



**MONTECITO
COMMUNITY DEVELOPMENT
DISTRICT**

**BREVARD COUNTY
REGULAR BOARD MEETING
NOVEMBER 8, 2023
9:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.montecitocdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

**AGENDA
MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

Montecito Beach Club

208 Montecito Drive

Satellite Beach, Florida 32937

REGULAR BOARD MEETING

ZOOM LINK: [HTTPS://US02WEB.ZOOM.US/J/3341025012](https://us02web.zoom.us/j/3341025012)

CALL IN: (305) 224 1968 MEETING ID: 334 102 5012

November 8, 2023

9:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments From the Public Related to Agenda Items (Limited to 3 Minutes per Person)
- F. Approval of Consent Agenda
 - 1. October 11, 2023 Regular Board Meeting Minutes.....Page 2
- G. Landscape and Irrigation Report
 - 1. ProGreen.....Page 8
- H. Old Business
 - 1. Status of Rock Installation by Vue Fence – 50% Cost Share Offer
 - 2. Status of Consumptive Use Permit (CUP) Compliance
 - 3. Status of Parcel Conveyance – Final 11 Parcels from Montecito CDD Holdings
- I. New Business
 - 1. Consider Approval of Electronic Box Repair (2 Boxes).....Page 11
 - 2. Discussion Regarding Montecito Irrigation Analysis 2023.....Page 12
 - 3. Discussion Regarding Aquatic Maintenance
 - 4. Consider Resolution No. 2023-21 – Adopting Fiscal Year 2023/2023 Amended Budget.....Page 32
- J. General Manager’s Report and Related Business Items
 - 1. General Manager’s Report.....Page 38
 - 2. Consider Approval of Priority Replacement of Electrical Panel at Pump Station 2.....Page 42
 - 3. Consider Approval to Purchase Clubhouse Controller.....Page 43
 - 4. Consider Approval to Install Black Metal Edging.....Page 44
 - 5. Consider Approval to Replace Shrubs in Park Area.....Page 45
 - 6. Homeowner Request
 - a. 93 Montecito – Request Sod Installed at 5 Foot Section of CDD Area Behind Townhomes at Shearwater Wall
 - b. 629 Monterey – Request Removal of Muhly Grass on Shoreline of Pond and Replaced with Grass to not Obstruct his View of the Water

- c. 136 Clemente – Request Removal of White Birds of Paradise from in Front the their Home in CDD Areas

7. Supervisor Request

- a. Henson – Request Change of Bush Heights in Landscape Agreement to (6 Feet In Privacy Areas – Backs of Homes) and Window Sill Height Along all Sides of the Townhomes
- b. Henson – Request CDD Work with HOA to Ensure Both Governing Rules Match Regarding Bush Heights and Landscaping Requirements
- c. Henson – Request to have Palms on Carlsbad Mulched
- d. Henson – Request Board Consider Soil Samples in Areas Like Ventura that Have Always Struggled
- e. Henson – Request Board Consider Removal of 4 Trees on Montecito by Mailboxes and Carlsbad that Seem to Struggle and Fall Over and replace with a New Type of Tree. Silver Button does well

K. Administrative Matters

- 1. Legal Report
- 2. Engineer Report
- 3. Managers Report

a. Financials.....Page 46

L. Board Member Requests

M. Comments From the Audience

N. Announcement of Next Scheduled Board Meeting

O. Adjourn

A Daily Publication By:



MONTECITO COMMUNITY DEVELOPMENT
2501 BURNS RD STE A

PALM BEACH GARDENS, FL, 33410

Ad#5835202 09/29/2023
BOARD OF SUPERVISORS'
MEETING DATES
MONTECITO COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said
legal clerk, who on oath says that he or she is a Legal
Advertising Representative of the **FLORIDA TODAY**, a daily
newspaper published in Brevard County, Florida that the
attached copy of advertisement, being a Legal Ad in the
matter of

Notice of Meetings

as published in **FLORIDA TODAY** in the issue(s) dated:
or by publication on the newspaper's website, if authorized,
on

09/29/2023

Affiant further says that the said **FLORIDA TODAY** is a
newspaper in said Brevard County, Florida and that the
said newspaper has heretofore been continuously
published in said Brevard County, Florida each day and has
been entered as periodicals matter at the post office in
MELBOURNE in said Brevard County, Florida, for a period of
one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that he or
she has never paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for
the purpose of securing this advertisement for publication
in the said newspaper.

Sworn to and Subscribed before me this 29th of September
2023, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$256.89

Ad No: 0005835202

Customer No: BRE-0000002006

This is not an invoice

of Affidavits 1

The Board of Supervisors of the
Montecito Community Development
District (the "District") will hold their reg-
ular meetings for fiscal year 2023/2024
at 9:30 a.m. at Montecito Beach Club,
203 Montecito Drive, Satellite Beach,
Florida 32937, on the following dates:

October 11, 2023
November 8, 2023
December 13, 2023
January 10, 2024
February 14, 2024
March 13, 2024
April 10, 2024
May 8, 2024
June 12, 2024
July 10, 2024
August 14, 2024
September 11, 2024

The meetings are open to the public and
will be conducted in accordance with
the provision of Florida law for com-
munity development districts. The meet-
ings may be continued to a date, time,
and place to be specified on the record
at the meeting. Copies of the Agendas
for any of the meetings may be ob-
tained from the District's website at
www.montecitocdd.org or by contacting
the District Manager at 1-877-737-4922
five (5) days prior to the date of the par-
ticular meeting.

There may be occasions when one or
more Supervisors or staff will participate
by telephone. Pursuant to provisions of
the Americans with Disabilities Act, any
person requiring special accommoda-
tions at this meeting because of a disa-
bility or physical impairment should con-
tact the District Office at (561) 630-4922
at least 48 hours prior to the meeting. If
you are hearing or speech impaired,
please contact the Florida Relay Service
by dialing 7-1-1, or 1-800-955-8771 (TTY)
/ 1-800-955-8770 (Voice), for aid in con-
tacting the District Office.

Any person who decides to appeal any
decision made at the meeting with re-
spect to any matter considered at the
meeting is advised that person will need
a record of the proceedings and that ac-
cordingly, the person may need to en-
sure that a verbatim record of the pro-
ceedings is made, including the testimo-
ny and evidence upon which such appeal
is to be based.

Meetings may be cancelled from time to
time without advertised notice.

District Manager

MONTECITO COMMUNITY
DEVELOPMENT DISTRICT

www.montecitocdd.org

AMY KOKOTT
Notary Public
State of Wisconsin

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
OCTOBER 11, 2023**

A. CALL TO ORDER

The Regular Board Meeting of the Montecito Community Development District (the “District”) was called to order at 9:32 a.m. at 208 Montecito Drive, Satellite Beach, Florida 32937.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Florida Today* on September 29, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Catherine LeCesne, Ed Henson, Tanja Glynn, Richard Wellman and Eric Smith.

Also in attendance were District Manager Frank Sakuma of Special District Services, Inc.; Attorney Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and General Manager Denisse Grimm of Vesta Property Services.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Sakuma asked for “IRS Memo” to be added under New Business (#5). Supervisor Henson offered a handout to be included in the meeting records. There were no further additions or deletions to the agenda. A **motion** was made by Ms. LeCesne, seconded by Mr. Henson and passed unanimously adopting the agenda as amended.

E. COMMENTS FROM THE PUBLIC RELATED TO AGENDA ITEMS

Mr. James Bourdeau commented on the Landscape and Irrigation Report, and the fountains in Section K of the agenda. Mr. Mark Nehiba commented on the lack of parking enforcement outside of business hours.

F. APPROVAL OF CONSENT AGENDA

1. September 6, 2023, Regular Board Meeting Minutes

A **motion** was made by Mr. Wellman, seconded by Mr. Smith and passed unanimously approving all items under the consent agenda.

G. APPROVAL OF DISTRICT ENGINEER

Mr. Sakuma introduced Mr. Stef Matthes of Culpepper & Terpening and asked the Board for their consideration of the agreement to hire a District Engineer. After discussion between the Board and Mr.

