

Montecito Community Development District

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www.montecitocdd.org

The meeting of the Montecito Community Development District Board of Supervisors will be held on **Wednesday September 3, 2025, at 9:30 a.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 August 6, 2025, Board of Supervisors Meeting Minutes

Vendor Report

- ProGreen Services LLC Monthly Executive Summary

Old Business Matters

2. Discussion of Paver Repair at the Entrances
3. Street Light Maintenance Proposals
4. Status of Consumptive Use Permit (CUP) Compliance

New Business Matters

5. Discussion of Sidewalk Maintenance
6. Consideration of AED Machine Proposal
7. Ratification of Payment Authorization Nos. 29 - 31

8. Review of District Financial Statements

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - 1. Evaluation Discussion
- General Manager
 - General Manager's Report
 - 1. Playground Updates

Supervisor Requests & Comments

Adjournment



Montecito Community Development District

**Review and Consideration of the August 6, 2025,
Board of Supervisors Meeting Minutes**

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, August 6, 2025
208 Montecito Drive, Satellite Beach, Florida 32937
5:30 p.m.**

Board Members present at roll call:

Debra Reitz	Assistant Secretary	
Mark Nehiba	Chairperson	
Tanya Glynn	Assistant Secretary	
Rich Adams	Assistant Secretary	(via phone)
Rich Wellman	Vice Chairperson	

Also present were:

Venessa Ripoll	District Manager- PFM Group Consulting LLC
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.
Thomas Degrace	District Engineer – Culpepper & Terpening, Inc. (via phone)
Kisha Wagner	General Manager – Berman
Various Audience Members	

FIRST ORDER OF BUSINESS

Organizational Matters

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

Ms. Ripoll called the meeting to order at 5:30 p.m. and a quorum was established.

The Pledge of Allegiance was recited.

Public Comment Period

A resident, on Point Lobos, asked if the HOA Social Committee could have access to the TV for events. She would like to use streaming for movie nights. The Board agreed to allow this, but anyone who is signed into the app for streaming must ensure to sign out after use. Ms. Wagner also noted this should not be an issue, but there will be an approval form completed to use the TV and remote. There was brief discussion regarding the streaming apps and the movies viewed.

Another resident had a comment regarding renting a movie via the streaming options. Ms. Wagner noted renting will not be allowed. She noted there are a lot of free options.

A resident, noted the movie night had great feedback. He also had a comment regarding the TV in the gym and asked for clarification on how a resident would request to change the channel. It was recommended to put a news channel on. Ms. Wagner noted the remote is kept in her office for safekeeping. He also had a comment regarding ProGreen and noted that although the grass has been cut, most of the rear yard grass has died. Ms. Wagner recommended creating a ticket in order for her to send ProGreen out to check on the issues. If the grass does not need to be cut, residents can place a reflector in the yard that alerts ProGreen not to mow.

Mr. Henson had a comment regarding the large oak trees that are located on Shearwater. He has been communicating with Ms. Reitz regarding this. He would like these to be included in the canopy trimming that is done. He also noted that sod should be placed in that area as there is water that backs up during storms.

Another resident had a comment regarding a parking violation sticker that his son received. He requested changing the sticker as it is extremely sticky and requires a tool to take off. Ms. Wagner recommended reviewing the parking policy. There was brief discussion regarding the violation sticker.

Administrative Matters

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

The Board reviewed the minutes.

Ms. Ripoll noted the minutes will be available on the District's website.

On motion by Ms. Glynn, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the July 2, 2025, Board of Supervisors Meeting Minutes.

Review & Acceptance of Fiscal Year 2024 Audit Report

Ms. Ripoll noted the report was reviewed by District Staff and Ms. Glynn. The report will be posted on the District's website.

On motion by Ms. Glynn, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District accepted the Fiscal Year 2024 Audit Report.

**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**

On motion by Mr. Wellman, seconded by Mr. Nehiba, with all in favor, the Board of Supervisors for the Montecito Community Development District opened the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Ripoll noted the budget is the same overall budget that was approved by the Board previously. She noted the 2026 assessments will not increase.

A resident had a comment regarding the property tax removal study. It was noted this is being studied by legislature. It will not affect the CDD at this time. There was an explanation of the process for collecting the assessments and the bonds. It was noted that the study may result in the city collecting assessments.

Mr. Henson, a resident, made a comment regarding the interest income. Mr. Montejano gave an overview of the interest income and noted the new bank gives a higher interest rate for the District. He also had a comment regarding the Janitorial Services line item. Ms. Ripoll noted this is an agenda item for discussion. Mr. Henson also had a comment regarding the Fire Detection Services line item. Mr. Nehiba gave an overview and noted several items have been rolled into one line item.

Another resident had a comment regarding the Other Financials line item. Ms. Glynn noted the District is building the reserves for future projects. It was noted the reserves are listed in the District Financials.

A resident had a comment regarding the proposed Assessment Schedule. Ms. Ripoll noted it is just a breakdown of the current assessment, which will remain the same for 2026.

Mr. Nehiba noted the budget is the same amount as the previous budget.

On motion by Mr. Nehiba, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District closed the Public Hearing on the Adoption of the District's Annual Budget.

On motion by Ms. Reitz, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Resolution 2025-16, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

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

Ms. Ripoll gave an overview of the resolution. She noted that the Tax Collector did not assess the Debt Service part of the tax bill to the residents in 2025. There has been communication with the County.

Ms. Glynn gave an overview of the financials related to the Debt Service and Assessments on the tax bill. Although the CDD approved the correct amount, the Tax Collector failed to place it on the tax bill. It was noted that the prior management company did send the assessment roll to the County. There was discussion regarding the amounts.

PFM will be overseeing this from now on. If any mistakes are made on this year's tax bill, please notify Ms. Ripoll.

It was noted as long as the bonds are owed, the uniform method of collection is necessary.

Mr. Montejano will request the proposed tax bills for the two-unit types for reference.

There was discussion regarding how the assessments affect the budget.

On motion by Mr. Nehiba, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Resolution 2025-17, Levying O&M Assessments and Certifying an Assessment Roll.

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

Ms. Ripoll reviewed the annual meeting schedule. This schedule will be available on the District's website. New calendar meeting invites will be sent out to the Board via email.

It was noted that the meetings are held on the first Wednesday of the month at 9:30 a.m., except for two budget meetings at 5:30 p.m. Mr. Nehiba requested the other two meetings to be held at 9:30 a.m. as well. He noted there is not a difference in attendance.

Ms. Ripoll will amend the resolution.

Mr. Pawelczyk noted the meetings can be adjusted and noticed accordingly, if needed, for the Public Hearings.

On motion by Mr. Nehiba, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Resolution 2025-18, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026, with the recommended amendments.

Vendor Report

- **ProGreen Services LLC
Monthly Executive
Summary**

The Board reviewed the Monthly Executive Summary.

Ms. Ripoll reviewed Estimate #7248, in the amount of \$2,645.00. Mr. Nehiba noted this proposal is to redo the playground landscaping. He gave an overview of the landscaping included. ProGreen has noted they will hold the estimate until the new fiscal year if needed.

Mr. Wellman requested a drawing layout from Progreen for these types of proposals. Ms. Ripoll will follow up.

The Board discussed the proposal.

On motion by Ms. Reitz, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Estimate #7248 from ProGreen, in the amount of \$2,645.00, for the playground landscaping redo.

SECOND ORDER OF BUSINESS

General Business Matters

Road Repairs and Street Seal Coating

Mr. Wellman gave a summary of the road repairs and seal coating. He provided a report to the Board. He gave an overview of the issues encountered during the process. He noted all residents should be on the email list. The goal is to complete the mill and pave in 2035. The reserves are being built up for this project.

A resident had a comment regarding the patch jobs. Mr. Wellman gave an overview of the areas repaired.

Discussion of Paver Repair at the Entrances

The District Engineer has provided a proposal for the Board but has been unable to contact the vendor at this time. Mr. Degrace recommended waiting on a response.

The Board discussed the paver repair and cost. It was noted there is a dip in the substructure.

Berman noted they have worked with the proposed vendor previously, and they were just bought out. Berman will follow up and see if they can get a revised proposal.

This item was tabled and will be kept on the agenda.

Status of Consumptive Use Permit (CUP) Compliance

Mr. Degrace gave an update. He noted the meter readings have been good. The recommendation is to budget for a new analog meter next year in order to upgrade. The estimated total budget for this project is \$10,000.00.

Mr. Wellman requested the estimation in writing to keep for District records.

Street Light Maintenance

Ms. Wagner noted this will be included in the General Manager's report.

Review and Consideration of the Janitorial Proposal with Berman

Ms. Wagner has received a proposal from Berman. They have a janitorial department.

The Board reviewed the janitorial proposal and cost. It was noted using Berman's janitorial department will be about the same cost as the current cleaning vendor.

Ms. Wagner reviewed what is included in the Berman services. She recommended doing a deep cleaning prior to maintaining, which would be a one-time fee of \$450.00. The regular monthly fee will be \$677.25.

The Board discussed the janitorial services.

On motion by Mr. Nehiba, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the Janitorial Proposal with Berman, with the recommended deep clean amendment.

Termination of Janitorial Service Agreement with Office Cleaners LLC

Ms. Ripoll reviewed the termination. District Counsel will create the letter for cancellation.

