

**MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

APRIL 16, 2018

AGENDA PACKAGE

**Monterra
Community Development District**

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

April 11, 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, April 16, 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. Approval of Agenda
3. Approval of the Minutes of the March 19, 2018 Meeting
4. Approval of March 31, 2018 Financial Statements
5. Audience Comments
6. Discussion of RFPs for Landscaping Services
7. Staff Reports
 - A. Attorney
 - i. Glantz Law – Legal Letter
 - B. Engineer
 - i. Lake Report
 - C. Clubhouse
 - D. District Manager
 - i. Action Items
 - a. Request for Approval
 - i. Pine Island Entrance, Interior and Exterior Painting
 - ii. Painting the Perimeter Walls
 - ii. Discussion Items
 - a. FEMA Update
 - b. Website and Monthly Newsletter
 - c. Security
 - d. Funding Agreement with Broward Property LLC
8. Supervisors' Requests
9. 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

Second Order of Business

Monterra Community Development District

Board of Supervisors

- ☐ Ricardo Lowe, Chairman
- ☐ Greg Popowitz, Vice Chairman
- ☐ Susan Kooiman, Assistant Secretary
- ☐ Massimo Pulcini, Assistant Secretary
- ☐ Avi Ciechanowiecki, Assistant Secretary
- ☐ George Miller, District Manager
 - ☐ Kenneth Cassel, Secretary
 - ☐ Ginger Wald, District Counsel

Agenda for Regular Meeting

Monday, April 16, 2018 – 6:00 p.m.

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of the Minutes of the March 19, 2018 Meeting**
- 4. Approval of March 31, 2018 Financial Statements**
- 5. Audience Comments**
- 6. Discussion of RFPs for Landscaping Services**
- 7. Staff Reports**
 - A. Attorney
 - i. Glantz Law – Legal Letter
 - B. Engineer
 - i. Lake Report
 - C. Clubhouse
 - D. District Manager
 - i. Action Items
 - a. Request for Approval
 - i. Pine Island Entrance, Interior and Exterior Painting
 - ii. Painting the Perimeter Walls
 - ii. Discussion Items
 - a. FEMA Update
 - b. Website and Monthly Newsletter
 - c. Security
 - d. Funding Agreement with Broward Property LLC
- 8. Supervisors' Requests**
- 9. Adjournment**

The next Meeting is scheduled for Monday, May 21, 2018 at 6:00 p.m.

District Office

Inframark
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location

Club at Monterra
8451 Monterra Boulevard
Cooper City, Florida 33024
(954) 374-9936

Third Order of Business

**MINUTES OF MEETING
MONTERRA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Monterra Community Development District was held Monday, March 19, 2018 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 |
| Susan Kooiman | Assistant Secretary |
| Massimo Pulcini | Assistant Secretary (Via Telephone) |
| Avi Ciechanowiecki | Assistant Secretary |

Also present were:

| | |
|--------------------|-------------------|
| George Miller | District Manager |
| Kenneth Cassel | Secretary |
| Ginger Wald | District Counsel |
| Joaquin Mojica | District Engineer |
| Dylan Larson | Miller Legg |
| Maria Mihailovschi | Castle Group |
| Numerous Residents | |

The following is a summary of the discussions and actions taken at the March 19, 2018 Monterra Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Miller called the meeting to order. Supervisors and staff introduced themselves and a quorum was established.

SECOND ORDER OF BUSINESS

Rules of Procedure

There being no comments or questions,

On MOTION by Mr. Popowitz seconded by Mr. Ciechanowiecki with all in favor, the Rules of Procedure were approved as presented.

THIRD ORDER OF BUSINESS

Approval of Agenda

Mr. Miller presented the agenda for this meeting. There being no amendments requested,

On MOTION by one Board member seconded by another Board member, the agenda for the meeting was approved as presented.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 19, 2018 Meeting

Mr. Miller stated each Board member received a copy of the Minutes of the February 19, 2018 Meeting and requested any additions, corrections or deletions.

There being none,

On MOTION by Ms. Kooiman seconded by Mr. Ciechanowiecki with all in favor, the Minutes of the February 19, 2018 Meeting were approved.

FIFTH ORDER OF BUSINESS

Approval of February 28, 2018 Financial Statements

Mr. Popowitz MOVED to approve the February 28, 2018 Financial Statements, and Mr. Ciechanowiecki seconded the motion.

Upon further discussion,

On VOICE vote with Mr. Lowe, Mr. Popowitz, Ms. Kooiman and Mr. Ciechanowiecki voting aye, and Mr. Pulcini voting nay, the prior motion was approved.

SIXTH ORDER OF BUSINESS

Audience Comments

- Mr. Miller explained that anyone wishing to address the Board, must indicate their name on the sign-in sheet prior to the start of this agenda item. As no one indicated their signature on the sign-in sheet, there were no audience comments.

SEVENTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2018-07 Designating Officers of the District

- This Resolution needs to indicate *elected*, not *designated*.

There being no further discussion,

On MOTION by Ms. Kooiman seconded by Mr. Popowitz with all in favor, Resolution 2018-07 Electing Officers of the District was adopted as amended.

EIGHTH ORDER OF BUSINESS

Discussion of RFPs for Landscaping Services

- The bid process is necessary due to the fact that the amounts are in excess of \$345,000 as a yearly price for landscaping.
- Most companies have vehicle trackers to ensure they are working on the property at a specific time. The vehicle trackers can be added as an open-ended item on the RFP. Mr. Pulcini would like this to be a requirement on the RFP.
- The Board concurred four to one, to add the vehicle trackers as an additional request as opposed to a requirement.
- The map will be color-coded.
- Porter services should be added to the RFP requirements.
- Pine Island Road and Sheridan Street should be included.
- There should be some sort of penalty for specific missed areas. The specific penalties do not have to be included in the RFP.
- The Board directed that the RFP include the following items:
 - Two years of financial statements.
 - Unit pricing for hurricane clean-up and procedures.
 - Appropriate insurance.
 - Palm fronds to be picked up on a daily basis.
 - Scheduling of work in writing on a weekly basis.
- The Board gave direction to proceed with the RFP process as discussed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

i. Engineer's Survey of Estada Lakes

- These lakes will be handled the same way as all the other lakes throughout the District.
- There was some erosion near the control structures and headwalls.
- It appears a homeowner piled up bags of concrete to stop the erosion along the side of the headwall.
- There is a lake bank with a low water table, which should rise during the wet season. This does not present unsafe conditions at this time. A ridge was created by the water rise and fall. Mr. Mojica does not recommend addressing this issue now.
- There are some areas which do not appear to be natural ridges. In one case, a pool deck was modified which created an improper lake slope. There may have been some encroachment on CDD property.
- A discussion ensued about using water plants to protect the lake against erosion. Plantings will not be able to sustain themselves due to herbicide spraying. A flat littoral shelf will work better.
- All improvements have to be approved and permitted.
- The geotube was discussed.
- The Board discussed whether to take care of all the lakes in the District.
- The headwalls throughout the District are a priority.
- The cost for the lakes at Estada was \$1,400.
- Signs will go up around the lakes alerting residents this is a drainage facility and not a recreational facility, so that no boats are kept there.
- The bond documents require an annual Engineer's Report, which provides a status of the property owned and maintained by the District, so the bondholders are aware of what is going on within the District. It does not provide a detail of specific requirements. The District Engineer authorizes the detail in the report. The Annual Report should be considered at the next meeting. It has to be completed by the end of August.
- There is an estimate of \$7,500 for review of the existing stormwater system.
- Although the catch basins were previously cleaned, they should be cleaned again.

- Mr. Miller indicated any underground areas which are to be reviewed by closed circuit television to look for broken pipes, leaks and blockages, are not included in the cost.
- It is not cost effective just to look at the headwalls.
- A resident indicated there is a gate, pump and two feet of fence, but the rest of the community is open at Solano. Community members want to prevent access. Miller Legg should present a proposal.

Mr. Popowitz MOVED to approve retainage of Miller Legg to prepare a lake analysis similar to what is being done for Estada in an amount not to exceed \$5,000; and Ms. Kooiman seconded the motion.

Upon further discussion,

On VOICE vote with Mr. Lowe, Mr. Popowitz, Ms. Kooiman and Mr. Ciechanowiecki voting aye and Mr. Pulcini voting nay, the prior motion was approved.

- The District previously retained Allstate to repair headwalls back in 2016 for Lakes 3 and 8. Ms. Wald will search for the associated agreements.
- C. Clubhouse**
- Ms. Mihailovschi discussed hours for the fitness center. A resident suggested staggering the hours.
 - Ms. Mihailovschi suggested she could have the maintenance person who works on Saturdays start at 7:00 a.m. and work until 3:00 p.m. The front desk person can come in early on Sunday.
 - Ms. Wald confirmed there are no requirements for the person who opens the fitness center.
 - The rover opening the fitness center poses a problem, as there is a shift change at that time.
 - The fitness center currently opens at 9:00 a.m. on the weekends.
 - The Board took no action, so the schedule will not change.

D. District Manager

i. Action Items

a. Request for Approval

i. Pine Island Entrance, Interior and Exterior Painting

- The prior amount included the tower.

On MOTION by Mr. Ciechanowiecki seconded by Mr. Pulcini with all in favor, the motion made at the February 19, 2018 meeting to approve having the Pine Island entrance and exterior of the Pine Island tower, monument sign and guardhouse painted in an amount not to exceed \$9,870 by People's Choice Pressure Cleaning & Painting, with a paint quality approved by the Clubhouse Manager, was rescinded.

- The Board would like to see at least two more bids and this item will be tabled to the next meeting.
- Mr. Ciechanowiecki will send Ms. Mihailovschi a quote from Certi-Pro.

ii. Dead Palm Trees Removal

- This includes stump grinding. Affordable Tree Service provided a proposal which was accepted by the Board at the last meeting, but they withdrew their proposal to charge a higher price. The Board will no longer accept this company into the bidding process on other projects.
- The prices do include the stump grinding, but not removal of the roots.

Ms. Kooiman MOVED to approve the proposal from Equator Landscaping in the amount of \$9,380 to remove dead Palm Trees and do the stump grinding; and Mr. Lowe seconded the motion.

- Mr. Popowitz is not in favor of using Equator since their landscaping contract will be terminated. Mr. Miller will send their termination letter tomorrow.

On VOICE vote with Ms. Kooiman voting aye, and Mr. Lowe, Mr. Popowitz, Mr. Ciechanowiecki and Mr. Pulcini voting nay, the prior motion failed.

Mr. Popowitz MOVED to approve the proposal from JBK Trees, LLC, as amended, in an amount not to exceed \$13,000 to remove dead Palm Trees and do the stump grinding; and Mr. Ciechanowiecki seconded the motion.

- Ms. Kooiman believes the District is wasting money for such a straightforward job.
- There being no further discussion,

On VOICE vote with Mr. Lowe, Mr. Popowitz, Mr. Ciechanowiecki and Mr. Pulcini voting aye; and Ms. Kooiman voting nay, the prior motion was approved.

iii. Capital Keystone

- Approximately 65 caps are needed, but Ms. Mihailovschi would like to purchase 70 in case additional ones are needed.

There being no further discussion,

On MOTION by Mr. Ciechanowiecki seconded by Ms. Kooiman with all in favor, the proposal from Foam Factory, Inc. for purchase of 70 post caps in the total amount of \$4,980 was approved.

iv. Sandblast Pavers by Pool Deck Sitting Area

- The CDD will not pay any taxes for the work.
- Mr. Ciechanowiecki suggested having the janitor apply the muriatic acid, but there is the chance the pavers will get destroyed.
- The clean-up from sandblasting is massive due to the dirt left over.
- Ms. Mihailovschi will test an area with the muriatic acid to determine whether that is the best resolution to the issue.

v. Extra Walls and Columns Painting

- This item was eliminated.

vi. Pavers in Corta Bella

vii. Barrier in Corta Bella

- The original vendor who was approved last October to do the work, increased the price. Ms. Mihailovschi presented the proposals for the Board's consideration.
- The Board approved \$10,000 for the pavers and \$7,850 for the root barrier at the August 21, 2017 meeting.

- Ms. Kooiman is not in favor of Biobarrier, which basically pumps herbicides into plant roots.

There being no further discussion,

On MOTION by Mr. Ciechanowiecki seconded by Mr. Popowitz with all in favor, the proposal from H.I.Q. Services Corp. in the total amount of \$13,570 to install pavers and root barrier at Corta Bella was approved.

b. Request for Ratification

- Mr. Miller presented items for ratification; a copy which is attached hereto and made part of the public record.
- Mr. Miller discussed the replacement of the two broken photo cells and street light by Lighting of Tomorrow in the amount of \$1,630.
- There is an issue in which leaves are getting into the pool.
- Ms. Wald advised there should be a motion to approve as the work has not yet been done.
- The following items have been completed:
 - Chain link fence installation for \$349.
 - Replacement of the broken fence for \$620.
 - Reduction of height of Buttonwood Trees for \$2,500.

On MOTION by Mr. Ciechanowiecki seconded by Ms. Kooiman with all in favor, installation of the chain link fence for \$349, replacement of the broken fence for \$620 and reduction of the height of the Buttonwood Trees for \$2,500, for a total amount of \$3,469, was ratified.

- The remaining items were not done and require Board approval.

On MOTION by Mr. Ciechanowiecki seconded by Mr. Popowitz with all in favor, reinstallation of six linear posts, new concrete and tightening of chain link mesh by ASAP Gate Plus in the amount of \$700 was approved.

On MOTION by Mr. Ciechanowiecki seconded by Mr. Popowitz with all in favor, replacement of two linear posts, reinstallation of seven posts with new concrete and reinstallation of chain link fence mesh by ASAP Gate Plus in the amount of \$1,232 was approved.

On MOTION by Mr. Ciechanowiecki seconded by Mr. Pulcini with all in favor, replacement of two broken photo cells in the street light and upgrading of four light assemblies with 150 watt LED lights by Lighting of Tomorrow in the amount of \$1,630 was approved.

ii. Discussion Items

a. FEMA Update

- FEMA is still requesting miscellaneous information. There are no concerns at this time. The work is ongoing.

b. Website and Monthly Newsletter

- Mr. Miller commented staff will incorporate the newsletter onto the website.

c. General Election Qualifying Information

- Mr. Miller briefly discussed the information needed for the upcoming General Election.

Mr. Miller discussed miscellaneous items.

- Mr. Miller would like the Board's input on the Agenda Package 10 days prior to the meeting.
- Mr. Miller approved an expense over his limit for reinstallation of a fence which was knocked down by a vehicle in which the driver passed away.
- Mitigation staff is looking at the wetlands and do not believe there is an EPA issue. Eco Blue checked things out and did not find anything.

TENTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Lowe would like to add discussion of security to the next agenda under the District Manager's report.
- Mr. Popowitz appreciates the new email addresses. There are minor ongoing issues which Mr. Miller is working to resolve.

- Mr. Popowitz is concerned there are drones in the community which are landing in residents' yards. Ms. Wald indicated the CDD has no authority in this regard and anyone who notices an issue should contact the police.
- Ms. Kooiman was disturbed that a resident harassed the security guard.
- Mr. Miller commented the Board requested that he determine how many residents in a particular area had tied their fencing to the CDD. There are 10 locations in Corta Bella, Bella Terra and Vista del Sol. They may possibly be given an easement giving them permission to install their fences there as long as they take care of the maintenance. Access is still an issue. Ms. Wald commented if residents encroach on the District's right-of-way, the District has the right to remove the encroachment. If the District allows the resident to stay, they will have to enter into an easement agreement with the District. Mr. Lowe would like to see photos of these areas. Ms. Wald will prepare a draft easement agreement for discussion purposes.

NINTH ORDER OF BUSINESS**Staff Reports (Continued)****D. District Manager (Continued)****ii. Discussion Items (Continued)****b. Website and Monthly Newsletter (Continued)**

- Mr. Miller had photos taken of the District and will have five available to choose from.
- Mr. Miller gave the Board an overview of what will be on the new website.
- The irrigation schedule is included, which will be updated.
- Mr. Ciechanowiecki would prefer a green background as opposed to the blue background. He would also prefer the crest on top of *Monterra*.

TENTH ORDER OF BUSINESS**Supervisors' Requests (Continued)**

- The irrigation letter is not ready. Mr. Mill will follow up on this.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at approximately 8:45 p.m.

George Miller
Assistant Secretary

Ricardo Lowe
Chairman

Fourth Order of Business

**Monterra
Community Development District**

Financial Report

March 31, 2018

Table of Contents

| | |
|---|---------------|
| <u>FINANCIAL STATEMENTS</u> | Page # |
| Balance Sheet - All Funds | 1 - 2 |
| Statement of Revenues, Expenditures and Changes in Fund Balance | |
| <u>General Fund</u> | |
| Summary Report | 3 |
| Detailed Report | 4 - 7 |
| <u>Debt Service Funds</u> | 8 - 9 |
| <u>SUPPORTING SCHEDULES</u> | |
| Trend Report - General Fund | 10 |
| Non-Ad Valorem Special Assessments Schedule | 11 - 14 |
| Accounts Payable Report | 15 |
| Accrued Expenses Report | 16 |
| Payment Register | 17 - 21 |
| Summary Contract Schedule - Quarterly Cash Flow | 22 - 23 |
| Detailed Contract Schedules | 24 - 26 |
| Beginning Fund Balance Tracker | 27 |
| Capital Reserve Plan | 28 |

**Monterra
Community Development District**

Financial Statements

(Unaudited)

March 31, 2018

Balance Sheet
March 31, 2018

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2005A DEBT SERVICE FUND | SERIES 2015 DEBT SERVICE FUND | TOTAL |
|----------------------------|-------------------------|---|--|---------------------|
| <u>ASSETS</u> | | | | |
| Cash - Checking Account | \$ 2,658,151 | \$ - | \$ - | \$ 2,658,151 |
| Cash On Hand/Petty Cash | 500 | - | - | 500 |
| Accounts Receivable | 55 | - | - | 55 |
| Due From Other Funds | - | 30,774 | 957,111 | 987,885 |
| Investments: | | | | |
| SBA Account | 184,866 | - | - | 184,866 |
| SBA Account Reserves | 347,601 | - | - | 347,601 |
| 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 | - | - | 10,150 | 10,150 |
| Revenue Fund A | - | 160 | - | 160 |
| Sinking fund | - | 9 | - | 9 |
| Prepaid Items | 19,688 | - | - | 19,688 |
| Deposits | 16,305 | - | - | 16,305 |
| TOTAL ASSETS | \$ 3,227,166 | \$ 34,100 | \$ 1,232,485 | \$ 4,493,751 |
| <u>LIABILITIES</u> | | | | |
| Accounts Payable | \$ 1,219 | \$ - | \$ - | \$ 1,219 |
| Accrued Expenses | 44,291 | - | - | 44,291 |
| Due To Other Funds | 987,885 | - | - | 987,885 |
| TOTAL LIABILITIES | 1,033,395 | - | - | 1,033,395 |

Balance Sheet
March 31, 2018

| <u>ACCOUNT DESCRIPTION</u> | <u>GENERAL FUND</u> | <u>SERIES 2005A DEBT SERVICE FUND</u> | <u>SERIES 2015 DEBT SERVICE FUND</u> | <u>TOTAL</u> |
|--|-------------------------|---|--|---------------------|
| <u>FUND BALANCES</u> | | | | |
| Nonspendable: | | | | |
| Prepaid Items | 19,688 | - | - | 19,688 |
| Restricted for: | | | | |
| Debt Service | - | 34,100 | 1,232,485 | 1,266,585 |
| 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: | 1,335,626 | - | - | 1,335,626 |
| TOTAL FUND BALANCES | \$ 2,193,771 | \$ 34,100 | \$ 1,232,485 | \$ 3,460,356 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 3,227,166 | \$ 34,100 | \$ 1,232,485 | \$ 4,493,751 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

| 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 | \$2,366,436 | \$2,329,731 | 112,271 | \$2,442,002 | \$0 | \$2,442,002 | \$14,888 |
| EXPENDITURES | | | | | | | | |
| Administrative | 98,440 | 63,383 | 65,678 | 5,000 | 70,678 | - | 70,678 | 27,762 |
| Property management and security | 520,246 | 260,124 | 255,401 | 257,770 | 513,171 | - | 513,171 | 7,075 |
| Maintenance: Gate/Fence | 71,183 | 35,592 | 56,344 | 35,131 | 91,475 | 7,540 | 99,015 | (27,832) |
| Maintenance: Lakes | 206,458 | 97,229 | 68,050 | 40,140 | 108,190 | - | 108,190 | 98,268 |
| Maintenance: Landscape/Hardscape | 788,010 | 394,005 | 428,184 | 206,161 | 634,345 | 110,242 | 744,587 | 43,423 |
| Maintenance: Pool | 23,900 | 11,800 | 10,762 | 10,044 | 20,806 | 2,196 | 23,002 | 898 |
| Maintenance: Other | 145,704 | 72,852 | 67,946 | 60,472 | 128,418 | 46,544 | 174,962 | (29,258) |
| Utilities | 236,300 | 118,150 | 119,896 | 2,326 | 122,222 | - | 122,222 | 114,078 |
| Other Expenses | 58,641 | 28,320 | 21,410 | 6,280 | 27,690 | - | 27,690 | 30,952 |
| Contingency | 278,232 | 66,978 | 18,277 | 83,867 | 102,144 | 114,570 | 216,714 | 61,518 |
| TOTAL EXPENDITURES | 2,427,114 | 1,148,433 | 1,111,948 | 707,190 | 1,819,138 | 281,092 | 2,100,230 | 326,884 |
| Excess (deficiency) of revenues Over (under) expenditures | - | 1,218,003 | 1,217,783 | (594,919) | 622,864 | (281,092) | 341,772 | 341,772 |
| Net change in fund balance | - | 1,218,003 | 1,217,783 | (594,919) | 622,864 | (281,092) | 341,772 | 341,772 |
| FUND BALANCE, BEGINNING (10/1/2017) | 975,988 | 975,988 | 975,988 | - | 975,988 | - | 975,988 | - |
| FUND BALANCE, ENDING | \$975,988 | \$2,193,991 | \$2,193,771 | (\$594,919) | \$1,598,852 | (\$281,092) | \$1,317,760 | \$341,772 |

