

Montecito Community Development District

3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817

Phone: 407-723-5900; Fax: 407-723-5901

www.montecitocdd.org

The Workshop meeting of the Montecito Community Development District Board of Supervisors will be held on **Wednesday March 4, 2026, at 1:00 p.m.** at **Montecito Beach Club, 208 Montecito Drive, Satellite Beach, Florida, 32937**. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Conference Call: 1-844-621-3956

Meeting number (access code): 2538 286 6774

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

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative 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*)

General Business Matters

1. **Discussion of Fiscal Year 2027 Budget**

Adjournment



Montecito Community Development District

**Proposed Draft
Fiscal Year 2027 Budget**

Montecito CDD
 Budget to Actual
 For The Month Ending 1/31/2026

	Year To Date			FY 2026 Adopted Budget	FY 2027 Proposed Budget	Percentage
	Actual	Budget	Variance			
Revenues						
O&M Assessments	\$ 995,747.06	\$ 352,023.70	\$ 643,723.36	\$ 1,056,071.09	\$ -	94.29%
Debt Assessments (S2022)	314,775.14	111,280.96	203,494.18	333,842.87	-	94.29%
Interest Income	11,514.15	7,960.76	3,553.39	23,882.28	-	48.21%
Townhome Mailbox Maintenance	-	480.00	(480.00)	1,440.00	-	0.00%
Stormwater Control - Cost Share	1,570.00	1,378.67	191.33	4,136.00	-	0.00%
Net Revenues	\$ 1,323,606.35	\$ 473,124.08	\$ 850,482.27	\$ 1,419,372.24	\$ -	93.25%
General & Administrative Expenses						
Supervisor Fees	\$ 1,200.00	\$ 2,000.00	\$ (800.00)	\$ 6,000.00	\$ -	20.00%
District Engineer	6,873.82	15,000.00	(8,126.18)	45,000.00	-	15.28%
Legal Fees	9,515.00	13,333.33	(3,818.33)	40,000.00	-	23.79%
District Management	16,666.68	16,666.67	0.01	50,000.00	-	33.33%
Assessment Roll	7,252.60	2,333.33	4,919.27	7,000.00	-	103.61%
Website Maintenance	1,040.00	1,140.00	(100.00)	3,420.00	-	30.41%
Auditing Services	-	1,525.33	(1,525.33)	4,576.00	-	0.00%
Tax Preparation Fees	-	20.00	(20.00)	60.00	-	0.00%
Arbitrage Rebate Calculation	-	166.67	(166.67)	500.00	-	0.00%
Trustee Fees	1,750.00	1,083.33	666.67	3,250.00	-	53.85%
Insurance	49,674.00	17,230.40	32,443.60	51,691.20	-	96.10%
Legal Advertising	-	416.67	(416.67)	1,250.00	-	0.00%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	-	100.00%
Contingency/Miscellaneous	882.46	800.00	82.46	2,400.00	-	36.77%
Total General & Administrative Expenses	\$ 95,029.56	\$ 71,774.07	\$ 23,255.49	\$ 215,322.20	\$ -	44.13%
Maintenance Expenses						
Facility Attendant & General Mgmt. Contract	\$ 40,811.48	\$ 54,415.33	\$ (13,603.85)	\$ 163,246.00	\$ -	25.00%
Amenity Center Operations						
Repairs & Maint. (Non-HVAC)	\$ 3,473.18	\$ 2,583.33	\$ 889.85	\$ 7,750.00	\$ -	44.82%
HVAC Repairs & Maint.	-	1,666.67	(1,666.67)	5,000.00	-	0.00%
Office Supplies	-	333.33	(333.33)	1,000.00	-	0.00%
Janitorial Supplies	275.40	416.67	(141.27)	1,250.00	-	22.03%
Janitorial Services	2,709.00	6,000.00	(3,291.00)	18,000.00	-	15.05%
Pest Control & Termite Bond	622.64	401.00	221.64	1,203.00	-	51.76%
Fitness Equipment Repairs & Maint.	1,000.00	1,000.00	-	3,000.00	-	33.33%
Playground Repairs & Maint.	133.64	333.33	(199.69)	1,000.00	-	13.36%
Pool Service Repairs & Maint.	4,948.92	9,333.33	(4,384.41)	28,000.00	-	17.67%
Total Amenity Center	\$ 13,162.78	\$ 22,067.67	\$ (8,904.89)	\$ 66,203.00	\$ -	19.88%
Irrigation						
Irrigation Repairs & Maint.	\$ 4,854.24	\$ 16,666.67	\$ (11,812.43)	\$ 50,000.00	\$ -	9.71%
Irrigation Monitoring	2,850.00	2,400.00	450.00	7,200.00	-	39.58%
Hoover Pumps Repairs & Maint.	6,526.50	5,833.33	693.17	17,500.00	-	37.29%
Total Irrigation	\$ 14,230.74	\$ 24,900.00	\$ (10,669.26)	\$ 74,700.00	\$ -	19.05%