Matthes, a **motion** was made by Mr. Henson, seconded by Mr. Wellman and passed unanimously approving the District Engineer agreement with Culpepper & Terpening.

H. LANDSCAPE & IRRIGATION REPORTS

1. ProGreen

Mr. Sakuma announced the report was included in the Board package and Mr. Kahue from ProGreen was in the audience to answer questions. Mr. Henson advised the handout to Board members included elements of his meeting with ProGreen and Ms. Grimm. Mr. Kahue answered questions about controllers failing, other landscape items, and the Jasmine test locations. After Board discussion of one of the failed controllers, Mr. Sakuma was directed to gather information and contact the entity which may have caused the controller failure, and to ask for restitution.

I. OLD BUSINESS

1. Status of Rock Installation by Vue Fence

Mr. Sakuma advised the prior management company had not received a reply from the Developer as to the District's inquiry about cost sharing of rock installation adjacent to the eastern fence. Mr. Sakuma will attempt to contact the Developer and report what, if any, response they provide.

2. Status of Consumptive Use Permit (CUP) Compliance

Mr. Sakuma advised that Insight (vendor) was assisting with CUP compliance until the new District Engineer is able to move this item forward from his office. Now that Culpepper & Terpening are retained, they will be tasked with bringing the District into compliance.

3. Status of Parcel Conveyances

Mr. Pawelczyk provided the Board and new District Engineer a brief history of outstanding parcels which need to be transferred to the District. With the assistance of the District Attorney and Engineer, those parcels will be evaluated, and if in compliance, transferred to the District.

4. Status of District Litigation

Mr. Sakuma explained to the Board no action was required at this time. Special District Services (SDS) had contacted the insurance agent for the District and updated their records to reflect the new management company.

J. NEW BUSINESS

1. Discussion Regarding District Website and Emails

Mr. Sakuma asked for Board permission to allow SDS to create an ADA compliant website for the District, in similar form and format as other SDS clients. A **motion** was made by Ms. LeCesne, seconded by Mr. Smith, and after discussion, unanimously passed authorizing SDS to create a new website for the District.

Mr. Sakuma offered Supervisors the opportunity to use a District email to conduct District business. He asked for any Supervisor wishing to have a @montecitocdd.org email to contact him at their convenience.

2. Consider Resolution 2023-19 Adopting A Records Retention Policy

Mr. Sakuma presented Resolution 2023-19 entitled:

RESOLUTION NO. 2023-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Sakuma read the title of the resolution into the record and stated that it provides for several elements related to adoption of a records retention policy and also determines the electronic records will be the official record of the District. A **motion** was made by Ms. LeCesne, seconded by Mr. Wellman and unanimously passed approving and adopting Resolution No. 2023-19, as presented.

3. Consider Resolution 2023-20 Public Funds Official Custodian

Mr. Sakuma presented Resolution 2023-20 entitled:

RESOLUTION NO. 2023-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING AN OFFICIAL CUSTODIAN OF THE DISTRICT'S PUBLIC FUNDS, AND PROVIDING AN EFFECTIVE DATE.

Mr. Sakuma read the title of the resolution into the record and stated this action is required by Truist Bank in order for SDS to access the District's bank accounts. A **motion** was made by Mr. Wellman, seconded by Ms. LeCesne and unanimously passed approving and adopting Resolution No. 2023-20, as presented.

4. Consider Approval of Hoover Pumps Maintenance Agreement

Mr. Sakuma asked for Board consideration of the Hoover Pumps Maintenance Agreement presented in the Board package. After Board discussion, a **motion** was made by Mr. Henson, seconded by Mr. Wellman and unanimously passed approving the Hoover Pumps Maintenance Agreement as presented, and authorizing checking the "yes" box on the signature page of the agreement.

5. Internal Revenue Service – Memorandum

Mr. Sakuma referred the Board to a memorandum provided by SDS explaining the current status and lack of access to the District's IRS account, and initial indications the District may not be correctly designated as "government" in the IRS system. SDS will continue to work with IRS agents toward full access. Also, Mr. Sakuma advised Supervisors they should not have been compensated via 1099, instead they should be compensated through regular payroll. He thanked the Board for their patience while SDS works to gain access to District information at the IRS.

K. GENERAL MANAGER'S REPORT AND RELATED BUSINESS ITEMS

1. General Manager's Report

Ms. Grimm noted her report was included in the Board package and moved into presenting the related business items for Board consideration.

2. Consider Approval and Ratification of Priority Purchase – Insight Irrigation – East Clock Replacement

Mr. Sakuma advised the approval for the East Clock Replacement occurred in advance of the Board meeting and that action now required approval and ratification. After discussion, a **motion** was made by Mr. Smith, seconded by Mr. Wellman and unanimously passed approving and ratifying the priority purchase of the east clock replacement for \$6,900.

In her report, Ms. Grimm recommended the Board purchase an additional controller for \$6,900 to have on hand for when the next controller fails. Costs include installation. After discussion, **no motion** was offered and staff were directed to bring this item for consideration at the next meeting.

3. Consider Approval of Safety Issue – Control Panel Replacement – Coquina

4. Consider Approval of Cable Replacement – Coquina

6. Consider Approval of Pump/Motor Replacement – Pacifica

Ms. Grimm explained the new pump and motor at the Lake Coquina fountain would not function unless the control panel and cable are both replaced. There was significant Board discussion about the fountains, their cost of maintenance and replacement, and the need to consider other less expensive options. After discussion, a **motion** was made by Mr. Henson, seconded by Mr. Wellman approving Lake Coquina control panel replacement for \$3,439.00; Lake Coquina cable replacement for \$4,534.50; and Lake Pacifica pump and motor replacement for \$5,038.00. Ms. LeCesne voted no, all other Supervisors voted yes and the motion was adopted. Staff was asked to bring possible options related to "throw away" fountains for Board discussion.

5. Consider Approval of Lake/Pond Maintenance

Ms. Grimm explained the aquatic vendor information provided in the Board package. After discussion, the Board tabled this item until the next meeting. Mr. Pawelczyk offered to draft an agreement should the Board decide to terminate the existing agreement with Ecor, which would require a thirty day notice to the vendor.

7. Discussion of Sign Design Preferences

Ms. Grimm advised she anticipated sign examples and would reach out to Supervisors when they arrived so they may evaluate them in person. Mr. Matthes answered several Board questions about parking signage allowed in the District.

8. Discussion Regarding Jasmine Test Locations

Ms. Grimm noted the Jasmine test locations were discussed earlier in the meeting during the landscape and irrigation reports.

9. Discussion of Prior Approval to Remove Poinciana Trees

Ms. Grimm advised that she had obtained another quote to remove the trees, and also a second arborist opinion about the trees. The Board discussed permitting requirements, costs of rehabilitating the trees and the need for planning for future maintenance to avoid this same situation. The Board authorized Ms. Carol Wellman to speak, and she noted a permit is required before trees may be removed. She was advised the proper permits would be obtained before removal.

10. Discussion Regarding Original Arbor Letter

This item was discussed during the prior item (#9.), related to the removal of Poinciana trees.

L. ADMINISTRATIVE MATTERS

1. Legal Report

Mr. Pawelczyk had nothing further for the Board.

2. Engineer Report

Mr. Matthes had nothing further for the Board.

3. Manager Report

Mr. Sakuma thanked the Board for their patience during the conversion to the new management firm.

M. BOARD MEMBER REQUESTS

1. Distribution of a SFH 'Handbook' to Residents

Ms. LeCesne advised the Board that a handbook would be available in the clubhouse if provided by the HOA.

N. COMMENTS FROM THE AUDIENCE

Mr. Bourdeau commented on the possible transition to “throw away” fountains, which may result in fountains dissimilar from the existing ones.

Chairperson LeCesne responded to earlier complaints about parking brought up by Mr. Nehiba.

Supervisor Glynn responded to earlier complaints about parking brought up by Mr. Nehiba.

The Board discussed parking violations. Consensus was to inform violators in writing. The Board directed staff to send notice of violation to residents in writing for repeat offenders, either by email or US mail.