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 March 31, 2018

| ACCOUNT DESCRIPTION | Annual Adopted Budget | Year to date Budget | Year to date Actual | Committed Funds | Budgetary Actual | Variance Fav (UnFav) |
|--------------------------------|-----------------------------|------------------------|------------------------|--------------------|---------------------|-------------------------|
| <u>REVENUES</u> | | | | | | |
| Interest - Investments | \$ - | \$ - | \$ 3,711 | \$ - | \$ 3,711 | \$ 3,711 |
| Room Rentals | - | - | 200 | - | 200 | 200 |
| Interest - Tax Collector | - | - | 565 | - | 565 | 565 |
| Non Resident Fee | - | - | 60 | - | 60 | 60 |
| Membership Cards | - | - | 465 | - | 465 | 465 |
| Special Assmnts- Tax Collector | 2,427,114 | 2,366,436 | 2,314,843 | 112,271 | 2,427,114 | - |
| Gate repair refunds | - | - | 2,286 | - | 2,286 | 2,286 |
| Decal headlamp/windshield | - | - | 7,100 | - | 7,100 | 7,100 |
| Other Miscellaneous Revenues | - | - | 1 | - | 1 | 1 |
| Gate Bar Code/Remotes | - | - | 415 | - | 415 | 415 |
| Access Cards | - | - | 85 | - | 85 | 85 |
| TOTAL REVENUES | 2,427,114 | 2,366,436 | 2,329,731 | 112,271 | 2,442,002 | 14,888 |
| <u>EXPENDITURES</u> | | | | | | |
| <u>Administrative</u> | | | | | | |
| P/R-Board of Supervisors | 2,800 | 1,400 | - | - | - | 2,800 |
| FICA Taxes | 214 | 107 | - | - | - | 214 |
| ProfServ-Arbitrage Rebate | 1,800 | - | - | - | - | 1,800 |
| ProfServ-Dissemination Agent | 1,800 | 900 | 139 | - | 139 | 1,661 |
| ProfServ-Engineering | 15,000 | 7,500 | 3,215 | 5,000 | 8,215 | 6,785 |
| ProfServ-Property Appraiser | 2,216 | 2,216 | 2,216 | - | 2,216 | - |
| ProfServ-Trustee Fees | 10,500 | 2,625 | 2,625 | - | 2,625 | 7,875 |
| Attorney Fees | 18,000 | 9,000 | 24,803 | - | 24,803 | (6,803) |
| ProfServ-Web Site Maintenance | 500 | 250 | 528 | - | 528 | (28) |
| Auditing Services | 4,200 | 2,100 | - | - | - | 4,200 |
| Postage and Freight | 750 | 375 | 146 | - | 146 | 604 |
| Rentals & Leases | 2,400 | 1,200 | 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 | 1,250 | 628 | - | 628 | 1,872 |
| Legal Advertising | 1,500 | 750 | 433 | - | 433 | 1,067 |
| Other Current Charges | 750 | 375 | 895 | - | 895 | (145) |
| Office Supplies | 350 | 175 | 158 | - | 158 | 192 |
| Dues, Licenses, Subscriptions | 175 | 175 | 200 | - | 200 | (25) |
| Total Administrative | 98,440 | 63,383 | 65,678 | 5,000 | 70,678 | 27,762 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

| ACCOUNT DESCRIPTION | Annual Adopted Budget | Year to date Budget | Year to date Actual | Committed Funds | Budgetary Actual | Variance Fav (UnFav) |
|--|-----------------------------|------------------------|------------------------|--------------------|---------------------|-------------------------|
| <u>Property management and security</u> | | | | | | |
| ProfServ-Mgmt Consulting Serv | 53,045 | 26,523 | 27,776 | 26,700 | 54,476 | (1,431) |
| Onsite Maintenance | 43,051 | 21,526 | 21,525 | 21,525 | 43,050 | 1 |
| Onsite Property Manager | 26,697 | 13,348 | 14,049 | 13,349 | 27,398 | (701) |
| Attendant | 112,845 | 56,423 | 56,423 | 56,423 | 112,846 | (1) |
| Security | 284,608 | 142,304 | 135,628 | 139,773 | 275,401 | 9,207 |
| Total Property management and security | 520,246 | 260,124 | 255,401 | 257,770 | 513,171 | 7,075 |
| <u>Maintenance: Gate/Fence</u> | | | | | | |
| R&M-Fence | 12,750 | 6,375 | 11,433 | 10,886 | 22,319 | (9,569) |
| R&M-Gate | 38,000 | 19,000 | 20,958 | 24,246 | 45,204 | (7,204) |
| Gate Transponders | 7,000 | 3,500 | 4,334 | - | 4,334 | 2,666 |
| Gate Camera Systems | 13,433 | 6,717 | 6,874 | - | 6,874 | 6,559 |
| Misc-Hurricane Expense | - | - | 12,745 | - | 12,745 | (12,745) |
| Total Maintenance: Gate/Fence | 71,183 | 35,592 | 56,344 | 35,131 | 91,475 | (20,292) |
| <u>Maintenance: Lakes</u> | | | | | | |
| R&M-Pump Station | 23,338 | 11,669 | 10,400 | - | 10,400 | 12,938 |
| Lake & Wetlands Maintenance | 28,320 | 14,160 | 14,160 | 14,160 | 28,320 | - |
| Pest Control-Midge Lake Banks | 65,000 | 32,500 | 19,590 | 16,080 | 35,670 | 29,330 |
| Pest Control-Midge Lakes | 50,000 | 25,000 | 10,000 | - | 10,000 | 40,000 |
| Mitigation Maintenance | 19,800 | 9,900 | 9,900 | 9,900 | 19,800 | - |
| Mitigation Reporting | 8,000 | 4,000 | 4,000 | - | 4,000 | 4,000 |
| Pump Station Reserve | 12,000 | - | - | - | - | 12,000 |
| Total Maintenance: Lakes | 206,458 | 97,229 | 68,050 | 40,140 | 108,190 | 98,268 |
| <u>Maintenance: Landscape/Hardscape</u> | | | | | | |
| Landscape Contract Administration | 12,000 | 6,000 | - | - | - | 12,000 |
| R&M-Mulch | 50,000 | 25,000 | 42,550 | - | 42,550 | 7,450 |
| R&M-Pest Control | 101,000 | 50,500 | 51,091 | 50,000 | 101,091 | (91) |
| R&M-Trees and Trimming | 30,000 | 15,000 | - | 21,500 | 21,500 | 8,500 |
| Royal Palm Treatment | 15,000 | 7,500 | 967 | - | 967 | 14,033 |
| R&M-Pressure Washing | 61,980 | 30,990 | 32,571 | 30,990 | 63,561 | (1,581) |
| Rust Control | 9,600 | 4,800 | 4,800 | 4,800 | 9,600 | - |
| Landscape Maintenance | 368,400 | 184,200 | 187,298 | 63,441 | 250,739 | 117,661 |
| Landscape Replacement | 30,000 | 15,000 | 9,690 | - | 9,690 | 20,310 |
| Landscape Replacement-Annals | 10,000 | 5,000 | 385 | - | 385 | 9,615 |
| Irrigation Maintenance | 76,912 | 38,456 | 34,182 | 35,430 | 69,612 | 7,300 |
| Irrigation Repairs & Replacem. | 23,118 | 11,559 | 21,391 | - | 21,391 | 1,727 |
| Misc-Hurricane Expense | - | - | 43,259 | - | 43,259 | (43,259) |
| Total Maintenance: Landscape/Hardscape | 788,010 | 394,005 | 428,184 | 206,161 | 634,345 | 153,665 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

| ACCOUNT DESCRIPTION | Annual Adopted Budget | Year to date Budget | Year to date Actual | Committed Funds | Budgetary Actual | Variance Fav (UnFav) |
|----------------------------------|-----------------------------|------------------------|------------------------|--------------------|---------------------|-------------------------|
| <u>Maintenance: Pool</u> | | | | | | |
| R&M-Pools | 20,000 | 10,000 | 10,762 | 10,044 | 20,806 | (806) |
| Pool Furniture | 3,600 | 1,800 | - | - | - | 3,600 |
| Pool Permits | 300 | - | - | - | - | 300 |
| Total Maintenance: Pool | 23,900 | 11,800 | 10,762 | 10,044 | 20,806 | 3,094 |
| <u>Maintenance: Other</u> | | | | | | |
| Gym Equipment Maintenance | 6,500 | 3,250 | 1,429 | 1,050 | 2,479 | 4,021 |
| R&M-General | 58,400 | 29,200 | 19,948 | 20,000 | 39,948 | 18,452 |
| Janitorial Maintenance | 66,254 | 33,127 | 33,295 | 33,127 | 66,422 | (168) |
| R&M - Water Feature | 3,300 | 1,650 | 1,650 | - | 1,650 | 1,650 |
| IT Maintenance | 1,750 | 875 | 1,435 | - | 1,435 | 315 |
| A/C Maintenance | 3,500 | 1,750 | 353 | 1,695 | 2,048 | 1,452 |
| Tot Lot Maintenance | 6,000 | 3,000 | 2,951 | - | 2,951 | 3,049 |
| Misc-Hurricane Expense | - | - | 6,885 | 4,600 | 11,485 | (11,485) |
| Total Maintenance: Other | 145,704 | 72,852 | 67,946 | 60,472 | 128,418 | 17,286 |
| <u>Utilities</u> | | | | | | |
| Communication - Telephone | 7,500 | 3,750 | 10,857 | - | 10,857 | (3,357) |
| Electricity - Entrance | 12,500 | 6,250 | 6,870 | - | 6,870 | 5,630 |
| Electricity - Pump Station | 62,500 | 31,250 | 24,825 | - | 24,825 | 37,675 |
| Electricity - Streetlighting | 114,500 | 57,250 | 57,126 | - | 57,126 | 57,374 |
| Utility - Water | 16,500 | 8,250 | 8,468 | 2,326 | 10,794 | 5,706 |
| Electricity - Gate | - | - | 54 | - | 54 | (54) |
| Electric - Monuments | 300 | 150 | 155 | - | 155 | 145 |
| Electricity | 22,500 | 11,250 | 11,541 | - | 11,541 | 10,959 |
| Total Utilities | 236,300 | 118,150 | 119,896 | 2,326 | 122,222 | 114,078 |
| <u>Other Expenses</u> | | | | | | |
| Fire Alarm Monitoring | 480 | 240 | 110 | - | 110 | 370 |
| Contracts-Fire Exting. Insp. | 120 | 60 | 106 | - | 106 | 14 |
| Utility - Water | 8,000 | 4,000 | - | - | - | 8,000 |
| Utility - Refuse Removal | 5,000 | 2,500 | 2,326 | - | 2,326 | 2,674 |
| Lease - Copier | - | - | 845 | - | 845 | (845) |
| Golf Cart | - | - | 901 | 755 | 1,656 | (1,656) |
| Backflow Assembly Testing | 170 | 85 | - | - | - | 170 |
| Gym Wipes | 3,000 | 1,500 | 1,248 | - | 1,248 | 1,752 |
| Misc-Holiday Lighting | 8,650 | 4,325 | 4,325 | 4,325 | 8,650 | - |
| Misc-Special Events | 6,000 | 3,000 | 140 | - | 140 | 5,860 |
| Misc-Licenses & Permits | 721 | 360 | - | - | - | 721 |
| Entry System-Key Fob | 1,000 | 500 | 718 | - | 718 | 282 |
| Office Supplies | 12,000 | 6,000 | 7,371 | 1,200 | 8,571 | 3,429 |
| Cleaning Supplies | 5,500 | 2,750 | 2,005 | - | 2,005 | 3,495 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

| ACCOUNT DESCRIPTION | Annual Adopted Budget | Year to date Budget | Year to date Actual | Committed Funds | Budgetary Actual | Variance Fav (UnFav) |
|--|-----------------------------|------------------------|------------------------|--------------------|---------------------|-------------------------|
| Water Cooler | 3,000 | 1,500 | 1,029 | - | 1,029 | 1,971 |
| Electrical Supplies | 3,000 | 1,500 | 286 | - | 286 | 2,714 |
| Reserve - Equipment | 2,000 | - | - | - | - | 2,000 |
| Total Other Expenses | 58,641 | 28,320 | 21,410 | 6,280 | 27,690 | 30,952 |
| <u>Contingency</u> | | | | | | |
| Misc-Contingency | 133,957 | 66,978 | - | 17,148 | 17,148 | 116,810 |
| Capital Reserve | 144,275 | - | 18,277 | 66,719 | 84,996 | 59,279 |
| Total Contingency | 278,232 | 66,978 | 18,277 | 83,867 | 102,144 | 176,088 |
| TOTAL EXPENDITURES | 2,427,114 | 1,148,433 | 1,111,948 | 707,190 | 1,819,138 | 607,976 |
| Excess (deficiency) of revenues Over (under) expenditures | - | 1,218,003 | 1,217,783 | (594,919) | 622,864 | 622,864 |
| Net change in fund balance | - | 1,218,003 | 1,217,783 | (594,919) | 622,864 | 622,864 |
| FUND BALANCE, BEGINNING (OCT 1, 2017) | 975,988 | 975,988 | 975,988 | - | 975,988 | - |
| FUND BALANCE, ENDING | \$ 975,988 | \$ 2,193,991 | \$ 2,193,771 | (\$594,919) | \$1,598,852 | \$622,864 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

| 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 | - | - | 30,774 | 30,774 |
| Special Assmnts- CDD Collected | 419,250 | 408,769 | - | (408,769) |
| TOTAL REVENUES | 419,250 | 408,769 | 30,816 | (377,953) |
| <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) | 273,569 | (104,484) | (378,053) |
| <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) | \$ 273,569 | \$ (104,484) | \$ (378,053) |
| FUND BALANCE, BEGINNING (OCT 1, 2017) | 138,584 | 138,584 | 138,584 | |
| FUND BALANCE, ENDING | \$ 137,434 | \$ 412,153 | \$ 34,100 | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|------------------------|-----------------------------|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ - | \$ 926 | \$ 926 |
| Interest - Tax Collector | - | - | 235 | 235 |
| Special Assmnts- Tax Collector | 1,010,562 | 985,298 | 956,876 | (28,422) |
| TOTAL REVENUES | 1,010,562 | 985,298 | 958,037 | (27,261) |
| <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) | 767,591 | 740,331 | (27,260) |
| <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) | \$ 767,591 | \$ 740,331 | \$ (27,260) |
| FUND BALANCE, BEGINNING (OCT 1, 2017) | 492,154 | 492,154 | 492,154 | |
| FUND BALANCE, ENDING | \$ 487,303 | \$ 1,259,745 | \$ 1,232,485 | |

Monterra
Community Development District

Supporting Schedules

March 31, 2018

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2018

| Account Description | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Actual | YTD Total |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|
| Total Revenues | 1,004 | 447,422 | 1,658,896 | 23,367 | 172,122 | 26,915 | 2,329,726 |
| <u>Expenditures</u> | | | | | | | |
| Administrative | 40,205 | 5,824 | 5,753 | 227 | 6,667 | 7,002 | 65,678 |
| Property management and security | 15,255 | 69,929 | 44,419 | 42,276 | 43,022 | 40,499 | 255,400 |
| Maintenance: Gate/Fence | 2,585 | 6,488 | 15,223 | 13,341 | 12,163 | 6,543 | 56,343 |
| Maintenance: Lakes | 17,170 | 6,690 | 7,860 | 9,275 | 7,780 | 19,275 | 68,050 |
| Maintenance: Landscape/Hardscape | 57,172 | 42,195 | 71,621 | 59,924 | 148,668 | 48,604 | 428,184 |
| Maintenance: Pool | 2,325 | 1,400 | 1,400 | 1,600 | 2,637 | 1,400 | 10,762 |
| Maintenance: Other | 9,879 | 8,500 | 11,068 | 17,622 | 8,423 | 12,453 | 67,945 |
| Utilities | 18,852 | 19,806 | 22,117 | 20,564 | 20,772 | 17,784 | 119,895 |
| Other Expenses | 8,232 | 2,413 | 3,284 | 2,487 | 2,847 | 2,145 | 21,408 |
| Contingency | - | 5,218 | 13,059 | - | - | - | 18,277 |
| Total Expenditures | 171,675 | 168,463 | 195,804 | 167,316 | 252,979 | 155,705 | 1,111,942 |
| Excess (deficiency) of revenues Over (under) expenditures | (170,671) | 278,959 | 1,463,092 | (143,949) | (80,857) | (128,790) | 1,217,784 |

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 | | | | | \$ 112,228 |
| Allocation % | | | | | 100% |
| 12/8/2017 | 11/1 - 11/30/17 | 119,393 | 4,776 | 2,292 | 112,325 |
| TOTAL | | \$ 119,393 | \$ 4,776 | \$ 2,292 | \$ 112,325 |
| % Collected | | | | | 100% |
| TOTAL OUTSTANDING | | | | | \$ (96) |

Allocation by Fund

| General Fund | Series 2015 DSF |
|-------------------|-----------------|
| \$ 112,228 | \$ - |
| 100.00% | 0.00% |
| 112,325 | - |
| \$ 112,325 | \$ - |
| 100% | 0% |
| \$ (96) | \$ - |

Product Type - Townhome - 2F (MS)

| Date | Description | Gross Amount | Discounts/ Penalties | Collection Cost | Net Amount Received |
|-----------------------------------|-----------------|-------------------|----------------------|-----------------|---------------------|
| ASSESSMENTS LEVIED FY 2018 | | | | | \$ 225,038 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 40,550 | 1,622 | 779 | 38,150 |
| 12/8/2017 | 11/1 - 11/30/17 | 161,054 | 6,442 | 3,092 | 151,519 |
| 12/12/2017 | 12/1 - 12/5/17 | 11,504 | 460 | 221 | 10,823 |
| 12/29/2018 | 12/6 - 12/19/17 | 1,643 | 66 | 32 | 1,546 |
| 1/12/2018 | 12/1 - 12/31/17 | 6,574 | 197 | 128 | 6,249 |
| 2/15/2018 | 1/1 - 1/31/18 | 3,287 | 66 | 64 | 3,157 |
| 3/15/2018 | 2/1 - 2/28/18 | 1,643 | 16 | 33 | 1,594 |
| TOTAL | | \$ 226,256 | \$ 8,870 | \$ 4,348 | \$ 213,038 |
| % Collected | | | | | 95% |
| TOTAL OUTSTANDING | | | | | \$ 12,000 |

Allocation by Fund

| General Fund | Series 2015 DSF |
|-------------------|------------------|
| \$ 152,144 | \$ 72,894 |
| 67.61% | 32.39% |
| 25,792 | 12,357 |
| 102,439 | 49,080 |
| 7,317 | 3,506 |
| 1,045 | 501 |
| 4,225 | 2,024 |
| 2,134 | 1,023 |
| 1,078 | 516 |
| \$ 144,031 | \$ 69,007 |
| 95% | 95% |
| \$ 8,113 | \$ 3,887 |

Product Type- SF 34' (MT)

| Date | Description | Gross Amount | Discounts/ Penalties | Collection Cost | Net Amount Received |
|-----------------------------------|-----------------|-------------------|----------------------|-----------------|---------------------|
| ASSESSMENTS LEVIED FY 2018 | | | | | \$ 208,896 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 62,600 | 2,504 | 1,202 | 58,894 |
| 12/8/2017 | 11/1 - 11/30/17 | 140,850 | 5,634 | 2,704 | 132,512 |
| 12/29/2018 | 12/6 - 12/19/17 | 9,390 | 313 | 182 | 8,895 |
| 2/15/2018 | 1/1 - 1/31/18 | 3,130 | 63 | 61 | 3,006 |
| 3/15/2018 | 2/1 - 2/28/18 | 3,130 | 31 | 62 | 3,037 |
| TOTAL | | \$ 219,100 | \$ 8,545 | \$ 4,211 | \$ 206,344 |
| % Collected | | | | | 99% |
| TOTAL OUTSTANDING | | | | | \$ 2,552 |

Allocation by Fund

| General Fund | Series 2015 DSF |
|-------------------|------------------|
| \$ 157,358 | \$ 51,538 |
| 75.33% | 24.67% |
| 44,364 | 14,530 |
| 99,819 | 32,693 |
| 6,701 | 2,195 |
| 2,264 | 742 |
| 2,288 | 749 |
| \$ 155,435 | \$ 50,909 |
| 99% | 99% |
| \$ 1,923 | \$ 630 |

Community Development District

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 | | | | | \$ 107,206 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 27,012 | 1,080 | 519 | 25,413 |
| 12/8/2017 | 11/1 - 11/30/17 | 78,034 | 3,121 | 1,498 | 73,414 |
| 12/29/2018 | 12/6 - 12/19/17 | 6,003 | 240 | 115 | 5,647 |
| TOTAL | | \$ 111,048 | \$ 4,442 | \$ 2,132 | \$ 104,474 |
| % Collected | | | | | 97% |
| TOTAL OUTSTANDING | | | | | \$ 2,732 |

Allocation by Fund

| General Fund | Series 2015 DSF |
|--------------|-----------------|
| \$ 84,220 | \$ 22,987 |
| 78.56% | 21.44% |
| 19,964 | 5,449 |
| 57,673 | 15,741 |
| 4,436 | 1,211 |
| \$ 82,073 | \$ 22,401 |
| 97% | 97% |
| \$ 2,146 | \$ 586 |

Product Type - SF 50' (MV)

| Date | Description | Gross Amount | Discounts/ Penalties | Collection Cost | Net Amount Received |
|-----------------------------------|-----------------|--------------|----------------------|-----------------|---------------------|
| ASSESSMENTS LEVIED FY 2018 | | | | | \$ 1,116,024 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 260,084 | 10,499 | 4,992 | 244,594 |
| 12/8/2017 | 11/1 - 11/30/17 | 733,657 | 29,189 | 14,089 | 690,378 |
| 12/12/2017 | 12/1 - 12/5/17 | 23,666 | 907 | 455 | 22,304 |
| 12/29/2018 | 12/6 - 12/19/17 | 25,714 | 811 | 498 | 24,405 |
| 1/12/2018 | 12/1 - 12/31/17 | 25,686 | 771 | 498 | 24,417 |
| 2/15/2018 | 1/1 - 1/31/18 | 39,444 | 868 | 772 | 37,805 |
| 3/15/2018 | 2/1 - 2/28/18 | 19,722 | 197 | 391 | 19,134 |
| TOTAL | | \$ 1,127,973 | \$ 43,241 | \$ 21,695 | \$ 1,063,037 |
| % Collected | | | | | 95% |
| TOTAL OUTSTANDING | | | | | \$ 52,987 |

Allocation by Fund

| General Fund | Series 2015 DSF |
|--------------|-----------------|
| \$ 824,701 | \$ 291,323 |
| 73.90% | 26.10% |
| 180,746 | 63,848 |
| 510,164 | 180,214 |
| 16,482 | 5,822 |
| 18,034 | 6,371 |
| 18,044 | 6,374 |
| 27,936 | 9,868 |
| 14,140 | 4,995 |
| \$ 785,545 | \$ 277,491 |
| 95% | 95% |
| \$ 39,155 | \$ 13,832 |

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

| Date | Description | Gross Amount | Discounts/ Penalties | Collection Cost | Net Amount Received |
|-----------------------------------|-----------------|--------------|----------------------|-----------------|---------------------|
| ASSESSMENTS LEVIED FY 2018 | | | | | \$ 215,204 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 39,104 | 1,583 | 750 | 36,770 |
| 12/8/2017 | 11/1 - 11/30/17 | 160,259 | 6,410 | 3,077 | 150,772 |
| 12/12/2017 | 12/1 - 12/5/17 | 7,631 | 305 | 147 | 7,180 |
| 12/29/2018 | 12/6 - 12/19/17 | 7,631 | 229 | 148 | 7,254 |
| 1/12/2018 | 12/1 - 12/31/17 | 3,816 | 114 | 74 | 3,627 |
| 2/15/2018 | 1/1 - 1/31/18 | 3,816 | 76 | 75 | 3,665 |
| TOTAL | | \$ 222,257 | \$ 8,719 | \$ 4,271 | \$ 209,268 |
| % Collected | | | | | 97% |
| TOTAL OUTSTANDING | | | | | \$ 5,937 |

Allocation by Fund

| General Fund | Series 2015 DSF |
|--------------|-----------------|
| \$ 164,392 | \$ 50,812 |
| 76.39% | 23.61% |
| 28,089 | 8,682 |
| 115,173 | 35,599 |
| 5,484 | 1,695 |
| 5,542 | 1,713 |
| 2,771 | 856 |
| 2,799 | 865 |
| \$ 159,857 | \$ 49,410 |
| 97% | 97% |
| \$ 4,535 | \$ 1,402 |

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 | | | | | \$ 738,590 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 170,167 | 6,769 | 3,268 | 160,130 |
| 12/8/2017 | 11/1 - 11/30/17 | 420,179 | 16,807 | 8,067 | 395,305 |
| 12/12/2017 | 12/1 - 12/5/17 | 42,018 | 1,639 | 808 | 39,572 |
| 12/29/2018 | 12/6 - 12/19/17 | 26,289 | 915 | 508 | 24,867 |
| 1/12/2018 | 12/1 - 12/31/17 | 25,211 | 756 | 489 | 23,965 |
| 2/15/2018 | 1/1 - 1/31/18 | 21,009 | 504 | 410 | 20,095 |
| 3/15/2018 | 2/1 - 2/28/18 | 4,202 | 42 | 83 | 4,077 |
| TOTAL | | \$ 709,075 | \$ 27,432 | \$ 13,633 | \$ 668,010 |
| | | | | | % Collected 90% |

TOTAL OUTSTANDING \$ 70,580

Allocation by Fund

| General Fund | Series 2015 DSF |
|----------------------|----------------------|
| \$ 512,356 69.37% | \$ 226,234 30.63% |
| 111,082 | 49,049 |
| 274,220 | 121,084 |
| 27,451 | 12,121 |
| 17,250 | 7,617 |
| 16,625 | 7,341 |
| 13,940 | 6,155 |
| 2,828 | 1,249 |
| \$ 463,395 | \$ 204,615 |
| 90% | 90% |

\$ 48,961 \$ 21,619

Product Type - SF 65' Estada (MY)

| Date | Description | Gross Amount | Discounts/ Penalties | Collection Cost | Net Amount Received |
|-----------------------------------|-----------------|-------------------|----------------------|-----------------|---------------------|
| ASSESSMENTS LEVIED FY 2018 | | | | | \$ 362,598 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 106,969 | 4,311 | 2,053 | 100,606 |
| 12/8/2017 | 11/1 - 11/30/17 | 223,881 | 8,955 | 4,299 | 210,627 |
| 12/12/2017 | 12/1 - 12/5/17 | 16,856 | 647 | 324 | 15,886 |
| 12/29/2018 | 12/6 - 12/19/17 | 7,832 | 287 | 151 | 7,394 |
| 1/12/2018 | 12/1 - 12/31/17 | 6,412 | 177 | 125 | 6,111 |
| 2/15/2018 | 1/1 - 1/31/18 | 5,743 | 104 | 113 | 5,526 |
| 3/15/2018 | 2/1 - 2/28/18 | 522 | - | 10 | 511 |
| TOTAL | | \$ 368,216 | \$ 14,481 | \$ 7,075 | \$ 346,660 |
| | | | | | % Collected 96% |

