

Montecito Community Development District

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The meeting of the Montecito Community Development District Board of Supervisors will be held on **Wednesday August 6, 2025, at 5:30 p.m.** at **Montecito Beach Club, 208 Montecito Drive, Satellite Beach, Florida, 32937**. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Conference Call: 1-844-621-3956

Meeting number (access code): 2538 286 6774

Join online: <https://pfmcdd.webex.com/meet/ripollv>

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- **Call to Order**
- **Roll Call**
- **Pledge of Allegiance**
- **Public Comment Period** (*where members of the public desiring to speak on a specific agenda item may address the Board, limited to 3 minutes per person*)

Administrative Matter

1. Review and Consideration of the July 2, 2025, Board of Supervisors Meeting Minutes
2. Review & Acceptance of Fiscal Year 2024 Audit Report
3. Public Hearing on the Adoption of the District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2025-16, Adopting the Fiscal Year 2026 Budget and Appropriating Funds
4. Consideration of Resolution 2025-17, Levying O&M Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2025-18, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026

Vendor Report

- ProGreen Services LLC Monthly Executive Summary
- Review of ProGreen Services LLC Proposals

Old Business Matters



6. Road Repairs and Seal Coating Update
7. Discussion of Paver Repair at the Entrances
8. Status of Consumptive Use Permit (CUP) Compliance

New Business Matters

9. Street Light Maintenance
10. Review and Consideration of the Janitorial Proposal with Berman
11. Termination of Janitorial Service Agreement with Office Cleaners LLC
12. Ratification of Payment Authorization Nos. 25 - 29
13. Review of District Financial Statements

Staff Reports

- District Counsel
- District Engineer
- District Manager
- General Manager
 - General Manager's Report
 - Sidewalk Cleaning throughout the Community
 - Clubhouse Furniture
 - Playground Update
 - Pool Furniture
 - Seal Amenity Center Floor
 - Paint Outdoor Amenity Center
 - Landscaping Lights

Supervisor Requests & Comments

Adjournment



Montecito Community Development District

**Review and Consideration of the July 2, 2025,
Board of Supervisors Meeting Minutes**

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, July 2, 2025
208 Montecito Drive, Satellite Beach, Florida 32937
9:30 a.m.**

Board Members present at roll call:

Debra Reitz	Assistant Secretary
Mark Nehiba	Chairperson
Rich Adams	Assistant Secretary
Rich Wellman	Vice Chairperson

Also present were:

Venessa Ripoll	District Manager- PFM Group Consulting LLC
Vivian Carvalho	District Manager- PFM Group Consulting LLC (via phone)
Rick Montejano	District Accountant - PFM Group Consulting LLC (via phone)
Gazmin Kerr	ADM – PFM Group Consulting LLC (via phone)
Michael Pawelczyk	District Counsel – Billing, Cochran, Lyles, Mauro & Ramsey,P.A.
Stefan Matthes	District Engineer – Culpepper & Terpening, Inc. (via phone)
Kisha Wagner	General Manager – Vesta Properties
Samantha Sharenow	Berman
Grant Philbeck	Berman
Eddie Padua	Berman
Rusty Kahoe	Progreen Services LLC
Zac Carr	Progreen Services LLC
Various Audience Members	

FIRST ORDER OF BUSINESS

Organizational Matters

**Call to Order, Roll Call and Pledge
of Allegiance**

Mr. Pawelczyk called the meeting to order at 9:30 a.m. and a quorum was established.

Mr. Nehiba led the Pledge of Allegiance.

Public Comment Period

Ms. Vincent, a resident, asked for an update on the pressure washing of the driveways.

It was noted this has not yet been completed but the work will start tomorrow.

Administrative Matters

Review and Consideration of the June 4, 2025, Board of Supervisors Meeting Minutes

The Board reviewed the minutes.

On motion by Ms. Reitz, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the June 4, 2025, Board of Supervisors Meeting Minutes.

Vendor Report

- **ProGreen Services LLC
Monthly Executive
Summary**

Mr. Carr gave an overview of the ProGreen monthly executive summary and ongoing projects. He reviewed Quote #8893 for the beach entranceway mulch. He noted some mulch was donated for the smaller triangle areas. This will be completed over the next couple of weeks.

The Board briefly discussed the mulch budget.

Mr. Kahoe noted mulching throughout the community will be quoted within the new fiscal year, but this covers a small area to finish the entranceway. He also noted that ProGreen is putting rock in as many areas as possible versus mulch.

On motion by Mr. Wellman, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Quote #8893 from Progreen for the entranceway mulch, in the amount of \$1,365.00.

Mr. Kahoe gave an update on the grass seed project. The first test section will be completed now that the drought is gone. This will be cheaper than resodding. There was a brief discussion regarding the location.

There was a brief discussion regarding the sod that has browned. Mr. Kahoe noted this is due to lack of rain, but the sod should recover. There will also be a spray treatment completed.

Mr. Kahoe gave an overview of the rock area on Carlsbad. He noted that the concrete goes all the way to fence and needs to be cleaned up. ProGreen has various ideas to possibly discuss with Ms. Wagner or Mr. Nehiba. He also recommended partnering with the neighboring community, The View, a management company as they previously helped fund rocks in that location. There was brief discussion regarding the recommendations for that area.

Mr. Nehiba will follow up with The View.

Ms. Vincent noted that the sidewalk in that area has numerous cracks that need repair. Mr. Wellman will send this location via map to Mr. Matthes for review.

SECOND ORDER OF BUSINESS

General Business Matters

Road Repairs and Street Seal Coating

Mr. Wellman gave an update on the road repairs and seal coating. He noted that the seal coating and road repairs are complete, except for a few areas that need to be cleaned. Cleaning will start tomorrow. The entrance to South Patrick will not have seal coating due to various issues. It will be cleaned, and the lines will be repainted. He noted some of the areas that need to be cleaned will require vehicles to be moved and will have to be done at a later time.

Mr. Wellman is going to create a document as an overview for future reference. He also noted that white paint has been spilled on the pavers on Ventura. The vendor is going to try and clean those up. The vendor asked for \$2,500.00 for additional work that had to be completed due to resident negligence and various other issues. Mr. Wellman agreed to 5% of the total cost to be added to the final payment. This is for an amount of \$2,441.00. The vendor has submitted a change order.

On motion by Mr. Adams, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved a Change Order and Payment to Pothole Heroes for 5% of the total cost, in the amount of \$2,441.00.

Mr. Pawelczyk noted the vendor will need to submit a new change order with the approved amount to process payment.

Mr. Wellman noted the vendor did more than asked and noted his approval. Pothole Heroes has stated they should be finished no later than Thursday, and everything should be able to be opened Friday morning.

There was a brief discussion regarding the broken sidewalk along Patrick Drive. Mr. Wellman will follow up.

Discussion of Amenity Center Furniture

Mr. Wagner gave an update on the Amenity Center furniture. She recommended replacing the tables and sofa with high top tables and accent chairs. She also recommended removing the flowers. She provided several options and layouts for the Board to review.

Ms. Wagner noted the TV has been purchased and will be delivered this month. Mr. Wellman gave an overview of the TV and its' location, noting it will provide a better view for presentations.

There was brief discussion regarding resources within the community to help with the design and layout. Ms. Reitz recommended reaching out to local communities to see what vendors they use for their clubhouses.

There was discussion regarding the type of furniture and the layout. It was noted that Ms. Wagner will be responsible for the TV control.

Ms. Reitz will continue to work with Ms. Wagner on the Amenity Center furniture options.

Discussion of Paver Repair at the Entrances

Mr. Matthes gave an update on the paver repair and noted that cost has been received for two areas from Groundworks Pavers and Turf. They are working on the per square foot price for the additional areas.

Ms. Wagner met with them this week to review the areas needing repair. She is waiting on the quote but will request a per square foot price.

Status of Consumptive Use Permit (CUP) Compliance

Mr. Matthes noted that a ton of water is being used for irrigation. He requested that Ms. Wagner get meter readings at the beginning of next week and send to him for review. He will calibrate those readings against the previous readings. He also noted that he is working with the Water Management District to get the reports on where they need to be.

Ms. Wagner also noted that the reading was extremely high.

Mr. Matthes recommended having the meters calibrated, as this is required every 5 years. This would be done by the original installation vendor. This will be brought back to the next Board meeting.

There was brief discussion regarding the sprinklers and the increase of irrigation.

Review and Consideration of Amenity Management Contract

Ms. Sharenow gave an overview of Berman Construction LLC.

Mr. Pawelczyk gave an overview of the Amenity Management contract. There are cost savings for the District and the contract has been reviewed by the Chairman.

The Board discussed the services that will be provided by Berman. Ms. Sharenow noted there will be no interruptions of service.

The Board also discussed the terms and fees. Mr. Nehiba requested a rate schedule for the next Board meeting. Ms. Sharenow will follow up.

It was noted the landscaping team does hurricane cleanup, but Berman does provide help as well.

Mr. Pawelczyk noted this is a new company replacing Vesta, with the request that Ms. Wagner stay on as General Manager.

On motion by Ms. Reitz, seconded by Mr. Nehiba, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the Amenity Management Contract.

Mr. Pawelczyk noted that once the rate schedule is submitted, it will be added to the agreement as an amendment.

**Consideration of Payment
Authorization Nos. 21 – 24**

The Board reviewed the authorizations. It was noted they were reviewed by Ms. Glynn.

On motion by Mr. Nehiba, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Payment Authorization Nos. 21-24.

**Review of District Financial
Statements**

Mr. Pawelczyk stated the financials are as of May 2025. It was noted they were reviewed by Ms. Glynn.

Mr. Adams asked for clarification on the property appraiser expense. Mr. Montejano gave an overview.

There was also brief discussion regarding the collection and payment of assessments and taxes. It was noted the District gets paid no matter if assessments have been paid or not.

Ms. Ripoll will review the bond debt with Mr. Adams after the meeting.

Mr. Wellman and Mr. Pawelczyk gave overviews of the bond repayment options and noted the benefits of being a CDD.

There was discussion regarding assessments and bond refinancing.

On motion by Mr. Wellman, seconded by Mr. Nehiba, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – It was noted all Form 1 requirements have been completed.

District Engineer – No report.

District Manager – Ms. Ripoll noted that the next Board meeting is scheduled for August 6, 2025, at 5:30 p.m., at the same location. This will be the Public Hearing.

General Manager –

- **General Manager's Report**
- **Sidewalk Cleaning throughout the Community**

Ms. Wagner gave an overview of the General Manager's report. She has received estimates for pool furniture. It would be approximately \$8,000.00 to replace all cushions. She recommended only replacing the torn cushions. She will have that quote at the next meeting.

There was brief discussion regarding the cracks in the stormwater drains. Ms. Wagner is working on getting a quote for this and for the cracked sidewalks throughout the community. She will have that quote at the next meeting. Mr. Matthes requested the method of repair to be included with the quote.

It was noted the new budget begins October 1, 2025.

There was a brief discussion with Berman. It was noted they will supply tools needed for onsite maintenance. They will bring recommendations to the Board about anything else needed.

There was discussion regarding the fountains. Ms. Wagner noted she controls the timing of the fountains and many lap swimmers do not want the fountains on when they are swimming.

Ms. Wagner is working with Mr. Adams on the exterior lights and quotes will be provided at the next meeting. There was brief discussion regarding the ongoing work being done on the lights. Mr. Adams recommended numbering the lights. Ms. Wagner noted the new maintenance person can do that.

Ms. Wellman, a resident, commented regarding the fountains. She recommended keeping them on. Ms. Wagner agreed to have the fountains on from 8:00 a.m. to 4:00 p.m.

Ms. Wellman also mentioned having a community movie night and other events. Ms. Wagner gave an update on the movie night and noted she will provide popcorn and the popcorn machine. Volunteers would be nice to have for any bigger events. She also gave an overview of upcoming events, including pumpkin painting.

There were several resident comments regarding the events, and it was noted these events would be CDD events, not HOA. It was noted there can be no committees under the CDD without proper procedure. However, the HOA and CDD can work together. Ms. Wagner will request help when needed.

Supervisors Requests & Audience Comments

Mr. Wellman noted there needs to be feedback link in the ticket system. This would allow residents to know when something has been fixed or completed. Ms. Ripoll will look into this.

Mr. Wellman also stated the District needs to have a Capital Improvement Plan. He will bring the information back to the next meeting.

There were no further Supervisor requests or comments at this time.

Adjournment

There was no further business to come before the Board.

On MOTION by Mr. Nehiba, seconded by Mr. Adams, with all in favor, the Montecito Board of Supervisors CDD adjourned the July 2, 2025, Board of Supervisors' meeting at 11:10 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Montecito Community Development District

Review & Acceptance of Fiscal Year 2024 Audit Report

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Montecito Community Development District
City of Satellite Beach, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Montecito Community Development District, City of Satellite Beach, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 18, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 18, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Montecito Community Development District, City of Satellite Beach, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$8,885,421.
- The change in the District's total net position in comparison with the prior fiscal year was (\$94,436), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$723,873, an increase of \$97,131 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into one category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 728,455	\$ 662,003
Capital assets, net of depreciation	11,535,496	11,934,209
Total assets	12,263,951	12,596,212
Current liabilities	3,168,530	3,411,355
Long-term liabilities	210,000	205,000
Total liabilities	3,378,530	3,616,355
Net position		
Net investment in capital assets	8,196,496	8,390,209
Restricted	100,150	90,004
Unrestricted	588,775	499,644
Total net position	\$ 8,885,421	\$ 8,979,857

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 1,289,426	\$ 1,195,863
Operating grants and contributions	8,303	4,360
Capital grants and contributions	-	3,489
General revenues		
Unrestricted investment earnings	2,309	229
Miscellaneous	9,579	12,137
Total revenues	1,309,617	1,216,078
Expenses:		
General government	297,987	225,604
Maintenance and operations	644,009	913,722
Recreation	352,921	197,946
Interest	109,136	115,152
Total expenses	1,404,053	1,452,424
Change in net position	(94,436)	(236,346)
Net position - beginning	8,979,857	9,216,203
Net position - ending	\$ 8,885,421	\$ 8,979,857

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,404,053. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of assessments and interest income. In total, expenses decreased from the prior year as a result of a decrease in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$20,872,595 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$9,337,099 has been taken, which resulted in a net book value of \$11,535,496. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$3,339,000 Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Montecito Community Development District's Finance Department at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 543,392
Accounts receivable	2,973
Prepays and deposits	46,992
Restricted assets:	
Investments	135,098
Capital assets:	
Nondepreciable	9,123,019
Depreciable, net	2,412,477
Total assets	<u>12,263,951</u>
 LIABILITIES	
Accounts payable	4,582
Accrued interest payable	34,948
Non-current liabilities:	
Due within one year	210,000
Due in more than one year	3,129,000
Total liabilities	<u>3,378,530</u>
 NET POSITION	
Net investment in capital assets	8,196,496
Restricted for debt service	100,150
Unrestricted	588,775
Total net position	<u>\$ 8,885,421</u>