O. ANNOUNCEMENT OF NEXT SCHEDULED BOARD MEETING

Mr. Sakuma announced the next scheduled meeting is on November 8th.

P. ADJOURN

There being no further business to come before the Board, Chairperson LeCesne adjourned the meeting at 12:01 p.m. without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair



Date: 10/27/23

Montecito CDD Monthly Executive Summary – ProGreen Services

Completed Projects:

Weekly:

Met with Denisse and Ed weekly to complete landscaping inspections.

Daily Task:

10/9/23 – Installed weed control and fertilizer in CDD areas.

10/13/23 – New East Controller was installed by Insight. Coordinated with reallocation of zone numbers.

10/18/23 – Started the well abandonment and install of new well head.

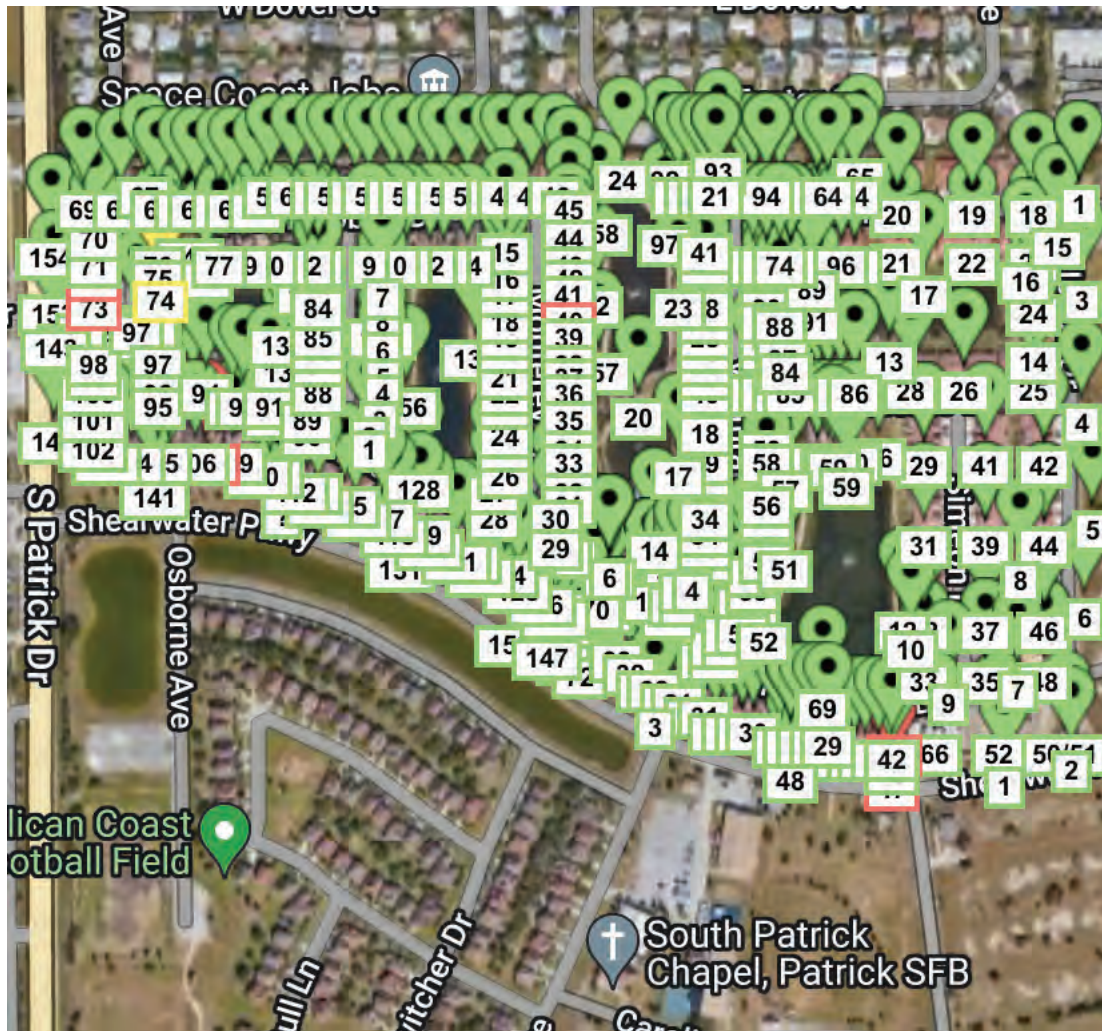
10/19/23 – Installed and buried in conduit 150' of 2 wire to complete repair of outage on the single-family section. Replaced 4 decoders to resolve outage at zones 84-87 on the East Controller.

10/20/23 – Received the Irrigation Analysis Report from Insight. Reviewing the findings with the roGreen team.

10/27/23 – Completed wet check inspections of the CDD irrigation.

10/26/23 – Sprayed the selected locations of the jasmine and sod project installation sections of the verge areas. Installations are scheduled for the first part of November.

Current Irrigation Map: 10/27/23



Maintenance Service Schedule:

Service date for October is on Wednesday and Thursdays. We are moving to our off-season schedule of service every other week.

- Mowing Schedule for November – 8&9, and 21&22. Subject to change depending on weather.
- Detail schedule for November – 1&2- and 15 &16 -CDD
- Bed Weed Treat areas as necessary.



Montecito – CDD Enhancement Estimates

Well abandonment and new install.

Install Jasmine and Sod Verge Installs

Install Rock and Mulch

Install Rock along the Vue fence on Carlsbad

QUOTE

To: Montecito

Make all checks payable to Luke's Handyman

Thank you for your business!



Montecito Irrigation Analysis

By Insight Irrigation

This analysis intends to determine if the irrigation system at Montecito, as installed and managed, is in adherence with standard irrigation practices in the State of Florida and sufficient to supplement enough water to sustain the landscape at Montecito. This report is for the HOA and Property Manager to review and use with the 2018 Montecito Irrigation Analysis by Insight Irrigation.

Montecito is a 75-acre community located in Satellite Beach, Florida. The community comprises three pump stations and three irrigation controllers for all communal areas and residential homes. The irrigation system uses water from onsite lakes. The lakes have submersible wells for recharging the lakes when they are low.

Note: This report does not include SJRWMD permit information.



Irrigated Area by Controller and Pump Station

Blue is the West Pump and Controller

Red is the Clubhouse Pump and Controller

Green is the East Pump and Controller

Yellow C denotes the Pump and Controller Location in the respective area

Pumping System

A significant issue identified in 2018 was the condition of the irrigation pumps. The Clubhouse and West pump were in disrepair, rusted, and needed replacement. Since 2018, the West and Clubhouse pumps have been replaced and are in good working order.



West Pump 2018



West Pump 2023



Clubhouse Pump 2018



Clubhouse Pump 2023



New East Pump 2018



East Pump 2023



Each Pump uses the Hoover FlowGuard Remote Monitoring System.

Filtration

In 2018, the West and Clubhouse Pumps filtration was leaking and needed replacement. The East pump had NO filtration. Since 2023, Hoover Pumping has added filters to the East Pump and replaced the Clubhouse and West pump filters. They are not leaking and working correctly.