TOTAL OUTSTANDING \$ 15,938

Allocation by Fund

| General Fund | Series 2015 DSF |
|----------------------|----------------------|
| \$ 138,232 38.12% | \$ 224,366 61.88% |
| 38,353 | 62,252 |
| 80,296 | 130,330 |
| 6,056 | 9,830 |
| 2,819 | 4,575 |
| 2,330 | 3,781 |
| 2,107 | 3,419 |
| 195 | 316 |
| \$ 132,156 | \$ 214,504 |
| 96% | 96% |

\$ 6,076 \$ 9,861.99

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

| Date | Description | Gross Amount | Discounts/ Penalties | Collection Cost | Net Amount Received |
|-----------------------------------|-----------------|-------------------|----------------------|-----------------|---------------------|
| ASSESSMENTS LEVIED FY 2018 | | | | | \$ 224,634 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 47,611 | 1,914 | 914 | 44,783 |
| 12/8/2017 | 11/1 - 11/30/17 | 148,551 | 5,942 | 2,852 | 139,757 |
| 12/12/2017 | 12/1 - 12/5/17 | 14,532 | 581 | 279 | 13,672 |
| 12/29/2018 | 12/6 - 12/19/17 | 6,459 | 210 | 125 | 6,124 |
| 1/12/2018 | 12/1 - 12/31/17 | 8,488 | 255 | 165 | 8,069 |
| 3/15/2018 | 2/1 - 2/28/18 | 6,459 | 65 | 128 | 6,266 |
| TOTAL | | \$ 232,101 | \$ 8,967 | \$ 4,463 | \$ 218,671 |
| | | | | | % Collected 97% |

TOTAL OUTSTANDING \$ 5,964

Allocation by Fund

| General Fund | | Series 2015 DSF | |
|--------------|---------|--------------------|--------|
| \$ | 154,228 | \$ | 70,407 |
| | 68.66% | | 31.34% |
| | 30,747 | | 14,036 |
| | 95,953 | | 43,804 |
| | 9,387 | | 4,285 |
| | 4,204 | | 1,919 |
| | 5,540 | | 2,529 |
| | 4,302 | | 1,964 |
| \$ | 150,133 | \$ | 68,537 |
| 97% | | 97% | |

\$ 4,094 \$ 1,869

Community Development District

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 | | | | | \$ 157,410 |
| Allocation % | | | | | 100% |
| 12/8/2017 | 11/1 - 11/30/17 | 11,213 | 449 | - | 10,764 |
| 2/15/2018 | 1/1 - 1/31/18 | 154,537 | 4,636 | - | 149,901 |
| TOTAL | | \$ 165,750 | \$ 5,085 | \$ - | \$ 160,665 |
| % Collected | | | | | 102% |

TOTAL OUTSTANDING \$ (3,255)

Allocation by Fund

| General Fund | Series 2005 DSF |
|-------------------|------------------|
| \$ 127,260 | \$ 30,150 |
| 80.85% | 19.15% |
| 8,702 | 2,062 |
| 121,190 | 28,712 |
| \$ 129,892 | \$ 30,773 |
| 102% | 102% |

\$ (2,632) **\$ (623)**

TOTAL ALL PRODUCT TYPES

| Date | Description | Gross Amount | Discounts/ Penalties | Collection Cost | Net Amount Received |
|-----------------------------------|-----------------|---------------------|----------------------|------------------|---------------------|
| ASSESSMENTS LEVIED FY 2018 | | | | | \$ 3,467,830 |
| Allocation % | | | | | 100% |
| 11/21/2017 | 11/1 - 11/14/17 | 754,098 | 30,282 | 14,476 | 709,340 |
| 12/8/2017 | 11/1 - 11/30/17 | 2,197,070 | 87,726 | 41,972 | 2,067,372 |
| 12/12/2017 | 12/1 - 12/5/17 | 116,208 | 4,539 | 2,233 | 109,435 |
| 12/29/2018 | 12/6 - 12/19/17 | 90,961 | 3,070 | 1,758 | 86,133 |
| 1/12/2018 | 12/1 - 12/31/17 | 76,187 | 2,270 | 1,478 | 72,438 |
| 2/15/2018 | 1/1 - 1/31/18 | 230,966 | 6,317 | 1,495 | 223,154 |
| 3/15/2018 | 2/1 - 2/28/18 | 35,678 | 352 | 707 | 34,620 |
| TOTAL | | \$ 3,501,168 | \$ 134,557 | \$ 64,119 | \$ 3,302,492 |
| % Collected | | | | | 95% |

TOTAL OUTSTANDING \$ 165,338

Allocation by Fund

| General Fund | Debt Service Fund |
|---------------------|-------------------|
| \$ 2,427,118 | \$ 1,040,711 |
| 69.99% | 30.01% |
| 479,136 | 230,203 |
| 1,456,765 | 610,607 |
| 72,177 | 37,259 |
| 60,032 | 26,101 |
| 49,533 | 22,905 |
| 172,370 | 50,784 |
| 24,830 | 9,790 |
| \$ 2,314,843 | \$ 987,649 |
| 95% | 95% |

\$ 112,275 **\$ 53,062**

Aged Accounts Payable

Monterra CDD

(Detail, aged as of March 31, 2018)

Aged by due date.

Document Number is External Document No.

Vendor: No.: <>V00032

| No. | Name | Document | | Balance Due | Aged Overdue Amounts | | | | Doc. Curr. |
|-----------|-------------------------------|----------|----------------|-------------|----------------------|---------------|--------------|--------------|---------------|
| | | Type | Number | | Current | Up To 30 Days | 31 - 60 Days | Over 60 Days | |
| V00007 | COMCAST | | Phone: | | Contact: | | | | |
| 3/1/2018 | SRVC PRD 3/1-3/31/18 | Invoice | 62652954 | 1,089.71 | 0.00 | 1,089.71 | 0.00 | 0.00 | |
| V00007 | Total Amount Due | | | 1,089.71 | 0.00 | 1,089.71 | 0.00 | 0.00 | |
| | | | | | 0.00% | 100.00% | 0.00% | 0.00% | |
| V00044 | ALM MEDIA LLC | | Phone: | | Contact: | | | | |
| 3/30/2018 | NOTICE OF SOLICITATION 3/ | Invoice | I0000308037-03 | 129.33 | 0.00 | 129.33 | 0.00 | 0.00 | |
| V00044 | Total Amount Due | | | 129.33 | 0.00 | 129.33 | 0.00 | 0.00 | |
| | | | | | 0.00% | 100.00% | 0.00% | 0.00% | |
| | Report Total Amount Due (USD) | | | 1,219.04 | 0.00 | 1,219.04 | 0.00 | 0.00 | |
| | | | | | 0.00% | 100.00% | 0.00% | 0.00% | |

Accrued Expenses

March 31, 2018

| <u>Vendor</u> | <u>Service Period</u> | <u>Description</u> | <u>Amount</u> |
|-----------------------------------|----------------------------------|--|--|
| Kent Security Of Palm Beach, Inc. | Feb-18 | Security invoices | \$22,500 |
| Tropical Plant And Pest Services | Jan-18 | Pest control invoices - Mosquito control | \$3,265 |
| Tropical Plant And Pest Services | Feb-18 | Pest control invoices - Mosquito control | \$3,265 |
| Tropical Plant And Pest Services | March-18 | Pest control invoices | \$8,011 |
| John B Melko | March-18 | Quarterly Monitoring | \$2,000 |
| Billing, Cochran, Lyles | March-18 | March 2018 legal services | \$3,750 |
| City Of Cooper City | March-18 | Utility invoices | \$1,500 |
| | | | Total <u><u>\$44,291</u></u> |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/01/2018 to 3/31/2018

(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# XXXXX0134) | | | | | | | | | |
| Check | 5187 | 03/01/18 | Vendor | AT&I | WO-010606 | GATE ARM | R&M-Gate | 001-546034-53950 | \$344.00 |
| Check | 5188 | 03/01/18 | Vendor | AT&I | WO-010755 | UNIV RESIDENT GATE REPAIR | R&M-Gate | 001-546034-53950 | \$85.00 |
| Check | 5189 | 03/01/18 | Vendor | AT&I | WO-010781 | UNIV EXIT GATE REPAIRS | R&M-Gate | 001-546034-53950 | \$235.00 |
| Check | 5190 | 03/01/18 | Vendor | Office Depot | 105308685001 | OFFICE SUPPLIES | Cleaning Supplies | 001-552077-53980 | \$44.82 |
| Check | 5190 | 03/01/18 | Vendor | Office Depot | 105308685001 | OFFICE SUPPLIES | Office Supplies | 001-551002-53980 | \$46.43 |
| Check | 5190 | 03/01/18 | Vendor | Office Depot | 105308685001 | OFFICE SUPPLIES | Office Supplies | 001-551002-53980 | \$10.44 |
| Check | 5191 | 03/01/18 | Vendor | Office Depot | 104284194001 | CLEANING SUPPLIES | Cleaning Supplies | 001-552077-53980 | \$150.03 |
| Check | 5191 | 03/01/18 | Vendor | Office Depot | 104284194001 | CLEANING SUPPLIES | Office Supplies | 001-551002-53980 | \$101.64 |
| Check | 5192 | 03/01/18 | Vendor | Office Depot | 102595072001 | OFFICE SUPPLIES | Office Supplies | 001-551002-53980 | \$64.28 |
| Check | 5193 | 03/01/18 | Vendor | Office Depot | 102595045001 | OFFICE SUPPLIES | Office Supplies | 001-551002-53980 | \$11.38 |
| Check | 5194 | 03/01/18 | Vendor | Office Depot | 104284262001 | CLEANING SUPPLIES | Cleaning Supplies | 001-552077-53980 | \$27.99 |
| Check | 5195 | 03/01/18 | Vendor | Research Irrigation, Inc | 35588 | REPAIR ZONE LINE | Irrigation Repairs & Replacem. | 001-546932-53960 | \$125.58 |
| Check | 5196 | 03/01/18 | Vendor | Total Entry Control | 33453 | PINE ISLAND EXIT GATE RPR | R&M-Gate | 001-546034-53950 | \$1,008.72 |
| Check | 5197 | 03/01/18 | Vendor | People's Choice Pressure Cleaning | 393 | R&M-PRESSURE WASHING | R&M-Pressure Washing | 001-546171-53960 | \$3,035.81 |
| Check | 5197 | 03/01/18 | Vendor | People's Choice Pressure Cleaning | 393 | R&M-PRESSURE WASHING | R&M-Pressure Washing | 001-546171-53960 | \$1,011.94 |
| Check | 5197 | 03/01/18 | Vendor | People's Choice Pressure Cleaning | 393 | R&M-PRESSURE WASHING | R&M-Pressure Washing | 001-546171-53960 | \$2,698.50 |
| Check | 5198 | 03/01/18 | Vendor | Billing, Cochran, Lyles, | 147528 | JAN GEN COUNSEL | Attorney Fees | 001-531058-51302 | \$2,625.00 |
| Check | 5199 | 03/01/18 | Vendor | KENT SECURITY OF PALM BEACH, INC. | 20030167 | JANUARY 2018 SECURITY SRVS | Security | 001-534203-51320 | \$23,356.00 |
| Check | 5200 | 03/01/18 | Vendor | ASAP GATE PLUS, LLC | 20108870 | GATE 21 INSTALL NEW LOCK | R&M-Fence | 001-546025-53950 | \$617.80 |
| Check | 5201 | 03/01/18 | Vendor | A-ADVANCED FIRE & SAFETY, INC. | Y 48689 | FIRE EXTINGUISHER CERTS | R&M-General | 001-546001-53970 | \$91.00 |
| Check | 5202 | 03/01/18 | Vendor | ECS ACCESS, LLC | 2017090 | WIRING FOR PHONE/SPEAKER | R&M-General | 001-546001-53970 | \$545.00 |
| Check | 5203 | 03/01/18 | Vendor | ULTIMATE BUSINESS SERVICES | PR-53629 | COFFEE SUPPLIES | Office Supplies | 001-551002-53980 | \$180.95 |
| Check | 5204 | 03/01/18 | Vendor | ULTIMATE BUSINESS SERVICES | PR-53750 | CLUBHOUSE SUPPLIES | Office Supplies | 001-551002-53980 | \$77.90 |
| Check | 5205 | 03/01/18 | Vendor | ULTIMATE BUSINESS SERVICES | 100013118-1 | JANUARY EQUIPMENT SERVICE | Water Cooler | 001-552093-53985 | \$45.95 |
| Check | 5205 | 03/01/18 | Vendor | ULTIMATE BUSINESS SERVICES | 100013118-1 | JANUARY EQUIPMENT SERVICE | Water Cooler | 001-552093-53980 | \$45.95 |
| Check | 5206 | 03/01/18 | Vendor | ULTIMATE BUSINESS SERVICES | 100013118-2 | FEBRUARY SERVICE EQUIPMENT | Water Cooler | 001-552093-53980 | \$91.90 |
| Check | 5207 | 03/01/18 | Vendor | HD SUPPLY FACILITIES MAINTENANCE, LTD. | 9160632766 | SOAP DISPENSERS | R&M-General | 001-546001-53970 | \$55.99 |
| Check | 5208 | 03/01/18 | Vendor | TOTAL TROPIC LANDSCAPING | 8009 | INSTALL FLORITAM SOD | Misc-Hurricane Expenses | 001-549067-53960 | \$1,907.85 |
| Check | 5208 | 03/01/18 | Vendor | TOTAL TROPIC LANDSCAPING | 8009 | INSTALL FLORITAM SOD | Misc-Hurricane Expenses | 001-549067-53960 | \$1,576.05 |
| Check | 5208 | 03/01/18 | Vendor | TOTAL TROPIC LANDSCAPING | 8009 | INSTALL FLORITAM SOD | Misc-Hurricane Expenses | 001-549067-53960 | \$82.95 |
| Check | 5208 | 03/01/18 | Vendor | TOTAL TROPIC LANDSCAPING | 8009 | INSTALL FLORITAM SOD | Misc-Hurricane Expenses | 001-549067-53960 | \$580.65 |
| Check | 5209 | 03/06/18 | Vendor | INFRAMARK, LLC | 28053 | FEB 2018 MGMT SERVICES | ProfServ-Mgmt Consulting Serv | 001-531027-51320 | \$4,450.00 |
| Check | 5209 | 03/06/18 | Vendor | INFRAMARK, LLC | 28053 | FEB 2018 MGMT SERVICES | ProfServ-Web Site Maintenance | 001-531094-51302 | \$100.00 |
| Check | 5209 | 03/06/18 | Vendor | INFRAMARK, LLC | 28053 | FEB 2018 MGMT SERVICES | Office Supplies | 001-551002-51302 | \$27.50 |
| Check | 5209 | 03/06/18 | Vendor | INFRAMARK, LLC | 28053 | FEB 2018 MGMT SERVICES | Printing and Binding | 001-547001-51302 | \$109.80 |
| Check | 5209 | 03/06/18 | Vendor | INFRAMARK, LLC | 28053 | FEB 2018 MGMT SERVICES | Postage and Freight | 001-541006-51302 | \$22.09 |
| Check | 5209 | 03/06/18 | Vendor | INFRAMARK, LLC | 28053 | FEB 2018 MGMT SERVICES | Postage and Freight | 001-541006-51302 | \$11.55 |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/01/2018 to 3/31/2018

(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 | 5210 | 03/06/18 | Vendor | Equator Landscaping | 32738 | TREE REMOVALS | Misc-Hurricane Expenses | 001-549067-53960 | \$3,422.50 |
| Check | 5210 | 03/06/18 | Vendor | Equator Landscaping | 32738 | TREE REMOVALS | Misc-Hurricane Expenses | 001-549067-53960 | \$3,422.50 |
| Check | 5210 | 03/06/18 | Vendor | Equator Landscaping | 32699-A | BALANCE OF IRMA C/U SVCS | Misc-Hurricane Expenses | 001-549067-53960 | \$8,350.17 |
| Check | 5210 | 03/06/18 | Vendor | Equator Landscaping | 32699-A | BALANCE OF IRMA C/U SVCS | Misc-Hurricane Expenses | 001-549067-53960 | \$2,597.83 |
| Check | 5210 | 03/06/18 | Vendor | Equator Landscaping | 32699-A | BALANCE OF IRMA C/U SVCS | Misc-Hurricane Expenses | 001-549067-53960 | \$7,051.26 |
| Check | 5210 | 03/06/18 | Vendor | Equator Landscaping | 32699-A | BALANCE OF IRMA C/U SVCS | Misc-Hurricane Expenses | 001-549067-53960 | \$556.68 |
| Check | 5211 | 03/06/18 | Vendor | FLORIDA DEPT OF HEALTH | 073117-1297676 | REINSPECTION FEES- JULY & AUG | R&M-Pools | 001-546074-53965 | \$100.00 |
| Check | 5212 | 03/06/18 | Vendor | PERSONNEL CONCEPTS | 011918 | FL LABOR LAW POSTERS | Office Supplies | 001-551002-51302 | \$20.90 |
| Check | 5213 | 03/08/18 | Vendor | AT&I | WO-010853 | UNIV RESIDENT GATE REPAIR | R&M-Gate | 001-546034-53950 | \$85.00 |
| Check | 5213 | 03/08/18 | Vendor | AT&I | WO-010855 | GATE RPRS AT VISTA DEL SOL ENT | R&M-Gate | 001-546034-53950 | \$250.00 |
| Check | 5213 | 03/08/18 | Vendor | AT&I | WO-010931 | SHERIDAN GATE ARM REPR | R&M-Gate | 001-546034-53950 | \$85.00 |
| Check | 5213 | 03/08/18 | Vendor | AT&I | 19936 | GATE PREVENT MAINT 3/1-31/18 | R&M-Gate | 001-546034-53950 | \$340.00 |
| Check | 5214 | 03/08/18 | Vendor | COMCAST | 61601578 | ***Voided Voided**** | | | \$0.00 |
| Check | 5214 | 03/08/18 | Vendor | COMCAST | 61601578 | ***Voided Voided**** | | | \$0.00 |
| Check | 5214 | 03/08/18 | Vendor | COMCAST | 80131-022118 | ***Voided Voided**** | | | \$0.00 |
| Check | 5214 | 03/08/18 | Vendor | COMCAST | 022118-14707 | ***Voided Voided**** | | | \$0.00 |
| Check | 5215 | 03/08/18 | Vendor | Eco Blue Aquatic | 2465 | MARCH LAKE/MITIGATION MAINT | Lake & Wetlands Maintenance | 001-546366-53955 | \$2,360.00 |
| Check | 5215 | 03/08/18 | Vendor | Eco Blue Aquatic | 2465 | MARCH LAKE/MITIGATION MAINT | Mitigation Maintenance | 001-546369-53955 | \$1,650.00 |
| Check | 5215 | 03/08/18 | Vendor | Eco Blue Aquatic | 2465 | MARCH LAKE/MITIGATION MAINT | Pest Control-Midge Lakes | 001-546368-53955 | \$10,000.00 |
| Check | 5216 | 03/08/18 | Vendor | Equator Landscaping | 32714 | HURRICANE IRMA C/U | Misc-Hurricane Expenses | 001-549067-53960 | \$9,727.60 |
| Check | 5216 | 03/08/18 | Vendor | Equator Landscaping | 32714 | HURRICANE IRMA C/U | Misc-Hurricane Expenses | 001-549067-53960 | \$3,026.37 |
| Check | 5216 | 03/08/18 | Vendor | Equator Landscaping | 32714 | HURRICANE IRMA C/U | Misc-Hurricane Expenses | 001-549067-53960 | \$8,214.42 |
| Check | 5216 | 03/08/18 | Vendor | Equator Landscaping | 32714 | HURRICANE IRMA C/U | Misc-Hurricane Expenses | 001-549067-53960 | \$648.51 |
| Check | 5216 | 03/08/18 | Vendor | Equator Landscaping | 32760 | MARCH LANDSCAPE MAINT | Landscape Maintenance | 001-546300-53960 | \$14,473.75 |
| Check | 5216 | 03/08/18 | Vendor | Equator Landscaping | 32760 | MARCH LANDSCAPE MAINT | Landscape Maintenance | 001-546300-53960 | \$4,484.42 |
| Check | 5216 | 03/08/18 | Vendor | Equator Landscaping | 32760 | MARCH LANDSCAPE MAINT | Landscape Maintenance | 001-546300-53960 | \$11,958.33 |
| Check | 5216 | 03/08/18 | Vendor | Equator Landscaping | 32760 | MARCH LANDSCAPE MAINT | Landscape Maintenance | 001-546300-53960 | \$804.00 |
| Check | 5217 | 03/08/18 | Vendor | Office Depot | 110256364001 | OFFICE SUPPLIES | Office Supplies | 001-551002-53980 | \$225.50 |
| Check | 5217 | 03/08/18 | Vendor | Office Depot | 108464197001 | WASTE BAGS / DOGGI WASTE | Cleaning Supplies | 001-552077-53980 | \$97.99 |
| Check | 5217 | 03/08/18 | Vendor | Office Depot | 105867181001 | COFFEE SUPPLIES | Office Supplies | 001-551002-53980 | \$53.49 |
| Check | 5218 | 03/08/18 | Vendor | 5 Star Pools, Inc | 39540 | PATCH HOLE/SPLASH PAD REPAIRS | R&M-Pools | 001-546074-53965 | \$290.00 |
| Check | 5218 | 03/08/18 | Vendor | 5 Star Pools, Inc | 39356 | MARCH 2018 POOL SVC | R&M-Pools | 001-546074-53965 | \$1,400.00 |
| Check | 5218 | 03/08/18 | Vendor | 5 Star Pools, Inc | 39355 | MARCH 2018 FOUNTAIN SVC | R&M - Water Feature | 001-546191-53970 | \$275.00 |
| Check | 5219 | 03/08/18 | Vendor | The Gym Doc | 1177 | PREVENTATIVE MAINTENANCE 2/1 | 1080 | 001-534159-53970 | \$175.00 |
| Check | 5220 | 03/08/18 | Vendor | Tropical Plant and Pest Services | 02272018EMONTMOSQ | MOSQUITO CONTROL SERVICE | R&M-Pest Control | 001-546070-53960 | \$203.00 |
| Check | 5220 | 03/08/18 | Vendor | Tropical Plant and Pest Services | 02272018EMONTMOSQ | MOSQUITO CONTROL SERVICE | R&M-Pest Control | 001-546070-53960 | \$203.00 |
| Check | 5220 | 03/08/18 | Vendor | Tropical Plant and Pest Services | 2272018EMONT | FEB 2018 PEST CONTROL SERVICE | R&M-Pest Control | 001-546070-53960 | \$3,164.00 |
| Check | 5220 | 03/08/18 | Vendor | Tropical Plant and Pest Services | 2272018EMONT | FEB 2018 PEST CONTROL SERVICE | R&M-Pest Control | 001-546070-53960 | \$3,584.50 |
| Check | 5220 | 03/08/18 | Vendor | Tropical Plant and Pest Services | 2272018EMONT | FEB 2018 PEST CONTROL SERVICE | R&M-Pest Control | 001-546070-53960 | \$1,262.50 |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/01/2018 to 3/31/2018