See notes to the financial statements

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Program Revenues			Net (Expense)
				Revenue and
				Changes in Net
	Expenses	Charges for	Operating Grants and Contributions	Position
		Services		Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 297,987	\$ 297,987	\$ -	\$ -
Maintenance and operations	644,009	322,539	-	(321,470)
Recreation	352,921	352,921	-	-
Interest on long-term debt	109,136	315,979	8,303	215,146
Total governmental activities	<u>1,404,053</u>	<u>1,289,426</u>	<u>8,303</u>	<u>(106,324)</u>
General revenues:				
				Unrestricted investment earnings 2,309
				Miscellaneous <u>9,579</u>
				<u>Total general revenues 11,888</u>
				Change in net position (94,436)
				Net position - beginning <u>8,979,857</u>
				<u>Net position - ending \$ 8,885,421</u>

See notes to the financial statements

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 543,392	\$ -	\$ 543,392
Investments	-	135,098	135,098
Accounts receivable	2,973	-	2,973
Prepaid items	46,992	-	46,992
Total assets	<u>\$ 593,357</u>	<u>\$ 135,098</u>	<u>\$ 728,455</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 4,582	\$ -	\$ 4,582
Total liabilities	<u>4,582</u>	<u>-</u>	<u>4,582</u>
Fund balances:			
Nonspendable:			
Prepaid items	46,992	-	46,992
Restricted for:			
Debt service	-	135,098	135,098
Assigned for:			
Capital reserve	221,922	-	221,922
Unassigned	319,861	-	319,861
Total fund balances	<u>588,775</u>	<u>135,098</u>	<u>723,873</u>
Total liabilities and fund balances	<u>\$ 593,357</u>	<u>\$ 135,098</u>	<u>\$ 728,455</u>

See notes to the financial statements

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 723,873

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	20,872,595	
Accumulated depreciation	<u>(9,337,099)</u>	11,535,496

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(34,948)	
Bonds payable	<u>(3,339,000)</u>	<u>(3,373,948)</u>

Net position of governmental activities		<u><u>\$ 8,885,421</u></u>
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See notes to the financial statements

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 973,447	\$ 315,979	\$ 1,289,426
Miscellaneous revenue	9,579	-	9,579
Interest	2,309	8,303	10,612
Total revenues	985,335	324,282	1,309,617
EXPENDITURES			
Current:			
General government	297,987	-	297,987
Maintenance and operations	396,384	-	396,384
Recreation	201,833	-	201,833
Debt service:			
Principal	-	205,000	205,000
Interest	-	111,282	111,282
Total expenditures	896,204	316,282	1,212,486
Excess (deficiency) of revenues over (under) expenditures	89,131	8,000	97,131
Fund balances - beginning (restated)	499,644	127,098	626,742
Fund balances - ending	\$ 588,775	\$ 135,098	\$ 723,873

See notes to the financial statements

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$	97,131
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Amounts reported for governmental activities in the statement of activities are different because:

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		205,000
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The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		2,146
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Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(398,713)
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Change in net position of governmental activities	\$	(94,436)
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See notes to the financial statements

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Montecito Community Development District ("District") was created on July 20, 2005 by Ordinance 904 of the City of Satellite Beach, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments, and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways	20
Water & sewer facilities	25
Stormwater management	25
Recreational facilities	15-30
Landscape & streetscape	15
Furniture, fixtures and equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
MSILF Govt #8352	\$ 135,098	S&P AAAM	Weighted average of the fund portfolio: 39 days
Total Investments	<u>\$ 135,098</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 6,788,410	\$ -	\$ -	\$ 6,788,410
Infrastructure under construction	2,334,609	-	-	2,334,609
Total capital assets, not being depreciated	9,123,019	-	-	9,123,019
Capital assets, being depreciated				
Roadways	1,719,432	-	-	1,719,432
Water & sewer facilities	1,936,187	-	-	1,936,187
Stormwater management	1,660,044	-	-	1,660,044
Recreational facilities	2,719,582	-	-	2,719,582
Landscape & streetscape	3,489,160	-	-	3,489,160
Furniture, fixtures and equipment	225,171	-	-	225,171
Total capital assets, being depreciated	11,749,576	-	-	11,749,576
Less accumulated depreciation for:				
Roadways	1,289,203	85,972	-	1,375,175
Water & sewer facilities	1,161,706	77,447	-	1,239,153
Stormwater management	992,526	66,402	-	1,058,928
Recreational facilities	1,798,424	151,088	-	1,949,512
Landscape & streetscape	3,471,356	17,804	-	3,489,160
Furniture, fixtures and equipment	225,171	-	-	225,171
Total accumulated depreciation	8,938,386	398,713	-	9,337,099
Total capital assets, being depreciated, net	2,811,190	(398,713)	-	2,412,477
Governmental activities capital assets	\$ 11,934,209	\$ (398,713)	\$ -	\$ 11,535,496

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 247,625
Cultural and recreational	151,088
Total	<u>\$ 398,713</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2022

On June 6, 2022, the District issued \$3,755,000 of Special Assessment Refunding Bond Series 2022 due May 1, 2037, with a fixed interest rate of 3.140%. The Bonds were issued to refund a portion of the District's outstanding Special Assessment Bonds, Series 2006A (the "Refunded Bonds") and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2037.

The Series 2022 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$11,000 of the Series 2022 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2022	\$ 3,544,000	\$ -	\$ 205,000	\$ 3,339,000	\$ 210,000
Total	\$ 3,544,000	\$ -	\$ 205,000	\$ 3,339,000	\$ 210,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2025	\$ 210,000	\$ 104,845	\$ 314,845
2026	219,000	98,251	317,251
2027	225,000	91,374	316,374
2028	233,000	84,309	317,309
2029	240,000	76,993	316,993
2030-2034	1,315,000	267,245	1,582,245
2035-2037	897,000	56,960	953,960
Total	\$ 3,339,000	\$ 779,977	\$ 4,118,977

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – LITIGATION AND CLAIMS

The District is involved in various claims and litigation arising in the ordinary course of operations, none of which, in the opinion of the Board of Supervisors and District Manager, will have a material effect on the District's financial position. The claims and litigation have been turned over to the District's insurance carrier for defense.

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	<u>Budgeted Amounts</u>		<u>Variance with Final Budget - Positive (Negative)</u>
	Original & Final	Actual Accounts	
REVENUES			
Assessments	\$ 899,259	\$ 973,447	\$ 74,188
Miscellaneous revenue	4,136	9,579	5,443
Interest	-	2,309	2,309
Total revenues	<u>903,395</u>	<u>985,335</u>	<u>81,940</u>
EXPENDITURES			
Current:			
General government	168,607	297,987	(129,380)
Maintenance and operations	564,886	396,384	168,502
Recreation	50,093	201,833	(151,740)
Capital outlay	119,809	-	119,809
Total expenditures	<u>903,395</u>	<u>896,204</u>	<u>7,191</u>
Net change in fund balances	<u>\$ -</u>	89,131	<u>\$ 89,131</u>
Fund balance - beginning		<u>499,644</u>	
Fund balance - ending		<u>\$ 588,775</u>	

See notes to required supplementary information

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 did not exceed appropriations.

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
CITY OF SATELLITE BEACH, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	Not applicable
Independent contractor compensation	\$0
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,845.43-\$2,460.58 Debt service - \$2,064.73-\$2,752.97
Special assessments collected	\$1,289,426
Outstanding Bonds:	
Series 2022, due May 1, 2037	\$3,339,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Montecito Community Development District
City of Satellite Beach, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of Montecito Community Development District, City of Satellite Beach, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 18, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 18, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Montecito Community Development District
City of Satellite Beach, Florida

We have examined Montecito Community Development District, City of Satellite Beach, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Montecito Community Development District, City of Satellite Beach, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 18, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Montecito Community Development District
City of Satellite Beach, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Montecito Community Development District, City of Satellite Beach, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 18, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 18, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Montecito Community Development District, City of Satellite Beach, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Montecito Community Development District, City of Satellite Beach, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 18, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



Montecito Community Development District

Public Hearing on the Adoption of the District's Annual Budget

- a. Public Comments and Testimony**
- b. Board Comments**
- c. Consideration of Resolution 2025-16,
Adopting the Fiscal Year 2026 Budget and
Appropriating Funds**

RESOLUTION 2025-16
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Montecito Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, <https://amelianationalcdd.com>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Montecito Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2025.

ATTEST:

**MONTECITO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A
FY 2026 Budget



Montecito CDD

FY2026 Approved Proposed Budget

July 2025

PFM Group Consulting, LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Montecito CDD
FY2026 Approved Proposed Budget

	FY 2025 Adopted Budget	FY 2026 Approved Proposed Budget
<u>Revenues</u>		
O&M Assessments	\$ 1,054,631.00	\$ 1,056,071.09
Debt Assessments (S2022)	336,100.00	335,128.76
Interest Income	500.00	23,882.28
Townhome Mailbox Maintenance	1,440.00	1,440.00
Other Revenue	-	-
Stormwater Control Cost Share	-	4,136.00
Net Revenues	\$ 1,392,671.00	\$ 1,420,658.13
<u>General & Administrative Expenses</u>		
Supervisor Fees	\$ 12,000.00	\$ 6,000.00
District Engineer	45,000.00	45,000.00
Legal Fees	40,000.00	40,000.00
District Management	54,000.00	50,000.00
Assessment Roll	5,300.00	7,000.00
Website Maintenance	4,100.00	3,420.00
Auditing Services	4,400.00	4,576.00
Tax Preparation Fees	-	60.00
Arbitrage Rebate Calculation	450.00	500.00
Trustee Fees	3,250.00	3,250.00
Insurance	47,227.00	51,691.20
Legal Advertising	1,500.00	1,250.00
Dues, Licenses, and Fees	175.00	175.00
Contingency/Miscellaneous	2,400.00	2,400.00
Total General & Administrative Expenses	\$ 219,802.00	\$ 215,322.20
<u>Maintenance Expenses</u>		
Facility Attendant & General Mgmt. Contract	\$ 163,246.00	\$ 163,246.00
<u>Amenity Center Operations</u>		
Repairs & Maint. (Non-HVAC)	\$ 10,000.00	\$ 7,750.00
HVAC Repairs & Maint.	2,750.00	5,000.00
Office Supplies	1,000.00	1,000.00
Janitorial Supplies	1,250.00	1,250.00
Janitorial Services	12,540.00	18,000.00
Pest Control & Termite Bond	1,203.00	1,203.00
Fitness Equipment Repairs & Maint.	3,000.00	3,000.00
Playground Repairs & Maint.	1,000.00	1,000.00
Pool Service Repairs & Maint.	18,000.00	28,000.00
Total Amenity Center	\$ 50,743.00	\$ 66,203.00
<u>Irrigation</u>		
Irrigation Repairs & Maint.	\$ 50,000.00	\$ 50,000.00
Irrigation Monitoring	7,000.00	7,200.00
Hoover Pumps Repairs & Maint.	17,500.00	17,500.00
Total Irrigation	\$ 74,500.00	\$ 74,700.00
<u>Stormwater Control</u>		
Aquatic Repairs & Maint.	\$ 15,500.00	\$ 20,000.00



Montecito CDD
FY2026 Approved Proposed Budget

	FY 2025 Adopted Budget	FY 2026 Approved Proposed Budget
Landscaping		
Landscaping Contracted Services	\$ 82,000.00	\$ 82,000.00
Additional Landscaping Repairs & Maint.	10,000.00	27,646.00
Plant Replacement	2,400.00	6,000.00
Mulch	15,000.00	15,000.00
Palm Tree Maint.	15,435.00	18,000.00
Oak Tree Maint.	7,167.00	10,000.00
Total Landscaping	\$ 132,002.00	\$ 158,646.00
Common Areas, Right of Ways & Walls		
Streetlight Repairs & Maint.	\$ 9,000.00	\$ 9,000.00
Entry Vehicular Gates Repairs & Maint.	20,000.00	15,000.00
Pedestrian Entry Gates & Walls Maint.	5,000.00	5,000.00
Common Area Repairs & Maint.	12,000.00	12,000.00
Total Common Areas, Right of Ways & Walls	\$ 46,000.00	\$ 41,000.00
Security Monitoring Services		
Fire Detection Services	\$ 2,432.00	\$ 7,130.00
Access Control Services	2,918.00	-
Intrusion Services	1,780.00	-
Security Monitoring Repairs & Maint.	2,870.00	2,870.00
Total Security Monitoring Services	\$ 10,000.00	\$ 10,000.00
Utilities		
Electric Services	\$ 65,000.00	\$ 65,000.00
Telephone, Internet	3,946.00	4,000.00
Water & Sewer Services	4,000.00	4,000.00
Gate Kiosk Internet Services	2,850.00	2,850.00
Total Utilities	\$ 75,796.00	\$ 75,850.00
Extraordinary Services		
Townhome Mailboxes Maint	\$ 1,440.00	\$ 1,440.00
Total Maintenance Expenses	\$ 569,227.00	\$ 611,085.00
Total Expenditures	\$ 789,029.00	\$ 826,407.20
Other Financing Uses		
Capital Reserve Transfer Out	\$ 174,264.00	\$ 64,872.93
Disaster Reserve Transfer Out	30,000.00	30,000.00
Roadway Reserve Transfer Out	-	100,000.00
Total Other Financing Uses	\$ 204,264.00	\$ 194,872.93
Total Expenditures & Reserves	\$ 993,293.00	\$ 1,021,280.13
Revenues Less Expenditures	\$ 399,378.00	\$ 399,378.00
Bond Payments (S2022)	\$ 315,934.00	\$ 315,934.00
Balance	\$ 83,444.00	\$ 83,444.00
Assessment Fees & Discounts		
County Appraiser & Tax Collector Fee	\$ 27,815.00	\$ 27,815.00
Discounts	55,629.00	55,629.00
Excess / (Shortfall)	\$ -	\$ -



Montecito Community Development District
FY 2026
Approved Proposed Assessment Schedule

<u>Unit Type</u>	<u>O&M</u> <u>Assessment</u> <u>(Gross)</u>	<u>Debt</u> <u>Assessment</u> <u>(Gross)</u>	<u>Total (Gross)</u>
SF			
1A Lots	3,034.91	972.09	\$ 4,007.00
1B Lots	3,034.91	972.09	\$ 4,007.00
TH			
2A	2,281.08	729.07	\$ 3,010.15
2B	2,281.08	729.07	\$ 3,010.15
2C	2,281.08	729.07	\$ 3,010.15

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue and Expense Descriptions

REVENUES

1 **ADMINISTRATIVE ASSESSMENTS**

All assessments placed on the tax roll for administration expenses.

2 **MAINTENANCE ASSESSMENTS**

All assessments placed on the tax roll for maintenance expenses.

3 **DEBT ASSESSMENTS (2022)**

Debt assessments collected via the property tax roll for bond debt.

4 **ASSESSMENTS - DIRECT BILLED**

Individual parcels not placed on the tax roll are billed directly by mail for debt assessments.

5 **INTEREST INCOME**

Any interest earned on the general fund balance and any item that does not fall into the other income categories.

6 **STORMWATER CONTROL COST SHARE**

The District contracts with a stormwater pond management company for the ongoing annual pond maintenance.

7 **GATE & AMENITY ACCESS INCOME**

Revenues collected from the sale of new/replacement access devices/cards.

8 **MISCELLANEOUS INCOME**

Any item that does not fall into the other income categories.

9 **CARRYFORWARD SURPLUS**

This is usually carry over funds from a prior year.