West Filter 2018



West Filter 2023



Clubhouse Filter 2018



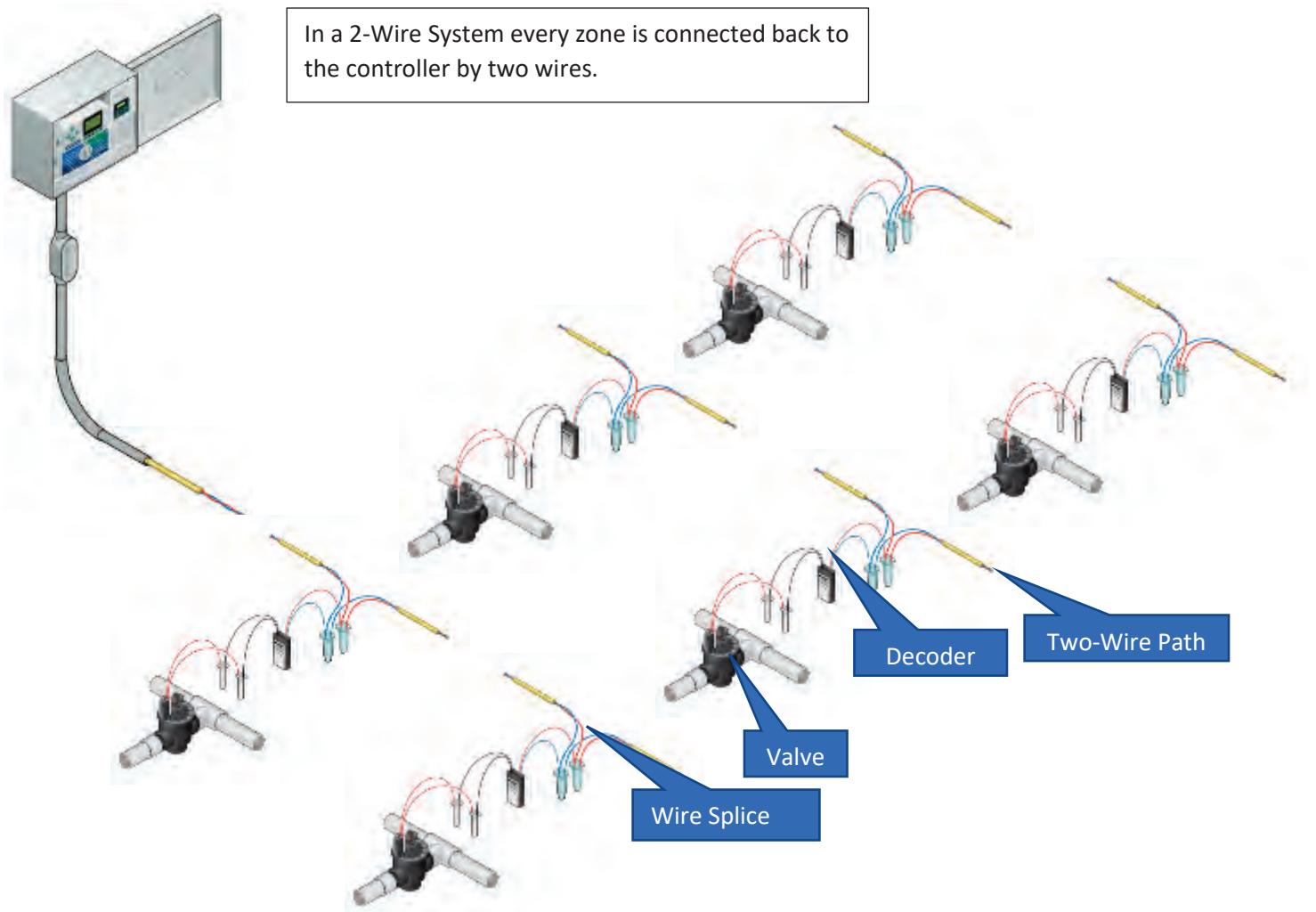
Clubhouse Filter 2023



East Filter -Note there was no filter in 2018

Irrigation Controllers

Montecito uses the Hunter Irrigation ACC and ACC2 Decoder Control system to operate the irrigation system. It uses two-wire technology to manage the valves.





Each irrigation controller has a cellular modem for use with IMMS and Centralus Remote Operation System.

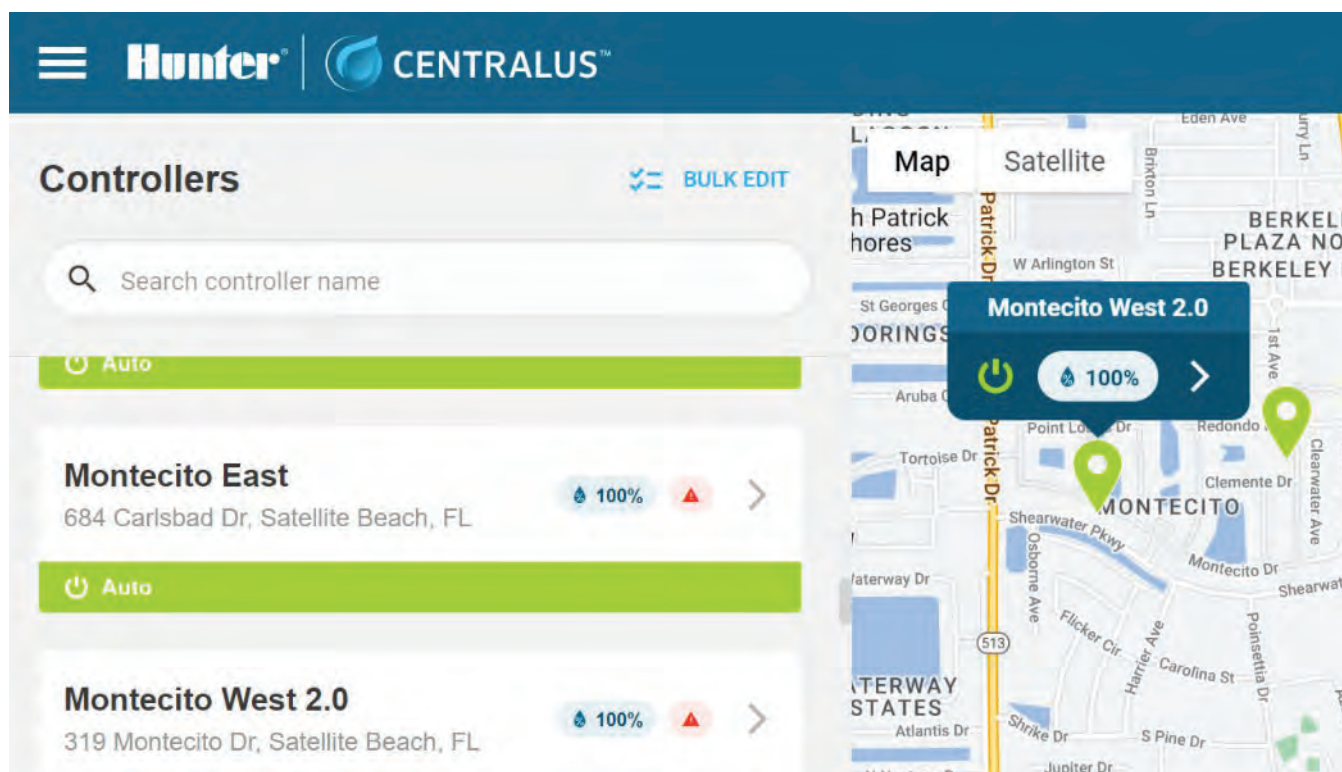


The East and West Controller use the latest ACC2 Decoder Controllers with Centralus.



The Clubhouse uses the first-generation ACC Decoder controller for use with IMMS.

As of October 15, 2023, each controller operates correctly and is online. Updating the Clubhouse to the ACC2 Decoder model is recommended as parts and manufacturer support are being phased out.



The Centralus System allows Insight Irrigation to test, schedule, and adjust irrigation run times remotely. Centralus also enables irrigation contractors to perform wet checks from their phones.

Remote Control Valves

There are over two hundred valves located throughout the property.



Valve Locations

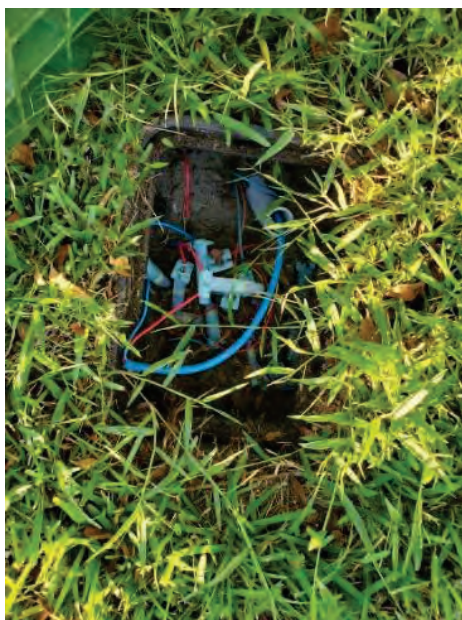
As there were in 2018, valve issues persist in 2023.