(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 | 5220 | 03/08/18 | Vendor | Tropical Plant and Pest Services | 2272018EMONT | FEB 2018 PEST CONTROL SERVICE | Royal Palm Treatment | 001-546149-53960 | \$322.34 |
| Check | 5221 | 03/08/18 | Vendor | VISS Technology, LLC | 308851 | MARCH MAIN/ANALYTIC SRV | Gate Camera Systems | 001-546963-53950 | \$1,119.44 |
| Check | 5222 | 03/08/18 | Vendor | People's Choice Pressure Cleaning | 391 | REPAIR DRYWALL/PREP AND PAINT | R&M-General | 001-546001-53970 | \$475.00 |
| Check | 5223 | 03/08/18 | Vendor | ASAP GATE PLUS, LLC | 20108651 | REPAIR CHAIN LINK FENCE | R&M-Fence | 001-546025-53950 | \$4,500.00 |
| Check | 5223 | 03/08/18 | Vendor | ASAP GATE PLUS, LLC | 20108652 | REPAIR CHAIN LINK FENCE | R&M-Fence | 001-546025-53950 | \$200.00 |
| Check | 5223 | 03/08/18 | Vendor | ASAP GATE PLUS, LLC | 20108672 | REPLACED/REPRD GREASED HINGES | R&M-Fence | 001-546025-53950 | \$222.00 |
| Check | 5224 | 03/08/18 | Vendor | ULTIMATE BUSINESS SERVICES | 100013118-3 | MARCH SERVICE EQUIPMENT | Water Cooler | 001-552093-53980 | \$91.90 |
| Check | 5224 | 03/08/18 | Vendor | ULTIMATE BUSINESS SERVICES | PR-53838 | COFFE SUPPLIES | Office Supplies | 001-551002-53980 | \$421.35 |
| Check | 5225 | 03/14/18 | Vendor | AT&I | WO-010974 | RESET READER @ VISTA DEL SOL | R&M-Gate | 001-546034-53950 | \$250.00 |
| Check | 5225 | 03/14/18 | Vendor | AT&I | WO-010986 | REPAIR PINE ISLAND GATE | R&M-Gate | 001-546034-53950 | \$90.50 |
| Check | 5226 | 03/14/18 | Vendor | Equator Landscaping | 32715-2 | WORK ON STAKE TREES | Misc-Hurricane Expenses | 001-549067-53960 | \$3,325.00 |
| Check | 5226 | 03/14/18 | Vendor | Equator Landscaping | 32715-2 | WORK ON STAKE TREES | Misc-Hurricane Expenses | 001-549067-53960 | \$3,325.00 |
| Check | 5227 | 03/14/18 | Vendor | Research Irrigation, Inc | 35634 | IRR MAINT MARCH 2018 | Irrigation Maintenance | 001-546930-53960 | \$1,174.50 |
| Check | 5227 | 03/14/18 | Vendor | Research Irrigation, Inc | 35634 | IRR MAINT MARCH 2018 | Irrigation Maintenance | 001-546930-53960 | \$391.50 |
| Check | 5227 | 03/14/18 | Vendor | Research Irrigation, Inc | 35634 | IRR MAINT MARCH 2018 | Irrigation Maintenance | 001-546930-53960 | \$1,044.00 |
| Check | 5227 | 03/14/18 | Vendor | Research Irrigation, Inc | 35635 | VALVE MAINT - MARCH 2018 | Irrigation Maintenance | 001-546930-53960 | \$3,295.00 |
| Check | 5228 | 03/14/18 | Vendor | PETTY CASH | 022818-FEB | FEB 2018 PETTY CASH | R&M-General | 001-546001-53970 | \$161.45 |
| Check | 5228 | 03/14/18 | Vendor | PETTY CASH | 022818-FEB | FEB 2018 PETTY CASH | Office Supplies | 001-551002-53980 | \$14.17 |
| Check | 5229 | 03/14/18 | Vendor | XEROX CORPORATION | 092361107 | BILL PRD 1/21-2/21/18 | Office Supplies | 001-551002-53980 | \$198.33 |
| Check | 5230 | 03/14/18 | Vendor | ULTIMATE BUSINESS SERVICES | PR-54016 | COFFEE SUPPLIES | Office Supplies | 001-551002-53980 | \$435.65 |
| Check | 5231 | 03/14/18 | Vendor | SULLIVAN ELECTRIC & PUMP INC | 8455 | VIRTUAL SCADA CELL SVC SUBSCRT | R&M-Pump Station | 001-546075-53955 | \$504.55 |
| Check | 5232 | 03/14/18 | Vendor | A/C TECHNOLOGIES | 48946 | AC SERVICE ON 2/21/18 | R&M-General | 001-546001-53970 | \$285.00 |
| Check | 5233 | 03/19/18 | Vendor | Tropical Plant and Pest Services | 3062018MONTLAKEMOSQ | ***Voided Voided**** | | | \$0.00 |
| Check | 5234 | 03/19/18 | Vendor | Castle Group | MGT-030118-144 | MARCH 2018 MGMT FEES | Janitorial Maintenance | 001-546190-53970 | \$1,046.00 |
| Check | 5234 | 03/19/18 | Vendor | Castle Group | MGT-030118-144 | MARCH 2018 MGMT FEES | Janitorial Maintenance | 001-546190-53970 | \$1,250.00 |
| Check | 5234 | 03/19/18 | Vendor | Castle Group | MGT-030118-144 | MARCH 2018 MGMT FEES | Janitorial Maintenance | 001-546190-53970 | \$2,832.92 |
| Check | 5234 | 03/19/18 | Vendor | Castle Group | MGT-030118-144 | MARCH 2018 MGMT FEES | Attendant | 001-534202-51320 | \$9,403.75 |
| Check | 5234 | 03/19/18 | Vendor | Castle Group | MGT-030118-144 | MARCH 2018 MGMT FEES | Onsite Property Manager | 001-534201-51320 | \$3,713.33 |
| Check | 5234 | 03/19/18 | Vendor | Castle Group | MGT-030118-144 | MARCH 2018 MGMT FEES | Onsite Property Manager | 001-534201-51320 | \$2,224.75 |
| Check | 5234 | 03/19/18 | Vendor | Castle Group | MGT-030118-144 | MARCH 2018 MGMT FEES | Janitorial Maintenance | 001-546190-53970 | \$392.25 |
| Check | 5235 | 03/19/18 | Vendor | Research Irrigation, Inc | 35620 | IRR REPAIRS | Irrigation Repairs & Replacem. | 001-546932-53960 | \$455.85 |
| Check | 5235 | 03/19/18 | Vendor | Research Irrigation, Inc | 35620 | IRR REPAIRS | Irrigation Repairs & Replacem. | 001-546932-53960 | \$1,496.70 |
| Check | 5236 | 03/19/18 | Vendor | Total Entry Control | 33232 | R/M PINE ISLAND SWING GATE | R&M-Gate | 001-546034-53950 | \$1,301.25 |
| Check | 5237 | 03/19/18 | Vendor | Tropical Plant and Pest Services | 3062018MONTLAKEMOSQ | MOSQUITO TRTMNT | Pest Control-Midge Lake Banks | 001-546367-53955 | \$585.00 |
| Check | 5237 | 03/19/18 | Vendor | Tropical Plant and Pest Services | 3022018EMFA | FIRE ANT TRTMNT | R&M-Pest Control | 001-546070-53960 | \$200.00 |
| Check | 5238 | 03/19/18 | Vendor | KENT SECURITY OF PALM BEACH, INC. | 20030301 | FEB 2018 SEC SVC | Security | 001-534203-51320 | \$20,780.00 |
| Check | 5239 | 03/19/18 | Vendor | ASAP GATE PLUS, LLC | 20108653 | GATE REPAIR / NEW LOCK/LATCH | R&M-Fence | 001-546025-53950 | \$200.00 |
| Check | 5240 | 03/19/18 | Vendor | A ACORN LOCK & SAFE, INC. | 8485-1 | LOCK REPAIRS & KEYS #5,16,18 | R&M-General | 001-546001-53970 | \$210.00 |
| Check | 5241 | 03/19/18 | Vendor | MILLER, LEGG & ASSOCIATES, INC | 0600168-00124 | PROF SRVC 12/10/17-1/6/18 | ProfServ-Mgmt Consulting Serv | 001-531027-51320 | \$440.00 |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/01/2018 to 3/31/2018

(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 | 5241 | 03/19/18 | Vendor | MILLER, LEGG & ASSOCIATES, INC | 0600168-00123 | PROF SRVC 11/12-12/9/17 | ProfServ-Mgmt Consulting Serv | 001-531027-51320 | \$142.50 |
| Check | 5241 | 03/19/18 | Vendor | MILLER, LEGG & ASSOCIATES, INC | 0600168-00125 | PROF SRVC 1/7-2/3/18 | ProfServ-Mgmt Consulting Serv | 001-531027-51320 | \$2,490.00 |
| Check | 5242 | 03/21/18 | Vendor | AT&I | WO011116 | GATE REPAIR | R&M-Gate | 001-546034-53950 | \$344.00 |
| Check | 5243 | 03/21/18 | Vendor | RUST TECH SERVICES, INC. | 159046 | MAR 2018 MAINT | Rust Control | 001-546193-53960 | \$360.00 |
| Check | 5243 | 03/21/18 | Vendor | RUST TECH SERVICES, INC. | 159046 | MAR 2018 MAINT | Rust Control | 001-546193-53960 | \$120.00 |
| Check | 5243 | 03/21/18 | Vendor | RUST TECH SERVICES, INC. | 159046 | MAR 2018 MAINT | Rust Control | 001-546193-53960 | \$320.00 |
| Check | 5244 | 03/29/18 | Vendor | INFRAMARK, LLC | 28860 | MARCH 2018 MGMT SERVICES | ProfServ-Mgmt Consulting Serv | 001-531027-51320 | \$4,450.00 |
| Check | 5244 | 03/29/18 | Vendor | INFRAMARK, LLC | 28860 | MARCH 2018 MGMT SERVICES | ProfServ-Web Site Maintenance | 001-531094-51302 | \$100.00 |
| Check | 5244 | 03/29/18 | Vendor | INFRAMARK, LLC | 28860 | MARCH 2018 MGMT SERVICES | Postage and Freight | 001-541006-51302 | \$22.30 |
| Check | 5245 | 03/29/18 | Vendor | COMCAST | | ***Voided Voided*** | | | \$0.00 |
| Check | 5246 | 03/29/18 | Vendor | Office Depot | 115331862001 | SNUGGLE REFILL 2 PK/17 OZ | CLEANING SUPPLIES | 001-552077-53980 | \$42.57 |
| Check | 5246 | 03/29/18 | Vendor | Office Depot | 115332499001 | ELECTRICAL SUPPLIES | CLEANING SUPPLIES | 001-551002-53980 | \$23.49 |
| Check | 5246 | 03/29/18 | Vendor | Office Depot | 115332500001 | BATTERIES | 57950260 | 001-551002-53980 | \$15.19 |
| Check | 5247 | 03/29/18 | Vendor | Tropical Plant and Pest Services | 03212018MM | MIDGE CONTROL LAKE BANK | Pest Control-Midge Lake Banks | 001-546367-53955 | \$2,680.00 |
| Check | 5248 | 03/29/18 | Vendor | PETTY CASH | 031818 | Petty Cash 3/1-3/31/18 | Office Supplies | 001-551002-53980 | \$30.92 |
| Check | 5248 | 03/29/18 | Vendor | PETTY CASH | 031818 | Petty Cash 3/1-3/31/18 | R&M-General | 001-546001-53970 | \$289.23 |
| Check | 5248 | 03/29/18 | Vendor | PETTY CASH | 031818 | Petty Cash 3/1-3/31/18 | Misc-Special Events | 001-549052-53980 | \$9.49 |
| Check | 5248 | 03/29/18 | Vendor | PETTY CASH | 031818 | Petty Cash 3/1-3/31/18 | Gym Equipment Maintenance | 001-534159-53970 | \$21.18 |
| Check | 5249 | 03/29/18 | Vendor | ASAP GATE PLUS, LLC | 20109011 | RMVE/INSTALL CHAIN LINK FENCE | R&M-Fence | 001-546025-53950 | \$2,850.00 |
| Check | 5249 | 03/29/18 | Vendor | ASAP GATE PLUS, LLC | 20108992 | REPLACE CHAIN FENCE MESH | R&M-Fence | 001-546025-53950 | \$620.00 |
| Check | 5249 | 03/29/18 | Vendor | ASAP GATE PLUS, LLC | 20108993 | INSTALL VINYL CHAIN LINK FENCE | R&M-Fence | 001-546025-53950 | \$349.00 |
| Check | 5250 | 03/29/18 | Vendor | DEENS LIGHTING CO | 3974 | AERATOR PMP TIMER REPLACED | R&M-General | 001-546001-53970 | \$338.00 |
| Check | 5251 | 03/29/18 | Vendor | FOAM SUPPLY, INC. | 18-6090 | 70 POST CAPS | R&M-General | 001-546001-53970 | \$4,980.00 |
| Check | 5251 | 03/29/18 | Vendor | FOAM SUPPLY, INC. | 18-6092 | FOAM GUN/STUCCO TEX | R&M-General | 001-546001-53970 | \$353.30 |
| Check | 5252 | 03/29/18 | Vendor | JOEL ANTOINE | 03212018-1 | PHOTO SESSION & MRKTING | Other Current Charges | 001-549901-51302 | \$450.00 |
| Check | 5253 | 03/29/18 | Vendor | AT&I | WO-011084 | UNIVERSITY GATE ARM REPR | R&M-Gate | 001-546034-53950 | \$85.00 |
| Check | 5254 | 03/29/18 | Vendor | Castle Group | MISC-0218-050 | UNIFORMS & PCKGS FOR FEB 2018 | Onsite Property Manager | 001-534201-51320 | \$53.06 |
| Check | 5255 | 03/29/18 | Vendor | Ready Refresh by Nestle | 08B0009720640 | 1/25-2/24/18 SRVC | Water Cooler | 001-552093-53980 | \$20.00 |
| Check | 5255 | 03/29/18 | Vendor | Ready Refresh by Nestle | 08B0009591322 | 1/25-2/24/18 SRVC | Water Cooler | 001-552093-53980 | \$20.00 |
| Check | 5256 | 03/29/18 | Vendor | Total Entry Control | 33456 | PINE ISLAND EXIT GATE RPR | R&M-Gate | 001-546034-53950 | \$1,008.72 |
| Check | 5257 | 03/29/18 | Vendor | Zogics, LLC | 59095 | WELLNESS CENTER WIPES | Gym Wipes | 001-546961-53980 | \$519.80 |
| Check | 5258 | 03/29/18 | Vendor | People's Choice Pressure Cleaning | 13263 | PRESSURE WASHING | R&M-Pressure Washing | 001-546171-53960 | \$2,324.25 |
| Check | 5258 | 03/29/18 | Vendor | People's Choice Pressure Cleaning | 13263 | PRESSURE WASHING | R&M-Pressure Washing | 001-546171-53960 | \$774.75 |
| Check | 5258 | 03/29/18 | Vendor | People's Choice Pressure Cleaning | 13263 | PRESSURE WASHING | R&M-Pressure Washing | 001-546171-53960 | \$2,066.00 |
| Check | 5259 | 03/29/18 | Vendor | MILLER, LEGG & ASSOCIATES, INC | 0600168-00124 2 | PROF SRVC 12/10-1/6/18 | ProfServ-Mgmt Consulting Serv | 001-531027-51320 | \$142.50 |
| Check | 5260 | 03/29/18 | Vendor | JBK TREES LLC | 030118 | STUMP GRINDING | Misc-Hurricane Expenses | 001-549067-53960 | \$1,333.00 |
| Check | 5260 | 03/29/18 | Vendor | JBK TREES LLC | 030118 | STUMP GRINDING | Misc-Hurricane Expenses | 001-549067-53960 | \$1,333.00 |
| Check | 5260 | 03/29/18 | Vendor | JBK TREES LLC | 030118 | STUMP GRINDING | Misc-Hurricane Expenses | 001-549067-53960 | \$1,334.00 |
| Check | 5261 | 03/30/18 | Vendor | AT&I | WO-011198 | GATE LED/WIRING REPR | R&M-Gate | 001-546034-53950 | \$85.00 |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/01/2018 to 3/31/2018

(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 | 5261 | 03/30/18 | Vendor | AT&I | WO-011259 | GATE ARM SHEER PIN REPLACED | R&M-Gate | 001-546034-53950 | \$90.50 |
| Check | 5261 | 03/30/18 | Vendor | AT&I | WO-011190 | GATE TO CURB CHECK | R&M-Gate | 001-546034-53950 | \$85.00 |
| Check | 5261 | 03/30/18 | Vendor | AT&I | WO-011263 | GATE ARMS REPLACED | R&M-Gate | 001-546034-53950 | \$384.00 |
| Check | 5262 | 03/30/18 | Vendor | Billing, Cochran, Lyles, | 148177 | FEB GEN COUNSEL | Attorney Fees | 001-531058-51302 | \$3,085.00 |
| Check | 5263 | 03/30/18 | Vendor | ULTIMATE BUSINESS SERVICES | PR-54271 | TWLS/GLVS/CLEANERS | Cleaning Supplies | 001-552077-53980 | \$224.12 |
| Check | 5264 | 03/30/18 | Vendor | A/C TECHNOLOGIES | 49046 | SEMI-ANNUAL A/C MAINT | A/C Maintenance | 001-546194-53970 | \$240.00 |
| Check | 5264 | 03/30/18 | Vendor | A/C TECHNOLOGIES | 49043 | REPLACED BREAKER | R&M-General | 001-546001-53970 | \$225.00 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity - Pump Station | 001-543012-53975 | \$644.38 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity - Streetlighting | 001-543013-53975 | \$1,436.18 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electric - Monuments | 001-543054-53975 | \$18.38 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity - Pump Station | 001-543012-53975 | \$1,933.14 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity - Streetlighting | 001-543013-53975 | \$4,308.54 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity - Gate | 001-543013-53975 | \$29.25 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity - Pump Station | 001-543012-53975 | \$1,718.34 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity - Streetlighting | 001-543013-53975 | \$3,829.82 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity - Entrance | 001-543008-53975 | \$1,223.46 |
| ACH | DD021 | 03/11/18 | Vendor | FPL | 021918-ACH | ACH BILL PRD 1/19-2/19/18 | Electricity | 001-543075-53975 | \$1,866.07 |
| ACH | DD022 | 03/19/18 | Vendor | COMCAST | 022618-6934-ACH | BILL PRD 2/26/18 | Communication - Telephone | 001-541003-53975 | \$174.38 |
| ACH | DD023 | 03/19/18 | Vendor | COMCAST | 022618-4432-ACH | BILL PRD 3/6/- 4/5/18 | Communication - Telephone | 001-541003-53975 | \$129.05 |
| ACH | DD024 | 03/19/18 | Vendor | COMCAST | 030218-6762 | BILL PRD 3/10-4/09/18-ACH | Communication - Telephone | 001-541003-53975 | \$555.24 |
| ACH | DD025 | 03/19/18 | Vendor | City of Cooper City - ACH | 022418-ACH | BILL PRD 1/18-2/24/18 | Utility - Water | 001-543018-53975 | \$719.14 |
| ACH | DD026 | 03/27/18 | Vendor | COMCAST | 80131-022118 | PEMBROKE UNIT GRDGATE SRV | Communication - Telephone | 001-541003-53975 | \$84.78 |
| ACH | DD027 | 03/27/18 | Vendor | COMCAST | 022118-14707 | UNIT GRDHSE SRV | Communication - Telephone | 001-541003-53975 | \$295.33 |
| ACH | DD028 | 03/27/18 | Vendor | AT&T - ACH | 030818-5453 ACH | 3/8-4/7/18 SERVICE | 954-435-5453 003 1809 | 001-541003-53975 | \$145.50 |
| ACH | DD030 | 03/30/18 | Vendor | Waste Management, Inc. | 0772008-2237-5 | MAR WASTE SERVICES | 10.10385.93004 | 001-543020-53980 | \$387.71 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity - Pump Station | 001-543012-53975 | \$672.56 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity - Streetlighting | 001-543013-53975 | \$1,360.26 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electric - Monuments | 001-543054-53975 | \$17.85 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity - Pump Station | 001-543012-53975 | \$2,017.67 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity - Streetlighting | 001-543013-53975 | \$4,080.77 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity - Streetlighting | 001-543013-53975 | \$27.28 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity - Pump Station | 001-543012-53975 | \$1,793.49 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity - Streetlighting | 001-543013-53975 | \$3,627.35 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity - Entrance | 001-543008-53975 | \$801.69 |
| ACH | DD031 | 03/27/18 | Vendor | FPL | 032718-ACH | BILL PRD 2/19-3/20/18 | Electricity | 001-543075-53975 | \$1,767.61 |
| Total Amount Paid | | | | | | | | | \$291,044.23 |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT
Summary Contract Schedule - Quarterly Cash Flow
As of March 31, 2018

| Estimated Spending by Quarter | | | | | |
|--------------------------------|-----------|-----------|-----------|-----------------|-------------------------------|
| Projects | Q3 | Q4 | Total | Budget Acct No. | Budget Line Description |
| Approved / Committed Contracts | | | | | |
| Reoccurring Services | | | | | |
| A/C Maintenance | \$495 | \$1,200 | \$1,695 | 546194-53970 | A/C Maintenance |
| Field Services | \$62,589 | \$62,589 | \$125,178 | Multiple | Multiple |
| Gym - R&M | \$525 | \$525 | \$1,050 | 534159-53970 | Gym Equipment Maintenance |
| Irrigation Maintenance | \$17,715 | \$17,715 | \$35,430 | 546930-53960 | Irrigation Maintenance |
| Lake & Wetlands Maintenance | \$7,080 | \$7,080 | \$14,160 | 546366-53955 | Lake & Wetlands Maintenance |
| Landscaping | \$63,441 | \$0 | \$63,441 | 546300-53960 | Landscape Maintenance |
| Management Services | \$13,350 | \$13,350 | \$26,700 | 531027-51320 | ProfServ-Mgmt Consulting Serv |
| Mitigation Maintenance | \$4,950 | \$4,950 | \$9,900 | 546369-53955 | Mitigation Maintenance |
| Office Equipment | \$600 | \$600 | \$1,200 | 551002-53980 | Office Supplies |
| Pest Control | \$33,040 | \$33,040 | \$66,080 | Multiple | Multiple |
| Pool - R&M | \$5,022 | \$5,022 | \$10,044 | 546074-53965 | R&M-Pools |
| Pressure washing | \$15,495 | \$15,495 | \$30,990 | 546171-53960 | R&M-Pressure Washing |
| Refuse Service | \$1,163 | \$1,163 | \$2,326 | 543018-53975 | Utility - Water |
| Rust Control | \$2,400 | \$2,400 | \$4,800 | 546193-53960 | Rust Control |
| Security Services | \$68,560 | \$71,213 | \$139,773 | 534203-51320 | Security |
| Subtotal | \$296,425 | \$236,342 | \$532,767 | | |
| Project / One-time R&M Costs | | | | | |
| Cabinet replacements | \$3,280 | \$0 | \$3,280 | 546001-53970 | R&M-General |
| Fence - R&M | \$10,886 | \$0 | \$10,886 | 546025-53950 | R&M-Fence |
| Gate - R&M | \$22,886 | \$1,360 | \$24,246 | 546034-53950 | R&M-Gate |
| Holiday Lights | \$4,325 | \$0 | \$4,325 | 549028-53980 | Misc.-Holiday Lighting |
| Hurricane repairs | \$17,148 | \$0 | \$17,148 | 549900-53985 | Misc.-Contingency |
| Lake Analysis | \$0 | \$5,000 | \$5,000 | 531013-51302 | ProfServ-Engineering |
| Landscaping | \$15,000 | \$6,500 | \$21,500 | Multiple | Multiple |
| Pavers | \$23,570 | \$0 | \$23,570 | Multiple | Multiple |
| Playground/Dog Park | \$23,907 | \$23,907 | \$47,813 | 568018-53985 | Capital Reserve |
| Tile Replacement | \$3,150 | \$0 | \$3,150 | 546001-53970 | R&M-General |
| Trees - R&M | \$4,600 | \$0 | \$4,600 | 546099-53960 | R&M-Trees and Trimming |
| Walls - R&M | \$8,906 | \$0 | \$8,906 | 568018-53985 | Capital Reserve |
| Subtotal | \$137,657 | \$36,767 | \$174,423 | | |
| TOTAL APPROVED | \$434,082 | \$273,109 | \$707,190 | | |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Summary Contract Schedule - Quarterly Cash Flow

As of March 31, 2018

| Projects | Estimated Spending by Quarter | | Total | Budget Acct No. | Budget Line Description |
|---|-------------------------------|-----------|-----------|-----------------|-------------------------|
| | Q3 | Q4 | | | |
| Unapproved Contracts / Forecasted Costs | | | | | |
| Dog Park | \$1,050 | \$0 | \$1,050 | 568018-53985 | Capital Reserve |
| Fence - R&M | \$7,540 | \$0 | \$7,540 | 546025-53950 | R&M-Fence |
| Guardhouse - R&M | \$1,575 | \$1,575 | \$3,150 | 546001-53970 | R&M-General |
| Hurricane repairs | \$30,035 | \$40,350 | \$70,385 | 568018-53985 | Capital Reserve |
| Landscaping | \$27,560 | \$82,681 | \$110,242 | 546300-53960 | Landscape Maintenance |
| Office - R&M | \$0 | \$3,694 | \$3,694 | 546001-53970 | R&M-General |
| Painting projects | \$43,135 | \$38,070 | \$81,205 | Multiple | Multiple |
| Pool - R&M | \$2,196 | \$0 | \$2,196 | 546074-53965 | R&M-Pools |
| Streetlights - R&M | \$1,630 | \$0 | \$1,630 | 546001-53970 | R&M-General |
| TOTAL UNAPPROVED | \$114,721 | \$166,370 | \$281,092 | | |
| | | | | | |
| GRAND TOTAL | \$548,803 | \$439,479 | \$988,282 | | |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Detailed Contract Schedule - (Approved / Committed)