EXPENDITURES - ADMINISTRATIVE

10 **SUPERVISOR FEES**

Fees paid to supervisors for their service to the District.

11 **DISTRICT ENGINEER**

State statute requires the District to have an engineer and pay for his or her services.

12 **LEGAL FEES**

State statute requires the District to have an attorney and pay for his or her services.

13 **DISTRICT MANAGEMENT**

State statute requires the District to have a manager and pay for his or her services.

14 **CONTINUING DISCLOSURE FEE**

These are reports we have to file with the SEC related to any bonds.

15 **ASSESSMENT ROLL**

The cost to prepare the assessment roll and submit it to the county tax collector.

16 **INFORMATION TECHNOLOGY**

Costs associated with administration of the information technology needs of the District.

17 **WEBSITE MAINTENANCE**

State statute requires the District to have a public website. This is the cost to run and host the website.

18 **AUDITING SERVICES**

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue and Expense Descriptions

State statute requires the District to have financial statements audited yearly.

19 **ARBITRAGE REBATE CALCULATION**

This is a bond requirement related to the tax exempt status of the bonds.

20 **TRUSTEE FEES**

The District has a liability insurance policy that protects the supervisors and staff acting on the District's behalf.

21 **PUBLIC OFFICIALS/GENERAL LIABILITY INSURANCE**

General Liability & Public Officials Insurance-Required.

22 **LEGAL ADVERTISING**

State statute requires the District to advertise meetings in advance.

23 **DUES & SUBSCRIPTIONS**

An annual due is required to pay to the state.

24 **PROPERTY APPRAISER EXPENDITURE**

Costs associated with common areas within the District Boundaries that are not exempt from property taxes.

25 **REIMBURSABLE EXPENDITURES**

Expenses incurred by staff or others that are reimbursable by the District.

26 **CONTINGENCY/MISCELLANEOUS**

Any item that does not fit into a category already established.

EXPENDITURES - MAINTENANCE

27 **AMENITY MANAGEMENT / GENERAL MANAGER**

Onsite amenity center management of services for the District, and coordination of vendor support within district areas such as, but not limited to, landscape, lake maintenance, and the amenity center.

28 **PROPERTY INSURANCE**

Represents the cost of annual coverage of property insurance.

29 **REPAIRS & MAINTENANCE (NON-HVAC)**

Represents estimated costs for maintaining the Amenity Center throughout the fiscal year.

30 **HVAC REPAIRS & MAINTENANCE**

Represents estimated costs of maintaining the A/C and heating systems.

31 **OFFICE SUPPLIES**

The District incurs cost for various office supplies as part of the day-to-day operations of the Amenity Center.

32 **JANITORIAL SUPPLIES**

Represents any minimal costs for janitorial supplies and/or services.

33 **JANITORIAL SERVICES**

Represents commercial cleaning services for the clubhouse.

34 **PEST CONTROL & TERMITE BOND**

Represents estimated costs for bi-monthly pest control services.

35 **FITNESS EQUIPMENT REPAIRS & MAINTENANCE**

Represents estimated costs for maintaining the fitness equipment owned by the District.

36 **PLAYGROUND REPAIRS & MAINTENANCE**

Represents any repairs and maintenance costs incurred on the District's playground equipment.

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue and Expense Descriptions

37 **POOL SERVICE REPAIRS & MAINTENANCE**

Represents the repairs and maintenance of the swimming pool facilities and advising the District of any necessary repairs.

38 **AMENITY TELEPHONE**

Charge for the Amenity Center telephone.

39 **IRRIGATION REPAIRS & MAINTENANCE**

The District will incur expenditures related to the maintenance of the irrigation systems.

40 **IRRIGATION MONITORING**

Represents irrigation monitoring services.

41 **HOOVER PUMPS REPAIRS & MAINTENANCE**

Represents repairs and preventative maintenance of the District's Hoover pumps

42 **AQUATIC MAINTENANCE & REPAIRS**

Represents aquatic maintenance pertaining to the six district lakes that includes shoreline grass, brush and vegetation control.

43 **FOUNTAIN SERVICE REPAIRS & MAINTENANCE**

Represents the repairs and maintenance pertaining to the six District lake fountains.

44 **LANDSCAPING CONTRACTED SERVICES**

The District has a contract with ProGreen Services, LLC to maintain the landscaping located within the District.

45 **ADDITIONAL LANDSCAPING REPAIRS & MAINTENANCE**

The District will incur landscape related expenditures that fall outside of the annual maintenance contract.

46 **ENTRANCE/AMENITY PLANT REPLACEMENT**

Represents estimated costs to replace pot plants at the entrances of the community.

47 **MULCH**

Represents estimated costs for supplemental mulch to be added during the fiscal year.

48 **PALM TREE MAINTENANCE**

The District will incur costs for the maintenance of the palm trees.

49 **OAK TREE MAINTENANCE**

The District will incur costs for the maintenance of the oak trees.

50 **STREET LIGHT REPAIRS & MAINTENANCE**

The District will incur costs to maintain the street lights and decorative light fixtures throughout the District.

51 **ENTRANCE VEHICULAR GATES REPAIRS & MAINTENANCE**

Represents any gate repairs and maintenance costs the District may incur throughout the fiscal year.

52 **PEDESTRIAN ENTRY GATES & WALLS MAINTENANCE**

The District will incur expenditures to maintain the pedestrian gates, entry monuments and walls.

53 **COMMON AREA REPAIRS & MAINTENANCE**

Represents costs related to the maintenance of the District's common areas.

54 **SIDEWALK CLEANING**

Represents the estimated costs of pressure washing the sidewalks annually.

55 **FIRE DETECTION SERVICES**

Represents monitoring services provided by Sonitrol for the fire alarm systems.

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Budget Revenue and Expense Descriptions

56 **ACCESS CONTROL SERVICES**

Represents monitoring services provided by Sonitrol for the District's access control systems.

57 **INTRUSION SERVICES**

Represents monitoring services provided by Sonitrol for the District's burglary systems.

58 **SECURITY MONITORING REPAIRS & MAINTENANCE**

Represents maintenance trip services and repairs provided by Sonitrol for the District's burglary, access control and fire alarm monitoring systems.

59 **ELECTRIC SERVICES**

The District has electric accounts with Florida Power & Light Company for general purposes.

60 **TELEPHONE, FAX & INTERNET**

The District will incur cost for telephone, fax and internet service related to the Amenity Center.

61 **WATER & SEWER SERVICES**

The District has the following water and sewer service account with the City of Melbourne for its amenity center.

62 **GATE KIOSK INTERNET SERVICES**

The District will incur costs to provide internet services to the two gatehouses it owns. These services are provided by Spectrum.

63 **CONTINGENCY/MISCELLANEOUS EXPENDITURES**

Monies collected and allocated for expenditures that the District could incur miscellaneous throughout the year.

64 **TOWNHOME MAILBOXES MAINTENANCE**

Mailbox maintenance only charged to Townhomes.

OTHER FINANCING USES

65 **CAPITAL RESERVE TRANSFER OUT**

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

66 **DISASTER RESERVE TRANSFER OUT**

Funds collected and reserved for expenditures related to disasters like hurricanes.

67 **ROADWAY RESERVE TRANSFER OUT**

Funds collected and reserved for large repairs and maintenance of District's roads.



Montecito Community Development District

**Consideration of Resolution 2025-17, Levying
O&M Assessments and Certifying an
Assessment Roll**

RESOLUTION 2025-17
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Montecito Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Brevard County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST, 2025.

ATTEST:

**MONTECITO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget



Montecito CDD

FY2026 Approved Proposed Budget

July 2025

PFM Group Consulting, LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Montecito CDD
FY2026 Approved Proposed Budget

	FY 2025 Adopted Budget	FY 2026 Approved Proposed Budget
<u>Revenues</u>		
O&M Assessments	\$ 1,054,631.00	\$ 1,056,071.09
Debt Assessments (S2022)	336,100.00	335,128.76
Interest Income	500.00	23,882.28
Townhome Mailbox Maintenance	1,440.00	1,440.00
Other Revenue	-	-
Stormwater Control Cost Share	-	4,136.00
Net Revenues	\$ 1,392,671.00	\$ 1,420,658.13
<u>General & Administrative Expenses</u>		
Supervisor Fees	\$ 12,000.00	\$ 6,000.00
District Engineer	45,000.00	45,000.00
Legal Fees	40,000.00	40,000.00
District Management	54,000.00	50,000.00
Assessment Roll	5,300.00	7,000.00
Website Maintenance	4,100.00	3,420.00
Auditing Services	4,400.00	4,576.00
Tax Preparation Fees	-	60.00
Arbitrage Rebate Calculation	450.00	500.00
Trustee Fees	3,250.00	3,250.00
Insurance	47,227.00	51,691.20
Legal Advertising	1,500.00	1,250.00
Dues, Licenses, and Fees	175.00	175.00
Contingency/Miscellaneous	2,400.00	2,400.00
Total General & Administrative Expenses	\$ 219,802.00	\$ 215,322.20
<u>Maintenance Expenses</u>		
Facility Attendant & General Mgmt. Contract	\$ 163,246.00	\$ 163,246.00
<u>Amenity Center Operations</u>		
Repairs & Maint. (Non-HVAC)	\$ 10,000.00	\$ 7,750.00
HVAC Repairs & Maint.	2,750.00	5,000.00
Office Supplies	1,000.00	1,000.00
Janitorial Supplies	1,250.00	1,250.00
Janitorial Services	12,540.00	18,000.00
Pest Control & Termite Bond	1,203.00	1,203.00
Fitness Equipment Repairs & Maint.	3,000.00	3,000.00
Playground Repairs & Maint.	1,000.00	1,000.00
Pool Service Repairs & Maint.	18,000.00	28,000.00
Total Amenity Center	\$ 50,743.00	\$ 66,203.00
<u>Irrigation</u>		
Irrigation Repairs & Maint.	\$ 50,000.00	\$ 50,000.00
Irrigation Monitoring	7,000.00	7,200.00
Hoover Pumps Repairs & Maint.	17,500.00	17,500.00
Total Irrigation	\$ 74,500.00	\$ 74,700.00
<u>Stormwater Control</u>		
Aquatic Repairs & Maint.	\$ 15,500.00	\$ 20,000.00



Montecito CDD
FY2026 Approved Proposed Budget

	FY 2025 Adopted Budget	FY 2026 Approved Proposed Budget
Landscaping		
Landscaping Contracted Services	\$ 82,000.00	\$ 82,000.00
Additional Landscaping Repairs & Maint.	10,000.00	27,646.00
Plant Replacement	2,400.00	6,000.00
Mulch	15,000.00	15,000.00
Palm Tree Maint.	15,435.00	18,000.00
Oak Tree Maint.	7,167.00	10,000.00
Total Landscaping	\$ 132,002.00	\$ 158,646.00
Common Areas, Right of Ways & Walls		
Streetlight Repairs & Maint.	\$ 9,000.00	\$ 9,000.00
Entry Vehicular Gates Repairs & Maint.	20,000.00	15,000.00
Pedestrian Entry Gates & Walls Maint.	5,000.00	5,000.00
Common Area Repairs & Maint.	12,000.00	12,000.00
Total Common Areas, Right of Ways & Walls	\$ 46,000.00	\$ 41,000.00
Security Monitoring Services		
Fire Detection Services	\$ 2,432.00	\$ 7,130.00
Access Control Services	2,918.00	-
Intrusion Services	1,780.00	-
Security Monitoring Repairs & Maint.	2,870.00	2,870.00
Total Security Monitoring Services	\$ 10,000.00	\$ 10,000.00
Utilities		
Electric Services	\$ 65,000.00	\$ 65,000.00
Telephone, Internet	3,946.00	4,000.00
Water & Sewer Services	4,000.00	4,000.00
Gate Kiosk Internet Services	2,850.00	2,850.00
Total Utilities	\$ 75,796.00	\$ 75,850.00
Extraordinary Services		
Townhome Mailboxes Maint	\$ 1,440.00	\$ 1,440.00
Total Maintenance Expenses	\$ 569,227.00	\$ 611,085.00
Total Expenditures	\$ 789,029.00	\$ 826,407.20
Other Financing Uses		
Capital Reserve Transfer Out	\$ 174,264.00	\$ 64,872.93
Disaster Reserve Transfer Out	30,000.00	30,000.00
Roadway Reserve Transfer Out	-	100,000.00
Total Other Financing Uses	\$ 204,264.00	\$ 194,872.93
Total Expenditures & Reserves	\$ 993,293.00	\$ 1,021,280.13
Revenues Less Expenditures	\$ 399,378.00	\$ 399,378.00
Bond Payments (S2022)	\$ 315,934.00	\$ 315,934.00
Balance	\$ 83,444.00	\$ 83,444.00
Assessment Fees & Discounts		
County Appraiser & Tax Collector Fee	\$ 27,815.00	\$ 27,815.00
Discounts	55,629.00	55,629.00
Excess / (Shortfall)	\$ -	\$ -



Montecito Community Development District
FY 2026
Approved Proposed Assessment Schedule

<u>Unit Type</u>	<u>O&M Assessment (Gross)</u>	<u>Debt Assessment (Gross)</u>	<u>Total (Gross)</u>
SF			
1A Lots	3,034.91	972.09	\$ 4,007.00
1B Lots	3,034.91	972.09	\$ 4,007.00
TH			
2A	2,281.08	729.07	\$ 3,010.15
2B	2,281.08	729.07	\$ 3,010.15
2C	2,281.08	729.07	\$ 3,010.15

Exhibit B
Assessment Roll

Montecito Assessment Roll FY26

PropertyID	O&M	DS FY26	DS FY25	Total
2628950	3039.05	971.18	961.36	4971.59
2628951	3039.05	971.18	961.36	4971.59
2628952	3039.05	971.18	961.36	4971.59
2628953	3039.05	971.18	961.36	4971.59
2628954	3039.05	971.18	961.36	4971.59
2628955	3039.05	971.18	961.36	4971.59
2628956	3039.05	971.18	961.36	4971.59
2628957	3039.05	971.18	961.36	4971.59
2628958	3039.05	971.18	961.36	4971.59
2628959	3039.05	971.18	961.36	4971.59
2628960	3039.05	971.18	961.36	4971.59
2628961	3039.05	971.18	961.36	4971.59
2628962	3039.05	971.18	961.36	4971.59
2628963	3039.05	971.18	961.36	4971.59
2628964	3039.05	971.18	961.36	4971.59
2628965	3039.05	971.18	961.36	4971.59
2628966	3039.05	971.18	961.36	4971.59
2628967	3039.05	971.18	961.36	4971.59
2628968	3039.05	971.18	961.36	4971.59
2628969	3039.05	971.18	961.36	4971.59
2628970	3039.05	971.18	961.36	4971.59
2628971	3039.05	971.18	961.36	4971.59
2628972	3039.05	971.18	961.36	4971.59
2628973	3039.05	971.18	961.36	4971.59
2628974	3039.05	971.18	961.36	4971.59
2628975	3039.05	971.18	961.36	4971.59
2628976	3039.05	971.18	961.36	4971.59
2628977	3039.05	971.18	961.36	4971.59
2628978	3039.05	971.18	961.36	4971.59
2628979	3039.05	971.18	961.36	4971.59
2628980	3039.05	971.18	961.36	4971.59
2628981	3039.05	971.18	961.36	4971.59
2628982	3039.05	971.18	961.36	4971.59
2628983	3039.05	971.18	961.36	4971.59
2628984	3039.05	971.18	961.36	4971.59
2628985	3039.05	971.18	961.36	4971.59
2628986	3039.05	971.18	961.36	4971.59
2628987	3039.05	971.18	961.36	4971.59
2628988	3039.05	971.18	961.36	4971.59
2628989	3039.05	971.18	961.36	4971.59
2628990	3039.05	971.18	961.36	4971.59
2628991	3039.05	971.18	961.36	4971.59