On motion by Mr. Wellman, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the Termination of Janitorial Service Agreement with Office Cleaners LLC.

**Ratification of Payment
Authorization Nos. 25 – 29**

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

On motion by Ms. Reitz, seconded by Mr. Nehiba, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Payment Authorization Nos. 25-29.

**Review of District Financial
Statements**

Ms. Ripoll stated the financials are as of June 2025.

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

Ms. Glynn noted the reserve balance is shown in the financials.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Ripoll noted that the next Board meeting is scheduled for the first Wednesday in September. The new fiscal year meetings begin in October.

She noted the Fee Service Rate Sheet from Berman was included in the Board's packet as requested. There was discussion regarding these services, which would be pre-authorized by the Board if necessary. Mr. Pawelczyk recommended reviewing the process of submitting for approval for these services with Ms. Wagner. Ms. Ripoll will add the Rate Sheet to the Berman Agreement.

Mr. Wellman had a comment regarding the hurricane prep fee. He noted this is a helpful addition.

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**

Ms. Wagner gave an overview of the General Manager's monthly report. She reviewed the completed projects for the fiscal year, including the fountains, waste stations, seal coats on the roads, new paint for the Amenity Center, new Fitness Center equipment, and new Clubhouse and Fitness Center TV's. She gave an overview of the playground update that is taking place. It was noted a chairs and table dolly has been purchased for meetings and events. She also noted the new companies that have been hired for the District, including PFM and Berman.

Ms. Wagner reviewed the new fiscal year's projects, which will include new pool cushions. She has received a proposal from Palm Casual, in the amount of \$13,341.00. The tax will be removed, which will make the proposal \$12,469.00. This is for complete replacement of all cushions. Mr. Wellman noted to make sure that the cushions include ties.

The Board discussed the proposal. It was noted the budgeted amount was \$9,773.00. Line items can be adjusted. Mr. Nehiba noted there will be savings in the janitorial line item.

On motion by Mr. Nehiba, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the Palm Casual proposal for \$12,469.00, for pool cushions.

Ms. Wagner noted she is gathering quotes for the repair and cleaning of the storm water inlets. Other projects for the upcoming fiscal year will include painting the outside of the Amenity Center and painting the exterior light poles. Ms. Wagner reviewed the two quotes received. It was noted the Amenity Center was last painted in 2017.

The Board discussed the proposals and their cost. Ms. Wagner will get another quote and this will be kept on the agenda.

Ms. Wagner noted the sidewalks in the community need to be pressure washed. She has received two quotes. It was noted the quotes include the exterior sidewalk outside of the fence. Ms. Glynn reviewed the budget for these items.

Ms. Glynn requested the creation of a 5-year plan for projects from Ms. Wagner.

Berman reviewed the process of sidewalk pressure washing. Mr. Wellman noted some of the areas that are hard to get to. It was noted the chemicals will not affect aquatic or wild life.

Ms. Wagner continued discussing the painting and cleaning of the light poles. She reviewed the two proposals received. Mr. Nehiba noted there are several light poles that have broken bases. This would require a separate proposal. Ms. Wagner will contact Anchor Painting for another quote.

Ms. Wagner gave an overview of the landscaping lighting. She reviewed the three proposals received. The Board briefly discussed the quality of the lighting. Ms. Wagner will gather more information on the types of lighting.

Ms. Wagner gave an overview of the design for new Clubhouse furniture. She noted this would be for commercial grade furniture. Colors and options can be adjusted. The Board discussed the options. Ms. Wagner will continue researching options. Ms. Glynn reviewed the budget for this item. Ms. Reitz noted a focus group may be an option in the future.

Mr. Wellman recommended viewing the Presbyterian Fellowship Hall across the street. He will give Ms. Wagner the contact info. Mr. Pawelczyk noted many Districts are using Costco tables with nice cloths over them for meetings and rentals.

Supervisors Requests & Audience Comments

Ms. Reitz noted a resident had a comment regarding the location of the dog waste stations. She complained about the one located on Montecito Dr., on the townhome side, between the two benches on the lake. Ms. Wagner empties and cleans the stations twice a week.

Ms. Glynn requested to see the Capital Project Plan. Mr. Montejano will follow up with Ms. Glynn to review the Capital Expenses and accounts.

Mr. Wellman reviewed the Capital Project survey example from 2017-2018. There was brief discussion regarding the Reserve Study.

Mr. Nehiba noted there will be additional speed signs being put up to gather data. The playground is ahead of schedule. He went to The View to discuss the dirt coming up under the fence. There has been ongoing communication, and it is a work in progress. Ms. Ripoll is going to provide a performance evaluation review form for the Board to use for Ms. Wagner and District Staff.

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 Ms. Glynn, seconded by Mr. Wellman, with all in favor, the Montecito Board of Supervisors CDD adjourned the September 3, 2025, Board of Supervisors' meeting at 7:53 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Montecito Community Development District

ProGreen Services LLC Monthly Executive Summary

Date: 8/25/25

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. The irrigation schedule has been updated on the community map, and we are operating 3 days of week.

Completed Projects:

- Installed mulch along the park areas at the South Patrick Entrance.

Meetings:

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

Week Ending on 8/1/25:

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

- Provided mowing services in the CDD areas of the Single-Family Townhomes and CDD easement areas.
- Sprayed the perimeter of the lake behind the club house
- Trimmed the right side of the clubhouse and inside the pool.
- Trimming the palms along Carlsbad

- Was notified by Mark and Kisha that the irrigation did not run the normal schedule. Reached out to Angie and she explained there was a scheduling issue, and she had the system set up to run a make-up schedule on Friday. She sent out an email to notify everyone.
- Trimming the Shearwater entrance and roundabout
- Trimming the North side of Clemente

Week Ending on 8/8/25:

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

- Provided mowing services in the CDD areas of the Single-Family Townhomes and CDD easement areas.
- Met with Mark and Kisha - CDD - Discussed proposal for the playground plant refurbishment and irrigation schedules for the community.
- Trimmed the Bird of Paradise as requested at 136 Clemente
- Trimmed the along Clemente and Montecito Dr easement areas.
- Sprayed the fence line on Carlsbad.
- Request for a wet check at 117 Montecito Dr. - Completed no issues.
- Request for a wet check at 359 Montecito Dr. - Completed no issues.
- Request for a wet check at 395 Point Lobos. - Completed no issues on the irrigation. However, signs of cinch bugs areas have been treated.
- Request for a wet check at 683 Ventura. - Completed no issues
- Trimming outside the wall of the community.
- Installed mulch along the park areas at the South Patrick Entrance.

Week Ending on 8/15/25:

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

- Provided mowing services in the CDD areas of the Single-Family Townhomes and CDD easement areas.
- Sprayed bedding areas along Simeon Dr.
- Provided mowing services in the CDD easement areas of the townhomes and clubhouse.
- Trimmed 3 Palm trees behind 624 Mission Bay to remove fruit from the trees per the homeowner's request.
- Trimmed the mailbox areas on Ventura
- Repaired Club House controller alarms - Zones 48,63&69. See Invoice for details.
- Trimmed and sprayed inside of the West Pump irrigation station.
- Spray bed areas and Trimmed the South Patrick Entrance and outside of the wall.

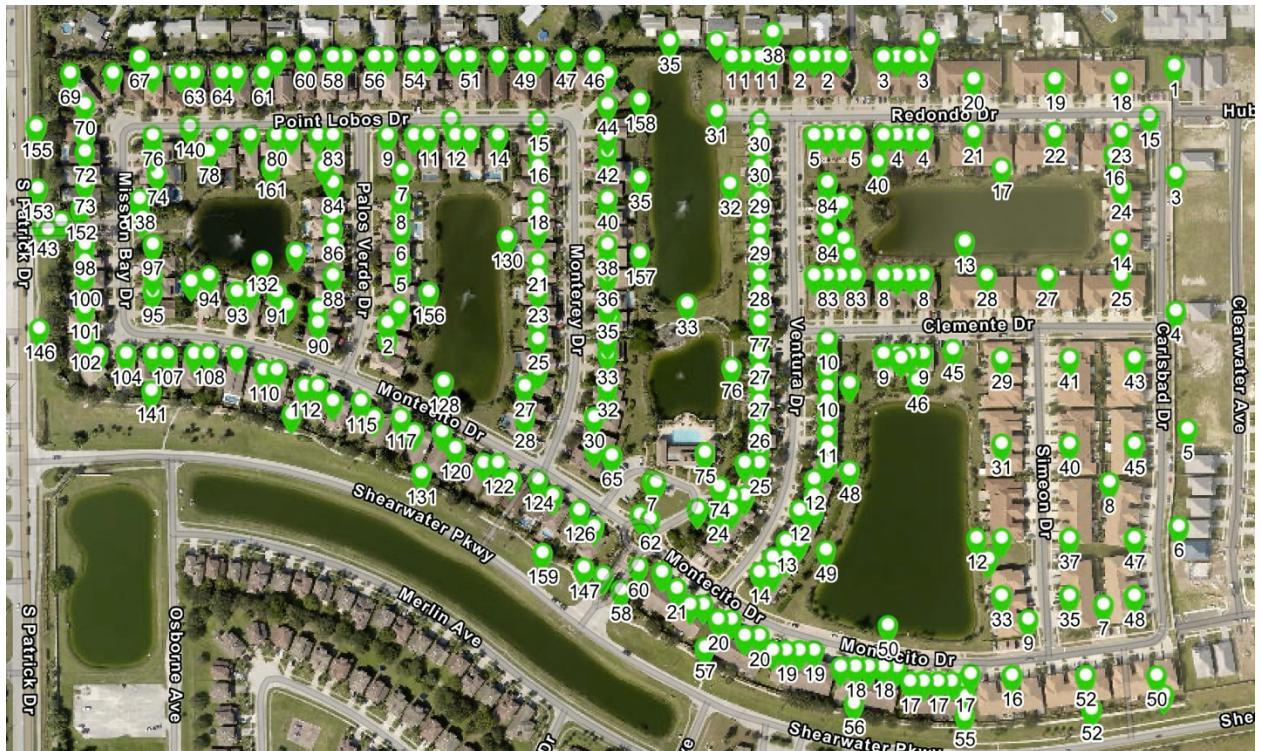
- Inspected the West Controller due to a report of an unusual noise from the system. It was determined that the system was running a filter cleaning cycle resulting in an unusual noise from its normal operating sounds. No repairs were necessary.
- Complete Trimming outside the wall of the community.
- Sprayed Shearwater entrance bed areas.
- Trim area along the playground sidewalk from the single-family sections.