March 31, 2018

| 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 | \$10,044 | \$10,044 |
| 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 | \$705 | \$1,695 |
| Ajami | Tile Replacement | 2/19/2018 | Tile Replacement | 546001-53970 | R&M-General | \$3,150 | \$0 | \$3,150 |
| ASAP Gate Plus | Fence - R&M | 10/25/2017 | Fence repair around Monterra | 546025-53950 | R&M-Fence | \$10,165 | \$8,260 | \$1,905 |
| ASAP Gate Plus | Fence - R&M | 1/15/2018 | Repair fences at Corta Bella, Calvary Chapel and Capistrano | 546025-53950 | R&M-Fence | \$13,000 | \$4,019 | \$8,981 |
| AT&I Systems | Gate - R&M | 10/25/2017 | Gates Preventative Maintenance | 546034-53950 | R&M-Gate | \$4,080 | \$1,700 | \$2,380 |
| AT&I Systems | Gate - R&M | 11/4/2017 | Entry Gates maintenance | 546034-53950 | R&M-Gate | \$4,200 | \$1,254 | \$2,946 |
| AT&I Systems | Gate - R&M | 11/4/2017 | Entry Gates control panel | 546034-53950 | R&M-Gate | \$6,600 | \$0 | \$6,600 |
| AT&I Systems | Gate - R&M | 1/15/2018 | Repair hinges for all swing gates at Pine Island and Vista del Sol | 546034-53950 | R&M-Gate | \$11,550 | \$1,248 | \$10,302 |
| 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 | \$122,790 | \$125,178 |
| Creative Shades Solutions, Inc. | Playground/Dog Park | 8/21/2017 | Shades over playgrounds and Dog Park | 568018-53985 | Capital Reserve | \$67,500 | \$19,687 | \$47,813 |
| Eco Blue Aquatic | Lake & Wetlands Maintenance | | Lake Maintenance | 546366-53955 | Lake & Wetlands Maintenance | \$28,320 | \$14,160 | \$14,160 |
| Eco Blue Aquatic | Mitigation Maintenance | | Mitigation Maintenance | 546369-53955 | Mitigation Maintenance | \$19,800 | \$9,900 | \$9,900 |
| Equator Landscaping | Landscaping | 10/14/2016 | Landscaping | 546300-53960 | Landscape Maintenance | \$252,252 | \$188,811 | \$63,441 |
| The Gym Doc | Gym - R&M | 5/18/2015 | Gym Source Preventative Maintenance | 534159-53970 | Gym Equipment Maintenance | \$2,100 | \$1,050 | \$1,050 |
| HIQ Services | Pavers | 3/18/2018 | Pavers and root barrier in Corta Bella | 546001-53970 | R&M-General | \$13,570 | \$0 | \$13,570 |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Detailed Contract Schedule - (Approved / Committed)

March 31, 2018

| Contractor / Vendor | Project/Service Category | Date Board Approved | Description of Project/Service | Account Code | Account Description | Annual Amount | Amount Spent | Amount Remaining |
|-------------------------------------|--------------------------|---------------------|--|--------------|-------------------------------|---------------|--------------|------------------|
| Inframark | Management Services | 10/25/2017 | District Management Services | 531027-51320 | ProfServ-Mgmt Consulting Serv | \$51,729 | \$25,029 | \$26,700 |
| JBK Trees | Trees - R&M | 2/19/2018 | Stump removal | 549067-53960 | Misc-Hurricane Expenses | \$8,600 | \$4,000 | \$4,600 |
| J V Woodwork Services | Cabinet replacements | 2/19/2018 | Cabinet replacements | 546001-53970 | R&M-General | \$3,280 | \$0 | \$3,280 |
| Kent Security of Palm Beach Inc. | Security Services | 10/19/2015 | Security | 534203-51320 | Security | \$274,240 | \$134,466.67 | \$139,773 |
| Magical Displays | Holiday Lights | | 2017 Christmas Seasonal Lighting | 549028-53980 | Misc-Holiday Lighting | \$8,650 | \$4,325 | \$4,325 |
| Miller Legg | Lake Analysis | 3/19/2018 | Lake Analysis | 531013-51302 | ProfServ-Engineering | \$5,000 | \$0 | \$5,000 |
| People's Choice | Walls - R&M | 10/25/2017 | Columns and Perimeter wall painting | 568018-53985 | Capital Reserve | \$20,870 | \$11,964 | \$8,906 |
| People's Choice | Pressure washing | | Pressure washing | 546171-53960 | R&M-Pressure Washing | \$61,980 | \$30,990 | \$30,990 |
| Research Irrigation, Inc | Irrigation Maintenance | | Irrigation Maintenance | 546930-53960 | Irrigation Maintenance | \$70,860 | \$35,430 | \$35,430 |
| Rust Tech Services | Rust Control | | Rust Control | 546193-53960 | Rust Control | \$9,600 | \$4,800 | \$4,800 |
| Master Brick & Tile | Pavers | 8/21/2017 | Pavers along NW 85th Dr in Corta Bella | 568018-53985 | Capital Reserve | \$10,000 | \$0 | \$10,000 |
| Total Entry Control | Gate - R&M | 2/19/2018 | Gear Box | 546034-53950 | R&M-Gate | \$2,017 | \$0 | \$2,017 |
| Total Tropical Landscaping | Hurricane repairs | 12/18/2017 | Sod replacement ; Hurricane damage | 549900-53985 | Misc-Contingency | \$8,295 | \$4,148 | \$4,148 |
| Total Tropical Landscaping | Hurricane repairs | 3/18/2018 | Removal of deal Palm trees | 549900-53985 | Misc-Contingency | \$13,000 | \$0 | \$13,000 |
| Tropical Touch Gardens Center, Inc. | Landscaping | 7/19/2017 | Tree Trimming | 546099-53960 | R&M-Trees and Trimming | \$21,500 | \$0 | \$21,500 |
| Tropical Plant and Pest Services | Pest Control | | Pest Control | 546367-53955 | Pest Control-Midge Lake Banks | \$32,160 | \$16,080 | \$16,080 |
| Tropical Plant and Pest Services | Pest Control | 1/15/2018 | Pest Control | 546070-53960 | R&M-Pest Control | \$100,000 | \$50,000 | \$50,000 |
| Waste Management | Refuse Service | | Refuse Service | 543018-53975 | Utility - Water | \$4,652 | \$2,326 | \$2,326 |
| Xerox | Office Equipment | 2/19/2018 | Copier contract | 551002-53980 | Office Supplies | \$1,400 | \$200 | \$1,200 |

| | | | |
|--------------|--------------------|------------------|------------------|
| Total | \$1,414,576 | \$707,386 | \$707,190 |
|--------------|--------------------|------------------|------------------|

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Detailed Contract Schedule - (Unapproved / Forecasted)

March 31, 2018

| Contractor / Vendor | Project/Service Category | Description of Project/Service | Account Code | Account Description | Annual Amount |
|----------------------|--------------------------|--|--------------|-----------------------|------------------|
| 5 Star Pools, Inc | Pool - R&M | Splash Pad Filters | 546074-53965 | R&M-Pools | \$696 |
| Creative Shades | Dog Park | Addtl permit cost for FREE dog park canopies | 568018-53985 | Capital Reserve | \$1,050 |
| Foam Factory | Fence - R&M | Capital Keystone | 546025-53950 | R&M-Fence | \$7,540 |
| Lighting of Tomorrow | Streetlights - R&M | Replace two (2) broken photo cells street light, and upgrade four (4) light assemblies with 150W LED lights. | 546001-53970 | R&M-General | \$1,630 |
| Master Brick | Pool - R&M | Sandblast Pavers by Pool | 546074-53965 | R&M-Pools | \$1,500 |
| 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 | Painting the guardhouse, tower and monument | 546001-53970 | R&M-General | \$15,620 |
| People's Choice | Painting projects | Clubhouse exterior painting & dumpster | 546001-53970 | R&M-General | \$12,625 |
| TBD | Landscaping | Landscaping | 546300-53960 | Landscape Maintenance | \$110,242 |
| TBD | Hurricane repairs | Stake trees and removal after the Hurricane | 549900-53985 | Misc-Contingency | \$40,350 |
| TBD | Hurricane repairs | Hurricane damage sod replacement | 549900-53985 | Misc-Contingency | \$8,400 |
| TBD | Hurricane repairs | Hurricane damage replacement trees | 549900-53985 | Misc-Contingency | TBD |
| TBD | Hurricane repairs | Hurricane dead palm tree removal | 549900-53985 | Misc-Contingency | \$9,380 |
| TBD | Hurricane repairs | Hurricane damage tree stump removal | 549900-53985 | Misc-Contingency | \$12,255 |
| 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 | | | | | \$281,092 |

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Beginning Fund Balance Tracker

March 31, 2018

| Reporting Period | Balance | Difference | Notes |
|------------------|-------------|------------|---|
| October 2017 | \$1,006,463 | | |
| November 2017 | \$1,026,150 | \$19,687 | Correct prepaid balance - Creative Shades |
| December 2017 | \$1,023,243 | (\$2,907) | Accrue September 2017 legal invoice |
| January 2018 | \$994,544 | (\$28,699) | Accrue September 2017 Hurricane Expenses |
| February 2018 | \$975,988 | (\$18,556) | Accrue September 2017 Hurricane Expenses |
| March 2018 | \$975,988 | \$0 | |

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 | |
| Fund Balance | | | | | | | | |
| Reserved Balances (Assigned) | | | | | | | | |
| Operating Reserves | 562,609 | - | - | - | - | - | - | 562,609 |
| 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 Fund Balance | \$ 975,988 | \$ 144,275 | \$ 108,662 | \$ 230,000 | \$ 350,000 | \$ 225,000 | \$ 155,000 | \$ 2,188,925 |

Seventh Order of Business

7Ai.



Ronald P. Glantz
Also admitted in DC & NY Bars

Wendy Newman Glantz
Board Certified
Marital & Family Law
Family Law Mediator

March 19, 2018

VIA E-MAIL: george.miller2@inframark.com
Inframark Management Services
George Z. Miller

VIA E-MAIL: ken.cassel@inframark.com
Kenneth Cassel

VIA STANDARD MAIL
Maria Mihailovschi
210 N. University Drive, Suite 702
Coral Springs, FL 33071

RE: Our Client: Hector Suarez
Our File No.: 954116
Property Address: 3136 NW 83rd Way, Cooper City, FL 33024

Dear Mr. Miller and Mr. Cassel:

The Law Office of Glantzlaw is writing this letter on behalf of Hector Suarez. We are in receipt of various email correspondence wherein you allege that our client is responsible for the removal of a tree from the common element grounds of the Association.

Our client states that, as result of Hurricane Irma, the tree in question, which is located in a common element of the Association, was tilted and the roots below our client's property lifted and bent our client's fence. Our client states that back in October a member of the CDD Board advised him that she wished to save the tree. Our client states he patiently waited for you to reach a decision regarding the Association's tree while his fence sat unfixed the entire time.

In your emails you have now changed your position and you state that the Board has determined that since the tree was "improperly trimmed" before Hurricane Irma, this contributed to the tree being blown over. You are alleging that our client should bear the full cost of the tree removal. Please provide the undersigned with an expert opinion and scientific explanation from an arborist that supports your claim and explains how our client's trimming of the branches affected the root system of the tree to such an extent that it caused the root system to lift. Our client contends that he properly trimmed the tree for safety measures, as the branches were hanging too low on his property, which he is allowed to do. You are alleging that our client was not authorized to trim the hanging branches himself. Please provide the undersigned with the provisions in the Declaration which preclude our client from trimming the tree himself and require him to hire a company to cut overhanging branches. Please note that, pursuant to the agrarian laws, our client has the right, but not the requirement, to maintain and trim whatever portion of the tree is intruding on his property.

Inframark Management Services

7951 SW 6th Street • Suite 100 • Plantation, FL 33324

glantzlaw.com

english tel: 954.423.0086 • toll free: 800.290.7871

spanish tel: 954.423.3516 • toll free: 800.213.8629

fax: 954.473.0424

George Z. Miller
 Kenneth Cassel
 Maria Mihailovschi
 March 19, 2018
 Page Two

Additionally, please be advised that the fallen tree is located in a common element of the Association. Article 1 Section 1.1(j) of the Declaration clearly defines common elements as portions of the community property owned by the Association and not subject to the exclusive ownership of the owners. The tree in question is property of the Association, and it is only after the hurricane that the root system of said tree lifted, and caused intrusion and destruction of our client's property. Please be advised that the tree in question appears to have been planted when the development was created. As such, the tree does not constitute an improvement and our client is in no shape or form associated with the planting or placement of such tree. Therefore, said tree unequivocally falls within the definition of the Association's common element, and the maintenance and removal of same falls solely on the Association. As such, the undersigned and our client expect the Association to handle the issue. Our client requests that the Association cut the tree as low as possible and he will handle the part of the roots that are intruding on his property, which will allow him to finally fix his fence. Our client is of the opinion that he cannot cut the roots on his property without the Association cutting the tree lower because his fence is holding the tree.

With regard to the allegations regarding access to the tree, it is our client's position that the Association can get to the tree through the common elements without having to enter our client's property. As such, any allegations regarding the Association's failure to address the removal of the tree due to inability to access said tree by entering our client's property are irrelevant and inappropriate.

Lastly, please note that the fallen tree was caused by an Act of God and clearly does not constitute an intentional placement or landscaping by our client. Please provide the undersigned with the provisions in the Declaration which state that our client is responsible to remove fallen trees/debris from the common elements caused by nature/Act of God.

Again, it is our client's position that the Association is responsible for the removal and maintenance of the trees in the common elements and any debris associated with same. Based on the foregoing, demand is hereby made that the tree removal be immediately addressed.

Your failure to respond as demanded herein within the next ten (10) days shall be considered as an intention on your part to refuse to amicably resolve this matter. You will, therefore, leave us with no choice but to advise our client concerning all avenues available under applicable law to redress the situation. Considering your potential liabilities, we anticipate your cooperation herein.

Respectfully,

GLANTZLAW

BY:


 BRIANA BOEV, ESQUIRE

BB: cm

cc: Hector Suarez

7B.

Placeholder for Lake Report

7Dia

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Submitted for Board Approval

| Item | Location | Budget Line | Estimate 1 | Estimate 2 | Estimate 3 | Estimate 4 | Budget |
|---|---|------------------------|---|-------------------------------|---|-----------------------------|-------------------|
| Painting Guardhouse | Pine Island Tower, Monument Sign & Guardhouse | R&M General | RCI Painting & Waterproofing \$11,485 | CentaPro Painting \$13,500 | Munyan Restoration Included in Painting the Walls | People's Choice \$15,620 | 546001.53970.5055 |
| Painting The Perimter Walls and Columns | Throughout Monterra | R&M General | RCI Painting & Waterproofing \$33,875. | CentaPro Painting \$44,500 | Munyan Restoration Including the Guardhouse \$49,950 | | 546001.53970.5055 |

7Diai.



Painting & Waterproofing

Proposal/Contract: 12574
Page number: 1
Date: 4/5/2018
Client Liaison: Frank Cooney
Client Liaison Phone: (561) 430-0920
Association Name: Monterra Community Develop District
Association Address: 8451 Monterra Blvd.
Cooper City, FL 33024

Management Name: Castle Management Group
Management Address: 12270 SW 3rd Street #200
Plantation, Florida 33325
Property Manager: Ms. Maria Mihailovschi
Telephone: (954) 827-0289
Email Address: mmihailovschi@castlegroup.com

Paint Manufacturer: Sherwin Williams
Paint Specs. Date: 03/22/2017

GENERAL SCOPE OF WORK:

In consideration for the price(s) quoted herein, RCI Painting, proposes to furnish all supervision, labor, equipment and specified materials necessary to perform the:

Preparation and painting of the Pine Island Guardhouse (interior and exterior), monument sign and monument tower in the community known as Monterra Community Develop District located in Cooper City Florida.

CONTRACT PRICE FOR GENERAL SCOPE OF WORK:

The price for the general scope of work is: **\$11,185.00.**

Please note that the above figure might not be the exact contract price. Please see enclosed for additional and/or optional prices.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 2 of 14
4/5/2018

Dear Ms. Mihailovschi and members of the Board:



Since 1987, **RCI Painting** has been providing Condominiums, Homeowners Associations and Commercial Clients with total satisfaction. We are licensed, fully insured, bonded and operating primarily in Palm Beach and Broward Counties (Palm Beach: U-16498, Broward: 91-6607-P-R, Martin: MGPTG5743). We specialize in Exterior

Painting, Waterproofing and Chemical Roof Cleaning. We also provide maintenance and beautification programs. Our company maintains an excellent reputation for quality, reliability and service at competitive rates.

Enclosed, please find our proposal and the exterior painting specifications that were designed especially for your community. This proposal covers the products to be used and the specific preparation and product application procedures to be performed on the;

Preparation and painting of the Pine Island Guardhouse (interior and exterior), monument sign and monument tower in the community known as Monterra Community Develop District located in Cooper City Florida.

We appreciate the opportunity to submit our proposal and look forward to doing business with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marcel Rosen', written over a horizontal line.

Marcel Rosen
President

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 3 of 14
4/5/2018

A. SCOPE OF WORK:

Note: Work will be completed to meet the Sherwin Williams warranty & specification requirements and periodically inspected by a Sherwin Williams representative.

Preparation and painting of the Pine Island Guardhouse (interior and exterior), monument sign and monument tower in the community known as Monterra Community Develop District located in Cooper City Florida.

Inclusions:

1. Sanitize all mildewed surfaces to be painted.
2. Power wash all surfaces to be painted.
3. Apply one coat of sealer on all exposed and chalky stucco wall surfaces.
4. Spot prime any bare metal and/or bare wood surfaces.
5. Repair and **waterproof** all cracks - look for water intrusion areas (see enclosed for details).
6. Repair all caulking - **look for water intrusion areas** (see enclosed for details).
Note: Caulk all windows (metal to stucco) - no exceptions!
Note: All damaged caulk will be cut out and replaced.
Note: Caulk all top sides of bands where water intrusion may occur.
7. Repaint all exposed exterior stucco surfaces, including sheer walls, eyebrows, soffits, fascia and previously painted stucco surfaces.
Note: All paint will be back rolled.
8. Repaint common area doors (exterior side only).
9. Repaint conduits, painted cable boxes, painted electric boxes.
10. Repaint gutters, downspouts and metal drip caps.
11. Repaint wood trim.
12. Paint interior walls in the Pine Island guardhouse to include ceilings, baseboard if applicable, doors and frames, including closet, restroom and working area.
13. Paint exterior walls of Pine Island Gatehouse to include the main building plus sides.
14. Paint monument sign at the entrance.
15. Paint the exterior walls of the Monterra tower/fountain to include metal railings.
16. Interior walls and doors of gate house: 2 coats of Promar 200 interior latex flat on walls and ceiling finish coat of Promar 200 interior latex semi-gloss on wood work
17. Exterior gatehouse, monument and tower: one coat of loxon masonry conditioner finish coat of super paint acrylic latex sating finish.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 4 of 14
4/5/2018

Exclusions:

1. Metal window and sliding door frames.
2. Light fixtures.
3. Storm shutters.
4. Metal railings.
5. Permit Fee(s) and/or Permit Expediting Fee(s).
6. All other areas, surfaces and finishes not mentioned in above scope.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 5 of 14
4/5/2018

B. WARRANTY:

Note: Work will be completed to meet Sherwin Williams specifications and periodically inspected by a Sherwin Williams representative.

Sherwin Williams will issue an **EIGHT (08) YEAR LABOR and MATERIAL** warranty for their products. This limited warranty covers all stucco wall surfaces.

RCI Painting will issue an **EIGHT (08) YEAR LABOR and MATERIAL** warranty for our workmanship. This limited warranty covers all stucco wall surfaces. If there is a paint failure due to workmanship by **RCI Painting** personnel, **RCI Painting** will provide free labor to correct these problem(s).

RCI Painting excludes from this warranty all other areas, surfaces and finishes and further excludes acts of God, vandalism, structural or preexisting construction defects, prior coat delamination, hydro-static pressure, damaged or missing vapor barrier, moisture intrusion, abuse, negligence, and/or issues related to or caused by chemical grouting, crack injection, crack rout & seal or repairs made by others.

SPECIAL MILDEW WARRANTY:

RCI Painting will issue its own **TWENTY FOUR (24) MONTH WARRANTY** against growth of mildew on stucco wall surfaces.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 6 of 14
4/5/2018

C. PRICES:

1. The painting price is: **\$11,185.00.**

The price includes all labor, supervision, equipment and specified materials for the:

Preparation and painting of the Pine Island Guardhouse (interior and exterior), monument sign and monument tower in the community known as Monterra Community Develop District located in Cooper City Florida.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 7 of 14
4/5/2018

D. TERMS:

RCI Painting requires NO down payment.

RCI Painting will complete all work as described within and when work is completed, a walk-through will be done. After any necessary punch out is completed, only then will we expect payment, per the schedule below.

1. A payment will be due upon completion.
2. **RCI Painting** maintains a DRUG-FREE work place and SAFETY PROGRAM which complies with OSHA regulations.
3. **RCI Painting** is bonded, carries workmen's compensation insurances on all of its employees and holds a \$2,000,000 general liability.
4. For financial research, **RCI Painting** Dun & Bradstreet number is: 954-522-5811.
5. **RCI Painting** is a member of the Better Business Bureaus (BBB). Our rating with the Better Business Bureaus is **A+**.
6. Where a discrepancy exists between the paint manufacturer specifications, technical data sheet, published information and/or other contract documents and this **RCI Painting** proposal/contract the more stringent shall apply with the understanding and agreement that **RCI Painting** is entitled to recover from customer any additional cost(s) including but not limited to supervision, labor, equipment or material including any and all additional overhead and profit due to the discrepancy.
7. **RCI Painting** licenses numbers are: Palm Beach: U-16498, Broward: 91-6607-P-R, Martin: MGPTG5743.
8. **Fiddler Roof Cleaning** licenses numbers are: Palm Beach: 2011-39848, Broward: 329-238440, Martin: CCC1330008.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 8 of 14
4/5/2018

E. GENERAL CONDITIONS:

1. Customer refers to the owner, association and/or Management Company. Any and all decisions made by the Customer shall be binding and cannot be subsequently changed or superseded by reason of a change in Customer Board Members.
2. Contractor refers to RCI Painting, their agents and/or subcontractors. Contractor shall furnish all Supervision, Labor, Specified Material and Equipment necessary to complete the agreed upon work for the named property per this proposal and cannot be subsequently changed or superseded by reason of a change in Contractor Board Members.
3. Customer shall grant the contractor permission to work in the areas to be painted and shall be required to prepare all work areas so as to be safely accessible and acceptable for Contractor. Access shall include trimming or tie back of landscaping and/or removal of impediments to areas to be painted such as screens or other accessories and appurtenances. Contractor will not be called upon to commence work until it deems sufficient areas are ready to allow logical, continued and efficient progress of work until completion.
4. Customer shall designate one individual to represent the owner(s) in all matters pertaining to the work as it progresses and any negotiations between Customer and Contractor. Customer will ensure interference by unauthorized individuals will be controlled so as not to impede the smooth progression of the work.
5. Customer and/or association must provide water, electricity and all the necessary hook ups, at no cost to the Contractor as Contractor deems necessary to perform the work.
6. Customer shall be responsible to ensure all windows and doors shall be tightly closed during all exterior operations. Customer shall open and close all shutters in order to not delay Contractor.
7. Customer shall remove and protect miscellaneous items and loose objects within the designated work area such as, but not limited to potted plants, patio furniture, wind chimes, thermometers, rain gauges, clocks, alarm or entry keypads, doorbell buttons, ornaments. Customer shall arrange for vehicles of any type including but not limited to automobiles, trucks, campers, bicycles, trailers or boats to be moved from areas adjacent to building(s) where work is in progress.
8. Customer shall select, approve and sign for color acceptance prior to job start.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 9 of 14
4/5/2018

9. Change of colors may require additional cost(s). This proposal is prepared on the application of the same or similar color(s) to existing finish in color, tint and hue. Furthermore when there is to be an exterior color change(s) unless otherwise previously agreed in writing this price is predicated on the condition that the material to be used will be of sufficient color depth, tint, hue and opacity to provide for one coat coverage over clear sealer, when applied under field conditions.

10. Customer shall be responsible for all, and obtain the necessary Architectural or Engineering Services necessary for, approvals, permits, permissions, plans, drawings necessary for the work from Owners, Boards, Associations and/or Governmental Agencies.

11. Contractor shall perform all work in a workmanlike manner by skilled mechanics and be carried out in such a manner as to minimize inconvenience to the occupants and tenants. All applicable standards adopted by the Painting and Decorating Contractors of America shall be incorporated into this contract.

12. Contractor shall determine the size of the work force, including a qualified foreman on the job at all times, as necessary for the means, methods and ongoing operations, and shall continuously and expeditiously proceed with the work until completion, weather permitting and access granted. Regular working hours are Monday through Friday from 8:00 am to 5:00 pm.

13. Contractor shall be responsible that their employees are fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the facility.

14. Contractor shall be responsible for the safety administration on the job, and must be in compliance with all OSHA safety regulations, City, State and Federal Laws.

15. Contractor will provide the customer with current certificates of insurance and licenses. Those certificates will be valid throughout the painting project. Contractor's insurance agent will notify the association of any cancellation or renewal of any contractor policies.