Missing wire nuts



Valve boxes full of dirt



More maintenance issues



Valves boxes in relatively good condition

Overall, valve boxes are in better shape than in 2018. Contractors need to be deliberate about valve box maintenance.

Irrigation Heads

Insight Irrigation performed two inspections on August 15 and a follow-up inspection on October 16. The intent was to inspect irrigation conditions and timely repairs. The following are observations made during both visits.



Broken head in August



Same head in October



August Broken



October Broken



August Broken



October Fixed



August Broken



October Fixed



August Broken



October Fixed

General Issues Overall



Breaks



Tilted, too low, clogged nozzles



Broken



Broken



Clogged Nozzle



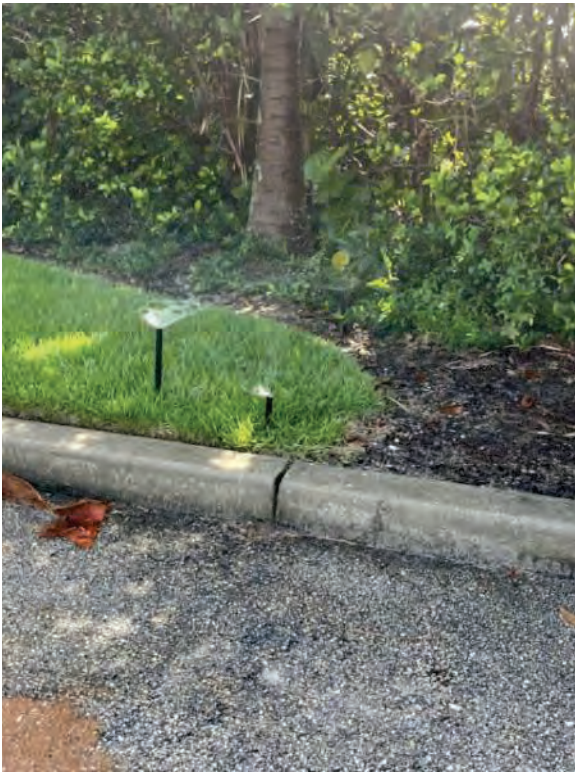
Clogged Nozzle



Broken



Heads spraying across the sidewalk



Alignment issues – heads side by side –



Irrigation head must be by the curb.



More alignment issues – the head needs to be by the curb.





Adjustment – Hitting Fence



Head trapped under the sod



Clogged nozzles



Clogged Nozzle and missing heads – notice turf



Heads Blocked by Hedge

A list of additional issues found is at the end of this report.

Summary

In 2018, Montecito had issues with the pump stations, filtration, management, wiring, and turf quality. Since then, Montecito has implemented 90% of the recommendations in 2018, and the property is now in better shape mechanically and from a landscape appearance perspective. There continue to be maintenance issues on the zone level, and as recommended in 2018, I recommend the following:

1. **Controller Upgrade** - Upgrade the controller at the Clubhouse to ACC 2 when possible before it breaks and parts are unavailable.
2. **Maintain the system** – As indicated in 2018. The irrigation contractor must go through every zone and clean, straighten, add, remove heads, and repair all leaks as part of routine maintenance. If this is not in the landscaper's contract, then Insight Irrigation recommends you bid out the repair/upgrade of the system to an irrigation contractor who has a team of technicians that will come in and:
 - Clean, not replace, all the nozzles that are clogged.
 - Flush out the debris from the irrigation system.
 - Raise all heads in the ground to the proper height and all shrub heads above landscape material.
 - Move all heads to the proper location and straighten.
 - Repair and replace all broken heads.
 - Repair all broken lines.
3. **Wiring Replacement** – New landscapes are added to the property, as well as pools and fences. There will be ongoing issues property-wide with the integrity of the wiring across the property. Please ensure adequate funds are set aside

for these repairs to the wiring, decoders, and mainline issues that will occur. Minimum \$10-15K. outside normal repairs.

By bidding out these recommendations, Montecito may be able to save considerable resources. This report does not list every zone issue, as the intent of this report is to identify the overall condition of the irrigation system. Your current landscape maintenance provider can continue business and provide maintenance as usual.

If you have questions regarding this report, please contact me.

Sincerely,

Aaron Smith

Owner, Insight Irrigation

Additional Maintenance Items

Controller	Type	Zone #	Street #	Street Name	Inspection Notes
West	Spray	1	727	Palos Verde Dr.	Clogged Nozzle
West	Spray	9	335	Point Lobos Dr.	Clogged Nozzle
West	Spray	11	315	Point Lobos Dr.	Broken Head
West	Spray	15	628	Monterey Dr.	Clogged Nozzle
West	Spray	19	668	Monterey Dr.	Broken Head
West	Spray	21	688	Monterey Dr.	Clogged Nozzle
West	Spray	23	708	Monterey Dr.	Clogged Nozzle
West	Spray	43	629	Monterey Dr.	Clogged Nozzle
West	Spray	49	274	Point Lobos Dr.	Clogged Nozzle
West	Spray	57	354	Point Lobos Dr.	Clogged Nozzle
West	Spray	58	364	Point Lobos Dr.	Clogged Nozzle
West	Spray	72	634	Mission Bay Dr.	Broken nozzles
West	Spray	76	625	Mission Bay Dr.	Clogged Nozzle
West	Spray	78	415	Point Lobos Dr.	Broken Head
West	Spray	83	355	Point Lobos Dr.	Broken Head
West	Spray	89	706	Palos Verde Dr.	Broken Heads
West	Spray	90	726	Palos Verde Dr.	Clogged Nozzle
West	Spray	107	429	Montecito Dr.	Broken Head
Clubhouse	Spray	10	N/A	Palisades Dr.	Clogged Nozzle
Clubhouse	Mixed	14	N/A	Palisades Dr.	Rotor with Sprays
Clubhouse	Rotors	17	N/A	Clubhouse	Spray head with Rotors
Clubhouse	Spray	19	N/A	Ventura Dr.	Wrong nozzles Tilted Heads
Clubhouse	Spray	25	N/A	Clubhouse	Overspray
Clubhouse	Spray	28	680	Ventura Dr.	Broken Head, Clogged nozzle
Clubhouse	Spray	35	750	Ventura Dr.	Broken Nozzle
Clubhouse	Spray	36	770	Ventura Dr.	Broken Head
Clubhouse	Spray	39	726	Ventura Dr.	Broken Head
Clubhouse	Rotors	51	N/A	Common Area	Broken Head

Clubhouse	Spray	74	153	Redondo Dr	Low Pressure
Clubhouse	Spray	74	155	Redondo Dr	Low Pressure
East	Mixed	19	84-94	Redondo Dr	mps, Rotors, Sprays
East	Spray	22	85-95	Redondo Dr	Broken Head/Pipe at 85
East	Mixed	23	65-75	Redondo Dr	C5 Has Broken Head

RESOLUTION NO. 2023-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Montecito Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 8th day of November, 2023.