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
2628992	3039.05	971.18	961.36	4971.59
2628993	3039.05	971.18	961.36	4971.59
2628994	3039.05	971.18	961.36	4971.59
2628995	3039.05	971.18	961.36	4971.59
2628996	3039.05	971.18	961.36	4971.59
2628997	3039.05	971.18	961.36	4971.59
2628998	3039.05	971.18	961.36	4971.59
2628999	3039.05	0	961.36	4000.41
2629000	3039.05	971.18	961.36	4971.59
2629001	3039.05	971.18	961.36	4971.59
2629002	3039.05	971.18	961.36	4971.59
2629003	3039.05	971.18	961.36	4971.59
2629004	3039.05	971.18	961.36	4971.59
2629005	3039.05	971.18	961.36	4971.59
2629006	3039.05	971.18	961.36	4971.59
2629007	3039.05	971.18	961.36	4971.59
2629008	3039.05	971.18	961.36	4971.59
2629009	3039.05	971.18	961.36	4971.59
2629010	3039.05	971.18	961.36	4971.59
2629011	3039.05	971.18	961.36	4971.59
2629012	3039.05	971.18	961.36	4971.59
2629013	3039.05	971.18	961.36	4971.59
2629014	3039.05	971.18	961.36	4971.59
2629015	3039.05	0	0	3039.05
2629016	3039.05	971.18	961.36	4971.59
2629017	3039.05	971.18	961.36	4971.59
2629018	3039.05	971.18	961.36	4971.59
2629019	3039.05	971.18	961.36	4971.59
2629020	3039.05	971.18	961.36	4971.59
2629021	3039.05	0	0	3039.05
2629023	3039.05	971.18	961.36	4971.59
2629024	3039.05	971.18	961.36	4971.59
2629800	3039.05	971.18	961.36	4971.59
2629801	3039.05	971.18	961.36	4971.59
2629802	3039.05	971.18	961.36	4971.59
2629803	3039.05	971.18	961.36	4971.59
2629804	3039.05	971.18	961.36	4971.59
2629805	3039.05	971.18	961.36	4971.59
2629806	3039.05	971.18	961.36	4971.59
2629807	3039.05	971.18	961.36	4971.59
2629808	3039.05	971.18	961.36	4971.59
2629809	3039.05	971.18	961.36	4971.59

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
2629810	3039.05	971.18	961.36	4971.59
2629811	3039.05	971.18	961.36	4971.59
2629812	3039.05	971.18	961.36	4971.59
2629813	3039.05	971.18	961.36	4971.59
2629814	3039.05	971.18	961.36	4971.59
2629815	3039.05	971.18	961.36	4971.59
2629816	3039.05	971.18	961.36	4971.59
2629817	3039.05	971.18	961.36	4971.59
2629818	3039.05	971.18	961.36	4971.59
2629819	3039.05	971.18	961.36	4971.59
2629820	3039.05	971.18	961.36	4971.59
2629821	3039.05	971.18	961.36	4971.59
2629822	3039.05	971.18	961.36	4971.59
2629823	3039.05	971.18	961.36	4971.59
2629824	3039.05	971.18	961.36	4971.59
2629825	3039.05	971.18	961.36	4971.59
2629826	3039.05	971.18	961.36	4971.59
2629827	3039.05	971.18	961.36	4971.59
2629828	3039.05	971.18	961.36	4971.59
2629829	3039.05	971.18	961.36	4971.59
2629830	3039.05	971.18	961.36	4971.59
2629831	3039.05	971.18	961.36	4971.59
2629832	3039.05	971.18	961.36	4971.59
2629833	3039.05	971.18	961.36	4971.59
2629834	3039.05	971.18	961.36	4971.59
2629835	3039.05	971.18	961.36	4971.59
2629836	3039.05	971.18	961.36	4971.59
2629837	3039.05	971.18	961.36	4971.59
2629838	3039.05	971.18	961.36	4971.59
2629839	3039.05	971.18	961.36	4971.59
2629840	3039.05	971.18	961.36	4971.59
2629841	3039.05	971.18	961.36	4971.59
2629842	3039.05	971.18	961.36	4971.59
2629843	3039.05	971.18	961.36	4971.59
2629844	3039.05	971.18	961.36	4971.59
2629845	3039.05	971.18	961.36	4971.59
2629846	3039.05	971.18	961.36	4971.59
2629847	3039.05	971.18	961.36	4971.59
2629848	3039.05	971.18	961.36	4971.59
2629849	3039.05	971.18	961.36	4971.59
2629850	3039.05	971.18	961.36	4971.59
2629851	3039.05	971.18	961.36	4971.59

Montecito Assessment Roll FY26

PropertyID	O&M	DS FY26	DS FY25	Total
2631209	2279.29	728.39	721.02	3728.7
2631210	2279.29	728.39	721.02	3728.7
2631211	2279.29	728.39	721.02	3728.7
2631212	2279.29	728.39	721.02	3728.7
2631213	2279.29	728.39	721.02	3728.7
2631214	2279.29	728.39	721.02	3728.7
2631215	2279.29	728.39	721.02	3728.7
2631216	2279.29	728.39	721.02	3728.7
2631217	2279.29	728.39	721.02	3728.7
2631218	2279.29	728.39	721.02	3728.7
2631219	2279.29	728.39	721.02	3728.7
2631220	2279.29	728.39	721.02	3728.7
2631221	2279.29	728.39	721.02	3728.7
2631222	2279.29	728.39	721.02	3728.7
2631223	2279.29	728.39	721.02	3728.7
2631224	2279.29	728.39	721.02	3728.7
2631225	2279.29	728.39	721.02	3728.7
2631226	2279.29	728.39	721.02	3728.7
2631227	2279.29	728.39	721.02	3728.7
2631228	2279.29	728.39	721.02	3728.7
2631229	2279.29	728.39	721.02	3728.7
2631230	2279.29	728.39	721.02	3728.7
2631231	2279.29	728.39	721.02	3728.7
2631232	2279.29	728.39	721.02	3728.7
2631233	2279.29	728.39	721.02	3728.7
2631234	2279.29	728.39	721.02	3728.7
2631235	2279.29	728.39	721.02	3728.7
2631236	2279.29	728.39	721.02	3728.7
2631237	2279.29	728.39	721.02	3728.7
2631238	2279.29	728.39	721.02	3728.7
2631239	2279.29	728.39	721.02	3728.7
2631240	2279.29	728.39	721.02	3728.7
2631241	2279.29	728.39	721.02	3728.7
2631242	2279.29	728.39	721.02	3728.7
2631243	2279.29	728.39	721.02	3728.7
2631244	2279.29	728.39	721.02	3728.7
2631246	2279.29	728.39	721.02	3728.7
2631247	2279.29	728.39	721.02	3728.7
2631248	2279.29	728.39	721.02	3728.7
2631249	2279.29	728.39	721.02	3728.7
2631250	2279.29	728.39	721.02	3728.7
2631251	2279.29	728.39	721.02	3728.7

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
2631252	2279.29	728.39	721.02	3728.7
2631253	2279.29	728.39	721.02	3728.7
2631254	2279.29	728.39	721.02	3728.7
2631255	2279.29	728.39	721.02	3728.7
2631256	2279.29	728.39	721.02	3728.7
2631257	2279.29	728.39	721.02	3728.7
2631270	2279.29	728.39	721.02	3728.7
2631271	2279.29	728.39	721.02	3728.7
2631272	2279.29	728.39	721.02	3728.7
2631273	2279.29	728.39	721.02	3728.7
2631274	2279.29	728.39	721.02	3728.7
2631275	2279.29	728.39	721.02	3728.7
2631276	2279.29	728.39	721.02	3728.7
2631277	2279.29	0	0	2279.29
2631278	2279.29	728.39	721.02	3728.7
2631279	2279.29	728.39	721.02	3728.7
2631280	2279.29	728.39	721.02	3728.7
2631281	2279.29	728.39	721.02	3728.7
2631282	2279.29	728.39	721.02	3728.7
2631283	2279.29	728.39	721.02	3728.7
2631284	2279.29	728.39	721.02	3728.7
2631285	2279.29	728.39	721.02	3728.7
2631286	2279.29	728.39	721.02	3728.7
2631287	2279.29	728.39	721.02	3728.7
2631288	2279.29	728.39	721.02	3728.7
2631289	2279.29	728.39	721.02	3728.7
2631290	2279.29	728.39	721.02	3728.7
2631291	2279.29	728.39	721.02	3728.7
2631292	2279.29	728.39	721.02	3728.7
2631293	2279.29	728.39	721.02	3728.7
2631294	2279.29	728.39	721.02	3728.7
2631295	2279.29	728.39	721.02	3728.7
2631296	2279.29	728.39	721.02	3728.7
2631297	2279.29	728.39	721.02	3728.7
2631298	2279.29	728.39	721.02	3728.7
2631299	2279.29	728.39	721.02	3728.7
2631300	2279.29	728.39	721.02	3728.7
2631301	2279.29	728.39	721.02	3728.7
2631302	2279.29	728.39	721.02	3728.7
2631303	2279.29	728.39	721.02	3728.7
2631304	2279.29	728.39	721.02	3728.7
2631305	2279.29	728.39	721.02	3728.7

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
2631306	2279.29	728.39	721.02	3728.7
2631307	2279.29	728.39	721.02	3728.7
2631308	2279.29	728.39	721.02	3728.7
2631309	2279.29	728.39	721.02	3728.7
2631310	2279.29	728.39	721.02	3728.7
2631311	2279.29	728.39	721.02	3728.7
2631312	2279.29	728.39	721.02	3728.7
2631313	2279.29	728.39	721.02	3728.7
2631314	2279.29	728.39	721.02	3728.7
2631315	2279.29	728.39	721.02	3728.7
2631316	2279.29	728.39	721.02	3728.7
2631317	2279.29	728.39	721.02	3728.7
2631318	2279.29	728.39	721.02	3728.7
2631319	2279.29	728.39	721.02	3728.7
2631320	2279.29	728.39	721.02	3728.7
2631321	2279.29	728.39	721.02	3728.7
2631322	2279.29	728.39	721.02	3728.7
2631323	2279.29	728.39	721.02	3728.7
2631324	2279.29	728.39	721.02	3728.7
2631325	2279.29	728.39	721.02	3728.7
2631326	2279.29	728.39	721.02	3728.7
2631327	2279.29	728.39	721.02	3728.7
2631328	2279.29	728.39	721.02	3728.7
2631329	2279.29	728.39	721.02	3728.7
2631330	2279.29	728.39	721.02	3728.7
2631331	2279.29	728.39	721.02	3728.7
2631332	2279.29	728.39	721.02	3728.7
2631333	2279.29	728.39	721.02	3728.7
2631334	2279.29	728.39	721.02	3728.7
2631335	2279.29	728.39	721.02	3728.7
2631336	2279.29	728.39	721.02	3728.7
2631337	2279.29	728.39	721.02	3728.7
2631338	2279.29	728.39	721.02	3728.7
2631339	2279.29	728.39	721.02	3728.7
2631340	2279.29	728.39	721.02	3728.7
2631341	2279.29	728.39	721.02	3728.7
2631342	2279.29	728.39	721.02	3728.7
2631343	2279.29	728.39	721.02	3728.7
2631344	2279.29	728.39	721.02	3728.7
2631345	2279.29	728.39	721.02	3728.7
2631346	2279.29	728.39	721.02	3728.7
2631347	2279.29	728.39	721.02	3728.7

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
2631348	2279.29	728.39	721.02	3728.7
2631349	2279.29	728.39	721.02	3728.7
2631350	2279.29	728.39	721.02	3728.7
2631351	2279.29	728.39	721.02	3728.7
2631352	2279.29	728.39	721.02	3728.7
2631353	2279.29	728.39	721.02	3728.7
2631354	2279.29	728.39	721.02	3728.7
2631355	2279.29	728.39	721.02	3728.7
2631356	2279.29	728.39	721.02	3728.7
2631357	2279.29	728.39	721.02	3728.7
2631358	2279.29	728.39	721.02	3728.7
2631359	2279.29	728.39	721.02	3728.7
2631360	2279.29	728.39	721.02	3728.7
2631361	2279.29	728.39	721.02	3728.7
2631362	2279.29	728.39	721.02	3728.7
2631363	2279.29	728.39	721.02	3728.7
2631364	2279.29	728.39	721.02	3728.7
2631365	2279.29	728.39	721.02	3728.7
3016324	2279.29	728.39	721.02	3728.7
3016325	2279.29	728.39	721.02	3728.7
3016326	2279.29	728.39	721.02	3728.7
3016327	2279.29	728.39	721.02	3728.7
3016328	2279.29	728.39	721.02	3728.7
3016329	2279.29	728.39	721.02	3728.7
3016330	2279.29	728.39	721.02	3728.7
3016331	2279.29	728.39	721.02	3728.7
3016332	2279.29	728.39	721.02	3728.7
3016333	2279.29	728.39	721.02	3728.7
3016334	2279.29	728.39	721.02	3728.7
3016335	2279.29	728.39	721.02	3728.7
3016336	2279.29	728.39	721.02	3728.7
3016337	2279.29	728.39	721.02	3728.7
3016338	2279.29	728.39	721.02	3728.7
3016339	2279.29	728.39	721.02	3728.7
3016340	2279.29	728.39	721.02	3728.7
3016341	2279.29	728.39	721.02	3728.7
3016342	2279.29	728.39	721.02	3728.7
3016343	2279.29	728.39	721.02	3728.7
3016344	2279.29	728.39	721.02	3728.7
3016345	2279.29	728.39	721.02	3728.7
3016346	2279.29	728.39	721.02	3728.7
3016347	2279.29	728.39	721.02	3728.7