16. Contractor shall submit requirements for a staging area (shop and/or storage area) and the owner will make every effort to provide such an area. Protection of this storage area is the sole responsibility of the contractor and shall be left in a clean, safe, orderly and acceptable manner.

17. Contractor will use due care to identify areas of work where overspray or dripping may occur by marking with caution tape, rope, traffic cones, signs or a combination of

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 10 of 14
4/5/2018

the same. No damages will be paid for items located or parked within the identified areas.

18. Contractor shall be responsible for the protection of the occupant's property such as: screens, windows, walkways and all other areas from paint, splatter, drips or damage. Contractor assumes no liability or responsibility for damage to the interior surfaces or contents of the building caused by our operation.

19. Contractor will use most care to protect Customer and/or occupant's property from paint or damage.

20. Contractor has the first right of repairing or replacing a damaged article caused by the contractor employee. If it is necessary Contractor will hire a licensed party to repair or replace such damage.

21. Customer should not 'hold' or 'subtract' monies of the Contract to repair or replace such damage.

22. If customer repairs or replaces such damage without a written Contractor approval, Contractor will not be liable to reimburse Customer for such repair or replacement.

23. Contractor shall deliver specified materials to the job site in unopened containers and assume full responsibility for any materials stored on site. Contractor shall frequently remove trash caused by our operations and will not use the owner's facilities, unless previously agreed. Contractor shall remove all materials, equipment and debris resulting from our operations from the premises, exclusive of minor items such as but not limited to paint chips, dust or sand, within five working days from the final inspection by manufacturer, owner and contractor. For Interior work all areas shall be broom swept of debris caused by our operations.

24. Where paint, coating, caulk, sealant or other material(s) is damaged or has peeled the loose edges shall be removed by hand sanding, hand scraping, hand chipping, wire brush, power grinder, power sander or other hand tools, or a combination of the above methods. At areas where paint, coating, caulk, sealant or other material(s) is missing, or loose/damaged, or has been removed differences of aesthetic profile or texture may remain. Previous stucco, concrete, caulking and/or sealant deficiencies such as but not limited to improper application/installation, excessive material, smears or improper material selection are not covered in this contract.

25. The removal of certain stains such as but not limited to rust stains caused by corrosion of imbedded ferrous materials or rust stains from irrigation systems,

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 11 of 14
4/5/2018

insects/pest, automotive fluids, under-laying conditions (such as milky stains under sealed pavers) and other stains are beyond our control.

26. Occasionally the contractor's means and methods may reveal an unknown or unforeseen condition which may require additional labor and/or materials to complete. The contractor will make the customer aware of this condition. Contractor will solicit a remedy from the specification writer and provide a change order for the additional cost(s) to the Customer, or when necessary Contractor will advise that another professional be contacted for direct contract with the Customer. In order to prevent undue delay, operations may continue in other areas when deemed possible and prudent by Contractor.

27. Any condition or situation not specifically included in this proposal shall be negotiated between the customer and the contractor, and attached in writing to the proposal/contract as an "addendum to the original proposal/contract". When a discrepancy is found to exist between the specifications, technical data, published information, and/or other contract documents and this proposal/contract the more stringent may apply by Customer direction with the understanding and agreement that when Contractor is directed by Customer to perform work caused by the discrepancy, Contractor is entitled to recover from Customer any additional cost(s) including but not limited to cost(s) for supervision, labor, equipment, material and duration expenses, to include any and all overhead and profit for work ordered by Customer due to this discrepancy.

28. Arbitration - If a dispute arises over any part of the contract provisions which is not settled by negotiation, an independent arbitration board shall be established to mediate between the contractor and the owner. The dispute shall be settled by legal litigation in order to conclude the dispute. Should any of the Conditions of the Agreement be found void for any reason, only such void portions shall be inapplicable; the remaining Conditions or portions thereof shall have full force and effect.

29. If it becomes necessary to hire an attorney to enforce any provision of the contract, the prevailing party shall be entitled to recover their costs and attorney's fees incurred prior to suit, as well as in litigation, appeal and any bankruptcy or administrative proceedings.

30. In case of non-payment; an interest rate of 1.5% will be charged monthly on the unpaid balance due. Contractor also reserves the right to lien any property that has not fulfilled their contractual payment. Lien and legal fees will be added to the contract price, and paid by the customer.

31. Whether attributable to contract, warranty, tort (including negligence), strict

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 12 of 14
4/5/2018

liability or otherwise, Contractor's responsibility for any claims, damages, losses or liabilities arising out of or related to its performance of this contract, including but not limited to any correction of defects under the Warranty, shall not exceed the contract price. In no event shall Contractor be liable for any special, indirect, incidental, consequential, or punitive damages of any character, including but not limited to damages claimed for loss of use of productive facilities or equipment, lost profits, governmental fines or penalties, lost production, or non-operation or increased expense of operation, irrespective of whether claims or actions for such damages are based upon contract, warranty, negligence, strict liability or otherwise

32. No shareholder, member, officer, director, employee or agent of the Customer or the Contractor shall be personally liable, directly or indirectly, under or in connection with this agreement, or any document, instrument or certificate securing or otherwise executed in connection with this agreement, or any amendments or modifications to any of the foregoing, made at any time or times, hereto or hereafter, and the Customer and the Contractor and each of their successors and assigns, do hereby waive any such personal liability.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 13 of 14
4/5/2018

F. OTHER IMPORTANT NOTES:

1. **RCI Painting** will provide some paint to the Association for touch up purposes.
2. **RCI Painting** will help the Association with the color selection.
3. **RCI Painting** will rent (at its expense) a port-o-let for the use of its employees.
4. **RCI Painting** will have at all times a non-working supervisor (who will not be painting). The supervisor is fully skilled and speaks English. He will carry a cellular phone for means of communication.
5. **RCI Painting** will inspect all exterior surfaces for any existing damages before any work commences. This inspection will be taped by a video camera.
6. Paint manufacturer representative will make inspections of **RCI's Painting** work in progress and provide a copy of this report to the Association.
7. All equipment will be stored in a trailer that will be parked in a place designated by the Association (this trailer is approximately the size of a normal car).
8. All trash/debris resulting from our operations will be picked up on a daily basis by **RCI Painting**, exclusive of minor items such as but not limited to paint chips, dust or sand.
9. **RCI Painting** is bonded, carries workmen's compensation insurances on all of its employees and holds a \$2,000,000 general liability.
10. **RCI Painting** maintains a "DRUG FREE" place and a "SAFETY PROGRAM" which complies with all OSHA regulations.
11. **RCI Painting** will take necessary precautions, in terms of securing equipment and supplies, when a hurricane watch is declared.
12. Areas the contractor deems necessary will be masked to prevent paint from covering unwanted areas. When applicable special care will be applied to accordion shutters so paint does not affect their opening and closing.

Contract/proposal 12574
Monterra C.D.D
Exterior Painting
Page 14 of 14
4/5/2018

G. ACCEPTANCE OF PROPOSAL:

The above (inclusive of pages 1 to 13) prices, specifications, terms and conditions are hereby accepted. In consideration for the price(s) quoted herein Contractor is authorized to do the work as specified. Payments will be made as outlined above.

Monterra Community Develop District (Customer):

Name: _____ Signature: _____ Date: _____
 Authorized Representative

The individual signing hereby represents and warrants that s/he is duly authorized to execute and deliver this Agreement on behalf of the above named Customer and that this Agreement is binding upon the named Customer in accordance with its terms.

Name: _____ Signature: _____ Date: _____
 Authorized Representative

The individual signing hereby represents and warrants that s/he is duly authorized to execute and deliver this Agreement on behalf of the above named Customer and that this Agreement is binding upon the named Customer in accordance with its terms.

RCI Painting (Rainbow Colors, Inc.) (Contractor):

Name: _____ Signature: _____ Date: _____
 Authorized Representative

The individual signing hereby represents and warrants that s/he is duly authorized to execute and deliver this agreement on behalf of RCI Painting (Rainbow Colors, Inc.) and that this Agreement is binding upon RCI Painting (Rainbow Colors, Inc.) in accordance with its terms.

Note: This proposal supersedes any and all prior proposals and/or prices for these work items in whole or any part thereof, and may be withdrawn if not accepted within 30 calendar days.

END OF PROPOSAL #12574



Independent Franchise Owner:
Elvis Ippoliti
License #:
 CC# 16-PU-20066-X (Broward)
 CC# 10BS00146 (Miami-Dade)
 CC# U-22134 (West Palm Beach)

Color Enterprises LLC DBA CertaPro Painters
 10200 W State Road 84, Suite 214
 Davie, FL 33324
 Phone: 954-399-2229 - Fax: 954-514-9014
 Toll Free: 1-800-GoCerta / 1-800-462-3782
 eippoliti@certapro.com

EXTERIOR PAINTING PROPOSAL/AGREEMENT

| | | |
|---|--|--|
| Customer: Maria Mihailovschi Property Manager MONTERRA C.D.D. | Job Address: THE CLUB AT MONTERRA 8451 Monterra Blvd Cooper City, FL 33024 | Job #: JCB3030003700 Date: 04/02/2018 RFP #: 18-002 |
|---|--|--|

SCOPE OF WORK

This proposal covers the pressure cleaning, surface preparation, minor repair, caulking, sealing and conventional repainting of several items (see Inclusions below) at the aforementioned address. The scope of work, in line with Sherwin-Williams specifications, includes:

- Pressure clean the exterior surfaces to be painted. Bleach wash all mildew areas.
- Seal all direct weather exposed exterior surfaces that are to be painted.
- Repair all minor cracks, gaps and nail holes on stucco with flexible caulking or masonry patch as required.
- Caulk, as necessary, the perimeter of exterior doors and windows. No other areas or items will be caulked.
- Paint all previously painted included items (see Inclusions/Exclusions below).
- Colors are to match current. Please check the Colors section under Price Conditions below.
- **INCLUSIONS:**
 - Interior walls in the Pine Island guardhouse to include ceiling, baseboard if applicable, doors and frames (including closet, restroom and working area)
 - Exterior walls of Pine Island gatehouse to include the main building plus sides
 - Monument sign at the entrance
 - Exterior walls of the Monterra tower/fountain (at the corner of Pine Island Rd) to include metal railings at the base of the tower
 - Wood corbels on guardhouse and tower/fountain's soffits
- **EXCLUSIONS:**
 - Roofs
 - Floors, walkways
 - Window & door frames
 - Signage
 - Awnings
 - Fountain Tile
 - Interior of towers
 - Light fixtures, light posts
 - Glass doors
 - Any other interior items
 - Any other railings
 - Any non-previously painted items
 - Any door stickers/signs and their installation
 - Any repainting of numbers or door signage
 - Any waterproofing work
 - Any concrete restoration or any areas/items not mentioned in above inclusions
- **PAINT APPLICATION:** Spraying and Rolling.

SPECIFIED PRODUCTS

- Exterior stucco surfaces, decorative wood and other masonry surfaces: **Sherwin-Williams Loxon Conditioner Masonry Primer** (clear or pigmented) and **Sherwin-Williams Superpaint Exterior Latex Satin**.
- Metal Railings: **Sherwin-Williams Pro-Cryl Universal Metal Primer** and **Sherwin-Williams DTM Acrylic Latex Semi-Gloss**.
- Interior walls, ceilings and doors: **Sherwin-Williams Promar 200 Interior Latex Flat or Semi-Gloss**.
- Scope consists of **ONE COAT** of sealer/conditioner and **ONE COAT** of paint on included exterior items, and **TWO COATS** of paint on included interior items.

B. Notice of Claims, When. Any claims by Customer against CertaPro must be presented in writing with particulars to CertaPro within fifteen (15) days after they arise; otherwise CertaPro shall have no responsibility or liability for such claims.

INSURANCE AND INDEMNIFICATION:

A. Customer shall purchase and maintain property insurance on its property and liability insurance to cover the acts or omissions of its agents and employees at the Site.

B. CertaPro maintains insurance as shown on the attached Certificate of Insurance.

UNANTICIPATED CONDITIONS:

If CertaPro encounters unanticipated conditions or structural features, not reasonably ascertainable upon such inspection or testing as was allowed by Customer, CertaPro will so advise Customer, and the parties will work out a mutually acceptable adjustment to the Work, the Contract Price, and the time of completion prior to continuation of the work.

JOB SCHEDULING:

Customer understands that no project can be started until we receive a signed and dated Contract. This shows Customer's acceptance of prices, specifications and conditions. It also authorizes CertaPro to do the work in the Customer's property. Customer agrees to sign and fax a copy of this proposal to our office at 954-514-9014 to schedule their project.

PAYMENT FOR SERVICES:

Florida law provides that contractors are entitled to be paid when the job is substantially completed REGARDLESS of whether or not any touch-up or punch list items remain to be performed. The Customer cannot withhold payment pending the performance of any such touch-up or punch list items. Customer shall pay CertaPro Painters for the services in accordance with this Contract and agrees to give their payment according to the payment schedule. On any amounts not paid when due, Customer agrees to pay interest at the rate of 1.5% per month (18% per year) or, if such rate is in excess of the rate allowed by law, then Customer agrees to pay the highest rate allowed by law. In addition, Customer agrees to pay all costs of collection, including costs of litigation and reasonable attorneys' fees. A \$50 (Fifty U.S. Dollars) collection fee will be charged for all dishonored checks. Customer understands that a mechanic lien will be filed if any payment is overdue by more than 30 days. CertaPro will issue waivers of its lien rights only to the extent it receives payment.

COLOR SELECTION AND SAMPLES:

CertaPro will provide up to three scheme samples at no charge in a single trip. Any additional samples CertaPro applies will be charged at \$50 each.

COLOR MATCHING:

If Customer is choosing to have a color formulated to match an existing sample, CertaPro cannot ensure 100% accuracy. Color Matching, though very accurate, is not an exact science, and human/mechanical error can come into play. If additional coatings are necessary to ensure Customer's satisfaction, a charge for the additional paint and labor may be applied to the final bill, per Customer's preapproved, written permission.

ADDITIONAL COLORS:

Pricing is dependent on the number of colors being applied within the property, the placement of the colors and the types of paint in each area. When colors and/or placement (e.g.: accents) are undetermined or different to the ones specified in this Agreement, the price is subject to change.

REMEDIES OF CONTRACTOR:

In case of any default by Customer, including but not limited to failure to make timely payment, CertaPro may, after reasonable notice and opportunity to cure, which need not exceed seven (7) days; (a) suspend all work at the site (b) demand payment of the contract price, less a sum equal to CertaPro's cost of any labor and materials not yet furnished or ordered, (c) remove its equipment and any unused material from the Premises, (d) terminate the contract and demand payments referred to in item (b) above and, (e) pursue such other or additional remedies as may be provided by law.

DISPUTE RESOLUTION:

The parties shall attempt to resolve disputes between themselves, using more senior officials of their respective organizations if necessary, and prior to the institution of any legal action, they agree to meet with a mutually agreeable or, upon mutual application, court appointed mediator for a minimum of one five hour session. In any such dispute resolution, each party shall bear their own expenses.

ENTIRE AGREEMENT:

This Contract constitutes the entire agreement between the parties. No representations, statements, correspondence or discussions between CertaPro and Customer or Customer's Representative shall be a part of this Contract unless specifically referred to in this Contract.

MODIFICATION:

No waiver, alteration or modification of the terms and conditions of this Contract shall be binding unless said waiver, alteration or modification is in writing and signed by a duly authorized representative of each party.

ACCEPTANCE

(I/WE) HAVE READ THE TERMS STATED HEREIN, THEY HAVE
BEEN EXPLAINED TO (ME/US) AND (I/WE) FIND THEM TO BE
SATISFACTORY, AND HEREBY ACCEPT THEM

CERTAPRO PAINTERS

Date Accepted: _____

Purchaser: _____

Elvis Ippoliti

By/Title: _____

President

LIMITED TWO YEAR WARRANTY

Subject to the limitations set forth below, for a period of 24 months from the date of Completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, docks, railings, stairs, porches, roofs, and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear
 - abnormal use or misuse
 - peeling of layers of paint existing prior to the work performed by the Contractor
 - structural defects
 - settling or movement
 - moisture content of the substrate
 - abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of this Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters at 800.462.3782

Munyan Painting& Restoration

The proposal for painting the guardhouse is included in the price of the total package.



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

Estimate

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

| Date |
|-----------|
| 2/23/2018 |

License #11-P-16356-X

| | |
|--|--------------|
| Name / Address | |
| MONTERRA CDD 8451 MONTERRA BOULEVARD COOPER CITY, FL 33024 | |
| Phone | 954 374-9936 |

| |
|--|
| Project |
| PINE ISLAND GATE HOUSE, MONUMENT, AND TOWER |

| Description | Qty | Rate | Total |
|---|-----|----------|----------|
| PAINT INTERIOR WALLS IN THE PINE ISLAND GATE HOUSE TO INCLUDE CEILING, BASEBOARD, DOORS AND DOOR FRAMES | | 1,695.00 | 1,695.00 |
| PAINT EXTERIOR WALLS OF PINE ISLAND GATE HOUSE TO INCLUDE ENTRANCE MONUMENT SIGN THIS PRICE INCLUDES A 60 FT. LIFT | | 8,175.00 | 8,175.00 |
| PAINT EXTERIOR WALLS OF PINE ISLAND TOWER TO INCLUDE METAL RAILINGS. THIS PRICE INCLUDES A 60 FT. LIFT | | 5,750.00 | 5,750.00 |
| COATINGS: SHERWIN WILLIAMS PRODUCTS | | | |
| INTERIOR WALLS AND DOORS OF GATE HOUSE: 2 COATS OF PROMAR 200 INTERIOR LATEX FLAT ON WALLS AND CEILING FINISH COAT OF PROMAR 200 INTERIOR LATEX SEMI GLOSS ON WOODWORK | | | |
| GATE HOUSE, MONUMENT AND TOWER: 1 COAT OF LOXON MASONRY CONDITIONER FINISH COAT OF SUPER PAINT ACRYLIC LATEX SATIN FINISH | | | |
| METAL RAILINGS AT THE BASE OF THE TOWER: 1 COAT PRO-CRYL LATEX PRIMER FINISH COAT OF DTM ACRYLIC LATEX SEMI GLOSS FINISH | | | |

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

| | |
|--------------|--------------------|
| Total | \$15,620.00 |
|--------------|--------------------|

Steve Landis or
Al Terwilliger

Customer Signature

7Diaii.



Painting & Waterproofing

Proposal/Contract: 12579- 12580
Page number: 1
Date: 4/9/2018
Client Liaison: Frank Cooney
Client Liaison Phone: (561) 430-0920
Association Name: Monterra Community Develop District
Association Address: 8451 Monterra Blvd.
 Cooper City, FL 33024

Management Name: Castle Management Group
Management Address: 12270 SW 3rd Street #200
 Plantation, Florida 33325
Property Manager: Ms. Maria Mihailovschi
Telephone: (954) 827-0289
Email Address: mmihailovschi@castlegroup.com

Paint Manufacturer: Sherwin Williams
Paint Specs. Date: 03/22/2018

GENERAL SCOPE OF WORK:

In consideration for the price(s) quoted herein, RCI Painting, proposes to furnish all supervision, labor, equipment and specified materials necessary to perform the:

Preparation and exterior painting of the perimeter walls (per attached map) and pillars around the Monterra CDD in the community known as Monterra Community Develop District located in Cooper City, Florida.

CONTRACT PRICE FOR GENERAL SCOPE OF WORK:

The price for the general scope of work is: **\$33,875.00.**

Please note that the above figure might not be the exact contract price. Please see enclosed for additional and/or optional prices.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 2 of 17
4/9/2018

Dear Ms. Mihailovschi and members of the Board:



Since 1987, **RCI Painting** has been providing Condominiums, Homeowners Associations and Commercial Clients with total satisfaction. We are licensed, fully insured, bonded and operating primarily in Palm Beach and Broward Counties (Palm Beach: U-16498, Broward: 91-6607-P-R, Martin: MGPTG5743). We specialize in Exterior Painting, Waterproofing and Chemical Roof Cleaning. We also provide maintenance and beautification programs. Our company maintains an excellent reputation for quality, reliability and service at competitive rates.

Enclosed, please find our proposal and the exterior painting specifications that were designed especially for your community. This proposal covers the products to be used and the specific preparation and product application procedures to be performed on the;

Preparation and exterior painting of the perimeter walls (per attached map) and pillars around the Monterra CDD in the community known as Monterra Community Develop District located in Cooper City, Florida.

We appreciate the opportunity to submit our proposal and look forward to doing business with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marcel Rosen', written over a horizontal line.

Marcel Rosen
President

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 3 of 17
4/9/2018

A. SCOPE OF WORK:

Note: Work will be completed to meet the Sherwin Williams warranty & specification requirements and periodically inspected by a Sherwin Williams representative.

Preparation and exterior painting of the perimeter walls (per attached map) and pillars around the Monterra CDD in the community known as Monterra Community Develop District located in Cooper City, Florida.

Inclusions:

1. Sanitize all mildewed surfaces to be painted.
2. Power wash all surfaces to be painted.
3. Apply one coat of sealer on all exposed and chalky stucco wall surfaces.
4. Spot prime any bare metal and/or bare wood surfaces.
5. Repair and **waterproof** all cracks - look for water intrusion areas (see enclosed for details).
6. Repair all caulking - **look for water intrusion areas** (see enclosed for details).

Note: Caulk all windows (metal to stucco) - no exceptions!

Note: All damaged caulk will be cut out and replaced.

Note: Caulk all top sides of bands where water intrusion may occur.

7. Repaint previously painted stucco surfaces.

Note: All paint will be back rolled.

8. Repaint Solano Ave perimeter wall.
9. Repaint Vista del Sol perimeter wall.
10. Repaint 30- Pillars on Sheridan Street west of the entrance.
11. Repaint Vista Del Prado perimeter wall.
12. Repaint Bella Terra south perimeter wall.
13. Repaint 13- Pillars on Bella Terra.
14. Repaint 60- Pillars on Pine Island Road.
15. Repaint 46- Pillars on Sterling Road.
16. Repaint 210- Pillars on Estada, Sterling Road and Pine Island Road.
17. Repaint 81- Pillars on Monterra Blvd by Vista del Sol, La Costa and Bella terra.
18. 40- Pillars by Vista del Prado.

Exclusions:

1. Metal window and sliding door frames.
2. Patios walls and ceilings.
3. Light fixtures.
4. Storm shutters.
5. Permit Fee(s) and/or Permit Expediting Fee(s).
6. All other areas, surfaces and finishes not mentioned in above scope.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 4 of 17
4/9/2018

B. PREPARATION:

Note: Work will be completed to meet Sherwin Williams specifications and periodically inspected by a Sherwin Williams representative.

1. SANITIZING:

All exposed surfaces to be recoated will be treated with a **light** bleach solution prior to power washing to eradicate the present growth of mildew and fungus clinging to the surfaces. This solution contains Bleach, Water, commercial mildewcide (**JOMAX**), T.S.P. (Tri Sodium Phosphate) and detergent. The solution will be allowed to soak on the treated areas for **at least 25 minutes before power washing**.

IMPORTANT NOTE: In the case of evidence of **red algae** on the stucco surfaces (especially on the northern surfaces) - This fungus actually grows through and into the stucco surfaces. After completion of the general power washing process, all red algae areas will be sprayed again with a commercial mildewcide (**JOMAX**) solution, allowing the solution to soak in and then power washed for the second time. This process is very important and it helps to prevent the regrowth of the algae through the new coats of paint.

2. POWER WASHING:

All designated surfaces will then be power washed with a sufficient amount of pressure (approx. 3000 PSI) to remove contaminants that might interfere with a good bond between the specified coating to be applied and the substance to be recoated.

Note: This pressure will be lowered when power washing around windows, doors, wood surfaces and screen areas. We do not apply direct pressure to these areas.

Note: All rotted wood that is visible to the naked eye will be reported to Management or Owner.

3. SCRAPING:

All loose, rusted, peeling, blistering and flaking paint will be removed by scraping and/or wire brushing.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 5 of 17
4/9/2018

C. STUCCO AND MASONRY SURFACES:

Note: Work will be completed to meet Sherwin Williams specifications and periodically inspected by a Sherwin Williams representative.

1. SEALER:

After completion of the cleaning procedures and sufficient amount of drying time, ONE COAT of 100% ACRYLIC CLEAR SEALER as per attached painting specifications, will be applied to the surfaces.

Note: Sealer will be applied to the surfaces without forming any glaze.

2. CRACK REPAIRS (WALL SURFACES):

RCI Painting will visually inspect all stucco surfaces from ground level. Any visible minor, loose, broken or damaged areas will be "sounded" to determine if there is a larger damaged area and missing decorative finish stucco will be repaired per the attached painting specifications. All minor decorative stucco repairs will be matched to existing decorative stucco texture as close as possible.