Montecito CDD
Budget to Actual
For The Month Ending 1/31/2026

	Year To Date			FY 2026 Adopted Budget	FY 2027 Proposed Budget	Percentage
	Actual	Budget	Variance			
Stormwater Control						
Aquatic Repairs & Maint.	\$ 11,714.49	\$ 6,666.67	\$ 5,047.82	\$ 20,000.00	\$ -	58.57%
Landscaping						
Landscaping Contracted Services	\$ 26,000.00	\$ 27,333.33	\$ (1,333.33)	\$ 82,000.00	\$ -	31.71%
Additional Landscaping Repairs & Maint.	2,500.00	9,215.33	(6,715.33)	27,646.00	-	9.04%
Plant Replacement	2,600.00	2,000.00	600.00	6,000.00	-	43.33%
Mulch	-	5,000.00	(5,000.00)	15,000.00	-	0.00%
Palm Tree Maint.	-	6,000.00	(6,000.00)	18,000.00	-	0.00%
Oak Tree Maint.	-	3,333.33	(3,333.33)	10,000.00	-	0.00%
Total Landscaping	\$ 31,100.00	\$ 52,882.00	\$ (21,782.00)	\$ 158,646.00	\$ -	19.60%
Common Areas, Right of Ways & Walls						
Streetlight Repairs & Maint.	\$ -	\$ 3,000.00	\$ (3,000.00)	\$ 9,000.00	\$ -	0.00%
Entry Vehicular Gates Repairs & Maint.	468.00	5,000.00	(4,532.00)	15,000.00	-	3.12%
Pedestrian Entry Gates & Walls Maint.	-	1,666.67	(1,666.67)	5,000.00	-	0.00%
Common Area Repairs & Maint.	1,488.48	4,000.00	(2,511.52)	12,000.00	-	12.40%
Total Common Areas, Right of Ways & Walls	\$ 1,956.48	\$ 13,666.67	\$ (11,710.19)	\$ 41,000.00	\$ -	4.77%
Security Monitoring Services						
Fire Detection Services	\$ 2,606.36	\$ 2,376.67	\$ 229.69	\$ 7,130.00	\$ -	36.55%
Security Monitoring Repairs & Maint.	318.00	956.67	(638.67)	2,870.00	-	11.08%
Total Security Monitoring Services	\$ 2,924.36	\$ 3,333.33	\$ (408.97)	\$ 10,000.00	\$ -	29.24%
Utilities						
Electric Services	\$ 10,816.62	\$ 21,666.67	\$ (10,850.05)	\$ 65,000.00	\$ -	16.64%
Telephone, Internet	1,408.00	1,333.33	74.67	4,000.00	-	35.20%
Water & Sewer Services	733.00	1,333.33	(600.33)	4,000.00	-	18.33%
Gate Kiosk Internet Services	879.96	950.00	(70.04)	2,850.00	-	30.88%
Total Utilities	\$ 13,837.58	\$ 25,283.33	\$ (11,445.75)	\$ 75,850.00	\$ -	18.24%
Extraordinary Services						
Townhome Mailboxes Maint	\$ -	\$ 480.00	\$ (480.00)	\$ 1,440.00	\$ -	0.00%
Total Maintenance Expenses	\$ 129,737.91	\$ 203,695.00	\$ (73,957.09)	\$ 611,085.00	\$ -	21.23%
Total Expenditures	\$ 224,767.47	\$ 275,469.07	\$ (50,701.60)	\$ 826,407.20	\$ -	27.20%
Other Financing Uses						
Capital Reserve Transfer Out	\$ -	\$ 21,212.07	\$ (21,212.07)	\$ 63,636.20	\$ -	
Disaster Reserve Transfer Out	-	10,000.00	(10,000.00)	30,000.00	-	
Roadway Reserve Transfer Out	-	33,333.33	(33,333.33)	100,000.00	-	
Total Other Financing Uses	\$ -	\$ 64,545.40	\$ (64,545.40)	\$ 193,636.20	\$ 183,980.00	From Reserve
Total Expenditures & Reserves	\$ 224,767.47	\$ 340,014.47	\$ (115,247.00)	\$ 1,020,043.40	\$ 183,980.00	
Revenues Less Expenditures	\$ 1,098,838.88	\$ 133,109.61	\$ 965,729.27	\$ 399,328.84	\$ (183,980.00)	
Bond Payments (S2022)	\$ 48,984.00	\$ 105,311.33	\$ (56,327.33)	\$ 315,934.00	\$ -	
Balance	\$ 1,049,854.88	\$ 27,798.28	\$ 1,022,056.60	\$ 83,394.84	\$ (183,980.00)	
Assessment Fees & Discounts						
County Appraiser & Tax Collector Fee	\$ 59,023.76	\$ 9,266.09	\$ 49,757.67	\$ 27,798.28	\$ -	
Discounts	36,665.62	18,532.19	18,133.43	55,596.56	-	
Excess / (Shortfall)	\$ 954,165.50	\$ -	\$ 954,165.50	\$ 0.00	\$ (183,980.00)	