ATTEST:

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Montecito Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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AMENDED FINAL BUDGET
MONTECITO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	ANNUAL BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
REVENUES			
O&M Assessments	855,050	857,504	857,504
Debt Assessments	336,101	336,142	336,142
Assessments - Direct Billed	60,000	60,000	60,000
Interest Income	0	128	128
Gate & Amenity Access Income	0	2,810	2,810
Miscellaneous Income	0	3,627	3,627
Carryforward Surplus	0	0	0
Total Revenues	\$ 1,251,151	\$ 1,260,211	\$ 1,260,211
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	7,800	12,000	12,000
District Engineer	30,000	220	220
Legal Fees	30,000	67,375	67,375
District Management	55,000	55,000	55,000
Continuing Disclosure	1,500	100	100
Assessment Roll	5,000	5,000	5,000
Information Technology	1,800	1,800	1,800
Website Maintenance	1,200	2,200	2,200
Auditing Services	5,000	4,200	4,200
Arbitrage Rebate Calculation	500	0	0
Trustee Fees	3,500	3,000	3,000
Public Officials/General Liability Insurance	19,102	16,555	16,555
Legal Advertising	2,000	4,671	4,671
Dues, Licenses & Subscriptions	175	175	175
Property Appraiser Expenditure	250	211	211
Reimbursable Expenditures	1,200	1,897	1,897
Contingency	2,400	2,234	2,234
Total Administrative Expenditures	\$ 166,427	\$ 176,638	\$ 176,638
EXPENDITURES			
Maintenance Expenditures			
Field Management			
Amenity and Field Management Contract	92,480	90,564	90,564
Property Insurance	36,419	34,005	34,005
Employee - Workers Comp	0	-177	-177
ADP Fees	0	274	274
<u>Field Management Subtotal</u>	128,899	124,666	124,666
Amenity Center Operations			
Repairs & Maintenance (Non-HVAC)	12,000	10,499	10,499
HVAC Repairs & Maintenance	2,000	1,270	1,270
Office Supplies	1,500	2,786	2,786
Janitorial Supplies	1,850	448	448
Janitorial Services	8,241	8,360	8,360
Pest Control & Termite Bond	1,203	939	939
Fitness Equipment Repairs & Maintenance	3,000	4,126	4,126
Playground Repairs & Maintenance	1,000	0	0
Pool Service Repairs & Maintenance	15,000	14,559	14,559
Amenity Telephone	0	3,774	3,774
<u>Amenity Center Operations Subtotal</u>	45,794	46,761	46,761
Irrigation			
Irrigation Repairs & Maintenance	25,000	39,646	39,646
Irrigation Monitoring	6,287	6,138	6,138
Hoover Pumps Repairs & Maintenance	17,500	15,728	15,728
<u>Irrigation Subtotal</u>	48,787	61,512	61,512
Stormwater Control			
Aquatic Maintenance & Repairs	5,733	9,330	9,330
Fountain Service Repairs & Maintenance	9,000	15,998	15,998
<u>Stormwater Control Subtotal</u>	14,733	25,328	25,328
Landscaping			
Landscaping Contracted Services	80,375	0	0
Additional Landscaping Repairs & Maintenance	15,000	77,568	77,568
Entrance/Amenity Plant Replacement	2,400	16,838	16,838

**AMENDED FINAL BUDGET
MONTECITO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	ANNUAL BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
Expenditures			
Mulch	12,334	0	0
Palm Tree Maintenance	14,000	14,000	14,000
Oak Tree Maintenance	6,500	6,500	6,500
<u>Landscaping Subtotal</u>	130,609	114,906	114,906
Common Areas, Right of Ways & Perimeter Walls			
Street Light Repairs & Maintenance	9,000	3,916	3,916
Entrance Vehicular Gates Repairs & Maintenance	5,500	19,091	19,091
Pedestrian Entry Gates & Walls Maintenance	8,000	4,142	4,142
Common Area Repairs & Maintenance	12,000	4,631	4,631
Sidewalk Cleaning	8,000	0	0
<u>Commons Areas, Right of Ways & Perimeter Walls Subtotal</u>	42,500	31,780	31,780
Security Monitoring Services			
Fire Detection Services	2,252	2,335	2,335
Access Control Services	2,702	3,390	3,390
Intrusion Services	1,649	1,633	1,633
Security Monitoring Repairs & Maintenance	2,500	1,796	1,796
<u>Security Monitoring Services Subtotal</u>	9,103	9,154	9,154
Utilities			
Electric Services	47,300	44,634	44,634
Telephone, Fax & Internet	3,300	2,370	2,370
Water & Sewer Services	4,000	2,355	2,355
Gate Kiosk Internet Services	2,850	0	0
<u>Utilities Subtotal</u>	57,450	49,359	49,359
Other			
Contingency/Miscellaneous Expenditures	7,500	61,501	11,501
<u>Other Subtotal</u>	7,500	61,501	11,501
Total Operations & Maintenance Expenditures	\$ 485,375	\$ 524,967	\$ 474,967
Total Expenditures	\$ 651,802	\$ 701,605	\$ 651,605
Other Financing Uses			
Capital Reserve Transfer Out	136,947	136,947	136,947
Disaster Reserve Transfer Out	25,000	25,000	25,000
Roadway Reserve Transfer Out	50,000	50,000	50,000
Total Other Financing Uses	211,947	211,947	211,947
Total Expenditures & Reserves	863,748	913,552	863,552
REVENUES LESS EXPENDITURES	\$ 387,403	\$ 346,659	\$ 396,659
Bond Payments	315,935)	317,599)	317,599)
BALANCE	\$ 71,468	\$ 29,060	\$ 79,060
County Appraiser & Tax Collector Fee	23,823)	22,962)	22,962)
Discounts For Early Payments	47,645)	45,103)	45,103)
EXCESS/ (SHORTFALL)	\$ 0)	\$ 39,005)	\$ 10,995
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ 0)	\$ 39,005)	\$ 10,995

Fund Balance As Of 9/30/22	\$ 92,040.00
Fiscal Year 2022/2023 Activity	\$ 39,005.00)
Fund Balance As Of 9/30/23	\$ 53,035.00

Notes
Reserve Fund Balances Are Not Included In Fund Balance Amount.
Reserve Balances As Of 9/30/23 = \$414,302.

Amended Final Budget
Montecito Community Development District
Debt Service Fund
Fiscal Year 2022/2023
October 1, 2023 - September 30, 2023

	Annual Budget 10/1/22 - 9/30/23	Amended Final Budget 10/1/22 - 9/30/23	Year To Date Actual 10/1/22 - 9/29/23
Revenues			2.00
Interest Income (DS)	0	3,910	3,860
NAV Tax Collection	315,934	317,627	317,627
Bond Prepayments	0	10,282	10,282
Transfer from 2006 Bond	0	16,715	16,715
Total Revenues	\$ 315,934	\$ 348,534	\$ 348,483
Expenditures			
Principal Payments	200,000	211,000	200,000
Interest Payments	115,934	116,269	116,269
Bond Redemption	0	0	11,000
Total Expenditures	\$ 315,934	\$ 327,269	\$ 327,269
Excess/ (Shortfall)	\$ -	\$ 21,265	\$ 21,214

FUND BALANCE AS OF 9/30/22	\$105,384
FY 2022/2023 ACTIVITY	\$21,265
FUND BALANCE AS OF 9/30/23	\$126,649

Notes

Reserve Fund Balance = \$32,752*. Revenue Account Balance = \$93,897*

Revenue Account Balance To Be Used To Make 11/1/2023 Interest Payment Of \$55,814.

Approximate Amounts

Series 2022 Bond Refunding Information

Original Par Amount =	\$3,755,000	Annual Principal Payments Due:
Interest Rate =	3.14%	May 1st
Issue Date =	May 2022	Annual Interest Payments Due:
Maturity Date =	May 2037	November 1st
Par Amount As Of 9/30/23 =	\$3,544,000	

MANAGER'S REPORT MONTECITO CDD

Informational/Action Items completed:

1. General Admin, Maintenance, and repairs
 - a. The following items were addressed/ scheduled/ repaired:
 - i. Tree removal and stump grinding.
 - ii. Umbrellas repaired and picked up.
 - iii. First phase of roof repair over porch completed.
 - iv. Deep cleaning fitness room.
 - v. Ellipticals removed and replaced with new ones.
 - vi. New website launched and linked to Vesta's.
 - vii. Well meter readings submitted.
 - viii. Chlorinator controls replaced and cover installed.
 - ix. Playground swing repairs and removal.
 - x. Replaced East Controller.
 - xi. Installed locks on fountain controls.
 - xii. Adjusted and repaired pool table drawer.
 - xiii. The fire system in clubhouse was serviced.
 - xiv. FDC completed its quarterly PM on gates.
 - xv. Repair to pump 1 stuck valve.
 - xvi. Well abandoned at pump station 1.
 - xvii. New well dug and installed at pump station 1.
 - xviii. General maintenance on clubhouse, batteries, paint touch ups.