Any major stucco repair will be reported to the Association and/or Property Manager and can be repaired by **RCI Painting** at an additional cost. Per the Association's request, **RCI Painting** will submit the cost of the repairs to the Association and/or Property Manager. **RCI Painting** will not make any repairs without a written authorization by the Association.

Note: **RCI Painting** cannot be liable for any stucco issues that are not visible to the naked eye during visual inspection from ground level.

All hairline cracks less than approximately 1/16" will be patched approx. 2"-3" wide (1" to 1-1/2" away from the center of the crack) with a brush grade "flexible" patching as per attached painting specifications.

All cracks from approximately 1/16" to approx. 1/8" will be cut open by hand (i.e. painters tool, painters knife or scraper) to form a small groove. All opened cracks will be dusted clean of loose debris, sealed with caulk or patch as per attached painting specifications. Once cured, the filled crack will be over coated with knife grade "flexible" sealant - see attached painting specifications, approx. 2"-3" wide (1" to 1-1/2" away from the center of the crack).

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 6 of 17
4/9/2018

All cracks greater than approximately 1/8" will be cut open by rotary grinder to form a "U" or "V" shaped groove. All opened cracks will be dusted clean of loose debris, sealed as per attached painting specifications. Once cured, the filled crack will be over coated with knife grade "flexible" sealant - see attached painting specifications, approx. 2"-3" wide (1" to 1-1/2" away from the center of the crack).

This proposal specifically excludes any structural repairs, hidden defects, concrete repairs and/or all stucco repairs other than the decorative finish coat stucco, such as but not limited to the lathe, wire mesh, waterproofing and other non-decorative finish stucco coats, i.e. scratch coat, mid-coat, brown coat.

3. CAULKING:

All window and exterior door perimeter joints will be re-caulked (perimeter metal-to-stucco and/or perimeter metal to wood) - no exceptions!

All damaged caulk at the perimeter joints above will be cut out and replaced!

All window and door perimeter joints will be inspected for loose and/or damaged caulk. Any loose and/or damaged caulk at the perimeter joints will be removed, the joint cleaned from dirt, dust and moisture present and then re-caulked per the attached painting specifications. Any excess and smears caused by RCI will be removed immediately.

This contract excludes any joint, caulking, sealant and/or gasket not specified above to include but not limited to metal to metal, metal to glass, glass to glass, expansion joint, or traffic joint.

4. STUCCO & MASONRY FINAL COAT:

One coat of paint as per attached painting specifications.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 7 of 17
4/9/2018

D. METAL SURFACES:

Note: Work will be completed to meet Sherwin Williams specifications and periodically inspected by a Sherwin Williams representative.

1. PREPARATION AND PRIMING:

All loose rust will be removed prior to the prime coat application by wire brushing or/and scrapping.

A Liquid Rust Converter (such as OSPHO) will be applied to all rusted surfaces and allowed to dry per the manufacturer's specification.

All bare non-ferrous metal surfaces will be spot primed with see attached painting specifications.

All bare metal door surfaces will be spot primed with see attached painting specifications.

Door surfaces: All door surfaces will be lightly sanded, cleaned, solvent wiped prior to paint application.

2. FINAL COAT:

One coat of paint as per attached painting specifications.

Note: Door surfaces will be checked if previously painted with Oil Base or Water base (Latex) Paint.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 8 of 17
4/9/2018

E. WARRANTY:

Note: Work will be completed to meet Sherwin Williams specifications and periodically inspected by a Sherwin Williams representative.

Sherwin Williams will issue an **EIGHT (08) YEAR LABOR and MATERIAL** warranty for their products. This limited warranty covers all stucco wall surfaces.

RCI Painting will issue an **EIGHT (08) YEAR LABOR and MATERIAL** warranty for our workmanship. This limited warranty covers all stucco wall surfaces. If there is a paint failure due to workmanship by **RCI Painting** personnel, **RCI Painting** will provide free labor to correct these problem(s).

RCI Painting excludes from this warranty all other areas, surfaces and finishes and further excludes acts of God, vandalism, structural or preexisting construction defects, prior coat delamination, hydro-static pressure, damaged or missing vapor barrier, moisture intrusion, abuse, negligence, and/or issues related to or caused by chemical grouting, crack injection, crack rout & seal or repairs made by others.

SPECIAL MILDEW WARRANTY:

RCI Painting will issue its own **TWENTY FOUR (24) MONTH WARRANTY** against growth of mildew on stucco wall surfaces.

SPECIAL CAULKING & CRACK REPAIR WARRANTY:

RCI Painting will issue **EIGHT (08) YEAR** warranty on all of its caulking and crack work repair. If any crack repair RCI did will crack again, RCI will fix it at no charge.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 9 of 17
4/9/2018

F. PRICES:

1. The painting price is: **\$33,875.00.**

The price includes all labor, supervision, equipment and specified materials for the:

Preparation and exterior painting of the perimeter walls (per attached map) and pillars around the Monterra CDD in the community known as Monterra Community Develop District located in Cooper City, Florida.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 10 of 17
4/9/2018

G. TERMS:

RCI Painting requires NO down payment.

RCI Painting will complete all work as described within and when work is completed, a walk-through will be done. After any necessary punch out is completed, only then will we expect payment, per the schedule below.

1. A payment will be due upon completion.
2. **RCI Painting** maintains a DRUG-FREE work place and SAFETY PROGRAM which complies with OSHA regulations.
3. **RCI Painting** is bonded, carries workmen's compensation insurances on all of its employees and holds a \$2,000,000 general liability.
4. For financial research, **RCI Painting** Dun & Bradstreet number is: 954-522-5811.
5. **RCI Painting** is a member of the Better Business Bureaus (BBB). Our rating with the Better Business Bureaus is **A+**.
6. Where a discrepancy exists between the paint manufacturer specifications, technical data sheet, published information and/or other contract documents and this **RCI Painting** proposal/contract the more stringent shall apply with the understanding and agreement that **RCI Painting** is entitled to recover from customer any additional cost(s) including but not limited to supervision, labor, equipment or material including any and all additional overhead and profit due to the discrepancy.
7. **RCI Painting** licenses numbers are: Palm Beach: U-16498, Broward: 91-6607-P-R, Martin: MGPTG5743.
8. **Fiddler Roof Cleaning** licenses numbers are: Palm Beach: 2011-39848, Broward: 329-238440, Martin: CCC1330008.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 11 of 17
4/9/2018

H. GENERAL CONDITIONS:

1. Customer refers to the owner, association and/or Management Company. Any and all decisions made by the Customer shall be binding and cannot be subsequently changed or superseded by reason of a change in Customer Board Members.
2. Contractor refers to RCI Painting, their agents and/or subcontractors. Contractor shall furnish all Supervision, Labor, Specified Material and Equipment necessary to complete the agreed upon work for the named property per this proposal and cannot be subsequently changed or superseded by reason of a change in Contractor Board Members.
3. Customer shall grant the contractor permission to work in the areas to be painted and shall be required to prepare all work areas so as to be safely accessible and acceptable for Contractor. Access shall include trimming or tie back of landscaping and/or removal of impediments to areas to be painted such as screens or other accessories and appurtenances. Contractor will not be called upon to commence work until it deems sufficient areas are ready to allow logical, continued and efficient progress of work until completion.
4. Customer shall designate one individual to represent the owner(s) in all matters pertaining to the work as it progresses and any negotiations between Customer and Contractor. Customer will ensure interference by unauthorized individuals will be controlled so as not to impede the smooth progression of the work.
5. Customer and/or association must provide water, electricity and all the necessary hook ups, at no cost to the Contractor as Contractor deems necessary to perform the work.
6. Customer shall be responsible to ensure all windows and doors shall be tightly closed during all exterior operations. Customer shall open and close all shutters in order to not delay Contractor.
7. Customer shall remove and protect miscellaneous items and loose objects within the designated work area such as, but not limited to potted plants, patio furniture, wind chimes, thermometers, rain gauges, clocks, alarm or entry keypads, doorbell buttons, ornaments. Customer shall arrange for vehicles of any type including but not limited to automobiles, trucks, campers, bicycles, trailers or boats to be moved from areas adjacent to building(s) where work is in progress.
8. Customer shall select, approve and sign for color acceptance prior to job start.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 12 of 17
4/9/2018

9. Change of colors may require additional cost(s). This proposal is prepared on the application of the same or similar color(s) to existing finish in color, tint and hue. Furthermore when there is to be an exterior color change(s) unless otherwise previously agreed in writing this price is predicated on the condition that the material to be used will be of sufficient color depth, tint, hue and opacity to provide for one coat coverage over clear sealer, when applied under field conditions.

10. Customer shall be responsible for all, and obtain the necessary Architectural or Engineering Services necessary for, approvals, permits, permissions, plans, drawings necessary for the work from Owners, Boards, Associations and/or Governmental Agencies.

11. Contractor shall perform all work in a workmanlike manner by skilled mechanics and be carried out in such a manner as to minimize inconvenience to the occupants and tenants. All applicable standards adopted by the Painting and Decorating Contractors of America shall be incorporated into this contract.

12. Contractor shall determine the size of the work force, including a qualified foreman on the job at all times, as necessary for the means, methods and ongoing operations, and shall continuously and expeditiously proceed with the work until completion, weather permitting and access granted. Regular working hours are Monday through Friday from 8:00 am to 5:00 pm.

13. Contractor shall be responsible that their employees are fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the facility.

14. Contractor shall be responsible for the safety administration on the job, and must be in compliance with all OSHA safety regulations, City, State and Federal Laws.

15. Contractor will provide the customer with current certificates of insurance and licenses. Those certificates will be valid throughout the painting project. Contractor's insurance agent will notify the association of any cancellation or renewal of any contractor policies.

16. Contractor shall submit requirements for a staging area (shop and/or storage area) and the owner will make every effort to provide such an area. Protection of this storage area is the sole responsibility of the contractor and shall be left in a clean, safe, orderly and acceptable manner.

17. Contractor will use due care to identify areas of work where overspray or dripping may occur by marking with caution tape, rope, traffic cones, signs or a combination of

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 13 of 17
4/9/2018

the same. No damages will be paid for items located or parked within the identified areas.

18. Contractor shall be responsible for the protection of the occupant's property such as: screens, windows, walkways and all other areas from paint, splatter, drips or damage. Contractor assumes no liability or responsibility for damage to the interior surfaces or contents of the building caused by our operation.

19. Contractor will use most care to protect Customer and/or occupant's property from paint or damage.

20. Contractor has the first right of repairing or replacing a damaged article caused by the contractor employee. If it is necessary Contractor will hire a licensed party to repair or replace such damage.

21. Customer should not 'hold' or 'subtract' monies of the Contract to repair or replace such damage.

22. If customer repairs or replaces such damage without a written Contractor approval, Contractor will not be liable to reimburse Customer for such repair or replacement.

23. Contractor shall deliver specified materials to the job site in unopened containers and assume full responsibility for any materials stored on site. Contractor shall frequently remove trash caused by our operations and will not use the owner's facilities, unless previously agreed. Contractor shall remove all materials, equipment and debris resulting from our operations from the premises, exclusive of minor items such as but not limited to paint chips, dust or sand, within five working days from the final inspection by manufacturer, owner and contractor. For Interior work all areas shall be broom swept of debris caused by our operations.

24. Where paint, coating, caulk, sealant or other material(s) is damaged or has peeled the loose edges shall be removed by hand sanding, hand scraping, hand chipping, wire brush, power grinder, power sander or other hand tools, or a combination of the above methods. At areas where paint, coating, caulk, sealant or other material(s) is missing, or loose/damaged, or has been removed differences of aesthetic profile or texture may remain. Previous stucco, concrete, caulking and/or sealant deficiencies such as but not limited to improper application/installation, excessive material, smears or improper material selection are not covered in this contract.

25. The removal of certain stains such as but not limited to rust stains caused by corrosion of imbedded ferrous materials or rust stains from irrigation systems,

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 14 of 17
4/9/2018

insects/pest, automotive fluids, under-laying conditions (such as milky stains under sealed pavers) and other stains are beyond our control.

26. Occasionally the contractor's means and methods may reveal an unknown or unforeseen condition which may require additional labor and/or materials to complete. The contractor will make the customer aware of this condition. Contractor will solicit a remedy from the specification writer and provide a change order for the additional cost(s) to the Customer, or when necessary Contractor will advise that another professional be contacted for direct contract with the Customer. In order to prevent undue delay, operations may continue in other areas when deemed possible and prudent by Contractor.

27. Any condition or situation not specifically included in this proposal shall be negotiated between the customer and the contractor, and attached in writing to the proposal/contract as an "addendum to the original proposal/contract". When a discrepancy is found to exist between the specifications, technical data, published information, and/or other contract documents and this proposal/contract the more stringent may apply by Customer direction with the understanding and agreement that when Contractor is directed by Customer to perform work caused by the discrepancy, Contractor is entitled to recover from Customer any additional cost(s) including but not limited to cost(s) for supervision, labor, equipment, material and duration expenses, to include any and all overhead and profit for work ordered by Customer due to this discrepancy.

28. Arbitration - If a dispute arises over any part of the contract provisions which is not settled by negotiation, an independent arbitration board shall be established to mediate between the contractor and the owner. The dispute shall be settled by legal litigation in order to conclude the dispute. Should any of the Conditions of the Agreement be found void for any reason, only such void portions shall be inapplicable; the remaining Conditions or portions thereof shall have full force and effect.

29. If it becomes necessary to hire an attorney to enforce any provision of the contract, the prevailing party shall be entitled to recover their costs and attorney's fees incurred prior to suit, as well as in litigation, appeal and any bankruptcy or administrative proceedings.

30. In case of non-payment; an interest rate of 1.5% will be charged monthly on the unpaid balance due. Contractor also reserves the right to lien any property that has not fulfilled their contractual payment. Lien and legal fees will be added to the contract price, and paid by the customer.

31. Whether attributable to contract, warranty, tort (including negligence), strict

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 15 of 17
4/9/2018

liability or otherwise, Contractor's responsibility for any claims, damages, losses or liabilities arising out of or related to its performance of this contract, including but not limited to any correction of defects under the Warranty, shall not exceed the contract price. In no event shall Contractor be liable for any special, indirect, incidental, consequential, or punitive damages of any character, including but not limited to damages claimed for loss of use of productive facilities or equipment, lost profits, governmental fines or penalties, lost production, or non-operation or increased expense of operation, irrespective of whether claims or actions for such damages are based upon contract, warranty, negligence, strict liability or otherwise

32. No shareholder, member, officer, director, employee or agent of the Customer or the Contractor shall be personally liable, directly or indirectly, under or in connection with this agreement, or any document, instrument or certificate securing or otherwise executed in connection with this agreement, or any amendments or modifications to any of the foregoing, made at any time or times, hereto or hereafter, and the Customer and the Contractor and each of their successors and assigns, do hereby waive any such personal liability.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 16 of 17
4/9/2018

I. OTHER IMPORTANT NOTES:

1. **RCI Painting** will provide some paint to the Association for touch up purposes.
2. **RCI Painting** will help the Association with the color selection.
3. **RCI Painting** will rent (at its expense) a port-o-let for the use of its employees.
4. **RCI Painting** will have at all times a non-working supervisor (who will not be painting). The supervisor is fully skilled and speaks English. He will carry a cellular phone for means of communication.
5. **RCI Painting** will inspect all exterior surfaces for any existing damages before any work commences. This inspection will be taped by a video camera.
6. Paint manufacturer representative will make inspections of **RCI's Painting** work in progress and provide a copy of this report to the Association.
7. All equipment will be stored in a trailer that will be parked in a place designated by the Association (this trailer is approximately the size of a normal car).
8. All trash/debris resulting from our operations will be picked up on a daily basis by **RCI Painting**, exclusive of minor items such as but not limited to paint chips, dust or sand.
9. **RCI Painting** is bonded, carries workmen's compensation insurances on all of its employees and holds a \$2,000,000 general liability.
10. **RCI Painting** maintains a "DRUG FREE" place and a "SAFETY PROGRAM" which complies with all OSHA regulations.
11. **RCI Painting** will take necessary precautions, in terms of securing equipment and supplies, when a hurricane watch is declared.
12. Areas the contractor deems necessary will be masked to prevent paint from covering unwanted areas. When applicable special care will be applied to accordion shutters so paint does not affect their opening and closing.

Contract/proposal 12579
Monterra C.D.D
Exterior Painting
Page 17 of 17
4/9/2018

J. ACCEPTANCE OF PROPOSAL:

The above (inclusive of pages 1 to 17) prices, specifications, terms and conditions are hereby accepted. In consideration for the price(s) quoted herein Contractor is authorized to do the work as specified. Payments will be made as outlined above.

Monterra Community Develop District (Customer):

Name: _____ Signature: _____ Date: _____
 Authorized Representative

The individual signing hereby represents and warrants that s/he is duly authorized to execute and deliver this Agreement on behalf of the above named Customer and that this Agreement is binding upon the named Customer in accordance with its terms.

Name: _____ Signature: _____ Date: _____
 Authorized Representative

The individual signing hereby represents and warrants that s/he is duly authorized to execute and deliver this Agreement on behalf of the above named Customer and that this Agreement is binding upon the named Customer in accordance with its terms.

RCI Painting (Rainbow Colors, Inc.) (Contractor):

Name: _____ Signature: _____ Date: _____
 Authorized Representative

The individual signing hereby represents and warrants that s/he is duly authorized to execute and deliver this agreement on behalf of RCI Painting (Rainbow Colors, Inc.) and that this Agreement is binding upon RCI Painting (Rainbow Colors, Inc.) in accordance with its terms.

Note: This proposal supersedes any and all prior proposals and/or prices for these work items in whole or any part thereof, and may be withdrawn if not accepted within 30 calendar days.

END OF PROPOSAL #12579



Independent Franchise Owner:
 Elvis Ippoliti
License #:
 CC# 16-PU-20066-X (Broward)
 CC# 10BS00146 (Miami-Dade)
 CC# U-22134 (West Palm Beach)

Color Enterprises LLC DBA CertaPro Painters
 10200 W State Road 84, Suite 214
 Davie, FL 33324
 Phone: 954-399-2229 - Fax: 954-514-9014
 Toll Free: 1-800-GoCerta / 1-800-462-3782
 eippoliti@certapro.com

EXTERIOR PAINTING PROPOSAL/AGREEMENT

| | | |
|---|--|--|
| Customer: Maria Mihailovschi Property Manager MONTERRA C.D.D. | Job Address: THE CLUB AT MONTERRA 8451 Monterra Blvd Cooper City, FL 33024 | Job #: E11E7900015 Date: 04/02/2018 RFP #: 18-001 |
|---|--|--|

SCOPE OF WORK

This proposal covers the pressure cleaning, surface preparation, minor repair, caulking, sealing and conventional repainting of some perimeter walls and pillars (see Inclusions below) at the aforementioned address. The scope of work, in line with Sherwin-Williams specifications, includes:

- Pressure clean the exterior surfaces to be painted. Bleach wash all mildew areas.
- Seal all direct weather exposed exterior surfaces that are to be painted.
- Repair all minor cracks with flexible caulking or masonry patch as required.
- Paint perimeter walls on both sides (with the exclusion of the Sheridan Street wall) and the pillars including the tops in all four sides.
- Colors are to match current. Please check the Colors section under Price Conditions below.
- **INCLUSIONS:**
 - Solano Ave perimeter wall
 - Vista del Sol perimeter wall
 - 30 Pillars on Sheridan St. west of the entrance
 - Vista del Prado Perimeter wall
 - Bella Terra south perimeter wall
 - 13 Pillars on Bella Terra
 - 60 Pillars on Pine Island Road
 - 46 Pillars on Sterling Road
 - 210 Pillars on Estada, Sterling Road and Pine Island Road
 - 81 Pillars on Monterra Blvd by Vista del Sol, La Costa and Bella Terra
 - 40 Pillars by Vista del Prado
- **EXCLUSIONS:**
 - Railings
 - Replacement of top of pillars
 - Any non-previously painted items
 - Any concrete restoration or any areas/items not mentioned in above inclusions
- **PAINT APPLICATION:** Spraying and Rolling.

SPECIFIED PRODUCTS

- Exterior stucco surfaces and other masonry surfaces: **Sherwin-Williams Loxon Conditioner Masonry Primer** (clear or pigmented) and **Sherwin-Williams Superpaint Exterior Latex Satin**.
- Scope consists of **ONE COAT** of sealer/conditioner and **ONE COAT** of paint on included exterior items.

INCLUSIONS/EXCLUSIONS – VISUAL DETAIL



All the listed perimeter walls are included on both sides (with the exclusion of the Sheridan Street wall). Trimming plants to ensure proper access is responsibility of the customer.



The listed 480 pillars are included on all 4 sides. Railings are excluded.

WARRANTIES

Sherwin-Williams provides a seven (7) year warranty on materials and labor for projects completed with their products as described above. See their written warranty for details. In addition, CertaPro Painters provides a two (2) year labor warranty on all its jobs (see written warranty at the end of this Agreement).

CERTAPRO PAINTERS RESPONSIBILITIES

CertaPro Painters will:

- Supply all necessary labor, materials and equipment for the total completion of the required work.
- Be responsible for and use care in the protection of the Customers' property and protect areas not in this scope of work from paint and/or damage.
- Work with the Customer to arrange for all automobiles and other vehicles to be removed from the work area to safeguard against possible damage.
- Perform all work in a workmanlike manner by skilled mechanics and carry it out in such a way as to minimize any inconvenience to the occupants.
- Maintain a full work force from the start to the completion of the project, providing a qualified foreman on the jobsite at all times. Ensure that all such mechanics will be fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the work area.
- Secure all tools, equipment and materials at the end of each workday. Upon completion of the work, promptly remove all debris and leave the premises of the jobsite clean and orderly.
- Deliver necessary materials in unopened containers with the original labels and batch numbers clearly visible. Use all materials in strict adherence to the manufacturer's written specifications and/or recommendations.
- Arrange with the Customer for working space for material storage, and proper access to the areas where the work is to be performed.
- Rope off and erect warning signs in areas where overspray, dripping or any chance of damage or injury could occur.
- Be responsible for job safety administration, (including tools, equipment, and work methods), and be in compliance with applicable OSHA safety regulations.

CUSTOMER'S RESPONSIBILITIES

The Customer will:

- Provide proper water and electric service for the preparation of materials and for the equipment necessary to complete the work (power washers, sprayers, lifts, etc.) at no cost for CertaPro.
- Provide proper parking space for CertaPro's vehicles and the equipment necessary to complete the work (boom lifts, trailers, etc.).
- Ensure access to all the areas of the buildings during agreed working hours. Access is key in areas such as patios.
- Assign sanitary facilities for the use of the crews.
- Assign an area to be used for safe materials and tools storage.
- Request cooperation from employees and residents.
- Remove or protect loose objects in the work area that are not included in this scope of work. If such items are not removed, CertaPro will exercise due diligence to protect any such items, but will not be responsible for any damages.
- Perform any trimming or pruning of foliage necessary to prevent any problems with the requirements of the coating work. All plants need to be at least 1' away from any item to be painted. The agreed price can't be modified to compensate for any areas not painted due to lack of proper access.
- Cooperate with CertaPro to ensure the project stays within the planned schedule.

SCHEDULE

- Work will be conducted Monday to Saturday between 8:00am and 5:00pm.
- The work schedule will be properly coordinated with the Customer/Manager.
- CertaPro shall be granted full access to the jobsite during business hours.
- Management shall provide written notice to the residents of CertaPro's daily schedule.
- CertaPro will be the only contractor on site during this period.

PRICING

| | |
|---|--------------------|
| Exterior Painting Project as described in the Scope of Work (All labor, paint, materials, rentals) | \$44,500.00 |
|---|--------------------|

PAYMENT SCHEDULE

- 50% (\$22,250.00) on project commencement and a final payment of 50% (\$22,250.00) up to 7 days upon completion. Payments to be done by check and without any retainage.

PRICE CONDITIONS

- Colors: This proposal assumes regular-base colors. There will be an upcharge for colors that require a special base from the paint manufacturer (some yellows, some blues, deep colors, etc.)
- Permits: CertaPro will obtain all necessary county and city permits required to produce the job. However, as the related fees vary significantly from city to city and are completely outside CertaPro's control, all permit related expenses will be re-invoiced to the Customer. Permit pulling overhead is \$100 per hour.
- Sanitary Facilities: Customer/Manager shall provide sanitary facilities for the crews. If portable toilet rental is required, the related expenses will be re-invoiced to the Customer.
- Materials/Tools Storage: Customer/Manager shall provide space for materials and tools storage. If storage rental is required (containers, trailers, etc.) the related expenses will be re-invoiced to the Customer.
- Schedule: Customer/Manager shall make the arrangements for CertaPro's crews to be allowed to work during regular business hours (Monday to Saturday between 8:00am and 5:00pm). If production is required outside regular hours or during Sundays, nights or holidays, change orders will be generated prior Customer/Manager approval.