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
3016348	2279.29	728.39	721.02	3728.7
3016349	2279.29	728.39	721.02	3728.7
3016350	2279.29	728.39	721.02	3728.7
3016351	2279.29	728.39	721.02	3728.7
3016352	2279.29	728.39	721.02	3728.7
3016353	2279.29	728.39	721.02	3728.7
3016354	2279.29	728.39	721.02	3728.7
3016355	2279.29	728.39	721.02	3728.7
3016356	2279.29	728.39	721.02	3728.7
3016357	2279.29	728.39	721.02	3728.7
3016358	2279.29	728.39	721.02	3728.7
3016359	2279.29	728.39	721.02	3728.7
3016360	2279.29	728.39	721.02	3728.7
3016361	2279.29	728.39	721.02	3728.7
3016362	2279.29	728.39	721.02	3728.7
3016363	2279.29	728.39	721.02	3728.7
3016364	2279.29	728.39	721.02	3728.7
3016365	2279.29	728.39	721.02	3728.7
3016366	2279.29	728.39	721.02	3728.7
3016367	2279.29	728.39	721.02	3728.7
3016368	2279.29	728.39	721.02	3728.7
3016369	2279.29	728.39	721.02	3728.7
3016370	2279.29	728.39	721.02	3728.7
3016371	2279.29	728.39	721.02	3728.7
3016372	2279.29	728.39	721.02	3728.7
3016373	2279.29	728.39	721.02	3728.7
3016374	2279.29	728.39	721.02	3728.7
3016375	2279.29	728.39	721.02	3728.7
3016376	2279.29	728.39	721.02	3728.7
3016377	2279.29	728.39	721.02	3728.7
3016378	2279.29	728.39	721.02	3728.7
3016379	2279.29	728.39	721.02	3728.7
3016380	2279.29	728.39	721.02	3728.7
3016381	2279.29	728.39	721.02	3728.7
3016382	2279.29	728.39	721.02	3728.7
3016383	2279.29	728.39	721.02	3728.7
3016384	2279.29	728.39	721.02	3728.7
3016385	2279.29	728.39	721.02	3728.7
3016386	2279.29	728.39	721.02	3728.7
3016387	2279.29	728.39	721.02	3728.7
3016388	2279.29	728.39	721.02	3728.7
3016389	2279.29	728.39	721.02	3728.7

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
3016390	2279.29	728.39	721.02	3728.7
3016391	2279.29	728.39	721.02	3728.7
3016392	2279.29	728.39	721.02	3728.7
3016393	2279.29	728.39	721.02	3728.7
3016394	2279.29	728.39	721.02	3728.7
3016395	2279.29	728.39	721.02	3728.7
3016396	2279.29	728.39	721.02	3728.7
3016397	2279.29	728.39	721.02	3728.7
3016398	2279.29	728.39	721.02	3728.7
3016399	2279.29	728.39	721.02	3728.7
3016400	2279.29	728.39	721.02	3728.7
3016401	2279.29	728.39	721.02	3728.7
3016402	2279.29	728.39	721.02	3728.7
3016403	2279.29	728.39	721.02	3728.7
3016404	2279.29	728.39	721.02	3728.7
3016405	2279.29	728.39	721.02	3728.7
3016406	2279.29	728.39	721.02	3728.7
3016407	2279.29	728.39	721.02	3728.7
3016408	2279.29	728.39	721.02	3728.7
3016409	2279.29	728.39	721.02	3728.7
3016410	2279.29	728.39	721.02	3728.7
3016411	2279.29	728.39	721.02	3728.7
3016412	2279.29	728.39	721.02	3728.7
3016413	2279.29	728.39	721.02	3728.7
3016414	2279.29	728.39	721.02	3728.7
3016415	2279.29	728.39	721.02	3728.7
3016416	2279.29	728.39	721.02	3728.7
3016417	2279.29	728.39	721.02	3728.7
3016418	2279.29	728.39	721.02	3728.7
3016419	2279.29	728.39	721.02	3728.7
3016420	2279.29	728.39	721.02	3728.7
3016421	2279.29	728.39	721.02	3728.7
3016422	2279.29	728.39	721.02	3728.7
3016423	2279.29	728.39	721.02	3728.7
3016424	2279.29	728.39	721.02	3728.7
3016425	2279.29	728.39	721.02	3728.7
3016426	2279.29	728.39	721.02	3728.7
3016427	2279.29	728.39	721.02	3728.7
3016428	2279.29	728.39	721.02	3728.7
3016429	2279.29	728.39	721.02	3728.7
3016430	2279.29	728.39	721.02	3728.7
3016431	2279.29	728.39	721.02	3728.7

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
3016432	2279.29	728.39	721.02	3728.7
3016433	2279.29	728.39	721.02	3728.7
3016434	2279.29	728.39	721.02	3728.7
3016435	2279.29	728.39	721.02	3728.7
3016436	2279.29	728.39	721.02	3728.7
3016437	2279.29	728.39	721.02	3728.7
3016438	2279.29	728.39	721.02	3728.7
3016439	2279.29	728.39	721.02	3728.7
3016440	2279.29	728.39	721.02	3728.7
3016441	2279.29	728.39	721.02	3728.7
3016442	2279.29	728.39	721.02	3728.7
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3016444	2279.29	728.39	721.02	3728.7
3016445	2279.29	728.39	721.02	3728.7
3016446	2279.29	728.39	721.02	3728.7
3016447	2279.29	728.39	721.02	3728.7
3016448	2279.29	728.39	721.02	3728.7
3016449	2279.29	728.39	721.02	3728.7
3016450	2279.29	728.39	721.02	3728.7
3016451	2279.29	728.39	721.02	3728.7
3016452	2279.29	728.39	721.02	3728.7
3016453	2279.29	728.39	721.02	3728.7
3016454	2279.29	728.39	721.02	3728.7
3016455	2279.29	728.39	721.02	3728.7
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3016458	2279.29	728.39	721.02	3728.7
3016459	2279.29	728.39	721.02	3728.7
3016460	2279.29	728.39	721.02	3728.7
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3016463	2279.29	728.39	721.02	3728.7
3016464	2279.29	728.39	721.02	3728.7
3016465	2279.29	728.39	721.02	3728.7
3016466	2279.29	728.39	721.02	3728.7
3016467	2279.29	728.39	721.02	3728.7
3016468	2279.29	728.39	721.02	3728.7
3016469	2279.29	728.39	721.02	3728.7
3016470	2279.29	728.39	721.02	3728.7
3016471	2279.29	728.39	721.02	3728.7
3016472	2279.29	728.39	721.02	3728.7
3016473	2279.29	728.39	721.02	3728.7

Montecito Assessment Roll FY26				
PropertyID	O&M	DS FY26	DS FY25	Total
CONFIDENTIAL	3039.05	971.18	961.36	4971.59
Gross	1,056,070.61	333,844.59	331,428.86	1,721,344.06
fee	63,364.24	20,030.68	19,885.73	
Net	992,706.37	313,813.91	311,543.13	
Budget	992,706.82	313,812.30	311,547.60	



Montecito Community Development District

**Consideration of Resolution 2025-18, Adopting
the Annual Meeting Schedule for Fiscal Year
2025-2026**

RESOLUTION 2025-18

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE MONTECITO COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2025-2026**

WHEREAS, the Montecito Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida *Statutes*; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025-2026 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF THE MONTECITO COMMUNITY DEVELOPMENT
DISTRICT**

1. The Fiscal Year 2025-2026 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST 2025.

ATTEST:

**MONTECITO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
MONTECITO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

**Wednesday, October 1, 2025
Wednesday, November 5, 2025
Wednesday, December 3, 2025
Wednesday, January 7, 2026
Wednesday, February 4, 2026
Wednesday, March 4, 2026
Wednesday, April 1, 2026
Wednesday, May 6, 2026 @ 5:30 PM
Wednesday, June 3, 2026
Wednesday, July 1, 2026
Wednesday, August 5, 2026 @ 5:30 PM
Wednesday, September 2, 2026**

All meetings will be held at 9:30 a.m. at Montecito Beach Club, 208 Montecito Drive, Satellite Beach, Florida 32937.



Montecito Community Development District

ProGreen Services LLC Monthly Executive Summary

Date: 7/25/25

Montecito CDD Monthly Executive Summary – ProGreen Services

Maintenance Service Schedule:

Mowing Schedule & Service Overview:

We are currently operating on a weekly mowing schedule throughout the community.

- Townhome side is serviced on Mondays and Tuesdays.
- Clubhouse and Single-Family side is serviced on Wednesdays and Thursdays.
- Detailing is completed on Thursdays and Fridays, following a rotating schedule to ensure all areas of the community receive consistent attention over time.

Fertilizer Ban Notice – Brevard County:

As a reminder, Brevard County's seasonal fertilizer ban is currently in effect from June 1st through September 30th. During this period, the use of nitrogen-based fertilizers is prohibited in accordance with local environmental regulations to protect the Indian River Lagoon. We will resume our standard fertilizer program after the ban is lifted in October, and we continue to focus on proper mowing heights, irrigation, and overall turf health in the interim.

Irrigation System Update:

We are pleased to report that the irrigation system is now back to normal, and the community is receiving adequate rainfall as well.

Completed Projects:

Meetings:

Met Kisha General Manager weekly during the month. Provided Kisha with a summary of existing projects and tour of the property.

Please find below a recap of the landscaping services performed for the CDD areas during the past month.

Week Ending on 7/4/25:

- Mowed the CDD areas for the week. We had a short week due to the July 4th Holiday on Friday.
- Attended the CDD monthly meeting. Zac presented the monthly report as well as quote 8893 was approved for the mulch install at the beach/park along across from the South Patrick entrance. Also provided an update on the grass seed project that will be starting the week of July 7 along the east side of the lake behind the 718 - 738 Monterrey. We should have an update in a few weeks to

determine the outcome. Spot spraying of the turf in CDD easement areas around the clubhouse, and easement sections in the single-family sections.

Week Ending on 7/11/25:

Please find below a recap of the landscaping services performed for the CDD areas during this week.

- Mowed the CDD areas for the week.
- No service on Tuesday of this week due to weather conditions.
- Sprayed Shearwater entrance beds for weeds.
- Zac met with Debi Reitz – CDD - provided a tour of the single-family community and our services process for these sections. Zac met with Mark – CDD and the representative from the Vue regarding the sand from under the on the East Carlsbad fence.
- Discovered a leaking 4" mainline off the East Controller along Carlsbad. Advised Kisha and made the repair.
- Jose met with Kisha regarding the damages to the irrigation section at the front entrance on South Patrick due to the construction.

Week Ending on 7/18/25:

Please find below a recap of the landscaping services performed for the CDD areas during this week.

- Mowed the CDD areas for the week.
- Jose completed the wet check on the club house controller on the previous Friday.
- Jose completed irrigation repairs at South Patrick Entrance from damages from the water utility company. We are waiting on a response from the DOT contractor to discuss repairs from their areas of damages at the entrance.
- Met with Betsy Vincent - Townhome HOA and Debi Reitz – CDD to discuss the flag removals from the local High School July 4th fundraiser and some homeowner's complaint that they were removed. The flags that were removed so the crews could service the community. The removed flags are in the CDD shed and are available for pick up. Also updated the upcoming weed control and pest management in various sections within the property.
- Met with Kisha and updated her with the flag issues as well as the upcoming playground project. We also discussed the repairs for the South Patrick Entrance by the various utility companies. Also updated the upcoming weed control and pest management in various sections within the property.

Week Ending on 7/25/25:

Please find below a recap of the landscaping services performed for the CDD areas during this week.

- Mowed the CDD areas for the entire community.
- Spot spraying of the turf in CDD easement areas around the clubhouse, and easement sections in the single-family sections and townhomes for cinch bugs and weeds.
- Inspected the grass overseed project along the east side of the lake behind the 718 - 738 Monterrey. The areas is slowly filling in and should continue to improve over the next few weeks. We are going to expand the test project to additional areas in the fall when the weather will be more conducive to establishing new grass in struggling areas.
- Sprayed Green Island Ficus throughout the community with the second round of growth regulator.
- Installed 6 Green Island Ficus along the hedge adjacent to the pool entrance behind Ventura.
- Toured the community with Mark this week to discuss upcoming projects and status of the community landscaping.
- Had a call with Paul regarding the playground refurbishment project and the schedule to remove the plant materials inside of the playground footprint. Paul will be providing a updated schedule in the coming weeks to start this process.



Montecito Community Development District

ProGreen Services Proposals



ProGreen Services, LLC
Landscape • Irrigation • Maintenance

PROGREEN SERVICES

5450 10th Avenue North

Greenacres, FL 33463

+18883774144

NephtelieB@progreenservices.net

www.progreenservices.net

Estimate 7248

ADDRESS

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

DATE
07/31/2025

TOTAL
\$2,645.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Landscape Installation - Removal of Fire Bush and Mexican petunias in the playground areas	1	250.00	250.00
	Landscape Installation - Deliver and Install Mammy and Petra Crotons as replacements - 7 Gallon	15	65.00	975.00
	Landscape Installation - Deliver and Install Silver Buttons replacements - 7 Gallon	7	65.00	455.00
	Landscape Installation - Deliver and Install Chinese Fan Palms - 7 Gallon	3	75.00	225.00
	Landscape Installation - Deliver and Install purple liriop grass - 1 Gallon	14	10.00	140.00
	Landscape Installation Deliver and Install Dark Brown Rubber Mulch into the designated beds of the playground footprint.	60	10.00	600.00

We appreciate the opportunity!

TOTAL

\$2,645.00

THANK YOU.

Accepted By

Accepted Date

We appreciate your feedback. Please leave a review.

<https://g.page/r/CdXpXv9W4GXoEAI/review>



Montecito Community Development District

Road Repairs and Seal Coating Update

Final Remarks on Pothole Heroes Contract

Pothole Heroes, LLC

The completion of this contract marks a significant milestone, demonstrating the commitment, collaboration, and diligence of all parties involved, namely Pothole Heroes, LLC (PHH) and the Montecito Community Development District (CDD). It serves as a testament to our shared dedication to achieving the agreed-upon goals and final obligations in the contract.

Summary of Outcomes

Throughout the duration of this contract, PHH successfully delivered on the negotiated agreements, ensuring that each step adhered to the terms and conditions. Key accomplishments include:

- Timely delivery of all contractual obligations.
- Adherence to quality standards as specified in the agreement.
- Effective communication and collaboration between PHH and the CDD.
- Resolution of challenges encountered during the process namely the weather and tar tracking on driveways and sidewalks.

Acknowledgment of Contributions

We extend our gratitude to all individuals, whose efforts and expertise contributed to the successful completion of this contract. PHH professionalism and commitment have been invaluable throughout this contract.

Lessons Learned

The execution of this contract has provided valuable insights into process improvement, problem-solving, and collaboration. These lessons will serve as a foundation for refining future projects and contracts, ensuring even greater efficiency and success. 1) Do the seal coating prior to the rainy season. 2) Use stronger barriers than cones and tape. 3) Place penalties on residents not complying with the taped off areas before the polytar is dry enough to be driven on. 4) Communicate to residents more than we did with warnings about what will happen if they drive on the seal coat prematurely. 5) If additional mobilizations are required due to weather, tracking or other contributory factors, we should have set a price and the details for the extra mobilizations.

Closing Statement

Overall, I believe we have improved the look of our community with the new tar applications on the roads, which should serve to extend their life until 2035, if we sealcoat again in 5 years. We need to be sure to include the reseal in our 5-year Capital Improvement Plan (CIP). In closing, I want to thank all those involved for making this project a success. A special thank you to Kisha Wagner!

Respectfully,

Rich Wellman - Project Lead

July 2025



Montecito Community Development District

Discussion of Paver Repair at the Entrances

Pavement Maintenance Proposal

Montecito Community Development District

Rich Wellman

Project:

Paver replacement/ Montecito HOA

208 Montecito Dr
Satellite Beach, FL 32937



Steven L Schwartz
Account Manager

Our Company

Company Info



Atlantic Southern Paving and Sealcoating
460 Cox Road
Cocoa, FL 32926

P: 321-256-4020
F: 954-581-0465

<http://www.atlanticsouthernpaving.com>

Contact Person

Steven L. Schwartz
Account Manager
SSchwartz@atlanticsouthernpaving.com
Cell: 914-224-9901
Office 321-256-4020

About Us

We Solve Problems and Make Complicated Simple!

