9,403.75
Check	5038	12/08/17	Vendor	Castle Group	MGT-120117-147	DEC MGMNT SERVICES	Janitorial Maintenance	001-546190-53970	\$1,250.00
Check	5038	12/08/17	Vendor	Castle Group	MGT-120117-147	DEC MGMNT SERVICES	Janitorial Maintenance	001-546190-53970	\$1,046.00
Check	5038	12/08/17	Vendor	Castle Group	MGT-120117-147	DEC MGMNT SERVICES	Janitorial Maintenance	001-546190-53970	\$2,832.92
Check	5038	12/08/17	Vendor	Castle Group	MGT-120117-147	DEC MGMNT SERVICES	Janitorial Maintenance	001-546190-53970	\$392.25
Check	5039	12/08/17	Vendor	Castle Group	CELL-1017-043	CELLPHONE PROP MGR	Onsite Property Manager	001-534201-51320	\$49.99
Check	5040	12/08/17	Vendor	COMCAST	120217-6762	12/10-1/9/18 INTERNET SRV	Communication - Telephone	001-541003-53975	\$608.33
Check	5041	12/08/17	Vendor	COMCAST	112517-6934	12/6-1/5/18 INTERNET	Communication - Telephone	001-541003-53975	\$206.50
Check	5042	12/08/17	Vendor	COMCAST	112617-4432	12/6-1/5/18 INTERNET	Communication - Telephone	001-541003-53975	\$160.25
Check	5043	12/08/17	Vendor	COMCAST	112117-4707	INTERNET	Communication - Telephone	001-541003-53975	\$302.32
Check	5044	12/08/17	Vendor	COMCAST	112117-0131	INTERNET	Communication - Telephone	001-541003-53975	\$263.81
Check	5045	12/08/17	Vendor	Equator Landscaping	32727	DEC LANDSCAPE MAINT	Landscape Maintenance	001-546300-53960	\$14,473.75
Check	5045	12/08/17	Vendor	Equator Landscaping	32727	DEC LANDSCAPE MAINT	Landscape Maintenance	001-546300-53960	\$4,484.42
Check	5045	12/08/17	Vendor	Equator Landscaping	32727	DEC LANDSCAPE MAINT	Landscape Maintenance	001-546300-53960	\$11,958.33
Check	5045	12/08/17	Vendor	Equator Landscaping	32727	DEC LANDSCAPE MAINT	Landscape Maintenance	001-546300-53960	\$804.00
Check	5046	12/08/17	Vendor	Equator Landscaping	32721	ESTADE SOD REPLACEMENT	Landscape Replacement	001-546338-53960	\$420.00
Check	5047	12/08/17	Vendor	Equator Landscaping	32717	PLANT INSTALL	Landscape Replacement	001-546338-53960	\$2,060.00
Check	5048	12/08/17	Vendor	Petty Cash-DO NOT USE	NOV2017	NOV PETTY CASH REPLENISHMENT	Office Supplies	001-551002-53980	\$42.70
Check	5048	12/08/17	Vendor	Petty Cash-DO NOT USE	NOV2017	NOV PETTY CASH REPLENISHMENT	R&M-General	001-546001-53970	\$46.80
Check	5048	12/08/17	Vendor	Petty Cash-DO NOT USE	NOV2017	NOV PETTY CASH REPLENISHMENT	Misc-Special Events	001-549052-53980	\$5.99
Check	5048	12/08/17	Vendor	Petty Cash-DO NOT USE	NOV2017	NOV PETTY CASH REPLENISHMENT	R&M-General	001-546001-53970	\$167.11
Check	5048	12/08/17	Vendor	Petty Cash-DO NOT USE	NOV2017	NOV PETTY CASH REPLENISHMENT	R&M-General	001-546001-53970	\$111.13
Check	5049	12/08/17	Vendor	Research Irrigation, Inc	35370	DEC IRR MAINT	Irrigation Maintenance	001-546930-53960	\$1,174.50
Check	5049	12/08/17	Vendor	Research Irrigation, Inc	35370	DEC IRR MAINT	Irrigation Maintenance	001-546930-53960	\$391.50
Check	5049	12/08/17	Vendor	Research Irrigation, Inc	35370	DEC IRR MAINT	Irrigation Maintenance	001-546930-53960	\$1,044.00