Week Ending on 8/22/25:

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

- Provided mowing services in the CDD areas of the Single-Family Townhomes and CDD easement areas.
- Met with Mark CDD - Discussed outage on Monterrey, chinch bugs, and next fertilizer treatment. Met with Kisha - CDD - Discussed playground plant refurbishment updates and irrigation schedules for the community.
- Inspected and repaired the Irrigation outage affecting 6 homes along Monterrey Dr. Zone 22 - 28 off the west controller. - Faulty Wire approx. 350'. Estimates to bury they wire will be presented to the board.
- Sprayed west side of Ventura Dr. plant bedding areas.
- Pulled weeds around the two lakes behind the clubhouse.
- CDD Work Order - 740 Ventura Drive Confirmed the areas is within the HOA footprint and is the homeowner's responsibility. Kisha advised the homeowner as well.
- Sprayed South Patrick entrance bed areas.
- Sprayed small park areas across from South Patrick entrance.
- Trimmed trees on both sides of the park areas.
- Trimmed shrubs on East side of Ventura in the CDD easement sections.

Current Irrigation Map: 8/25/25





Montecito Community Development District

ProGreen Services LLC Proposals



ProGreen Services, LLC
Landscape • Irrigation • Maintenance

PROGREEN SERVICES

5450 10th Avenue North

Greenacres, FL 33463

+18883774144

NephtelieB@progreenservices.net

www.progreenservices.net

Estimate 9295

ADDRESS

Montecito Community
Development District
Montecito CDD
c/o Accounting
3501 Quadrangle Blvd, Suite
270
Orlando, FL 32817

DATE
08/25/2025

TOTAL
\$3,749.76

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repair - West Pump Zone 22 - 28 - Outage Impaction 6 Homes. 698 - 768 Monterey Dr.	1	0.00	0.00
	Irrigation Repair - Installed Hunter 14/2 Insulated Wire	353	0.92	324.76
	Irrigation Repair - 1 1/4" Electric Conduit	35	40.00	1,400.00
	Irrigation Repair - 3M Connections	10	5.00	50.00
	Irrigation Repair - Round Green Valve Box	2	25.00	50.00
	Irrigation Repair - Labor Tech Helpers (2)	10	95.00	950.00
	Irrigation Repair - Labor Tech	10	97.50	975.00

We appreciate the opportunity!

TOTAL

\$3,749.76

THANK YOU.

Accepted By

Accepted Date

We appreciate your feedback. Please leave a review.

<https://g.page/r/CdXPxv9W4GXoEAI/review>



Montecito Community Development District

Discussion of Paver Repair at the Entrances

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



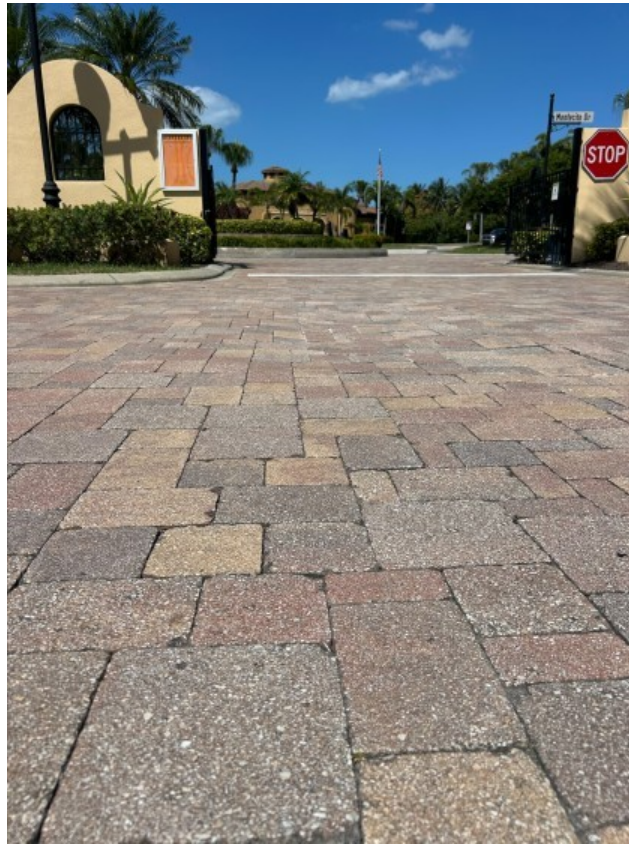
Notes:

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
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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

Street Light Maintenance Proposals

Project : Montecito Beach Club Repaint 61 Light Poles.

Proposal Date: 08/05/2025

Project Name: Montecito Beach Club Repaint 61 Light Poles.

Client Contact: Kisha Wagner

Work Order #: 91933

Project Scope

Berman proposes to furnish all labor and materials for the following:

Description of Work:

Provide all labor, materials, and equipment necessary to repaint a total of **61 light poles** located throughout the property. The work will restore the appearance, protect against corrosion, and extend the service life of each pole.

Tasks to be Completed:

Surface Preparation

- Inspect each light pole for rust, peeling paint, or surface damage.
- Remove all rust, flaking paint, dirt, and debris using wire brushing, sanding, or approved abrasive methods.
- Clean surfaces thoroughly to ensure proper paint adhesion.

Priming

- Apply a corrosion-resistant metal primer to all exposed surfaces to prevent rust formation.

Painting

- Apply two (2) coats of high-quality, exterior-grade, weather-resistant paint in the approved color.
- Ensure even coverage with no drips, streaks, or missed areas.

Protection of Surrounding Areas

- Use protective coverings to shield landscaping, pavement, and nearby structures from overspray or paint drips.

Final Inspection & Touch-Ups

- Conduct a quality inspection of all painted poles.
- Perform touch-ups as necessary to meet project standards.

Completion Criteria:

All 61 light poles are evenly coated, free of visible defects, and match the approved color.

Work areas are cleaned, and all debris and materials are removed from the site.

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed during regular hours.

Payment Terms

Total Project Costs: \$15,250.00

Project : Montecito Beach Clubhouse Repaint.

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.

Thank You

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

Approvals

Montecito Beach Club

By: Kisha Wagner

Berman

By: Eddie Padua, General Manager

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

Status of Consumptive Use Permit (CUP) Compliance



Montecito Community Development District

Discussion of Sidewalk Maintenance

Project : Montecito Beach Club Pressure Wash All Sidewalks.

Proposal Date: 07/31/2025

Project Name: Montecito Beach Club Pressure Wash All Sidewalks

Client Contact: Kisha Wagner

Work Order #: 91434

Project Scope

Berman proposes to furnish all labor and materials for the following:

Scope of Work: Pressure Washing – Sidewalks

Description of Work:

Provide all necessary labor, equipment, and materials to pressure wash all sidewalks within the designated area shown in the attached image. Areas to be serviced include:

- Main pedestrian sidewalks along interior streets and around the community perimeter
- Sidewalks adjacent to ponds, parks, and community structures
- The additional sidewalk/walkway along the southern edge of the property, as marked on the image

Tasks to be Completed:

1. Pressure wash all concrete sidewalk surfaces within the yellow-highlighted boundary.
2. Remove dirt, grime, mold, mildew, and surface stains using environmentally safe cleaning solutions.
3. Ensure a consistent and clean appearance across all walkways without causing damage to concrete or nearby landscaping.
4. Rinse and clean any surrounding areas affected during the process.
5. Maintain safe pedestrian access or install appropriate signage and barriers while work is in progress.

Notes:

- All work will be performed during daylight hours to minimize disruption.
- Coordination of water supply and access will be arranged with property management.
- The contractor is responsible for adhering to all safety regulations and for completing cleanup upon project completion.

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed during overnight hours.

Payment Terms

Total Project Costs: \$25,000

Project : Montecito Berach Club Pressure Wash All Sidewalks.

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.