We understand that as a manager, owner or investor of properties all over the United States, you need a partner to develop a strategic plan that will preserve your investment for the long term for the least amount of money.

Atlantic Southern Paving & Sealcoating provides pavement design, maintenance & construction services to the commercial, recreational and industrial markets throughout the United States.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Watch a Video About Us: [CLICK HERE](#)

FDOT Certified Contractor

Replace Existing Pavers

1. Location 1 up to 60 sq ft.
Location 2 up to 200 sq ft.
2. Area will be leveled using crushed concrete.
Each area will be leveled and compacted with a vibratory compacter plate.

Total Price: \$8,500.00

Map: Site Map



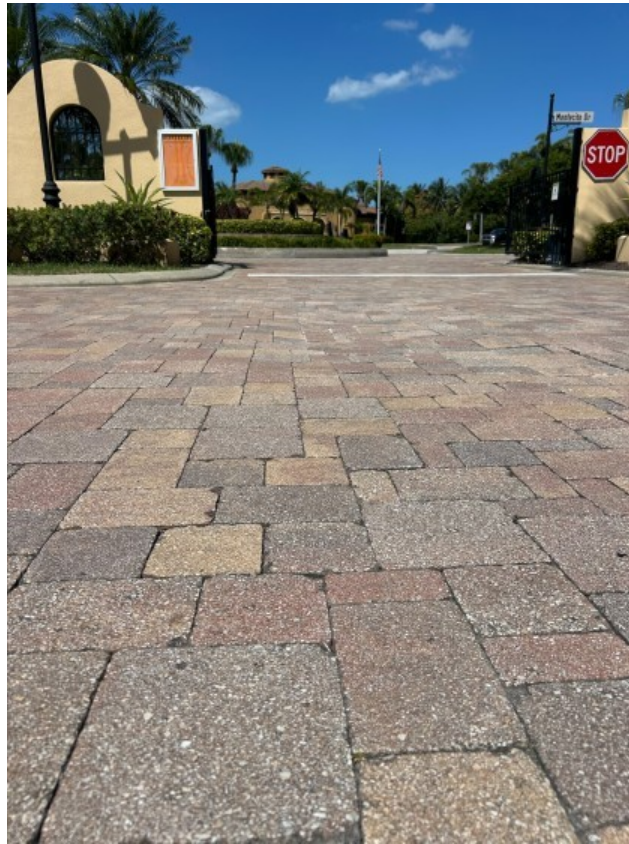
Notes:

6/10



Notes:

6/10



Notes:

10/20



Notes:

10/20



Notes:

Price Breakdown: Paver replacement/ Montecito HOA



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on April 25, 2025.

Item	Description	Cost
1.	Replace Existing Pavers	\$8,500.00
Total:		\$8,500.00

Authorization to Proceed & Contract

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. When signed, this document becomes a contract. E&OE

We understand that if any additional work is required different than what is stated in this proposal/contract, it must be in a new contract or added to this contract. The parties also acknowledge that the time for performance of the work may be impacted by market conditions beyond contractor's control in which event the contract time shall be extended.

Please see all attachments for special conditions that may pertain to aspects of this project.

This price of this contract is based upon completion of the work within thirty days from the date hereof, thus the price is good for a period of up to 30 days from the date listed herein. If the work is not completed within thirty days, and the contractor experiences price increases for materials in excess of those upon which the price of this contract were based as of the date hereof, the contract price shall be increased by the amount of the documented price increase.

Acceptance

We agree to pay the total sum or balance in full upon completion of this project.

40% deposit upon contract.

(A signed proposal and deposit are required prior to scheduling of the work)

Date: _____

Rich Wellman | Board Member
Montecito Community Development District
208 Montecito Dr
Satellite Beach, FL 32937
wellman.rich@gmail.com
C: 401-996-1273
O: 401-996-1273

Steven L Schwartz | Account Manager
Atlantic Southern Paving and Sealcoating
460 Cox Road
Cocoa, FL 32926
E: SSchwartz@atlanticsouthernpaving.com
C: 914-224-9901
P: 321-256-4020
F: 954-581-0465
<http://www.atlanticsouthernpaving.com>

Contract Terms & Conditions

1. The owner is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
2. 90% of contract amount and change orders must be paid prior to completing punch list items and/or any changes for additional work required by cities or municipalities.
3. It is understood and agreed that all work is performed "weather permitting".
4. Towing fees, if necessary, billed as actual. Any vehicles left in the construction area at commencement of the work will be relocated on site and billed to the Owner/Authorized Agent
5. Permit fees billed as actual. Processing fees billed in addition to the cost of permit: **\$800.00**

This proposal does not include the cost of permit fees, inspection fees or impact fees which may be required from the various agencies or municipalities having jurisdiction. If Owner/Authorized Agent directs this work to be completed without required permitting, all costs including, but not limited to, fees, expediting and fines are the responsibility of the Owner/Authorized Agent.

6. Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contract and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by Management/Board President/Building Owner (whichever applies.)
7. Atlantic Southern Paving & Sealcoating, LLC will not be responsible for paint adhesion to curb, car stops and previously painted concrete that have not been pressured cleaned.
8. Cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first, but will disappear over time.
9. **Line Striping:** If there are existing car stops on the property, the new line striping of the parking stalls will not be installed beyond the car stop(s) unless they are removed. The striping machine cannot fit between the car stops. If you would like the existing car stops removed during the striping phase, there will be additional costs associated with this scope of work. It is the owner's responsibility to inform ASP if this is desired prior to commencement of the project.
10. **Asphalt Repairs/Paving:** If the actual asphalt is determined to be thicker than the proposed depth once the area(s) are excavated, ASP will provide photo documentation showing the additional depth and a change order will be sent to ownership for the additional material.
11. Additional mobilization(s) to be billed at \$2,500 each for **Asphalt Repairs**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
12. Additional mobilization(s) to be billed at \$2,500 each for **Sealcoating**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
13. Additional mobilization(s) to be billed at \$2,500 each for **Concrete Services**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing.
14. Additional mobilization(s) to be billed at \$5,000 each for **Paving**. This charge may be billed due to, but not limited to: site unavailability for commencement of the work due to vehicles encroaching on the work area, change of schedule by Owner/Authorized Agent without prior consent of contractor or repairs to work caused by trespassing. Atlantic Southern Paving will provide a schedule to be approved by Owner prior to any additional mobilizations
15. **If ASP is performing milling and/or paving, the customer acknowledges that this work will not result in new elevations/grades. This means that any existing ponding water will not be rectified by performing this scope of work. It is the owner's responsibility to notify the account manager if there is ponding water. The only method to improve standing water is to perform additional rock and grading work which will be an additional cost.**
16. Atlantic Southern Paving & Sealcoating, LLC cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
17. **ATLANTIC SOUTHERN PAVING & SEALCOATING, LLC will not accept responsibility for reflective cracking of**

new asphalt overlay due to the cracked condition of the existing asphalt pavement.

18. Owner agrees to pay asphalt over-runs at \$175.00 per ton.
19. Pricing does not include asphalt leveling unless stated otherwise in the original scope of work. Owners agrees to leveling at \$205.00 per ton
20. **Crack Sealing:** Hairline cracks, alligatored or spider web cracks or other failing asphalt areas cannot and will not be crack sealed. Crack sealing is designed to keep water out, not in, so ground water is subject to seep from wet areas.
21. All underground utilities including electrical, plumbing and irrigation lines if damaged or broken are the responsibility of the owner and not Atlantic Southern paving. If Atlantic Southern Paving needs to repair damages, the costs will be billed to the owner as a change order.
22. Atlantic Southern Paving and Sealcoating, LLC will not be responsible for trafficking, paint tracking or damage to cars or persons trespassing in designated construction areas.
23. Plans, engineering, layout, testing, bonds and as-builts by others.
24. The prices used in this proposal are based on the condition that all work quoted will be accepted in total.
25. This proposal, including all terms and conditions, shall become a legally binding attachment to any contract entered into between Atlantic Southern Paving & Sealcoating, LLC and the financially responsible company for which the work will be performed.
26. In the event of a dispute regarding this contract, the prevailing party agrees to pay reasonable attorney fees, collection costs and all related costs incurred until such dispute is settled.
27. Atlantic Southern Paving & Sealcoating, LLC will add a 1½% finance charge to any unpaid proper invoice past due at least (30) thirty days.
28. This proposal is based on work being completed during the hours of 8:00AM and 5:00PM, Monday through Thursday, excluding Friday, holidays and weekends.
29. **Asphalt Price Index:** Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.
30. No warranties are honored unless payment is made in full. Atlantic Southern Paving and Sealcoating will provide a one year warranty, starting on the last day of substantial completion, on materials and workmanship. Normal wear and tear is not covered under this warranty.

Sealcoating Commercial | Owners Resp & Conditions

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. ***There will be additional costs if we are unable to access the work area billed at a minimum of (\$1500 for Sealcoating)***
2. **Cleaning:** Customer is responsible for any "heavy cleaning"; otherwise Atlantic Southern Paving & Sealcoating, LLC will bill for this additional cleaning.
3. **Cracking:** cracks in pavement will still be noticeable after Sealcoating
4. **Lawn Fertilization:** should not be installed seven days before or after service.
5. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
6. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
7. **Pavement Sealer:** will take a minimum of 30 days to fully cure and is sensitive to ***animal droppings, tree droppings; water stains from irrigation systems, ponding water & tire markings*** during this time. This is normal and no reason to be concerned, it will fade over time. Areas of shade will take longer to dry and cure than areas in the direct sunlight.
8. **Driving on Surface:** Once you start driving on sealed surface, avoid turning your wheels unless your car is moving.

We understand this may be difficult to do, but understand that when wheels are turned on a freshly sealed parking lot, scuffing and turn marks will be evident, no worries in time they will blend in with surrounding surface.

9. **Overspray on Grass:** where grass meets your pavement, you may expect a small "drift spray" of pavement sealer. This is normal and will disappear generally after the next mowing.
10. **Weeds:** It is important to note that we have proposed all work at the time of the assessment. If you decide to do work 3 months after we look at the project, if your parking area has developed excessive weeds in the cracked areas as well as the edge lines for any reason, there may be additional costs for treatment & removal.

Paving Commercial | Owner Responsibility & Conditions

1. **Barricaded Parking Lot:** It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. ***There will be additional costs if we are unable to access the work area billed at a minimum of (\$5,000 for Paving)***
2. **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
3. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
4. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.
5. **Drainage:** Atlantic Southern Paving and Sealcoating cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.
6. **Asphalt Over-Runs:** will be billed to owner at \$175.00 per ton.
7. Pricing does not include asphalt leveling unless stated otherwise in the original scope of work. Owners agrees to leveling at \$205.00 per ton.
8. **Reflective Cracking:** Atlantic Southern Paving and Sealcoating will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked condition of the existing asphalt pavement
9. **Asphalt Price Index:** Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.
10. De-mucking and removal of unsuitable materials not included.
11. **Driving on Surface:** Once you start driving on paved/sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do, but understand that when wheels are turned on a freshly paved/sealed asphalt surface, scuffing and turn marks will be evident, ***no worries in time they will blend in with surrounding surface.***

Please click any of the links below to view and print all documents.

Company Attachments

[COI 2024](#)

Groundworks Pavers and Turf

4450 Enterprise Court | unit f | Melbourne, Florida 32934
3215869227 | Groundworkspaversandturf@gmail.com

RECIPIENT:

Montecito CDD
208 Montecito Drive
Satellite Beach, Florida 32937
Phone: 3217779460

Quote #1087	
Sent on	Apr 01, 2025
Total	\$1,000.00

Product/Service	Description	Qty.	Unit Price	Total
Paver repair	Inspect the base thoroughly after removing the pavers to assess the condition of the sand or gravel base underneath. It is crucial that the base is level and compacted. If any shifting or settling is observed, kindly utilize a shovel to eliminate any loose material and re-level the area. In cases where the base has become loose or uneven, it is recommended to re-compact the base using a plate compactor. This step is essential to establish a solid foundation for the pavers. Subsequently, evenly spread a layer of sand (polymeric sand or regular sand) over the compacted base. Utilize a rake to smoothen the surface. During the installation of the pavers, ensure to replace any damaged pavers by placing the new or repaired ones back into position, ensuring a snug fit against the surrounding pavers. If needed, gently tap them with a rubber mallet to secure them in place. Verify that all pavers are level and aligned with the surrounding ones to maintain an even and stable surface. Use a level to ensure precision. Lastly, if there are any gaps between the pavers, fill them with sand. Carefully sweep the sand into the joints, ensuring a tight pack.	1	\$1,000.00	\$1,000.00

Total	\$1,000.00
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This quote is valid for the next 30 days, after which values may be subject to change.

ESTIMATE

EMMA DE LEON PAVERS LLC

369 Tolley Ave Melbourne FL, 32934
321-508-5219

3/26/2025

CUSTOMER

Kisha Wagner

FOR

Pavers Repair

Montecito, Satellite Beach FL 32937
603-921-7710 kwagner@restapropertyservices.com

Details	AMOUNT
Pavers Repair - Removed and Lift 1,000 SF of pavers from existing paved area at \$3.50 per sf	\$3,500.00
Re- level the ground with solid base re place the pavers, put sand over to fill all space gaps,compact and sweep it to clean	
Includes all labor and materials, sand,cement and base	
2 year warranty	

SUBTOTAL	\$3,500.00
TAX RATE	0.00%
DEPOSIT	
TOTAL	\$3,500.00

If you have any questions concerning this estimate, Contact the following information:

EMMA DE LEON 321-508-5219

THANK YOU FOR YOUR BUSINESS!



Montecito Community Development District

Status of Consumptive Use Permit (CUP) Compliance



Montecito Community Development District

Street Light Maintenance

From:
To:
Cc:
Subject: Agenda
Date: Saturday, July 12, 2025 12:58:10 PM

ALERT: This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

Venessa, can you please add "Street Light Maintenance" to the agenda for the next CDD meeting? Thank you BTW I will be attending the next meeting via video conference!! Thank



you



Montecito Community Development District

Review and Consideration of the Janitorial Proposal with Berman

Scope of Services

Berman shall provide staff to complete all services outlined below Montecito CDD.

✓ **GENERAL SCOPE**

General cleaning of the fitness center, grand room, offices, bathrooms; replenishment of soap dispensers, hand sanitizer dispensers, fitness room disinfectant; sweeping, mopping; emptying trash receptacles and keeping the receptacles clean, replacing trash receptacle with new liners;

Services will be performed before 10:00 p.m. every Monday, Wednesday and Friday, unless otherwise agreed upon by the District Manager or General Manager;

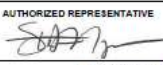
Window Cleaning will occur for all of the Amenity Center windows, every other week, for a total of 26 times per year;

Fitness Center equipment, wood furniture, ceiling fans and fixtures shall be wiped down/dusted 1x per week; and

Contractor will provide their own cleaning supplies/equipment.