Check	5050	12/08/17	Vendor	Research Irrigation, Inc	35369	DEC VALVE MAINT	Irrigation Maintenance	001-546930-53960	\$3,295.00
Check	5051	12/08/17	Vendor	Star Pools, Inc	38442	DEC FNTN MAINT	R&M - Water Feature	001-546191-53970	\$275.00
Check	5052	12/08/17	Vendor	Star Pools, Inc	38443	DEC POOL MAINT	R&M-Pools	001-546074-53965	\$1,400.00
Check	5053	12/08/17	Vendor	The Gym Doc	1035	GYM EQUIP PREVENT MAINT	Gym Equipment Maintenance	001-534159-53970	\$175.00
Check	5054	12/08/17	Vendor	Total Entry Control	32941	GATE REPR	R&M-Gate	001-546034-53950	\$240.00
Check	5055	12/08/17	Vendor	Tropical Plant and Pest Services	11212017MONTLAKEMOSQ	LAKE MOSQUITO CONTROL	Pest Control-Midge Lake Banks	001-546367-53955	\$585.00
Check	5056	12/08/17	Vendor	Tropical Plant and Pest Services	11302017EMONT	NOV PEST CONTROL/FERTILIZER	R&M-Pest Control	001-546070-53960	\$3,584.50

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 12/01/2017 to 12/31/2017

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	5056	12/08/17	Vendor	Tropical Plant and Pest Services	11302017EMONT	NOV PEST CONTROL/FERTILIZER	R&M-Pest Control	001-546070-53960	\$1,262.50
Check	5056	12/08/17	Vendor	Tropical Plant and Pest Services	11302017EMONT	NOV PEST CONTROL/FERTILIZER	R&M-Pest Control	001-546070-53960	\$3,164.00
Check	5056	12/08/17	Vendor	Tropical Plant and Pest Services	11302017EMONT	NOV PEST CONTROL/FERTILIZER	Royal Palm Treatment	001-546149-53960	\$322.34
Check	5057	12/08/17	Vendor	Tropical Plant and Pest Services	11202017EMONTMOSQ	MOSQUITO CONTROL 80 GAL TENGARD	R&M-Pest Control	001-546070-53960	\$203.00
Check	5057	12/08/17	Vendor	Tropical Plant and Pest Services	11202017EMONTMOSQ	MOSQUITO CONTROL 80 GAL TENGARD	R&M-Pest Control	001-546070-53960	\$203.00
Check	5058	12/08/17	Vendor	VISS Technology, LLC	308145	DEC MAINT/ANALYTIC SRV	Gate Camera Systems	001-546963-53950	\$1,119.44
Check	5059	12/08/17	Vendor	Zogics, LLC	50833	WIPE	Gym Wipes	001-546961-53980	\$467.84
Check	5060	12/08/17	Vendor	People's Choice Pressure Cleaning	13029	COMM PRESSURE WASHING	R&M-Pressure Washing	001-546171-53960	\$2,324.25
Check	5060	12/08/17	Vendor	People's Choice Pressure Cleaning	13029	COMM PRESSURE WASHING	R&M-Pressure Washing	001-546171-53960	\$774.75
Check	5060	12/08/17	Vendor	People's Choice Pressure Cleaning	13029	COMM PRESSURE WASHING	R&M-Pressure Washing	001-546171-53960	\$2,066.00
Check	5061	12/08/17	Vendor	Billing, Cochran, Lyles,	145280	GEN MATTERS THRU OCT 2017	Attorney Fees	001-531058-51302	\$9,800.00
Check	5062	12/08/17	Vendor	RUST TECH SERVICES, INC.	154756	DEC WELL WTR STAINING MAINT	Rust Control	001-546193-53960	\$360.00
Check	5062	12/08/17	Vendor	RUST TECH SERVICES, INC.	154756	DEC WELL WTR STAINING MAINT	Rust Control	001-546193-53960	\$120.00
Check	5062	12/08/17	Vendor	RUST TECH SERVICES, INC.	154756	DEC WELL WTR STAINING MAINT	Rust Control	001-546193-53960	\$320.00