Thank You

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

Approvals

Montecito Beach Club

By: Kisha Wagner

Berman

By: Eddie Padua, General Manager

About Berman

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Our Services

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



Additional Sidewalk/Walkway

Evolution Cleaning Solutions, Inc.
1255 Belle Ave Unit 109
Winter Springs, FL 32708
+14077337468
gio@evolutioncleaningsolutions.com



ADDRESS

Berman Corp
9801 Lake Nona Club Drive
Orlando, FL 32827

SHIP TO

Berman Corp
9801 Lake Nona Club Drive
Orlando, FL 32827

Estimate 2025100

DATE 07/24/2025

PROJECT

Montecito Satellite Beach

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/24/2025	Pressure Wash	Sidewalks and curbs of entire subdivision as per map	1	36,050.00	36,050.00
	Pressure Wash	Additional option to add the sidewalk outside of subdivision facing Shearwater Pkwy	1	1,800.00	1,800.00
	Pressure Wash	Driveways can be added at an additional cost of 125.00 per single and 175.00 each for double sizes	1	0.00	0.00
	Special Request	Water Access: Client must provide access to a functional water source within the subdivision for use during the pressure washing services. Resident Coordination: It is the responsibility of the property management and/or the HOA company to notify and coordinate with residents to ensure all streets and curbs are free of parked vehicles during the scheduled service dates.	1	0.00	0.00T

Net 30 days

SUBTOTAL

37,850.00

TAX

0.00

TOTAL

\$37,850.00

Accepted By

Accepted Date



Montecito Community Development District

Consideration of AED Machine Proposal



REQUEST INQUIRY 

 SEARCH BY TITLE, BRAND, CATEGORY...

HOME / PRODUCTS / AED MACHINE / DEFIBTECH LIFELINE AED PACKAGE



\$150 OFF - Code: **LIFELINE150**

DEFIBTECH LIFELINE AED PACKAGE

SKU: DCF-A110-EN-VP

\$1,595.95

CHOOSE SEMI OR FULLY AUTOMATIC AED

Semi-Auto (Has Shock Button)

Fully-Automatic (Auto Shock)

CHOOSE BATTERY OPTION

Standard 5-Year Battery

High Capacity 7-Year Battery

1

ADD TO CART

ADD ONS



AED TOTAL SOLUTION

\$99.00



DEFIBTECH LIFELINE AED PADS

\$75.15



DEFIBTECH LIFELINE AED
PEDIATRIC PADS

\$130.25



LARGE AED CABINET NON-
ALARMED

\$126.65



LARGE AED CABINET WITH
ALARM

\$143.65



CART
TOTAL
\$165



NEED HELP? CALL A PRODUCT
EXPERT NOW AT [855-888-2771](tel:855-888-2771)

CATEGORIES: AED MACHINE, DEFIBTECH AED PACKAGES

TAGS: DEFIBTECH LIFELINE AED PACKAGE, DEFIBTECH LIFELINE AED VALUE PACKAGE, VALUE PACKAGE

GUARANTEED SAFE CHECKOUT



Klarna.



1 YEAR LOW PRICE PROTECTION



100% MONEY BACK GUARANTEE



GET FREE SHIPPING WITH ANY AED PURCHASE

DESCRIPTION

This **Defibtech Lifeline AED package** includes everything you need to get your AED program up and running. Renowned for its ease of use and rugged design, the Lifeline AED is perfect for offices, schools, churches, hotels, and other high-traffic environments.

WHAT'S INCLUDED:

- New Defibtech Lifeline AED
- Carry Case
- 8-Year Warranty
- User Manual
- Pads & Battery (Pre-Installed)
- AED Wall Cabinet
- First Responder Kit*
- AED 3-Way Sign
- AED Wall Poster
- AED Inspection Card (I-Tag)
- "AED On-Site" Window Decal
- Free Shipping

*The First Responder Kit includes all of the first-aid essentials required in a cardiac emergency. Two towelettes, scissors, a razor, a pair of nitrile gloves, and

a pocket CPR mask are all contained within a zippered nylon pouch.

Order the Defibtech Lifeline AED Package

is one powerful defibrillator, but the AED is just the beginning. The included cabinet is rugged and secure, and the conveniently labeled carry case features enough storage space for the device and all of its accessories, including the complete first responder kit (also included). And the industry-leading 8-year warranty ensures a low cost of ownership.

AED Leader is an authorized Defibtech distributor, and we're pleased to offer the Defibtech Lifeline AED package at an unbeatable price. Order yours today.

CART

Alternate Part Numbers: DCF-110, DDU-100A, 1470010, DCF-100RX, DCF-110RX, DCF-A100-EN, DCF-A110-EN, DCF-A100-RX-EN, DCF-A110-RX-EN, DCF-A120-EN, DCF-A120RX-EN, DCF-A130-EN, DCF-A130RX-EN

You can check out all of our [AED packages](#) if you're interested in other defibrillator models.

Defibtech Lifeline Defibrillator Features

The Defibtech Lifeline AED offers some of the most sophisticated features of any automated external defibrillator, but it's still one of the most cost-effective devices available from an FDA-approved defibrillator manufacturer.

Streamlined Operation. As soon as you press the “On” button, the step-by-step voice coaching begins—and it continues until emergency services arrive. The device guides you calmly through CPR and external defibrillation, so you can confidently respond even if you have no emergency training.

A User-Friendly Design. Brightly illuminated indicator lights provide important alerts to complement the voice coaching. The bright yellow design ensures that the device is highly visible, and the wide rubberized handle allows ample space for gloved hands to easily transport the defibrillator in an emergency. The device weighs just 4.2 pounds but meets military standards for vibration and shock; it's light enough for a child but rugged enough for the Armed Forces.

Sophisticated Hardware & Software. The defibrillator uses biphasic waveform technology to analyze heart rhythms and detect ventricular fibrillation (the most common cause of sudden cardiac arrest). Treatment is customized based on the patient's condition, thereby ensuring the greatest chance of survival. A connected data card records up to 100 minutes of audio and ECG information, which can then be handed off to emergency personnel for better patient assessment.

[Defibtech Lifeline DCF-100 User Manual](#)

RELATED PRODUCTS



AED PADS

ZOLL CPR D PADZ

\$230.00

ADD TO CART



AED MACHINE

ZOLL AED 3 VALUE PACKAGE

\$2,367.50

\$225 OFF - Code: **Z3225**

SELECT OPTIONS



AED MACHINE

ZOLL AED 3

\$2,307.00

\$225 OFF - Code: **Z3225**

SELECT OPTIONS



AED AC

BLEEDIN

\$58.65





Contact Us



855-888-2771



3652 Ocean Ranch Blvd, Suite A, Oceanside CA 92056



Mon-Fri 8:00 AM To 4:30 PM PST



ACCOUNT INFORMATION

- BECOME AN AFFILIATE
- AFFILIATE LOGIN NEW
- AFFILIATE REGISTRATION
- AFFILIATE RESET PASSWORD
- MY ACCOUNT
- CHECKOUT
- CART
- AED PROGRAM MANAGEMENT

PAYMENT & SHIPPING

- PRIVACY POLICY
- REFUND POLICY
- TERMS OF USE



SHIPPING POLICY



We Accept All Major Credit Cards,
Paypal, Klarna and Affirm

CART

 We Ship Nationwide

 Prompt Delivery

BROWSE BY CATEGORY

- [AED PACKAGES](#)
- [AED BATTERIES](#)
- [AED PADS](#)
- [AED CABINETS](#)
- [AED MACHINE](#)

EXPERT AED RECOMMENDATIONS

- [BEST AEDS FOR GYM](#)
- [BEST AEDS FOR HOME](#)
- [BEST AEDS FOR OFFICE](#)
- [BEST AEDS FOR SCHOOLS](#)

WEBSITE & COMPANY INFORMATION

- [AED RENTAL PROGRAM](#) NEW
- [AED INSTRUCTION](#)
- [AED INDUSTRIES](#)
- [AED LEGISLATION](#)
- [SHOP](#)
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Health & Household › Health Care › First Aid



Click to see full view

Philips HeartStart OnSite AED Defibrillator with Portable Emergency Medical Kit, CPR Guidance and Voice Prompts, OnSite Ready Pack Business Package with Standard Carry Case, M5066A-R01BPB

Visit the HeartStart Store

4.6

20 ratings

\$2,059⁰⁰

Get \$50 off instantly: Pay \$2,009.00 upon approval for Amazon Visa.

- Philips HeartStart M5066A- R01BPB OnSite AED Defibrillator is a virtually ready to use emergency medical device for cases of suspected sudden cardiac arrest
- A portable heart defibrillator in a sturdy carry case; provides real-time CPR instructions and step-by-step voice prompts; also includes an AED wall sign, Fast Response Kit and Basic Cabinet
- Suitable for emergency use in all public environments including restaurants, offices, gyms, and airports and businesses of any size. Training not required for use. Device provides simple, intuitive instructions for people who have never used a defibrillator
- Philips defibrillators perform a daily, weekly and monthly self-test to eliminate the need for manual calibration. May be converted to an AED trainer with the use of Adult or Infant/Child Training Pads Cartridge (sold separately)
- Philips AEDs use advanced technology to respond to your actions, utilizing SMART Analysis to assess the heart's rhythm, and a Quick Shock feature which allows the device to deliver a shock within 8 seconds. Post shock guidance on CPR will follow
- What's in the box: Philips HeartStart OnSite Defibrillator, OnSite Ready-Pack (includes: standard carry case, spare Adult SMART Pads Cartridge, device and spare pads are pre-installed in carry case.), fast response kit, basic cabinet, wall sign, 1 pre-installed battery, 1 set pre-installed SMART Pads Cartridge, quick set-up guide, maintenance booklet, quick reference guide, owner's manual
- 8-yr warranty for AED, 4-year warranty for battery, pads are warrantied until expiration date. Other accessories include 1-year warranty
- Please contact Philips directly with any questions regarding the performance or operation of your HeartStart Products. Replacements are permitted for warranty purposes only

Report an issue with this product or seller



Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows.