Insurance

Berman acknowledges that we carry and maintain the required insurance coverage and limits as set forth in the RFP. We also acknowledge that Montecito CDD, its parent, and affiliated companies shall be listed as additional insured(s) by endorsement and loss payee (as applicable) with respect to the above policies (excepting Workers' Compensation) on a primary and non-contributory basis. There shall also be a waiver of subrogation in favor of all the Montecito CDD entities under all of the forgoing policies. Proof of Certificates of Insurance and applicable additional insured endorsements must be provided and updated prior to expiration.

ACORD		BERMCON-03	MCMULLENW																																																
CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 5/5/2025																																																	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																																																			
PRODUCER Insurance Office of America 1855 West State Road 434 Longwood, FL 32750		CONTACT Michele Wise PHONE (A/C, No, Ext): (321) 460-1235 FAX (A/C, No): E-MAIL: michele.wise@ioausa.com ADDRESS:																																																	
INSURED Berman Construction, LLC 6820 Marwick Lane, Suite 150 Orlando, FL 32827		INSURER(S) AFFORDING COVERAGE																																																	
		INSURER A: Contractors Bonding and Insurance Company 37206																																																	
		INSURER B: Mt. Hawley Insurance Company 37974																																																	
		INSURER C: Technology Insurance Company, Inc. 42376																																																	
		INSURER D: INSURER E: INSURER F:																																																	
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>INSR LTR</th> <th>TYPE OF INSURANCE</th> <th>ADDL INSD</th> <th>SUBR WVD</th> <th>POLICY NUMBER</th> <th>POLICY EFF (MM/DD/YYYY)</th> <th>POLICY EXP (MM/DD/YYYY)</th> <th>LIMITS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td> ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIED PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER: </td> <td></td> <td></td> <td>RKA0400894</td> <td>1/19/2025</td> <td>11/1/2025</td> <td> EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP ASS \$ 2,000,000 </td> </tr> <tr> <td></td> <td> AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY </td> <td></td> <td></td> <td></td> <td></td> <td></td> <td> COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ </td> </tr> <tr> <td>B</td> <td> ☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0 </td> <td></td> <td></td> <td>XGA0002320</td> <td>1/7/2025</td> <td>1/7/2026</td> <td> EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 </td> </tr> <tr> <td>C</td> <td> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below </td> <td>Y/N Y</td> <td>N/A</td> <td>TWC4522080</td> <td>11/1/2024</td> <td>11/1/2025</td> <td> ☒ PER STATUTE ☐ OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000 </td> </tr> <tr> <td>A</td> <td>Equipment Floater</td> <td></td> <td></td> <td>RKA0400894</td> <td>1/19/2025</td> <td>11/1/2025</td> <td> Catastrophe Limit \$ 371,309 </td> </tr> </tbody> </table> DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)				INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIED PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			RKA0400894	1/19/2025	11/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP ASS \$ 2,000,000		AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	B	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			XGA0002320	1/7/2025	1/7/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000	C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	TWC4522080	11/1/2024	11/1/2025	☒ PER STATUTE ☐ OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000	A	Equipment Floater			RKA0400894	1/19/2025	11/1/2025	Catastrophe Limit \$ 371,309
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CERTIFICATE HOLDER For Informational Purposes Only ACORD 25 (2016/03) CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 																																																			

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Montecito CDD Janitorial Services

The below is in accordance with the scope of work contained in this proposal.

SERVICE	COST	WHAT'S INCLUDED	NOTES
JANITORIAL SERVICES- OPTION A	\$677.25- per month	2.5 hours per day, 3 (three) days per week, cleaning of clubhouse	Berman to provide all materials and labor All costs are subject to applicable sales tax Additional Janitorial can be requested as needed at a rate of \$21.00 per hour
DEEP CLEAN	\$450.00- one time	One time deep cleaning	Consumables (Paper goods, chemicals, plastic bags etc.) supplied by the client or Berman at 10% extra cost



Montecito Community Development District

Termination of Janitorial Service Agreement with Office Cleaners LLC



Montecito Community Development District

Ratification of Payment Authorization Nos. 25 - 29

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #25

6/13/2025

Item Number	Payee	Invoice Number	General Fund
1	Brevard Pools, Inc. Additional Maintenance Charges	237172	\$ 441.00
2	Coverall North America April window cleaning	1000161603	\$ 290.00
3	PFM Group Consulting May District Management Fee	DM-06-2025-37	\$ 4,166.67
4	ProGreen Services Irrigation Repair - Mainline Leak Repair Irrigation Repairs	24844 25893	\$ 22,602.00 383.48
5	Supervisor Fees (6/4/2025 Meeting) Debra Reitz Rich Wellman	2025.06.04 2025.06.04	\$ 200.00 200.00
TOTAL			\$28,283.15

District Manager / Assistant District Manager

Chairman / Vice Chairman

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #26
6/25/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
193472	Billing, Cochran, Lyles, Mauro & Ramsey (MONTE)	05/31/2025	Montecito CDD	2,695.00
62378040	Stark Exterminators (MONTE)	06/12/2025	Montecito CDD	82.00
Total:				2,777.00

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #27

7/2/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
238692	Brevard Pools, Inc. (MONTE)	06/17/2025	Montecito CDD	600.00
1000232689	Coverall North America, Inc. (MONTE)	07/01/2025	Montecito CDD	650.00
09-16538	GAULT ELECTRIC LLC (MONTE)	06/17/2025	Montecito CDD	257.75
25344	ProGreen Services, LLC (MONTE)	05/01/2025	Montecito CDD	6,500.00
25943	ProGreen Services, LLC (MONTE)	06/20/2025	Montecito CDD	3,706.41
27160	Superior Fence & Rail of Brevard County (MONTE)	06/10/2025	Montecito CDD	754.47
426806	Vesta Property Services, Inc. (MONTE)	06/01/2025	Montecito CDD	13,520.47
Total:				25,989.10

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization #28

7/7/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
238130	Brevard Pools, Inc. (MONTE)	07/01/2025	Montecito CDD	1,444.00
27912	Grau & Associates (MONTE)	07/01/2025	Montecito CDD	3,900.00
3171	Insight Irrigation Monitoring (MONTE)	07/01/2025	Montecito CDD	600.00
26046	ProGreen Services, LLC (MONTE)	06/30/2025	Montecito CDD	236.50
26048	ProGreen Services, LLC (MONTE)	06/30/2025	Montecito CDD	465.00
26049	ProGreen Services, LLC (MONTE)	06/30/2025	Montecito CDD	432.86
26050	ProGreen Services, LLC (MONTE)	06/30/2025	Montecito CDD	472.50
26147	ProGreen Services, LLC (MONTE)	07/01/2025	Montecito CDD	6,500.00
PSI184105	Solitude Lake Management (MONTE)	07/01/2025	Montecito CDD	1,268.80
Total:				15,319.66

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #29

7/15/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
193933	Billing, Cochran, Lyles, Mauro & Ramsey (MONTE)	06/30/2025	Montecito CDD	2,840.00
2025.07.02	Debra Reitz (MONTE)	07/02/2025	Montecito CDD	200.00
1087230	Florida Door Control Of Orlando, Inc. (MONTE)	07/07/2025	Montecito CDD	215.00
09-16656	GAULT ELECTRIC LLC (MONTE)	07/03/2025	Montecito CDD	964.40
DM-07-2025-38	PFM Group Consulting LLC (MONTE)	07/01/2025	Montecito CDD	4,166.67
OE-EXP-07-2025-24	PFM Group Consulting LLC (MONTE)	07/01/2025	Montecito CDD	0.69
2025.07.02	Rich Wellman (MONTE)	07/02/2025	Montecito CDD	200.00
0028919062325	Spectrum Business (MONTE)	06/23/2025	Montecito CDD	109.99
427616	Vesta Property Services, Inc. (MONTE)	07/08/2025	Montecito CDD	3,676.86
7414	VGlobalTech (MONTE)	06/30/2025	Montecito CDD	300.00
7524	VGlobalTech (MONTE)	07/01/2025	Montecito CDD	185.00
Total:				12,858.61



Montecito Community Development District

Review of District Financial Statements



Montecito CDD

June 2025 Financial Package

June 30, 2025

PFM Group Consulting, LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
(407) 723-5900



Montecito CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	Debt Service \$2022	Long Term Debt Group	- Not Defined	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$243,184.41				\$243,184.41
Capital Reserve	465,969.44				465,969.44
Accounts Receivable	2,972.54				2,972.54
Prepaid Expenses	1,750.00				1,750.00
Series 2022 DSR Fund		\$35,514.32			35,514.32
Series 2022 Revenue Bond		44,579.52			44,579.52
Total Current Assets	<u>\$713,876.39</u>	<u>\$80,093.84</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$793,970.23</u>
<u>Investments</u>					
Amount Available in Debt Service Funds			\$80,093.84		\$80,093.84
Amount To Be Provided			3,039,906.16		3,039,906.16
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,120,000.00</u>	<u>\$0.00</u>	<u>\$3,120,000.00</u>
Total Assets	<u><u>\$713,876.39</u></u>	<u><u>\$80,093.84</u></u>	<u><u>\$3,120,000.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,913,970.23</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$32,672.95				\$32,672.95
Total Current Liabilities	<u>\$32,672.95</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$32,672.95</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term			\$3,120,000.00		\$3,120,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,120,000.00</u>	<u>\$0.00</u>	<u>\$3,120,000.00</u>
Total Liabilities	<u><u>\$32,672.95</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,120,000.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,152,672.95</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$593,638.49				\$593,638.49
Current Year Net Assets, Unrestricted	(62,769.76)				(62,769.76)
Net Assets - General Government	(13,531.54)				(13,531.54)
Current Year Net Assets - General Government	163,866.25				163,866.25
Net Assets, Unrestricted		\$135,629.04			135,629.04
Current Year Net Assets, Unrestricted		(55,535.20)			(55,535.20)
Total Net Assets	<u><u>\$681,203.44</u></u>	<u><u>\$80,093.84</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$761,297.28</u></u>
Total Liabilities and Net Assets	<u><u>\$713,876.39</u></u>	<u><u>\$80,093.84</u></u>	<u><u>\$3,120,000.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,913,970.23</u></u>



Montecito CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service S2022	Long Term Debt Group	Total
<u>Revenues</u>				
On-Roll Assessments	\$801,073.56			\$801,073.56
Other Revenue	4,131.57			4,131.57
Stormwater Control - Cost Share	717.18			717.18
Townhome Mailboxes Maintenance	620.00			620.00
On-Roll Assessments		\$255,293.87		255,293.87
Other Assessments		9,218.64		9,218.64
Total Revenues	<u>\$806,542.31</u>	<u>\$264,512.51</u>	<u>\$0.00</u>	<u>\$1,071,054.82</u>
<u>Expenses</u>				
Supervisor Fees	\$4,600.00			\$4,600.00
Insurance	46,992.00			46,992.00
Trustee Services	1,250.00			1,250.00
Management	37,500.03			37,500.03
Field Management	122,672.42			122,672.42
Engineering	26,581.46			26,581.46
Property Appraiser	20,512.16			20,512.16
District Counsel	39,772.50			39,772.50
Discount Fees	40,332.90			40,332.90
Audit	500.00			500.00
Janitorial Supplies	873.69			873.69
Janitorial Service	7,650.00			7,650.00
Postage & Shipping	49.83			49.83
Legal Advertising	1,449.23			1,449.23
Miscellaneous	500.00			500.00
Contingency	1,292.56			1,292.56
Web Site Maintenance	4,225.00			4,225.00
Dues, Licenses, and Fees	175.00			175.00
Capital Expenditures	89,099.24			89,099.24
Security	1,283.00			1,283.00
Fire Detection Services	5,739.57			5,739.57
Electric	31,932.52			31,932.52
Irrigation	53,533.01			53,533.01
Irrigation Monitoring	5,645.60			5,645.60
Water-Sewer	1,720.91			1,720.91
Aquatic Repairs & Maint.	13,644.80			13,644.80
Amenity - Pool Maintenance	18,289.01			18,289.01
Internet Services	3,092.94			3,092.94
Gate Kiosk - Internet Svcs	1,989.81			1,989.81
General Repair & Maintenance	2,681.32			2,681.32
Common Area Maintenance	6,125.48			6,125.48
Landscaping Maintenance & Material	65,000.00			65,000.00
Additional Landscaping R&M	25,000.00			25,000.00
Tree Trimming	15,435.00			15,435.00
Flower & Plant Replacement	6,265.00			6,265.00
HVAC	2,873.00			2,873.00
Pest Control	410.00			410.00
Gate - R&M	1,612.00			1,612.00
Entrance Vehicular Gate	4,573.32			4,573.32
Oak Tree Maintenance	7,917.00			7,917.00
Hoover Pumps Repair & Maintenance	8,657.65			8,657.65
Streetlights	1,149.20			1,149.20
Fitness Facility	1,201.39			1,201.39
Playground Repairs & Maintenance	801.20			801.20
Principal Payment - S2022		\$219,000.00		219,000.00
Interest Payments - S2022		104,844.60		104,844.60
Total Expenses	<u>\$732,600.75</u>	<u>\$323,844.60</u>	<u>\$0.00</u>	<u>\$1,056,445.35</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$20,661.81			\$20,661.81
Allocate Resv Acct Interest	6,493.12			6,493.12
Interest Income		\$3,796.89		3,796.89
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$27,154.93</u>	<u>\$3,796.89</u>	<u>\$0.00</u>	<u>\$30,951.82</u>
Change In Net Assets	\$101,096.49	(\$55,535.20)	\$0.00	\$45,561.29
Net Assets At Beginning Of Year	<u>\$580,106.95</u>	<u>\$135,629.04</u>	<u>\$0.00</u>	<u>\$715,735.99</u>
Net Assets At End Of Year	<u><u>\$681,203.44</u></u>	<u><u>\$80,093.84</u></u>	<u><u>\$0.00</u></u>	<u><u>\$761,297.28</u></u>