Check	5063	12/08/17	Vendor	XEROX CORPORATION	091370587	10/21-11/21/17 COPY MACHINE USAGE	Office Supplies	001-551002-53980	\$212.85
Check	5064	12/08/17	Vendor	DEPARTMENT OF ECONOMIC OPPORTUNITY	70729	DISTRICT FILING FY 2017/18	Dues, Licenses, Subscriptions	001-554020-51302	\$175.00
Check	5065	12/08/17	Vendor	LSJ CORP	48812	COMMUNITY LOGOS ON TOWER	R&M-General	001-546001-53970	\$1,005.00
Check	5066	12/08/17	Vendor	DEENS LIGHTING CO	3892	ELECTRICAL REPAIRS TO XMAS LIGHTS	R&M-General	001-546001-53970	\$490.00
Check	5067	12/08/17	Vendor	DEENS LIGHTING CO	3881	REPAIR FIXTURES/BREAKER FOR SECURITY LIGHTS	R&M-General	001-546001-53970	\$569.00
Check	5068	12/08/17	Vendor	AT&T	110817-5453	BILL PRD 11/8-12/7/17 954-435-5453	Communication - Telephone	001-541003-53975	\$201.93
Check	5069	12/08/17	Vendor	City of Cooper City	112117-41782	BILL PRD 11/20/17 41782	Utility - Water	001-543018-53975	\$38.62
Check	5069	12/08/17	Vendor	City of Cooper City	111917-41456	BILL PRD 10/23-11/18/17 41456	Utility - Water	001-543018-53975	\$334.78
Check	5069	12/08/17	Vendor	City of Cooper City	111517-41457	BILL PRD 10/2-11/15/17 41457	Utility - Water	001-543018-53975	\$851.68
Check	5070	12/15/17	Vendor	AT&I	WO-0872	PINE ISLAND GATE REPAIRS	R&M-Gate	001-546034-53950	\$90.50
Check	5071	12/15/17	Vendor	Eco Blue Aquatic	2360	LAKE/MITIGATION MAINT DEC 2017	Mitigation Maintenance	001-546369-53955	\$1,650.00
Check	5071	12/15/17	Vendor	Eco Blue Aquatic	2360	LAKE/MITIGATION MAINT DEC 2017	Lake & Wetlands Maintenance	001-546366-53955	\$2,360.00
Check	5072	12/15/17	Vendor	Office Depot	983104747001	COFFEE/CLEANING SUPPLIES	Office Supplies	001-551002-53980	\$211.56
Check	5072	12/15/17	Vendor	Office Depot	983104747001	COFFEE/CLEANING SUPPLIES	Cleaning Supplies	001-552077-53980	\$350.78
Check	5072	12/15/17	Vendor	Office Depot	985525731001	COFFEE/OFFICE SUPPLIES	Office Supplies	001-551002-53980	\$60.17
Check	5072	12/15/17	Vendor	Office Depot	966381539001	COFFEE SUPPLIES	Office Supplies	001-551002-53980	\$67.58
Check	5072	12/15/17	Vendor	Office Depot	966381538001	COFFEE SUPPLIES	Office Supplies	001-551002-53980	\$256.56
Check	5072	12/15/17	Vendor	Office Depot	966380938001	COFFEE SUPPLIES	Office Supplies	001-551002-53980	\$77.77
Check	5073	12/15/17	Vendor	Billing, Cochran, Lyles,	145280-OCT	GEN COUNSEL THRU OCT	Attorney Fees	001-531058-51302	\$6,892.50
Check	5074	12/15/17	Vendor	KENT SECURITY OF PALM BEACH, INC.	20029877	SEC SVC THRU NOV 2017	Security	001-534203-51320	\$23,818.00
Check	5075	12/15/17	Vendor	LAKE BERNADETTE	6-013-73567	REIMBURSE FOR POSTAGE 9/29/17	Postage and Freight	001-541006-51302	\$11.52
Check	5076	12/15/17	Vendor	SPECIALTY SURFACES LLC	1011-DEPOSIT	AQUA FLEX INSTALLATION	Capital Reserve	001-568018-53985	\$4,353.00
Check	5077	12/21/17	Vendor	MONTERRA CDD C/O US BANK N.A.	12072017-7001	TRFR TAX COLLECTION SERIES 2015	Due From Other Funds	131000	\$189,648.64
Check	5077	12/21/17	Vendor	MONTERRA CDD C/O US BANK N.A.	12072017-9001	TRFR TAX COLLECTION SERIES 2005A	Due From Other Funds	131000	\$78,679.18