Join Prime

\$2,059⁰⁰

FREE delivery **Saturday, August 30**

Or fastest delivery **Friday, August 29. Order within 58 mins**

Delivering to Woodbridge 22193
- Update location

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon.com

Sold by Amazon.com

Returns Non-returnable due to Medical safety reasons

Payment Secure transaction

See more

Add to List

Sponsored

Sponsored

Frequently bought together



Total price: \$2,205.34

Add all 3 to Cart

This item: Philips HeartStart OnSite AED Defibrillator with Portable Emergency Medical Ki...

\$2,059⁰⁰

Philips HeartStart AED Defibrillator Replacement Adult Training Pads Cartridge, M5073...

\$135⁰⁰

Accuform TRS345CTM PF-Cardstock Inspection & Status Record Tag, Legend "AED..."

\$11³⁴ (\$2.27/count)

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Page 1 of 37



Philips HeartStart Home and OnSite AED Defibrillator Trainer with Zippered Carry Ca...

22
\$489⁰⁰



Philips HeartStart OnSite AED Defibrillator, Value Package M5066A-C02VPB

87
\$1,835⁰⁰



Philips HeartStart Home AED Defibrillator with Training Pads Cartridge, M5068A-C02

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Philips HeartStart OnSite AED Defibrillator, OnSite Ready-Pack M5066A-R01

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Philips HeartStart OnSite AED Defibrillator with Portable Emergency Medical...

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Philips HeartStart OnSite AED Defibrillator with Portable Emergency Medical Kit, CPR Guidance and Voice...

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Philips HeartStart Home AED Defibrillator with Training Pads Cartridge, M5068A-C02

41
\$1,704.00 (\$15.21/ounce)
Get it as soon as **Saturday, Aug 30**
FREE Shipping by Amazon

Product details

Product Dimensions : 20.75 x 15.63 x 21.5 inches; 6.1 Pounds

Batteries : 1 CR123A batteries required. (included)

Date First Available : October 25, 2019

Manufacturer : Philips

ASIN : B07ZL4SRTR

Best Sellers Rank: #283,366 in Health & Household (See Top 100 in Health & Household)
#14,275 in First Aid Supplies

Customer Reviews:

4.6 [20 ratings](#)

Product Description

Product Description

For the ordinary person in the extraordinary moment, the Philips HeartStart OnSite AED provides CPR guidance for suspected sudden cardiac arrest using step-by-step prompts. The defibrillator is packed in a slim carry case and equipped with pre-installed Adult SMART Pads which provide feedback and adapt voice prompts to your pace. The case also contains a spare SMART Pads Cartridge Device and spare pads, giving you peace of mind that you have backup supplies. Turn your OnSite AED into a trainer device by installing the supplied Adult or Infant/Child Training Pads Cartridge. Having an AED available at any workplace or business can potentially help save a life by providing immediate response to a suspected cardiac arrest event. HeartStart AEDs are safe to use and deliver therapy quickly, even on wet and metal surfaces, such as loading docks, freight elevators, or grated walkways. Suitable for public use in offices, gyms, airports, schools, restaurants and businesses of any size, etc. *Please contact Philips directly with any questions regarding the performance or operation of your HeartStart products (1-800-263-3342). Replacements are permitted for warranty purposes only.

Manufacturer Contact Information

800-263-3342

From the brand

PHILIPS

Life is
unpredictable.
**Saving a life
shouldn't be.**

HeartStart Automated
External Defibrillators



The survival rate from sudden cardiac arrest is less than 1% worldwide.*

*Mahra R. Global public health problem of sudden cardiac death. J Electrocardiol. 2007 Nov-Dec;40(6 Suppl):S118-22. doi: 10.1016/j.jelectrocard.2007.06.023. PMID: 17993308.

**SCA emergencies cannot be predicted
by health status or age.**

Philips HeartStart AEDs
designed for the ordinary person
in an extraordinary moment.



Responsive

SMART pads adapt to your pace
in real time.



Automated

SMART analysis of heart
rhythm to determine if a shock
is needed and provides the
correct instructions.



By your side

Provides CPR guidance
and prompts to guide you
through each step.



From the manufacturer

For the ordinary person in the extraordinary moment

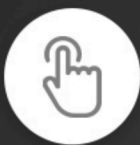


Guides you through the process of treating a victim of suspected sudden cardiac arrest

PHILIPS

At a glance:

- Virtually ready to use
- Save time, help save a life
- Personalized therapy
- Real-time guidance



Easy to use

- Arrives virtually ready to use, with backup SMART pads for extra peace of mind
- Suitable for first-time AED users
- Voice instruction walk-through
- Recommends the frequency and depth of chest compressions and breaths



Safe

- The longest standing AED available without a prescription
- SMART Analysis automatically assesses heart rhythm
- If non-shockable rhythm is detected, no shock will be advised and the device will safeguard against one being administered
- User is prompted to perform CPR if needed



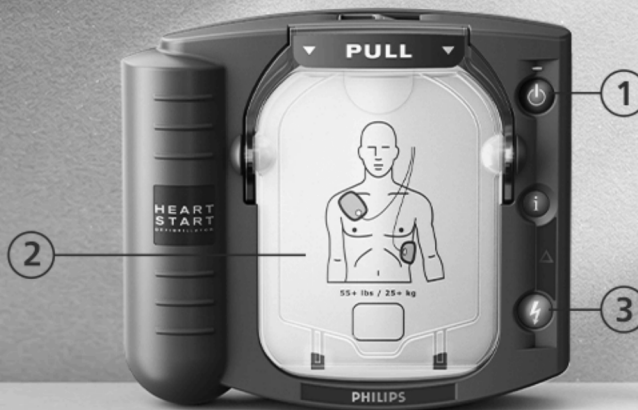
Reliable

- The Philips HeartStart AED performs a self-test daily, weekly and monthly, eliminating the need for manual calibration
- A battery insertion test is run with every new battery installation
- No user-serviceable parts

Guides you
through every step

Easy as 1-2-3

Place the pads
on the patient
as directed.



Press the green
on/off button
to activate voice
instructions
and visual icons.

1

If advised
by the device,
press the orange
shock button.

3

- Suitable for adults and children (when used with appropriate children's pads, sold separately)

- Converts into a training device with the installation of training pad cartridges (sold separately)

Cardiac arrest can happen anywhere – be prepared

Optimal survival chances from sudden cardiac arrest require AED shocks within the **first few minutes**.^{1,2}

The Philips HeartStart Defibrillator features a step-by-step process with **clear, adaptive voice instructions** – empowering anyone, anywhere to potentially help save a life.



¹Scott, T. (2017). Use of automated external defibrillators saves lives. *Emergency Nurse*, 25(3), 5-5. Reference: Defibrillators health topic by the U.S. Department of Health & Human Services National Heart, Lung, and Blood Institute.
²Myat, A., Song, K.-J., & Rea, T. (2018). Out-of-hospital cardiac arrest: Current concepts. *The Lancet*, 391(10124), 970-979. Reference: CPR Facts & Stats, a CPR & First Aid Emergency Cardiovascular Care resource by the American Heart Association.

Brand in this category on Amazon



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What's in the box

- AED Ready Pack, Wall Sign, Fast Response Kit and Basic Cabinet

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Philips HeartStart
OnSite AED Defibrillator
with Portable
Emergency Medical...
98
\$1,622⁰⁰



Philips HeartStart
OnSite AED Defibrillator,
Business Package
M5066A-C02BPB
112
\$2,016⁹⁷



Philips HeartStart Home
AED Defibrillator with
Slim Carry Case,
M5068A-C01
386
\$1,600⁰⁰
(\$1,600.00 / count)



Portable AED
Defibrillator for Home
Use Automatic External
Defibrillator...
3
\$1,499⁰⁰
(\$1,362.73 / count)



Philips HeartStart Home
and OnSite AED
Defibrillator Trainer with
Zippered Carry Ca...
22
\$489⁰⁰



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Product Videos

EMG - Philips AED
Philips HeartStart HS1 360 View



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MCR Medical Pack of 50 CPR Training Shields, Individually Wrapped, MCRTS-...

4.8 309

\$12.95



Choking Rescue Device, Choking Device for Kids Adults, Home Emergency Kits...