Decisions for Board Members/estimates:

2. **Priority** – Electrical Panel – Pump station 2. The bottom portion deteriorated and should be replaced. \$8050.00 – was found to be partially buried in the dirt – this allows water, bugs and animals to chew on the internal components.



3. **Priority** – Clubhouse Controller – Updated estimate attached. Discussion from 10/11/23 meeting.

4. Sidewalks – Many sidewalks on Shearwater have become cracked/broken/sunken. Storm drains also have concrete issues. Board to consider eventually having engineer or DM address this as there are drainage and settling issues.



5. Requested references from Cross Creek and Solitude, have not received.

LANDSCAPING:

6. Per the 9/6/23 meeting – cost to install black metal edging along walkway from playground to Monterey is \$3,480.00 for 348 feet of edging.
7. Beach Lot – Shrubs not faring well – request replacement of **existing**:
Cost is \$1100.00



With the following gold mound and crotons:



8. Homeowner Request – to have sod installed at 5 foot section of CDD area behind townhomes at Shearwater wall. Work order submitted, advised her to attend the meeting. 93 Montecito
9. Homeowner Request – to have the muhly grass removed on shoreline of pond and replaced with grass to not obstruct his view of the water. Advised him to attend the meeting. 629 Monterey
10. Homeowner Request – to remove white birds of paradise from in front the their home in CDD areas – 136 Clemente Advised to attend the board meeting.
11. Landscape Review with Supervisor Henson – request change of bush heights in landscape agreement to (6 feet in privacy areas – backs of homes) and window sill height along all sides of the townhomes.
12. Landscape Review with Supervisor Henson – Request CDD works with HOA to ensure both governing rules match regarding bush heights and landscaping requirements.
13. Landscaping Review with Supervisor Henson – Would like to have Palms on Carlsbad mulched.
14. Landscaping Review with Supervisor Henson – Would like board to consider soil samples in areas like Ventura that have always struggled.
15. Landscaping Review with Supervisor Henson – Board to consider removal of the 4 trees on Montecito by mailboxes and Carlsbad that seem to struggle and fall over. Replace with a new type of tree. Silver button does well.

Informational Items for Boards awareness:

16. Because existing planters are concreted in with a drain and 1.5-inch pipe, FDC was contacted for alternative options. Removing the planters would require breaking them.
 - a. Met with FDC engineer on 10/25/23 and asked, if possible, to raise pedestals.
 - b. Rasing pedestals would also raise the arms to swing over the planters.
 - c. Raising the pedestals would increase the life span of the operators as they all sit low in dirt, moisture and potential ponding from rain.
 - d. FDC will work with engineer/sales to update the existing quote and provide quotes to raise all pedestals out of the water.
 - e. The board will be able to decide which direction they wish to take when the quote is obtained from FDC.
17. Fountains: “throw away” Kasco fountains are a popular “throw away fountain”. They have the right horsepower and lighting. 3hp and 5 hp for the lake sizes. They are basically plug and play, however, the existing vendor will not install them or touch them.
 - a. The current vendor (Cascade/fountain design group) stated that the existing fountains were already installed when they began working at Montecito in 2018. They are not their fountains as Fountain design group has proprietary fountains that last 20 to 30 years with warranties. They said the existing ones are old and that is why all of the parts are failing.
 - b. Solitude uses Kasco and could potentially service any fountain installed at Montecito. However, if the fountains are purchased “online” from another source, Montecito would have to find someone to install them, and the warranty would be voided.

- c. Solitude uses aquamaster, vertex, airmax and recommend the cheapest ones from Kasco be around \$5000 to get at least a couple of years.
 - d. Crosscreek – they have a fountain division that could service anything installed, however may not have access to parts and would not install them.
 - e. The bigger question is, if Montecito purchases throw away fountains – who will install them, connect them to the power source and get them running.
18. New Sod and Jasmine – work beginning 10/25/23 – two-week process to prep and install.
 19. Mulch and Rock - scheduled installation for mid-November.
 20. The Poinciana Tree removal – permit was submitted, requiring additional information from arborists. The city planned an inspection 10/26 or 10/27 with their in-house arborist to verify removal for approval purposes.
 21. Homeowner on Monterey 678 – became aggressive regarding parking rules/regulations. Have large dumpsters in drive – refuse to park at clubhouse. Yelled and threatened GM when discussion attempted. SDS sent letter regarding rules and regulations and GM will tag vehicles when letter receipt is confirmed.
 22. Board consideration of punitive damages to other landscaper for continuing to perform maintenance on CDD areas. This information was part of the Friday landscape summary reports and Friday reports.
 - a. CDD bushes trimmed at clubhouse.
 - b. CDD bushes trimmed on corner of Montecito and Ventura.
 23. Vesta Ticket system – SDS has officially changed the website and the Vesta Ticket system will be linked under the same heading of “report an issue” When owners click that link, they will be taken to the Vesta log on page where they would access their account and enter the ticket.
 - a. BOS is copied on all new tickets submitted – general information only, if the board wants to look at the detail, they will want to go into their Board room access.
 - b. BOS is copied on updates to the ticket, when GM changes status or adds notes, an email will be sent out to the board members.
 - c. GM receives the same tickets, assesses who they should be distributed to, then sends the ticket to the appropriate vendor. GM then updates the status.
 - d. GM acknowledges the ticket and changes status to Processing, this triggers an email to the homeowner letting them know their ticket has been received and action is being taken, along with any notes from the GM.
 - e. Tickets have a three day turn around; however, the due date is adjustable based on what the issue is.
 - f. BOS is copied when the ticket is closed, the email will then show what action was taken on the ticket.
 - g. GM will be updating the Board Room documents with pertinent information regarding Montecito, for example, estimates, reports etc.
 - h. SDS district manager will be added as a Vendor, so any items that need to be escalated, will be sent to him.
 - i. All information is available to the BOS through the Board Portal.

GAULT ELECTRIC LLC

715 North Drive Ste G
Melbourne, Florida 32934
(321) 327-8988 Office
(321) 241-4896 FAX
CONTACT@GAULTELECTRIC321.COM

PROPOSAL

MONTECITO CDD
6200 LEE VISTA BLVD. #300
ORLANDO, FL 32822
PHONE: (407)841-5524
FAX: (407)839-1526

JOB LOCATION

MONTECITO BEACH CLUB
SATELLITE BEACH, FL

REPLACE RUSTED OUT 400 AMP THREE-PHASE 120/240 VOLT OUT-DOOR PANEL BOARD
THAT FEEDS IRRIGATION AND POND EQUIPMENT. EXISTING WIRING WILL BE USED.

PRICE OF ABOVE: \$8,050.00

AUTHORIZED SIGNATURE: JAMIE GAULT

DATE: October 13, 2023

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 15 DAYS.
I AGREE TO ALL TERMS CONTAINED WITHIN THIS CONTRACT.

SIGN _____

PRINT _____

DATE _____

TERMS: NET 30 DAYS 1.5% PER MONTH INTEREST



10/19/23

OWNER

AARON SMITH, PIC, CLIA,
CLWM, CID, CIC, CGIA



ADDRESS

36767 E Eldorado Lake Dr
Eustis, FL 32736

PHONE

352-434-5015

EMAIL

asmith@insightirrigation.com

WEB

www.insightirrigation.com



Attn: Montecito CDD
208 Montecito Dr,
Satellite Beach, FL 32937

IRRIGATION SERVICES PROPOSAL FOR MONTECITO CDD

Insight Irrigation proposes to replace the existing Hunter ACC Clubhouse controller. Hunter has stopped manufacturing ACC components, and their support department does not assist with troubleshooting ACC products.

Should any component (modem, faceplate, module, etc.) on the ACC timer at Montecito fail, replacements may be impossible to locate.