Montecito CDD
Budget to Actual
For The Month Ending 6/30/2025

	Year To Date			FY 2025	
	Actual	Budget	Variance	Adopted Budget	Percentage
<u>Revenues</u>					
O&M Assessments	\$ 801,073.56	\$ 790,973.25	\$ 10,100.31	\$ 1,054,631.00	75.96%
Debt Assessments (S2022)	264,512.51	252,075.00	12,437.51	336,100.00	78.70%
Interest Income	20,661.81	375.00	20,286.81	500.00	4132.36%
Townhome Mailbox Maintenance	620.00	1,080.00	(460.00)	1,440.00	43.06%
Stormwater Control - Cost Share	717.18	-	717.18	-	0.00%
Other Revenue	4,131.57	-	4,131.57	-	0.00%
Net Revenues	\$ 1,091,716.63	\$ 1,044,503.25	\$ 47,213.38	\$ 1,392,671.00	78.39%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 4,600.00	\$ 9,000.00	\$ (4,400.00)	\$ 12,000.00	38.33%
District Engineer	26,581.46	33,750.00	(7,168.54)	45,000.00	59.07%
Legal Fees	39,772.50	30,000.00	9,772.50	40,000.00	99.43%
District Management	37,500.03	40,500.00	(2,999.97)	54,000.00	69.44%
Assessment Roll	-	3,975.00	(3,975.00)	5,300.00	0.00%
Website Maintenance	4,225.00	3,075.00	1,150.00	4,100.00	103.05%
Auditing Services	500.00	3,300.00	(2,800.00)	4,400.00	11.36%
Arbitrage Rebate Calculation	-	337.50	(337.50)	450.00	0.00%
Trustee Fees	1,250.00	2,437.50	(1,187.50)	3,250.00	38.46%
Insurance	46,992.00	35,420.25	11,571.75	47,227.00	99.50%
Legal Advertising	1,449.23	1,125.00	324.23	1,500.00	96.62%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
Contingency/Miscellaneous	1,842.39	1,800.00	42.39	2,400.00	76.77%
Total General & Administrative Expenses	\$ 164,887.61	\$ 164,851.50	\$ 36.11	\$ 219,802.00	75.02%
<u>Maintenance Expenses</u>					
Facility Attendant & General Mgmt. Contract	\$ 122,672.42	\$ 122,434.50	\$ 237.92	\$ 163,246.00	75.15%
<u>Amenity Center Operations</u>					
Repairs & Maint. (Non-HVAC)	\$ 2,681.32	\$ 7,500.00	\$ (4,818.68)	\$ 10,000.00	26.81%
HVAC Repairs & Maint.	2,873.00	2,062.50	810.50	2,750.00	104.47%
Office Supplies	-	750.00	(750.00)	1,000.00	0.00%
Janitorial Supplies	873.69	937.50	(63.81)	1,250.00	69.90%
Janitorial Services	7,650.00	9,405.00	(1,755.00)	12,540.00	61.00%
Pest Control & Termite Bond	410.00	902.25	(492.25)	1,203.00	34.08%
Fitness Equipment Repairs & Maint.	1,201.39	2,250.00	(1,048.61)	3,000.00	40.05%
Playground Repairs & Maint.	801.20	750.00	51.20	1,000.00	80.12%
Pool Service Repairs & Maint.	18,289.01	13,500.00	4,789.01	18,000.00	101.61%
Total Amenity Center	\$ 34,779.61	\$ 38,057.25	\$ (3,277.64)	\$ 50,743.00	68.54%
<u>Irrigation</u>					
Irrigation Repairs & Maint.	\$ 53,533.01	\$ 37,500.00	\$ 16,033.01	\$ 50,000.00	107.07%
Irrigation Monitoring	5,645.60	5,250.00	395.60	7,000.00	80.65%
Hoover Pumps Repairs & Maint.	8,657.65	13,125.00	(4,467.35)	17,500.00	49.47%
Total Irrigation	\$ 67,836.26	\$ 55,875.00	\$ 11,961.26	\$ 74,500.00	91.06%



Montecito CDD
Budget to Actual
For The Month Ending 6/30/2025

	Year To Date			FY 2025	
	Actual	Budget	Variance	Adopted Budget	Percentage
Stormwater Control					
Aquatic Repairs & Maint.	\$ 13,644.80	\$ 11,625.00	\$ 2,019.80	\$ 15,500.00	88.03%
Landscaping					
Landscaping Contracted Services	\$ 65,000.00	\$ 61,500.00	\$ 3,500.00	\$ 82,000.00	79.27%
Additional Landscaping Repairs & Maint.	25,000.00	7,500.00	17,500.00	10,000.00	250.00%
Plant Replacement	6,265.00	1,800.00	4,465.00	2,400.00	261.04%
Mulch	-	11,250.00	(11,250.00)	15,000.00	0.00%
Palm Tree Maint.	15,435.00	11,576.25	3,858.75	15,435.00	100.00%
Oak Tree Maint.	7,917.00	5,375.25	2,541.75	7,167.00	110.46%
Total Landscaping	\$ 119,617.00	\$ 99,001.50	\$ 20,615.50	\$ 132,002.00	90.62%
Common Areas, Right of Ways & Walls					
Streetlight Repairs & Maint.	\$ 1,149.20	\$ 6,750.00	\$ (5,600.80)	\$ 9,000.00	12.77%
Entry Vehicular Gates Repairs & Maint.	4,573.32	15,000.00	(10,426.68)	20,000.00	22.87%
Pedestrian Entry Gates & Walls Maint.	1,612.00	3,750.00	(2,138.00)	5,000.00	32.24%
Common Area Repairs & Maint.	6,125.48	9,000.00	(2,874.52)	12,000.00	51.05%
Total Common Areas, Right of Ways & Walls	\$ 13,460.00	\$ 34,500.00	\$ (21,040.00)	\$ 46,000.00	29.26%
Security Monitoring Services					
Fire Detection Services	\$ 5,739.57	\$ 1,824.00	\$ 3,915.57	\$ 2,432.00	236.00%
Access Control Services	-	2,188.50	(2,188.50)	2,918.00	0.00%
Intrusion Services	-	1,335.00	(1,335.00)	1,780.00	0.00%
Security Monitoring Repairs & Maint.	1,283.00	2,152.50	(869.50)	2,870.00	44.70%
Total Security Monitoring Services	\$ 7,022.57	\$ 7,500.00	\$ (477.43)	\$ 10,000.00	70.23%
Utilities					
Electric Services	\$ 31,932.52	\$ 48,750.00	\$ (16,817.48)	\$ 65,000.00	49.13%
Telephone, Internet	3,092.94	2,959.50	133.44	3,946.00	78.38%
Water & Sewer Services	1,720.91	3,000.00	(1,279.09)	4,000.00	43.02%
Gate Kiosk Internet Services	1,989.81	2,137.50	(147.69)	2,850.00	69.82%
Total Utilities	\$ 38,736.18	\$ 56,847.00	\$ (18,110.82)	\$ 75,796.00	51.11%
Extraordinary Services					
Townhome Mailboxes Maint	\$ -	\$ 1,080.00	\$ (1,080.00)	\$ 1,440.00	0.00%
Total Maintenance Expenses	\$ 417,768.84	\$ 426,920.25	\$ (9,151.41)	\$ 569,227.00	73.39%
Total Expenditures	\$ 582,656.45	\$ 591,771.75	\$ (9,115.30)	\$ 789,029.00	73.84%
Other Financing Uses					
Capital Reserve Transfer Out	\$ -	\$ 116,176.00	\$ (116,176.00)	\$ 174,264.00	
Disaster Reserve Transfer Out	-	20,000.00	(20,000.00)	30,000.00	
Total Other Financing Uses	\$ -	\$ 136,176.00	\$ (136,176.00)	\$ 204,264.00	
Total Expenditures & Reserves	\$ 582,656.45	\$ 727,947.75	\$ (145,291.30)	\$ 993,293.00	
Revenues Less Expenditures	\$ 509,060.18	\$ 316,555.50	\$ 192,504.68	\$ 399,378.00	
Bond Payments (S2022)	\$ 323,844.60	\$ 236,950.50	\$ 86,894.10	\$ 315,934.00	
Balance	\$ 185,215.58	\$ 79,605.00	\$ 105,610.58	\$ 83,444.00	
Assessment Fees & Discounts					
County Appraiser & Tax Collector Fee	\$ 20,512.16	\$ 20,861.25	\$ (349.09)	\$ 27,815.00	
Discounts	40,332.90	41,721.75	(1,388.85)	55,629.00	
Excess / (Shortfall)	\$ 124,370.52	\$ 17,022.00	\$ 107,348.52	\$ -	



Montecito Community Development District

Staff Reports



Montecito Community Development District

District Manager

Proposal: Extra Services Rate Sheet

Proposal Date: 7/30/2025

Project Name: Montecito CDD

Client Contact:

Work Order #:

Project Scope

Berman agrees to the below extra rates for contract clients. Rates are guaranteed for one-year and are evaluated based on market at that time.

Pressure Washing Technician to include labor, truck and trailer: \$110.00/per hour per person

Maintenance Technician: \$59.99/hr per person

Building Engineer: \$65/hr per person

Janitorial Cleaner (pricing also covers event cleaners): \$21/hr per person

Groundskeeper: \$25/hr per person

Landscaper: \$45/hr per person

Irrigation Technician: \$65/hr person

Hurricane Clean-up: \$65/hr per person

Security Officer Unarmed: \$30/hr per person

All materials are billed back to client at 10% mark-up if purchased by Berman

Larger projects are priced at a lump sum cost

Proposal:

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Thank You

Approvals

Client Business Name:

By:

Berman

By:

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

- ✓ Property & Facility Management
- ✓ Property Maintenance
- ✓ 24/7 Emergency Repairs
- ✓ General Construction
- ✓ Janitorial Services
- ✓ Security
- ✓ Pressure Washing
- ✓ Landscaping
- ✓ Disaster Response



Montecito Community Development District

General Manager's Report

Montecito CDD

208 Montecito Drive, Satellite Beach, Florida

321-777-9460

General Manager: Kisha Wagner

**July Monthly Report
August Meeting**

Admin

Pending items / updates

⇒ **Clubhouse and pool deck:**

- ✓ 3 Eero have been purchased and installed.
- ✓ 1 Resident Private Event on 7/26.

⇒ **Playground: ARC**

- ✓ The playground is currently under construction.

⇒ **Pavers pressure wash:**

- ✓ Quote from Berman

⇒ **Pavers repair (CDD): NON-EMERGENCY**

- ✓ The engineer is working with the vendor on this.

⇒ **ClubhouseTV:**

- ✓ TV has been installed.

⇒ **Landscape Lighting:**

- ✓ Elite Lighting
- ✓ Berman

⇒ **Clubhouse furniture**

- ✓ Furniture selection will be displayed.

⇒ **New / Replacement lounge chairs cushions**

- ✓ Cushions had to be sent to custom design due to the size. Waiting for a quote from store.

⇒ **Clubhouse Exterior Painting:**

- ✓ Waiting for quote.

⇒ **Community Light Pole Base:** Replacement

⇒ **Community Light Pole:** Painting

⇒ **Storm Drain Concrete:** Repair

Suggestions

1. Clubhouse floor re-sealing

HON

Make your space work®



Flock®

Collaborative Solutions

Where people migrate.

Reshaping The Workplace

Workers need variety and choice to perform their best. They seek spaces that inspire and engage. Designed by Brian Kane, Flock creates settings that are comfortable, warm, and inviting – the types of spaces that attract top talent. Wherever people want to gather, share ideas, focus or simply relax, Flock gives them the freedom of choice they crave to accomplish more.



SCAN TO
CHECK OUT
FLOCK ON
HON.COM





Work/Life Balance

In a world that increasingly values freedom and mobility, fewer people are distinguishing the workday from the rest of their lives. We all work everywhere now, constantly seeking out relaxing spaces to drop in and get something accomplished. Flock blurs the lines between home and office, bringing casual settings into the workplace that allow everyone to find the comforts of home they crave.





Shown with Preside® tables



Shown with Solve® seating and Empower® workstation..

Wellness In The Workplace

Focus on wellness in the workplace continues to change the way we work. Flock invites movement, relieves stress and supports relaxed postures by encouraging everyone to work in a comfortable change-of-pace setting.



Natural Inspirations

It's a fact that working near natural light improves creativity, productivity and focus. That's why we made Flock to gracefully wind around architectural elements—maximizing valuable real estate and bringing people closer to the outdoors. So go ahead and draw inspiration from nature. Boost morale with natural light. Stimulate creativity with vibrant fabrics. Flock was designed for this nature of work.





Freedom of Choice

When given the choice, most of us gravitate toward spaces that match our changing needs throughout the day. Creating hubs for people to engage, socialize and be productive supports today's agile workforce. Flock is that versatile collection that offers more choice over how and where work happens, which leads to a happier, more creative culture.







Maintain Connectivity

Flock offers everyone a creative outlet, literally. Easily accessible, yet discrete, Flock's flexible power options give you the ability to charge up wherever, whenever. Turn a small space into a think tank. Position lounges near an LCD screen to share your vision. From powering up to empowering people, Flock provides a meaningful connection.



Flock Models

Seating



Round Lounge



Square Lounge



Modular Chair



Modular End, Right



Modular End, Left



True Corner



Square Ottoman



Wedge Ottoman



Inside Wedge



Outside Wedge



Mini Cylinder & Mini Cylinder with Active Base



Mini Cube



Square Chair with 4-Star Base



Wide Lounge with 4-Star Base



Casual Guest Chair



Counter-Height 4-Leg Stool



Cafe-Height 4-Leg Stool



Stool



Casual Guest Wood Leg Chair



Counter-Height Wood Leg Stool



Cafe-Height Wood Leg Stool

Modular Seating Legs



Standard



Tapered Round



Tapered Square



Caster
Black only



Wood Leg



Metal Leg



Swivel X-Base



Swivel Disc Base



3-Seat or 2-Seat Frame
For Modular Seating and Square Ottoman

4-Leg Guest Chairs & Stools

Tables



Collaborative
Cylinder Table



Collaborative
Cube Table



Wedge
Table



Rectangle
Table



Collaborative
Racetrack Table[†]
Seated-height



Personal
Table



Collaborative
Square Table[†]
Seated-height



Collaborative
Round Table[†]
Seated-height



Collaborative
Round Table[†]
Standing-height



Collaborative
Square Table[†]
Standing-height

[†]Bases and table tops sold separately.

Table Bases



Standard



Tapered Round



Tapered Square



T-Leg
For 18"H Tables



X-Base



Disc Base

Table Accessories



Tablet Accessory



Footring
*For Standing-Height
Tables*

Power Options



AC Grommet



USB Grommet



Power Module

Setting Ideas







Brian Kane has spent over 40 years designing furnishings that have radically changed the industry and reshaped environments. His work has garnered more than 80 design awards, and his pieces are on exhibit at museums such as the San Francisco Museum of Modern Art.

Brian Kane,
Designer of Flock

HON.

Make your space work.

The HON Company
200 Oak Street, Muscatine, IA 52761
800.833.3964 | Check out hon.com

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Finishes

4-Leg Paint



Textured
Silver



Textured
Charcoal*



Solar
Black*

*Textured Charcoal and Solar Black are not available on the Casual Guest Chair or 4-Leg Stool

Wood Leg



Natural
Maple



Pinnacle



Kingswood
Walnut



Florence
Walnut



Lowell
Ash



Natural
Recon



Skyline
Walnut



Phantom
Ecu



Portico
Teak



Sterling
Ash

Table Laminate



Natural
Maple



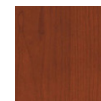
Harvest



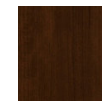
Pinnacle



Bourbon
Cherry



Cognac



Shaker
Cherry



Mahogany



Mocha



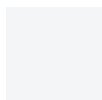
Kingswood
Walnut



Florence
Walnut



Loft



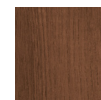
Designer
White



Charcoal



Black



Lowell Ash



Natural
Recon



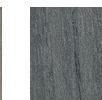
Skyline
Walnut



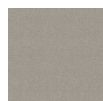
Phantom
Ecu



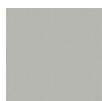
Portico
Teak



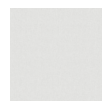
Sterling
Ash



Handspun
Chestnut



Handspun
Dove



Handspun
Pearl



Handspun
Slate



Shown with Concinnity™ Reception Station



Shown with 10500™ Desking

See HON Pricer for complete product information.

For more information, visit hon.com/flock