4.7 53

\$39.99 ~~\$52.70~~



Philips HeartStart AED

4.6

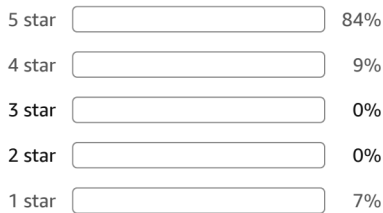
\$1,622.00

Sponsored

Customer reviews

4.6 out of 5

20 global ratings



How customer reviews and ratings work

Review this product

Share your thoughts with other customers

Write a customer review



Sponsored

Top reviews from the United States



John Craft

Shocking

Reviewed in the United States on November 3, 2024

Verified Purchase

I bought this to make sure the elderly folks in my church are safe, and since threatening to shock them, not a single one has fallen asleep during the sermon. Highly recommend.

2 people found this helpful

Helpful

Report



Chris Gates

Awesome product

Reviewed in the United States on June 22, 2021

Verified Purchase

Product came on time and was just as ordered.

One person found this helpful

Helpful

Report



gabriel

no

Reviewed in the United States on April 18, 2023

It feels very plastic, not worth this price

Helpful

Report

See more reviews >

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- Registry & Gift List
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United States

Amazon Music
Stream millions of songs

Amazon Ads
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Real-Time Crime & Safety Alerts

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Top subscription boxes – right to your door

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Pharmacy Simplified

Amazon Renewed
Like-new products you can trust



Montecito Community Development District

Ratification of Payment Authorization Nos. 29 - 31

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

Payment Authorization

#30 7/28/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
101615	Culpepper & Terpening, Inc. (MONTE)	06/27/2025	Montecito CDD	5,379.08
1087339	Florida Door Control Of Orlando, Inc. (MONTE)	07/14/2025	Montecito CDD	1,064.22
24FLORL00201222P1	Pothole Heroes LLC (MONTE)	07/22/2025	Montecito CDD	25,001.40
25FLORL00201559S1	Pothole Heroes LLC (MONTE)	07/22/2025	Montecito CDD	4,290.60
25FLORL00203042S	Pothole Heroes LLC (MONTE)	07/09/2025	Montecito CDD	2,441.00
600452	Sonitrol of Tallahassee (MONTE)	07/18/2025	Montecito CDD	216.95
Total:				38,393.25

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #31

8/8/2025

Item Number	Payee	Invoice Number	General Fund
1	Brevard Pools, Inc. August Pool Maintenance	239855	\$ 1,444.00
2	City of Melbourne Utilities Water & Sewer - May Water & Sewer - Jun Water & Sewer - Jul	14129775 14189470 14249361	\$ 388.13 395.03 312.19
3	Commercial Health & Exercise Workout Bench	17242	\$ 890.00
4	Coverall North America June Cleaning Service August Cleaning Service	1000199189 1000266241	\$ 650.00 650.00
5	Culpepper & Terpening Engineering Services Through 07/31/2025	102035	\$ 1,280.00
6	Insight Irrigation Monitoring August Irrigation Monitoring	3220	\$ 600.00
7	PFM Group Consulting Tables and chairs	137247	\$ 363.79
8	ProGreen Services Irrigation Repairs Irrigation Repairs Irrigation Repairs Irrigation Repairs August Landscape Maintenance	26401 26402 26403 26404 26405	\$ 492.12 467.74 883.42 846.64 6,500.00
9	Solitude Lake Management August Fountain Maintenance	PSI192397	\$ 1,268.80
10	Sonitrol of Tallahassee July Fire Detection Services August Fire Detection Services	596853 601218	\$ 612.09 \$ 612.09
TOTAL			\$18,656.04

District Manager / Assistant District Manager

Chairman / Vice Chairman

Montecito CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
MontejanoR@pfm.com // (407) 723-5951



Montecito Community Development District

Review of District Financial Statements



Montecito CDD

July 2025 Financial Package

July 31, 2025

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



Montecito CDD
Statement of Financial Position
As of 7/31/2025

	General Fund	Debt Service S2022	Long Term Debt Group	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$206,972.16			\$206,972.16
Capital Reserve	405,895.46			405,895.46
Accounts Receivable	2,972.54			2,972.54
Due From Other Funds	255,293.87			255,293.87
Prepaid Expenses	1,750.00			1,750.00
Series 2022 DSR Fund		\$35,622.41		35,622.41
Series 2022 Revenue Bond		44,709.22		44,709.22
Total Current Assets	<u>\$872,884.03</u>	<u>\$80,331.63</u>	<u>\$0.00</u>	<u>\$953,215.66</u>
<u>Investments</u>				
Amount Available in Debt Service Funds			\$80,331.63	\$80,331.63
Amount To Be Provided			3,039,668.37	3,039,668.37
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,120,000.00</u>	<u>\$3,120,000.00</u>
Total Assets	<u><u>\$872,884.03</u></u>	<u><u>\$80,331.63</u></u>	<u><u>\$3,120,000.00</u></u>	<u><u>\$4,073,215.66</u></u>
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$13,119.05			\$13,119.05
Due To Other Funds		\$255,293.87		255,293.87
Total Current Liabilities	<u>\$13,119.05</u>	<u>\$255,293.87</u>	<u>\$0.00</u>	<u>\$268,412.92</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>\$3,120,000.00</u>
Total Liabilities	<u><u>\$13,119.05</u></u>	<u><u>\$255,293.87</u></u>	<u><u>\$3,120,000.00</u></u>	<u><u>\$3,388,412.92</u></u>
<u>Net Assets</u>				
Net Assets, Unrestricted	\$593,638.49			\$593,638.49
Current Year Net Assets, Unrestricted	(65,144.67)			(65,144.67)
Net Assets - General Government	(13,531.54)			(13,531.54)
Current Year Net Assets - General Government	344,802.70			344,802.70
Net Assets, Unrestricted		\$135,629.04		135,629.04
Current Year Net Assets, Unrestricted		(310,591.28)		(310,591.28)
Total Net Assets	<u><u>\$859,764.98</u></u>	<u><u>(\$174,962.24)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$684,802.74</u></u>
Total Liabilities and Net Assets	<u><u>\$872,884.03</u></u>	<u><u>\$80,331.63</u></u>	<u><u>\$3,120,000.00</u></u>	<u><u>\$4,073,215.66</u></u>



Montecito CDD
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service S2022	Long Term Debt Group	Total
<u>Revenues</u>				
On-Roll Assessments	\$1,056,367.43			\$1,056,367.43
Other Revenue	4,131.57			4,131.57
Stormwater Control - Cost Share	717.18			717.18
Townhome Mailboxes Maintenance	620.00			620.00
Other Assessments		\$9,218.64		9,218.64
Total Revenues	\$1,061,836.18	\$9,218.64	\$0.00	\$1,071,054.82
<u>Expenses</u>				
Supervisor Fees	\$5,000.00			\$5,000.00
Insurance	46,992.00			46,992.00
Trustee Services	1,250.00			1,250.00
Management	41,666.70			41,666.70
Field Management	136,552.15			136,552.15
Engineering	31,960.54			31,960.54
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	4,400.00			4,400.00
Janitorial Supplies	1,397.40			1,397.40
Janitorial Service	8,950.00			8,950.00
Postage & Shipping	50.52			50.52
Legal Advertising	1,449.23			1,449.23
Miscellaneous	863.79			863.79
Contingency	1,455.35			1,455.35
Office Supplies	112.42			112.42
Web Site Maintenance	4,710.00			4,710.00
Dues, Licenses, and Fees	175.00			175.00
Capital Expenditures	123,634.81			123,634.81
Security	1,283.00			1,283.00
Fire Detection Services	7,180.70			7,180.70
Electric	31,932.52			31,932.52
Irrigation	53,533.01			53,533.01
Irrigation Monitoring	6,245.60			6,245.60
Water-Sewer	1,720.91			1,720.91
Aquatic Repairs & Maint.	14,913.60			14,913.60
Amenity - Pool Maintenance	19,733.01			19,733.01
Internet Services	3,444.94			3,444.94
Gate Kiosk - Internet Svcs	2,209.79			2,209.79
General Repair & Maintenance	2,442.98			2,442.98
Common Area Maintenance	6,125.48			6,125.48
Landscaping Maintenance & Material	71,500.00			71,500.00
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	2,576.40			2,576.40
Entrance Vehicular Gate	5,852.54			5,852.54
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	\$811,641.39	\$323,844.60	\$0.00	\$1,135,485.99
<u>Other Revenues (Expenses) & Gains (Losses)</u>				
Interest Income	\$21,393.86			\$21,393.86
Allocate Resv Acct Interest	8,069.38			8,069.38
Interest Income		\$4,034.68		4,034.68
Total Other Revenues (Expenses) & Gains (Losses)	\$29,463.24	\$4,034.68	\$0.00	\$33,497.92
Change In Net Assets	\$279,658.03	(\$310,591.28)	\$0.00	(\$30,933.25)
Net Assets At Beginning Of Year	\$580,106.95	\$135,629.04	\$0.00	\$715,735.99
Net Assets At End Of Year	\$859,764.98	(\$174,962.24)	\$0.00	\$684,802.74