A full list of parts is listed below:

Clubhouse Controller:

- A2C75DPP - Hunter ACC2 Decoder 75 Station with Plastic Pedestal
- A2CLTE – NLA - Hunter ACC2 Cellular Connection Module
- A2C-D75 - Hunter ACC2 Decoder Expansion Module 75 Station
- Grounding and surge protection

The cost of this is \$6,900. This includes all materials, labor, and installation.

The process will take up to one month to complete upon approval.

- ☐ Accept _____ initial
☐ Decline

Agent

Date

Respectfully,
Aaron Smith ASIC
Owner, Insight



ProGreen Services, LLC
5450 10th Avenue North
Greenacres, FL 33463
+1 888377414
NephtelieB@progreenservices.net
www.progreenservices.net

Estimate 5622

ADDRESS

Montecito Community
Development District
Montecito CDD
219 E. Livingston Street
Orlando, FL 32801

DATE	TOTAL
10/09/2023	\$3,480.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/09/2023	Provide labor and material to install Black Metal edging along sidewalk between playground and single family homes.	348	10.00	3,480.00

We appreciate the opportunity!

TOTAL	\$3,480.00
-------	------------

THANK YOU.

Accepted By

Accepted Date



ProGreen Services, LLC

ProGreen Services, LLC

5450 10th Avenue North

Greenacres, FL 33463

+1 888377414

NephtelieB@progreenservices.net

www.progreenservices.net

Estimate 5623

ADDRESS

Montecito Community

Development District

Montecito CDD

219 E. Livingston Street

Orlando, FL 32801

DATE

10/09/2023

TOTAL

\$1,100.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
10/09/2023	Provide labor and material to remove and replace the following shrubs in the Park area.	1	0.00	0.00
10/09/2023	Gold Mound 7gal	20	36.00	720.00
10/09/2023	Crotons 7gal	10	38.00	380.00

We appreciate the opportunity!

TOTAL

\$1,100.00

THANK YOU.

Accepted By

Accepted Date

Montecito
Community Development District

**Financial Report For
September 2023**

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3	Debt Service Fund Monthly Financial Report - September 2023
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MONTECITO COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2023

	ANNUAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/30/23
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O&M Assessments	855,050	857,504
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Landscaping		
Landscaping Contracted Services	80,375	0
Additional Landscaping Repairs & Maintenance	15,000	77,568

MONTECITO COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2023

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County Appraiser & Tax Collector Fee	(23,823)	(22,962)
Discounts For Early Payments	(47,645)	(45,103)
EXCESS/ (SHORTFALL)	\$ 0)	\$ 10,995
Carryover From Prior Year	0	0
NET EXCESS/ (SHORTFALL)	\$ 0)	\$ 10,995
Cash Bank Balance As Of 9/30/23	\$ 73,792.87	
Money Market - Truist Bank Balance As Of 9/30/23	\$ 28,983.75	
Money Market GF - Bank United Bank Balance As Of 9/30/23	\$ 25,124.90	
Money Market Res) - Bank United Bank Balance As Of 9/30/23	\$ 24,989.31	
Truist Reserve Accounts As Of 9/30/23	\$ 379,588.42	
Accounts Payable As Of 9/30/23	\$ 15,142.06	
Accounts Receivable As Of 9/30/23	\$ -	
Capital Reserve As Of 9/30/23	\$ 264,592.00	
Roadway Reserve As Of 9/30/23	\$ 149,710.00	
Available Funds As Of 9/30/23	\$ 103,035.19	

**Montecito Community Development District
Debt Service (Series 2022) Profit Loss Report September 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
Revenues			
Interest Income (DS)	0	419	3,861
NAV Tax Collection	315,934	5,882	317,627
Bond Prepayments	0	0	10,282
Transfer from 2006 Bond	0	25	16,715
Total Revenues	\$ 315,934	\$ 6,325	\$ 348,485
Expenditures			
Principal Payments	200,000	0	200,000
Interest Payments	115,934	0	116,269
Bond Redemption	0	0	11,000
Total Expenditures	\$ 315,934	\$ -	\$ 327,269
Excess/ (Shortfall)	\$ -	\$ 6,325	\$ 21,215

Debt Service Fund Balance As Of 9/30/22	\$ 105,383.97
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Revenue Fund Balance As Of 9/30/23	\$ 93,847.17
Reserve Fund Balance As Of 9/30/23	\$ 32,751.91
A/R Non Ad Valorem Receipts Balance As Of 9/30/23	\$ -
Total Debt Service Fund Balance As Of 9/30/23	\$ 126,599.08

Series 2022 Bond Balance As Of 9/30/23	\$ 3,544,000
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**Montecito Community Development District
Tax Collections 2022-2023**

Montecito
Community Development District

Special Assessment Receipt Schedule Fiscal Year 2023

ON ROLL ASSESSMENTS

Gross Assessments \$ 855,050.08 --- \$336,100.85 --- \$1,191,150.93
Net Assessments \$803,747.08 --- \$315,934.80 --- \$1,119,681.87

71.78% 28.22% 100.00%

71.78% 28.22% 100.00%										
Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2022 Debt Service	Total
11/21/22	ACH	10/24/22	\$16,789.35	\$319.40)	\$819.56)	\$0.00	\$15,650.39	\$11,234.40	\$4,415.99	\$15,650.39
11/29/22	ACH	11/1/22	\$128,854.14	\$2,473.99)	\$5,154.20)	\$0.00	\$121,225.95	\$87,020.26	\$34,205.69	\$121,225.95
12/13/22	ACH	11/16/22 - 11/30/22	\$915,065.94	\$17,570.25)	\$36,553.54)	\$0.00	\$860,942.15	\$618,014.59	\$242,927.56	\$860,942.15
12/22/22	ACH	12/01/22 - 12/15/22	\$37,523.86	\$724.53)	\$1,297.37)	\$0.00	\$35,501.96	\$25,484.56	\$10,017.40	\$35,501.96
01/12/23	ACH	12/16/22 - 12/31/22	\$29,077.68	\$564.11)	\$872.36)	\$0.00	\$27,641.21	\$19,841.83	\$7,799.38	\$27,641.21
02/01/23	ACH	10/01/22 - 12/31/22	\$0.00	\$0.00 (\$326.25)	\$0.00 (\$311.34)	\$1,695.30	\$1,695.30	\$1,216.95	\$478.35	\$1,695.30
02/09/23	ACH	01/01/23 - 01/31/23	\$15,241.31	\$214.42)	\$94.40)	\$0.00	\$14,603.72	\$10,483.06	\$4,120.66	\$14,603.72
03/09/23	ACH	02/01/23 - 02/28/23	\$10,815.42	\$346.93)	\$0.00	\$0.00	\$10,506.60	\$7,542.01	\$2,964.59	\$10,506.60
04/12/23	ACH	03/01/23 - 03/31/23	\$17,315.10	\$0.00 (\$106.07)	\$0.00	\$0.00	\$16,968.17	\$12,180.35	\$4,787.82	\$16,968.17
04/28/23	ACH	01/01/23-03/31/23	\$0.00	\$107.05)	\$0.00	\$122.57	\$122.57	\$87.99	\$34.58	\$122.57
05/09/23	ACH	04/01/23 - 04/30/23	\$5,149.00	\$208.52)	\$0.00	\$154.46	\$5,197.39	\$3,730.87	\$1,466.52	\$5,197.39
06/09/23	ACH	05/01/23 - 05/31/23	\$5,196.64	\$0.00	\$0.00	\$155.90	\$5,245.49	\$3,765.40	\$1,480.09	\$5,245.49
06/16/23	ACH	2023	\$10,122.49		\$0.00	\$303.67	\$10,217.64	\$7,334.58	\$2,883.06	\$10,217.64
07/28/23	ACH	04/01/23 - 06/30/23	\$0.00			\$62.98	\$62.98	\$45.21	\$17.77	\$62.98
TOTAL			\$ 1,191,150.93	\$ (22,961.52)	\$ (45,102.77)	\$ 2,494.88	\$ 1,125,581.52	\$ 807,982.06	\$ 317,599.46	\$ 1,125,581.52
101%	Net Percent Collected									
0	Balance Remaining to Collect									