ACH	DD002	12/08/17	Vendor	Office Depot	980269138001-ACH	BINDERS/SWEETNERS	Office Supplies	001-551002-53980	\$45.54
ACH	DD002	12/08/17	Vendor	Office Depot	980269138001-ACH	BINDERS/SWEETNERS	Office Supplies	001-551002-53980	\$11.30
ACH	DD003	12/08/17	Vendor	Office Depot	980476328001	TEA/COCOA	Office Supplies	001-551002-53980	\$150.94
ACH	DD004	12/08/17	Vendor	Office Depot	982557612001	TOWELS	Office Supplies	001-551002-53980	\$5.79
ACH	DD005	12/08/17	Vendor	Office Depot	982657760001	CUPS/BANDAIDS/SWEETNER	Office Supplies	001-551002-53980	\$85.12

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 12/01/2017 to 12/31/2017

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD006	12/08/17	Vendor	Office Depot	983104790001	LINERS	Cleaning Supplies	001-552077-53980	\$38.58
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity - Pump Station	001-543012-53975	\$588.56
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity - Streetlighting	001-543013-53975	\$1,439.64
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electric - Monuments	001-543054-53975	\$17.47
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity - Pump Station	001-543012-53975	\$1,765.68
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity - Streetlighting	001-543013-53975	\$4,318.92
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity - Gate	001-543031-53975	\$27.07
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity - Pump Station	001-543012-53975	\$1,569.49
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity - Streetlighting	001-543013-53975	\$3,839.04
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity - Entrance	001-543008-53975	\$1,152.48
ACH	DD007	12/01/17	Vendor	FPL	101817-ACH	BILL PRD 9/19/17-10/18/17	Electricity	001-543075-53975	\$2,313.64
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity - Pump Station	001-543012-53975	\$599.73
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity - Streetlighting	001-543013-53975	\$1,439.64
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electric - Monuments	001-543054-53975	\$17.55
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity - Pump Station	001-543012-53975	\$1,799.18
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity - Streetlighting	001-543013-53975	\$4,318.92
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity - Gate	001-543031-53975	\$26.76
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity - Pump Station	001-543012-53975	\$1,599.27
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity - Streetlighting	001-543013-53975	\$3,839.04
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity - Entrance	001-543008-53975	\$1,144.46
ACH	DD008	12/06/17	Vendor	FPL	111617-ACH	BILL PRD 10/18/17-11/16/17	Electricity	001-543075-53975	\$1,904.63
Account Total									\$439,238.32

Total Amount Paid	\$439,238.32
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