Montecito CDD
Budget to Actual
For The Month Ending 7/31/2025

	Year To Date			FY 2025	
	Actual	Budget	Variance	Adopted Budget	Percentage
<u>Revenues</u>					
O&M Assessments	\$ 1,056,367.43	\$ 878,859.17	\$ 177,508.26	\$ 1,054,631.00	100.16%
Debt Assessments (S2022)	9,218.64	280,083.33	(270,864.69)	336,100.00	2.74%
Interest Income	20,661.81	416.67	20,245.14	500.00	4132.36%
Townhome Mailbox Maintenance	620.00	1,200.00	(580.00)	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	\$ 1,160,559.17	\$ (68,842.54)	\$ 1,392,671.00	78.39%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 5,000.00	\$ 10,000.00	\$ (5,000.00)	\$ 12,000.00	41.67%
District Engineer	31,960.54	37,500.00	(5,539.46)	45,000.00	71.02%
Legal Fees	39,772.50	33,333.33	6,439.17	40,000.00	99.43%
District Management	41,666.70	45,000.00	(3,333.30)	54,000.00	77.16%
Assessment Roll	-	4,416.67	(4,416.67)	5,300.00	0.00%
Website Maintenance	4,710.00	3,416.67	1,293.33	4,100.00	114.88%
Auditing Services	4,400.00	3,666.67	733.33	4,400.00	100.00%
Arbitrage Rebate Calculation	-	375.00	(375.00)	450.00	0.00%
Trustee Fees	1,250.00	2,708.33	(1,458.33)	3,250.00	38.46%
Insurance	46,992.00	39,355.83	7,636.17	47,227.00	99.50%
Legal Advertising	1,449.23	1,250.00	199.23	1,500.00	96.62%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Contingency/Miscellaneous	2,319.14	2,000.00	319.14	2,400.00	96.63%
Total General & Administrative Expenses	\$ 179,695.11	\$ 183,168.33	\$ (3,473.22)	\$ 219,802.00	81.75%
<u>Maintenance Expenses</u>					
Facility Attendant & General Mgmt. Contract	\$ 136,552.15	\$ 136,038.33	\$ 513.82	\$ 163,246.00	83.65%
<u>Amenity Center Operations</u>					
Repairs & Maint. (Non-HVAC)	\$ 2,442.98	\$ 8,333.33	\$ (5,890.35)	\$ 10,000.00	24.43%
HVAC Repairs & Maint.	2,873.00	2,291.67	581.33	2,750.00	104.47%
Office Supplies	162.94	833.33	(670.39)	1,000.00	16.29%
Janitorial Supplies	1,397.40	1,041.67	355.73	1,250.00	111.79%
Janitorial Services	8,950.00	10,450.00	(1,500.00)	12,540.00	71.37%
Pest Control & Termite Bond	410.00	1,002.50	(592.50)	1,203.00	34.08%
Fitness Equipment Repairs & Maint.	1,201.39	2,500.00	(1,298.61)	3,000.00	40.05%
Playground Repairs & Maint.	801.20	833.33	(32.13)	1,000.00	80.12%
Pool Service Repairs & Maint.	19,733.01	15,000.00	4,733.01	18,000.00	109.63%
Total Amenity Center	\$ 37,971.92	\$ 42,285.83	\$ (4,313.91)	\$ 50,743.00	74.83%
<u>Irrigation</u>					
Irrigation Repairs & Maint.	\$ 53,533.01	\$ 41,666.67	\$ 11,866.34	\$ 50,000.00	107.07%
Irrigation Monitoring	6,245.60	5,833.33	412.27	7,000.00	89.22%
Hoover Pumps Repairs & Maint.	8,657.65	14,583.33	(5,925.68)	17,500.00	49.47%
Total Irrigation	\$ 68,436.26	\$ 62,083.33	\$ 6,352.93	\$ 74,500.00	91.86%



Montecito CDD
Budget to Actual
For The Month Ending 7/31/2025

	Year To Date			FY 2025	
	Actual	Budget	Variance	Adopted Budget	Percentage
Stormwater Control					
Aquatic Repairs & Maint.	\$ 14,913.60	\$ 12,916.67	\$ 1,996.93	\$ 15,500.00	96.22%
Landscaping					
Landscaping Contracted Services	\$ 71,500.00	\$ 68,333.33	\$ 3,166.67	\$ 82,000.00	87.20%
Additional Landscaping Repairs & Maint.	25,000.00	8,333.33	16,666.67	10,000.00	250.00%
Plant Replacement	6,265.00	2,000.00	4,265.00	2,400.00	261.04%
Mulch	-	12,500.00	(12,500.00)	15,000.00	0.00%
Palm Tree Maint.	15,435.00	12,862.50	2,572.50	15,435.00	100.00%
Oak Tree Maint.	7,917.00	5,972.50	1,944.50	7,167.00	110.46%
Total Landscaping	\$ 126,117.00	\$ 110,001.67	\$ 16,115.33	\$ 132,002.00	95.54%
Common Areas, Right of Ways & Walls					
Streetlight Repairs & Maint.	\$ 1,149.20	\$ 7,500.00	\$ (6,350.80)	\$ 9,000.00	12.77%
Entry Vehicular Gates Repairs & Maint.	5,852.54	16,666.67	(10,814.13)	20,000.00	29.26%
Pedestrian Entry Gates & Walls Maint.	2,576.40	4,166.67	(1,590.27)	5,000.00	51.53%
Common Area Repairs & Maint.	6,125.48	10,000.00	(3,874.52)	12,000.00	51.05%
Total Common Areas, Right of Ways & Walls	\$ 15,703.62	\$ 38,333.33	\$ (22,629.71)	\$ 46,000.00	34.14%
Security Monitoring Services					
Fire Detection Services	\$ 7,180.70	\$ 2,026.67	\$ 5,154.03	\$ 2,432.00	295.26%
Access Control Services	-	2,431.67	(2,431.67)	2,918.00	0.00%
Intrusion Services	-	1,483.33	(1,483.33)	1,780.00	0.00%
Security Monitoring Repairs & Maint.	1,283.00	2,391.67	(1,108.67)	2,870.00	44.70%
Total Security Monitoring Services	\$ 8,463.70	\$ 8,333.33	\$ 130.37	\$ 10,000.00	84.64%
Utilities					
Electric Services	\$ 31,932.52	\$ 54,166.67	\$ (22,234.15)	\$ 65,000.00	49.13%
Telephone, Internet	3,444.94	3,288.33	156.61	3,946.00	87.30%
Water & Sewer Services	1,720.91	3,333.33	(1,612.42)	4,000.00	43.02%
Gate Kiosk Internet Services	2,209.79	2,375.00	(165.21)	2,850.00	77.54%
Total Utilities	\$ 39,308.16	\$ 63,163.33	\$ (23,855.17)	\$ 75,796.00	51.86%
Extraordinary Services					
Townhome Mailboxes Maint	\$ -	\$ 1,200.00	\$ (1,200.00)	\$ 1,440.00	0.00%
Total Maintenance Expenses	\$ 447,466.41	\$ 474,355.83	\$ (26,889.42)	\$ 569,227.00	78.61%
Total Expenditures	\$ 627,161.52	\$ 657,524.17	\$ (30,362.65)	\$ 789,029.00	79.49%
Other Financing Uses					
Capital Reserve Transfer Out	\$ -	\$ 145,220.00	\$ (145,220.00)	\$ 174,264.00	
Disaster Reserve Transfer Out	-	25,000.00	(25,000.00)	30,000.00	
Total Other Financing Uses	\$ -	\$ 170,220.00	\$ (170,220.00)	\$ 204,264.00	
Total Expenditures & Reserves	\$ 627,161.52	\$ 827,744.17	\$ (200,582.65)	\$ 993,293.00	
Revenues Less Expenditures	\$ 464,555.11	\$ 332,815.00	\$ 131,740.11	\$ 399,378.00	
Bond Payments (S2022)	\$ 323,844.60	\$ 263,278.33	\$ 60,566.27	\$ 315,934.00	
Balance	\$ 140,710.51	\$ 69,536.67	\$ 71,173.84	\$ 83,444.00	
Assessment Fees & Discounts					
County Appraiser & Tax Collector Fee	\$ 20,512.16	\$ 23,179.17	\$ (2,667.01)	\$ 27,815.00	
Discounts	40,332.90	46,357.50	(6,024.60)	55,629.00	
Excess / (Shortfall)	\$ 79,865.45	\$ -	\$ 79,865.45	\$ -	



Capital Improvement Projects 2024-2025

Clubhouse/Parking Lot	Actual	Budget	Variance
Exterior Coach Lights	-	3,854.00	3,854.00
Interior Paint	17,630.00	26,606.00	8,976.00
Exterior Paint	-	13,860.00	13,860.00
Cardio Equipment	23,770.00	38,442.00	14,672.00
Television	1,912.57	-	(1,912.57)
Dog Waste Stations	889.24	-	(889.24)
Pool Cushions	12,469.00	-	(12,469.00)
Totals	\$ 56,670.81	\$ 82,762.00	\$ 26,091.19
Playground Area			
Playground & Equipment	72,228.34	77,089.00	4,860.66
Rubber Surface	-	30,835.00	30,835.00
Totals	\$ 72,228.34	\$ 107,924.00	\$ 35,695.66
Sidewalks/Asphalts			
Asphalt Repairs	54,181.00	-	(54,181.00)
Sidewalk Repairs	3,202.00	17,570.00	14,368.00
Totals	\$ 57,383.00	\$ 17,570.00	\$ (39,813.00)
Fountains			
Fountain Replacements	22,050.00	-	(22,050.00)
Totals	22,050.00	-	(22,050.00)
Total Capital Improvement Plans	<u>\$ 208,332.15</u>	<u>\$ 208,256.00</u>	<u>\$ (76.15)</u>



Montecito Community Development District

Staff Reports



Montecito Community Development District

District Manager



Montecito Community Development District

General Manager's Report

Montecito CDD

208 Montecito Drive, Satellite Beach, Florida

321-777-9460

General Manager: Kisha Wagner

**August Monthly Report
September Meeting**

Admin Report: Pending Items / Updates

Clubhouse and Pool Deck

- **Social Committee Event:** Movie night scheduled.