GENERAL TERMS

INDUSTRY STANDARDS:

CertaPro Painters is a member of the Painting and Decorating Contractors of America (PDCA) trade association. Customer understands the painting job will be done according to PDCA Industry Standards.

CHANGES IN THE WORK:

It is understood that the type of work called for in this Agreement may require changes as the work progresses. CertaPro will perform changes in the work (including changes requested by Customer) only after consultation with the Customer, and execution of a written agreement covering the changes in the scope of the work including any changes in Contract Price and time for performance.

DELAYS AND CLAIMS:

A. Liability Only for Acts Within CertaPro's Control. CertaPro will be excused and will not be liable for any damages, whether direct, incidental or consequential, for any delay or failure in performance (including but not limited to delays due to strikes, fires, accidents, acts of God and delays in performance by CertaPro's suppliers and carriers) except to the extent caused by, or within the direct control of CertaPro.

B. Notice of Claims, When. Any claims by Customer against CertaPro must be presented in writing with particulars to CertaPro within fifteen (15) days after they arise; otherwise CertaPro shall have no responsibility or liability for such claims.

INSURANCE AND INDEMNIFICATION:

A. Customer shall purchase and maintain property insurance on its property and liability insurance to cover the acts or omissions of its agents and employees at the Site.

B. CertaPro maintains insurance as shown on the attached Certificate of Insurance.

UNANTICIPATED CONDITIONS:

If CertaPro encounters unanticipated conditions or structural features, not reasonably ascertainable upon such inspection or testing as was allowed by Customer, CertaPro will so advise Customer, and the parties will work out a mutually acceptable adjustment to the Work, the Contract Price, and the time of completion prior to continuation of the work.

JOB SCHEDULING:

Customer understands that no project can be started until we receive a signed and dated Contract. This shows Customer's acceptance of prices, specifications and conditions. It also authorizes CertaPro to do the work in the Customer's property. Customer agrees to sign and fax a copy of this proposal to our office at 954-514-9014 to schedule their project.

PAYMENT FOR SERVICES:

Florida law provides that contractors are entitled to be paid when the job is substantially completed REGARDLESS of whether or not any touch-up or punch list items remain to be performed. The Customer cannot withhold payment pending the performance of any such touch-up or punch list items. Customer shall pay CertaPro Painters for the services in accordance with this Contract and agrees to give their

payment according to the payment schedule. On any amounts not paid when due, Customer agrees to pay interest at the rate of 1.5% per month (18% per year) or, if such rate is in excess of the rate allowed by law, then Customer agrees to pay the highest rate allowed by law. In addition, Customer agrees to pay all costs of collection, including costs of litigation and reasonable attorneys' fees. A \$50 (Fifty U.S. Dollars) collection fee will be charged for all dishonored checks. Customer understands that a mechanic lien will be filed if any payment is overdue by more than 30 days. CertaPro will issue waivers of its lien rights only to the extent it receives payment.

COLOR SELECTION AND SAMPLES:

CertaPro will provide up to three scheme samples at no charge in a single trip. Any additional samples CertaPro applies will be charged at \$50 each.

COLOR MATCHING:

If Customer is choosing to have a color formulated to match an existing sample, CertaPro cannot ensure 100% accuracy. Color Matching, though very accurate, is not an exact science, and human/mechanical error can come into play. If additional coatings are necessary to ensure Customer's satisfaction, a charge for the additional paint and labor may be applied to the final bill, per Customer's preapproved, written permission.

ADDITIONAL COLORS:

Pricing is dependent on the number of colors being applied within the property, the placement of the colors and the types of paint in each area. When colors and/or placement (e.g.: accents) are undetermined or different to the ones specified in this Agreement, the price is subject to change.

REMEDIES OF CONTRACTOR:

In case of any default by Customer, including but not limited to failure to make timely payment, CertaPro may, after reasonable notice and opportunity to cure, which need not exceed seven (7) days: (a) suspend all work at the site (b) demand payment of the contract price, less a sum equal to CertaPro's cost of any labor and materials not yet furnished or ordered, (c) remove its equipment and any unused material from the Premises, (d) terminate the contract and demand payments referred to in item (b) above and, (e) pursue such other or additional remedies as may be provided by law.

DISPUTE RESOLUTION:

The parties shall attempt to resolve disputes between themselves, using more senior officials of their respective organizations if necessary, and prior to the institution of any legal action, they agree to meet with a mutually agreeable or, upon mutual application, court appointed mediator for a minimum of one five hour session. In any such dispute resolution, each party shall bear their own expenses.

ENTIRE AGREEMENT:

This Contract constitutes the entire agreement between the parties. No representations, statements, correspondence or discussions between CertaPro and Customer or Customer's Representative shall be a part of this Contract unless specifically referred to in this Contract.

MODIFICATION:

No waiver, alteration or modification of the terms and conditions of this Contract shall be binding unless said waiver, alteration or modification is in writing and signed by a duly authorized representative of each party.

ACCEPTANCE

(I/WE) HAVE READ THE TERMS STATED HEREIN, THEY HAVE BEEN EXPLAINED TO (ME/US) AND (I/WE) FIND THEM TO BE SATISFACTORY, AND HEREBY ACCEPT THEM

CERTAPRO PAINTERS

Date Accepted: _____

Purchaser: _____

Elvis Ippoliti

By/Title: _____

President

LIMITED TWO YEAR WARRANTY

Subject to the limitations set forth below, for a period of 24 months from the date of Completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, docks, railings, stairs, porches, roofs, and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear
 - abnormal use or misuse
 - peeling of layers of paint existing prior to the work performed by the Contractor
 - structural defects
 - settling or movement
 - moisture content of the substrate
 - abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of this Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters at 800.462.3782



**MUNYAN RESTORATION, WATERPROOFING AND PAINTING
SERVICE, LLC**

1799 7th Avenue North, Lake Worth, Florida 33461
561-635-4035 Fax 561-841-3009

Third Generation Painting & Waterproofing Company-Established 1951
FL License CGC1523253

April 2, 2018

Monterra CDD
8451 Monterra Blvd.
Cooper City, FL 33024
Josh Antoine 954-374-9936

**Preparation and Painting Exterior of Entrance Signs, Clubhouse, Guard House and
Privacy Wall**

1. This contract is between **Monterra CDD** ("Owner") whose address is **8451 Monterra Blvd, Cooper City, FL** and Munyan Restoration, Waterproofing and Painting Service, (Contractor) State License Number CGC1523253, whose address is 1799 7th Avenue North, Lake Worth, Florida. 33404. he Contractor will perform painting & repairs on behalf of the Owner, according to the specifications set forth below:

2. PAYMENT. For all services performed by contractor, Owner will pay Contractor the specific price Of **\$ See Pricing.** A Deposit in the amount of **10%** is due and payable prior to mobilization. For the balance of the contract price Contractor will submit to Owner periodic applications for payment of progress draws showing the percentage of completion of the various portions of the work according to a payment schedule supplied by Contractor and agreed by the Owner. Within ten (10) days of delivery of any such draw request, Owner will pay Contractor one hundred percent (100%) of the value of the work completed and materials suitably stored at the site during the period covered in the draw of the request. No deductions, setoffs, or retainage will be held from any progress payment or final payment. Payments not timely made shall accrue interest at the rate of 18% per annum until fully paid.

3. SCOPE OF WORK. Contractor will furnish all labor, equipment, materials, supervision, coordination and storage to complete, in a quality and workman like manner, the following work:

A. Areas to be included

1. Clubhouse Exterior Stucco & Wood Fascia
2. Clubhouse lights-Front (6)
3. Dumpster Walls around Clubhouse Dumpster
4. Entrance Signs to Communities
5. Entrance Towers
6. Guard Houses
7. Privacy Walls-Specified

B. Areas Not to be included

1. Metal Signage
2. Interiors
3. Unit Entry Doors
4. Floor & Garage Coatings
5. Window Frames & Commercial Door Frames
6. Parking Lot
7. Parking Light Poles
8. Entry Gates
9. Roof Coatings
10. Out lookers -Clubhouse
11. Rear light fixtures
12. Any area not specifically specified.

4. ACCESS

All work on this contract shall be conducted from the exterior of the building. The Contractor shall clean up and restore all evidence of his operations, both inside and outside the building. The contractor agrees to all common area doors including roof doors and electrical room doors at the end of each day and at time when employees have left the premise during the day.

5. STAGING AREA

The Contractor shall supply a mobile trailer or container to store paint, equipment and other materials. Contractor will meet with the Association representative to establish a staging area for the worker's. Material will be properly stored at the end of each work day. The contractor will utilize only approved space provided and approved by the association.

6. CLEANLINESS

All areas of the ground, building, windows, parking areas, and patios shall be left clean of any paint drippings and splatter. Plants, shrubbery, trees, walking surfaces shall be protected.

7. INSPECTIONS

All stages of the work being performed shall be inspected and approved by the paint manufacture's factory representative. The Manufacturer's Representative shall provide written reports to the contractor and the Association.

8. ROOF PROTECTION

Contractor may attach scaffold and scaffold clamps to the parapet walls of the building in order to carry out the work. In moving around the roofs, or on terraces, the Contractor shall provide protective deck boards or strips of plywood to prevent damage to the roof, parapets or terraces.

9. ELECTRICITY AND WATER

Owner agrees to supply the Contractor with necessary electricity and water required to operate his equipment and carry out the work.

**10. PREPARATION AND APPLICATION OF SEALER, PATCHING COMPOUND,
CAULKING AND FINISH PRODUCTS SPECIFIED BELOW:**

**EXTERIOR STUCCO WALLS, SOFFITS, CEILINGS, ENTRANCE SIGNS, GUARD
HOUSE, ENTRANCE TOWERS, PRIVACY WALLS(Specified)**

- Prep: Pressure wash exterior walls to remove any loose dirt, paint, mildew or oxidation with chlorine bleach and water. Patch cracks with PPG Elastomeric Patch. Caulk exterior joints as needed with PPG Topgun 400 Urethane Sealant.
- Primer: Apply 1 Coat of PPG PermaCrete Conditioner Sealer to exterior specified areas on previously painted exterior stucco walls, soffits, ceilings & privacy walls (both sides).
- Topcoat: Apply 1 Coat of PPG Acrishield Commercial Acrylic Satin Acrylic Paint to previously painted exterior stucco walls, soffits, ceilings & privacy walls(both sides).
7 yr PPG Warranty

EXTERIOR LIGHTS (6)- CLUBHOUSE

- Prep: Hand prep and wire brush.
- Primer: Spot Prime any bare metal with DTM Bonding Primer.
- Topcoat: Apply 1 coat of PPG DTM Satin to 6 specified lights on front of clubhouse.

WOOD FASCIA & TRIM BEAMS- CLUBHOUSE

- Prep: Pressure wash lightly to remove any dirt mold or mildew.
- Stain/Sealer Apply one coat of PPG Acrishield Wood Stain/Sealer to match existing fascia and trim color.

Total price for items above include labor, paint, repair materials, lifts \$ 49,950

11. CONTRACTOR'S RESPONSIBILITIES

1. Workmen's Compensation shall be carried for Contractor's employees, coverage and Payment's according to Florida State Law. Exemptions and subcontractors shall not be allowed.
Note: All of our employees are full time employees and are on our Workers Compensation policy, including the officers.
2. Contractor shall have a valid license. **FL License CGC1523253**
3. Contractor shall obtain all necessary permits. The cost of these permits is the responsibility of the Owner and will be invoiced accordingly.
4. The Contractor shall provide certificates of insurance and maintain the following insurance coverage's to the stated limits where applicable:
General Liability.....1,000,000 per occurrence
.....2,000,000 Aggregate
Employer's Liability.....100,000/500,000/100,000
Umbrella Liability.....4,000,000 per occurrence
.....5,000,000 Aggregate
* Umbrella must be in excess of both General Liability and Employer's Liability.
5. The Contractor shall comply with all fire and OSHA safety regulations throughout the project.
6. If the Owner's representative feels that an unsafe condition exists, she/he has the right to stop the job until the condition is corrected.
7. Contractor shall notify Owner's representative three (3) days in advance of starting and painting and/or pressure cleaning so that cars can be moved by the tenants/unit owners.
8. Contractor shall be responsible for torn screens, broken windows, paint spills, paint on cars, or any other damage caused by the Contractor's workers.
9. Contractor is responsible for replacement of damaged grass, shrubs, trees, concrete sidewalks, windows, and screened balconies where damage is due to workmen's negligence.
10. Contractor may furnish a list of pre-existing conditions at the project. This list, covering items at each building, will protect the Contractor in the event he is questioned regarding conditions that were present prior to his starting the job. This damage list must be furnished to the Owner before pressure cleaning of each building.

11. Contractor shall use plywood under the high-reaches at all times while these machines are on the grass or on dirt, with no exceptions.
12. All stages, ladders, etc. shall be secured at the end of each workday.

12. COLOR SELECTION

1. Color selection shall be made by appointed representatives.
1. Upon request by Owner, a sample of the final finish shall be prepared on the job utilizing existing wall surfaces before job is started.
2. Draw down cards will be provided for the signature of the Owners representative.

13. DELIVERY, STORAGE, AND HANDLING

1. Contractor shall have all materials delivered to job site in unbroken containers bearing manufacturer's brand, product name and number, plus color designated.
2. Contractor shall store materials and equipment at site in properly ventilated and secured areas assigned for this purpose by the Manager. All receiving shall be done in this location.
3. Contractor shall comply with manufacturer's recommendations as to environmental conditions under which material can be supplied.
4. Contractor shall repair or cause to be repaired any surfaces damaged by operation.

14. OWNER'S RESPONSIBILITIES

1. Owner or Association is to cut back shrubbery and trees to permit equipment and workmen free and adequate access to areas to be painted
2. Owner shall have cars moved according to schedules so that contract is not delayed during painting project.
3. Owner shall be responsible for removing and replacing all items from screened balconies and or patios so items are not damaged. Any item damaged because it is was not removed shall not be the responsibility of the contractor.
4. Owner is be responsible for the removal of cars on building grounds with advance notice of two (3) days to prevent possible paint spattering from scaffold or workmen on ladders.

5. Owner shall supply electrical service for equipment and water for building cleaning and clean up. Owner shall supply electricity and water at no cost to the contractor.
6. Owner to remove and replace all screens as necessary. Owner shall be responsible for leaving or removing window screens during the painting process.
7. This work is being performed for the owners benefit and at the owners risk regarding inclement weather. Any mobilization or demobilization expenses and any exterior protection of building areas exposed during process of work due to hurricanes and other atypical inclement weather would be chargeable on a time and material basis.

15. SUPERVISION

It is the sole responsibility of Contractor to secure, safeguard, and protect his material and operation from damage and theft until formally accepted by Owner. Contractor shall promptly remedy all damage or loss to any property caused in whole or in part by Contractor, any subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. Contractor shall be responsible to Owner for the acts and omission of its employees, subcontractors, and their agents and employees, and other persons performing any of the work under a contract with the Contractor.

16. CONTRACT COSTS

The work includes all transportation, storage, equipment, supplies, labor, and materials necessary for a complete and functional installation and the work shall comply with all applicable building codes. The work shall also include all labor, materials, and everything required or claimed by Contractor's material, men, suppliers, or laborers to complete the work.

Contractor shall give all notices and comply with all local ordinances, requirements of city and county building codes, and of federal and state authorities which are applicable to the work, local sanitary laws and rules and regulations, and all orders, both present and future, and interpretations of such ordinances, requirements, laws, such rules, and regulations by governing public authorities, regardless of whether such ordinances, requirements, laws, such rules and regulations are set forth in this contract. Contractor shall furnish, without any extra charge, any additional materials and labor which may be required to comply with such ordinances, requirements, laws, rules, and regulations.

Contractor will pay all social security and other taxes imposed upon him as an employer in connection with the performance of this contract and will furnish evidence, when required by Owner, showing that all such payments required to be made have been paid

17. FINAL PAYMENT.

The final payment will be due ten (10) days after completion of the project.

18. TIME FOR COMPLETION OF WORK.

Contractor & Owner will agree on start date. Contractor will commence work and shall use its best efforts to complete the work in a timely manner subject to permissible delays. However, no damages for delays in the completion of the work shall exist in favor of Owner.

19. LABOR AND MATERIAL.

The contractor shall pay all valid charges for labor and material incurred by Contractor and used in the completion of the project.

20. DELAY.

Contractor shall be excused for the delay in completion of the contract by acts of God, acts of the Owner, inclement weather, labor trouble, acts of public agencies, inspectors, or public utilities, extra work, failure of the Owner to make progress payments promptly, or other contingencies unforeseen by Contractor and beyond the reasonable control of Contractor.

21. RIGHT TO STOP WORK OR TERMINATE CONTRACT.

Contractor shall have the right to stop work if payments are not made when due under this Contract, and may keep the job idle until all payments have been received. In the event any payments due hereunder are past due for a period exceeding fourteen (14) days, Contractor may declare a material breach under this Contract and terminate all further performance hereunder. At such time, Contractor shall be entitled to all damages set forth in the Default provisions hereunder or otherwise allowed under Florida law.

22. ATTORNEY'S FEES.

In the event of litigation arising out of this Contract or the performance thereof, the court will award reasonable attorney's fees to the prevailing party. It is understood that both sides are to give up the right to a jury trial. Both sides agree to have a judge decide contract disputes. "To the full extent permitted by law, the parties hereby express and knowingly waive any right to jury trial they may have for all causes, claims, and issues in any way relating to or directly, indirectly, wholly, or in part, arising from the contract."

23. BINDING ON SUCCESSORS.

All of the provisions of this contract will be binding on the assignees, successors, parent companies, and subsidiary companies of both parties. If either party is acquired by a corporation through purchase, merger, or consolidation, the provision of this Contract will be binding on the successor or surviving corporation.

24. GOVERNING LAW.

This Contract shall be interpreted and governed by the laws of the State of Florida. Venue for any litigation arising hereunder shall be exclusively in Palm Beach County, Florida and each party hereto hereby waives any and all rights it may otherwise have to selection of venue.

25. DEFENSES TO ENFORCEMENT OF CONTRACT AND RIGHT TO CURE.

No claim or set off shall be allowed or made by Owner to Contractor based on any claim, including an alleged breach of Contract, delay, breach of warranty, claims, for deficient workshop materials or other claim arising hereunder until thirty (30) days have elapsed following the furnishing to Contractor a written notice as provided herein. Said written notice shall set forth, in detail, the alleged claim, defect or breach and the remedy requested. Said notice shall be furnished to Contractor at the address set forth herein, via certified mail return receipt requested. The thirty (30) day period shall begin to run upon receipt of said Contractor. During said thirty (30) day period, Contractor shall have the opportunity to address or cure any such claim and Owner shall provide access and full cooperation in the resolving of any such claim. In the event such notice is provided, as set forth herein, prior to the time of a scheduled draw payment or final payment, no defenses or setoff to such payment shall exist.

26. SEVERABILITY.

Should any provision or portion of this Agreement be adjudged invalid, illegal, unconscionable or in conflict with any law of the State of Florida, the validity, legally and enforceability of all remaining provisions and portions of this Agreement shall not be affected or impaired thereby.

As to Owner:

Monterra CDD

8451 Monterra Blvd.

Cooper City, FL 33024

Owners Name (Please Print)

Signature

As to Contractor:

Munyan Restoration, Waterproofing & Painting, Inc.

1799 7th Avenue North

Lake Worth, Florida 33461

Owners Name (Please Print)

Signature

Zach Chittum

Munyan Painting & Waterproofing

zach@munyanpainting.com

561-635-4035

7Diid

DEVELOPER'S FUNDING AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2009 (the "Effective Date"), by and between:

MONTERRA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Cooper City, Broward County, Florida: and

CC BROWARD PROPERTY, LLC, a Florida limited liability company, **CC BROWARD PROPERTY II, LLC**, a Florida limited liability company, **CC BROWARD PROPERTY IV, LLC**, a Florida limited liability company, **CC BROWARD PROPERTY V, LLC**, a Florida limited liability company, **CC BROWARD PROPERTY VI, LLC**, a Florida limited liability company, and **CC BROWARD PROPERTY VII, LLC**, a Florida limited liability company, the primary landowners/developers of lands within the boundaries of the District and their successors and assigns (collectively, the "Developer").

RECITALS

WHEREAS, the Developer owns or controls the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its preparations to acquire, construct and deliver certain community development services, facilities, and improvements to serve the District, including without limitation certain water distribution and sanitary sewer collection and transmission systems and facilities, a stormwater management system, wetland mitigation, public park and open space improvements, public roadway and sidewalk improvements, and related improvements, all as such services, facilities, and improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively referred to hereafter as "Improvements"); and

WHEREAS, the Developer recognizes that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the land within the boundaries of the District; and

WHEREAS, the Developer is agreeable to funding the operations of the District as called for in the annual fiscal year budget approved by the Board of Supervisors as the governing body of the District (the "Budget"), which is attached and made a part hereof as Exhibit "A", as such Budget may be amended from time to time for the fiscal year that it covers; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors and assigns.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.
2. Developer agrees to make available to the District moneys that shall be sufficient to, in addition to moneys derived from collection of assessments from landowners not a party to this Agreement, fully fund the operations of the District as called for in the Budget, monthly, within fifteen (15) days of written request by the District. The funds shall be placed in the District's general checking account.
3. The parties hereto recognize that payments not part of the Budget may be made by the Developer to the District, or on behalf of the District, in connection with the Improvements set forth in the report of the District Engineer which are to be financed with special assessment bonds ("the Bond") and as such may be considered to be reimbursable advances. The District agrees, if applicable, that upon the issuance of its Bonds that there will be included an amount sufficient to repay the Developer for the advances made pursuant to this Agreement in connection with the Improvements. Such repayment shall be made within a reasonable period of time following the issuance of the Bonds. Should Developer pay for maintenance, repair, reconstruction or replacement of District's Improvements, District may, from available operating funds of the District, reimburse Developer for such payments. The parties further agree that the advances made pursuant to this Agreement and in connection with the Improvements and repayments will not include any interest charge.
4. Developer shall make available to the District the moneys necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements, as set forth in the Budget, as such Budget may be amended from time to time.
5. This instrument constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.
6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
7. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages, injunctive relief and specific performance and specifically include the ability of the District to

enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

8. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

9. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written consent of the other party, which consent shall not unreasonably be withheld.

13. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns.

14. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

15. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**MONTERRA COMMUNITY
DEVELOPMENT DISTRICT**

Rich Hans, Secretary

By: _____
Chairman/Vice-Chairman

_____ day of _____, 2009

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this ____ day of _____, 2009, by _____, as Chairman/Vice-Chairman of the Board of Supervisors of the MONTERRA COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

Notary Public
Commission:

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this ____ day of _____, 2009, by Richard P. Hans, as Secretary of the Board of Supervisors of the MONTERRA COMMUNITY DEVELOPMENT DISTRICT, who is personally known and/or produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

Notary Public
Commission:

CC BROWARD PROPERTY, LLC

By: _____
Print: James Carr
Title: President
_____ day of _____, 2009

(CORPORATE SEAL)

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by _____, as _____ of
_____, a _____. He or she
is personally known to me or has produced _____ as identification and who being
duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her
knowledge.

Notary Public
Commission:

CC BROWARD PROPERTY II, LLC

By: _____
Print: James Carr
Title: President
_____ day of _____, 2009

(CORPORATE SEAL)

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by _____, as _____ of
_____, a _____. He or she
is personally known to me or has produced _____ as identification and who being
duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her
knowledge.

Notary Public
Commission:

CC BROWARD PROPERTY IV, LLC

By: _____
Print: James Carr
Title: President
_____ day of _____, 2009

(CORPORATE SEAL)

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by _____, as _____ of
_____, a _____. He or she
is personally known to me or has produced _____ as identification and who being
duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her
knowledge.

Notary Public
Commission:

CC BROWARD PROPERTY V, LLC

By: _____
Print: James Carr
Title: President
_____ day of _____, 2009

(CORPORATE SEAL)

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by _____, as _____ of
_____, a _____. He or she
is personally known to me or has produced _____ as identification and who being
duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her
knowledge.

Notary Public
Commission:

CC BROWARD PROPERTY VI, LLC

By: _____
Print: James Carr
Title: President
_____ day of _____, 2009

(CORPORATE SEAL)

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by _____, as _____ of
_____, a _____. He or she
is personally known to me or has produced _____ as identification and who being
duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her
knowledge.

Notary Public
Commission:

CC BROWARD PROPERTY VII, LLC

By: _____
Print: James Carr
Title: President
_____ day of _____, 2009

(CORPORATE SEAL)

STATE OF FLORIDA }

COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2009,
by _____, as _____ of
_____, a _____. He or she
is personally known to me or has produced _____ as identification and who being
duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her
knowledge.

Notary Public
Commission:

Exhibit "A" - Budget