Playground

- **ARC Update:** Playground is missing a part and remains closed.

Pavers Pressure Washing

- **Quotes Received From:**
 - Berman
 - Evolution

Sidewalks Pressure Washing

- Evolution
- Berman

Pavers Repair (CDD)

- **Status:** Non-emergency
- **Support:** Eddie from Berman offered to assist in contacting the vendor.

Landscape Lighting

- **Quotes Received From:**
 - Elite Lighting
 - Berman
 - Low Voltage Lighting
 - A.C Electric

Clubhouse Furniture

- **Update:** Berman is working with a designer on this project.
- **Support:** Debbie and the GM have been working on furniture ideas.

Lounge Chair Cushions

- **Status:** Quote approved by the board; deposit submitted.

Clubhouse Exterior Painting

- **Quotes Received From:**
 - Berman
 - Vice Painting
 - Plummer Painting
 - *Pending additional quotes*

Community Light Pole

- **Quotes Received From:**

- Berman
- Vice Painting
- Plummer Painting

Storm Drain Concrete

- **Status:** Repair needed
- *Pending quotes*

Surveillance Cameras

- **Quote Received From:** Upgrade
 - Modern

Playground Light Pole: New Install

- **Waiting for quote from:**
 - Gault



Montecito Community Development District

General Manager

Electrical Bid Proposal

Project: Low Voltage Lighting for Gated Community Entrances

Date: August 1, 2025

Prepared for: Montecito Community

Prepared by: Kaliki Marks

Company: The Wire Ninja LLC

Phone: 719-482-6255

Email: thewireninjallc@gmail.com

Project Description

Provide and install low voltage lighting to illuminate **35 palm trees** across **two entrances into the Montecito Gated Community**. The lighting system will enhance visibility, safety, and aesthetic appeal during nighttime hours.

Scope of Work

- Trench and install low voltage wiring for lighting distribution
- Install transformer(s), timers or photocells as needed
- Install and test fixtures at the base of each palm tree (35 total)
- Ensure all connections are weatherproof and code-compliant
- Verify voltage and lighting coverage per design
- Final system check and walkthrough with client

Cost Breakdown

Description	Amount
Materials (Lighting, Wire, Transformer, Connectors, etc.)	\$12,500
Labor (Installation, Testing, Setup)	\$7,500
Total Bid	\$20,000

Terms and Conditions

- Price includes all materials and labor as described
- Any required permits or inspections are not included unless otherwise specified
- 50% deposit required upon acceptance; balance due upon project completion
- This quote is valid for 30 days

Client Approval

By signing below, the client agrees to the terms and authorizes The Wire Ninja LLC to proceed with the work.

Client Signature: _____ Date: _____

Printed Name: _____

A.C. ELECTRIC OF ORLANDO, INC.

237 Sheryl Dr
Deltona, FL 32738
4073143548
acelectric82@yahoo.com

Estimate

ADDRESS

Berman Construction
6820 Marwick Lane Suite 150
Orlando, FL 32827

ESTIMATE # 1124**DATE** 08/06/2025**P.O. NUMBER**

Eddie

DESCRIPTION

AMOUNT

Montecito Gated community - Satellite Beach Fl.

Provide and install low voltage flood lights for Club house entrance which includes:

3 flood lights in center island, 2 lights x 2 on monument signs each side of entrance, 2 lights Infront of arches x 2 each side of entrance, and 9 lights x 2 on palm trees alongside walk on both sides of entrance.

4 additional lights at club house.

33 lights total per entrance.

Includes Labor and materials plus travel time .

Does not include permit or engineered drawings if needed.

time and materials

29,700.00

West side entrance has an additional 29 lights

If included - add \$26,100.00

TOTAL

\$29,700.00

Accepted By

Accepted Date

Terms of payment:

All invoices are net 30 days from billing date. A 1% discount is eligible if invoice is paid within 10 days. A monthly service charge of the lesser of 1 1/2% or the maximum permitted by law may be added to all accounts within 30 days after due date

Proposal: Montecito Beach Clubhouse Repaint

Proposal Date: 8/20/25

Project Name: Montecito Beach Clubhouse Repaint

Client Contact: Kisha Wagner

Work Order #: 91935

Project Scope

Berman proposes to furnish all labor and materials for the following:

Description of Work:

Provide all labor, materials, and equipment necessary to prepare and re-paint the exterior of the clubhouse, ensuring a high-quality, long-lasting finish suitable for the building's environmental conditions.

Work to be Performed:

Surface Preparation

- Inspect exterior surfaces for peeling, cracking, or damaged paint.
- Pressure wash to remove dirt, mildew, salt residue, and debris.
- Scrape, sand, and feather edges where paint is loose or flaking.
- Repair cracks, holes, or deteriorated trim/siding before painting.
- Spot prime bare or repaired areas with appropriate primer.

Protection of Surroundings

- Mask and cover doors, windows, light fixtures, landscaping, and other non-painted areas.
- Use drop cloths and protective barriers to prevent overspray or drips.

Painting Application

- Apply one coat of primer where needed.
- Apply two coats of premium-grade, exterior paint (color(s) as approved by owner).
- Ensure even coverage, clean edges, and smooth finish across all surfaces.

Areas Included

- Exterior walls and siding.
- Trim, fascia, soffits, and gutters (if applicable).
- Exterior doors, frames, shutters, and railings as specified.

Final Inspection & Cleanup

- Conduct final walkthrough with owner/representative to confirm quality and completeness.
- Touch up any missed or uneven areas.

Remove all masking, debris, and equipment, leaving site clean and paint-free.

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed during regular hours

Total Cost: \$27,750.00

Proposal: Montecito Beach Clubhouse Repaint

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.

Thank You

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

Approvals

Montecito Beach Club

By:

Berman

By: Eddie Padua

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**





PAINTING, COATINGS, & SPECIAL FINISHES
WATERPROOFING & CAULKING
RESTORATION / RENOVATION
THERMAL / INSULATING COATINGS

8-4-25

Eddie Padua
Berman Corp
epadua@bermancorp.com

VIA EMAIL

RE: Montecito Beach Club

Dear Eddie :

Please find below our pricing for the above-referenced project per the plans and specifications and in accordance with our attached scope of work:

Painting Base Bid:	\$30,210.00
Light poles (61) Base Bid:	\$17,850.00

If you have any questions please call me at 407-509-5737. Thank you for this opportunity.

Sincerely,
The Plummer Painting Company

Al Severino
Sales Manager/Business Development

MODERN AUTOMATION SYSTEMS

1129 ROCKLEDGE BLVD
SUITE 102
ROCKLEDGE, FL 32955



MONTECITO CDD
208 MONTECITO DR.
SATELLITE BEACH, FL 32937

Estimate

Date	Estimate #
8/21/2025	6747

Terms	Rep	Project
1/2 DP BALANCE UPON COMPLETION	FSR	MONTECITO
Qty	Description	
	S. PATRICK GATE	
1	MAGIC MOD 4 CH HI-DEF NVR	
2	IP Motorized VF Network IP Camera 2.1MP - LPR (LICENSE PLATE CAMERA)	
2	4 MP TURRET CAMERA 3.6M FIXED LENS COLOR AT NIGHT	
1	INSTALLATION	
	SHEARWATER GATE	
1	MAGIC MOD 4 CH HI-DEF NVR	
2	IP Motorized VF Network IP Camera 2.1MP - LPR (LICENSE PLATE CAMERA)	
2	4MP TURRET CAMERA 3.6M FIXED LENS COLOR AT NIGHT	
1	INSTALLATION	
	CLUBHOUSE	
1	MAGIC MOD 4K Support 16 CH Digital Video Recorder	
15	4.2 MP TURRET CAMERA 3.6M FIXED LENS COLOR AT NIGHT	
1	4MP OUTDOOR VANDAL PROOF DOME CAMERA W/ INFRARED LONG RANG CAMERA FOR PLAYGROUND	
1	INSTALLATION	
	FOR MAXIMUM EQUIPMENT LIFE KIOSKS SHOULD HAVE SOME TYPE OF CLIMATE CONTROLLED ENCLOSURE	
ESTIMATE IS GOOD FOR 30 DAYS		
Sales Tax (0.0%)		\$0.00
		Total \$13,836.00
Signature _____		

CREDIT CARD CHARGES OVER
\$500.00 WILL INCUR A
CONVENIENCE CHARGE OF 3%

FINANCING AND LEASE OPTIONS AVAILABLE
VISA AND MASTER CARD ACCEPTED

PAST DUE BALANCES ARE
SUBJECT TO INTEREST AT 1.5%
MONTHLY. 18% ANNUALLY

Phone #	Fax#	E-mail	Web Site
(321) 417-0001	(401) 463-7777	info@GoModernSecurity.com	www.GoModernSecurity.com