

# Montecito Community Development District

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[www.montecitocdd.org](http://www.montecitocdd.org)

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The meeting of the Montecito Community Development District Board of Supervisors will be held on **Wednesday April 1, 2026, 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:
  - March 4, 2026 Board of Supervisors Meeting Minutes
  - March 4, 2026 Board of Supervisors Workshop Meeting Minutes

### **Vendor Report**

- ProGreen Services LLC Monthly Executive Summary
  - Review of ProGreen Services LLC Proposals
  - Discussion and Consideration of Playground Rock Installation Quote
- District Counsel
- District Engineer

### **Old Business Matters**

2. Capital Project Updates
3. Discussion of Rule Making
  - Review and Consideration of Resolution 2026-01, Amending The Adopted Rules, Policies, And Fees For The Montecito Amenity Center
4. Review and Consideration of HVAC Preventative Maintenance Quote

## **New Business Matters**

5. Review and Consideration of Oasis Landscape Quote
6. Discussion of Reserve Analysis
7. Discussion of Berman Corporation's Management Contract
8. Ratification of Payment Authorization Nos. 56-60
9. Review of District Financial Statements

## **Staff Reports**

- District Manager
  - Next Meeting: May 6, 2026
- General Manager
  - General Manager's Report

## **Supervisor Requests & Comments**

## **Adjournment**



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# **Montecito Community Development District**

## **Review and Consideration of the:**

- March 4, 2026 Board of Supervisors Meeting Minutes**
- March 4, 2026 Board of Supervisors Workshop Meeting Minutes**

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Wednesday, March 4, 2026  
208 Montecito Drive, Satellite Beach, Florida 32937  
9:30 a.m.**

Board Members present at roll call:

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

Also present were:

Venessa Ripoll	District Manager- PFM Group Consulting LLC
Gazmin Kerr	ADM – PFM Group Consulting LLC
Rick Montejano	District Accountant- PFM Group Consulting LLC
Michael Pawelczyk	District Counsel – Billing, Cochran, Lyles, Mauro & Ramsey,P.A. (via phone)
Thomas Degrace	District Engineer – Culpepper & Terpening, Inc. (via phone)
Kisha Wagner	General Manager - Berman
Eddie Padua	Berman
Rusty Kahoe	Progreen
Zac Carr	Progreen
Danny Padilla	Progreen
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 9:30 a.m. and a quorum was established.

District Staff were introduced.

The Pledge of Allegiance was recited.

## **Public Comment Period**

Betsy Vincent provided copies of the Covenants, Conditions, and Restrictions to the Board. She highlighted the areas related to signage and reviewed the signage policy. She noted the various CDD signage conflicts with the HOA policies and gave examples of the issues.

Mr. Henson, another resident, commented on the signage issues. He also thanked the Board for redoing the Amenity Center front door.

Ms. Wellman, a resident, commented regarding the landscaping and noted there are dead trees that pose a security risk. She recommended having the trees assessed by an arborist. Ms. Ripoll noted this is something that will be addressed by ProGreen.

There were no further public comments at this time.

## **Administrative Matters**

### **Review and Consideration of the February 4, 2026, Board of Supervisors Meeting Minutes**

The Board reviewed the minutes.

Ms. Ripoll noted that once approved, the minutes will be placed 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 approved the February 4, 2026, Board of Supervisors Meeting Minutes.

### **Vendor Report**

- **ProGreen Services LLC  
Monthly Executive  
Summary**

Mr. Carr gave an overview of the Monthly Executive Summary. It was noted that the dead plant issues are being assessed for replacement or trimming. Estimates will be submitted to the Board for approval.

Mr. Kahoe gave an overview of the dead plants and landscaping. He noted the trees may revive and there are no safety issues at this time. The annual tree trimming will be taking place this month.

There was lengthy discussion regarding the timeline of getting new plant materials, costs related to replanting and recovery, and the types of replacement plants being used.

Ms. Ripoll recommended approving a not-to-exceed amount in order to get the project completed in a timely manner.

There was brief discussion regarding the budget. It was noted the first phase of assessment and replacement would include the Clubhouse, pool, roundabout, and two entrance areas.

There was brief discussion regarding the replacement plant options and protecting landscaping from future freeze.

Ms. Reitz will be the Board liaison to work with Progreen on plant options.

On motion by Ms. Glynn, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved a not-to-exceed amount of \$15,000.00 for plant removal and replacement by Progreen.

It was noted the Sea grape plants should recover.

**Review of ProGreen Services LLC  
Proposals - Discussion and  
Consideration of Playground Rock  
Installation Quote**

There was no update at this time.

**District Counsel**

There was no report at this time.

## **District Engineer**

Mr. Degrace reviewed the CUP renewal application and noted it is on schedule to be submitted prior to March 13<sup>th</sup>.

## **SECOND ORDER OF BUSINESS**

### **General Business Matters**

#### **Capital Project Updates**

Ms. Ripoll noted the workshop will include review of the budget and capital project updates in detail.

Ms. Glynn recommended adding a line item for monument lighting for future budget purposes.

#### **Discussion of Roof Update**

Ms. Wagner gave an update and noted an email blast will go out to residents today as the roof project will begin on March 9<sup>th</sup>. The pool will be closed for approximately a week.

Ms. Wagner also noted the pool has been inspected for leaks and there are none.

Mr. Adams recommended putting a timer on the fountains.

Ms. Wagner noted there is a new maintenance employee, Emerson.

There was brief discussion regarding the new employee and their responsibilities.

#### **Discussion of Rule Making**

- **Review and Consideration of Resolution 2026-01, Amending The Adopted Rules, Policies, And Fees For The Montecito Amenity Center**
- **Review and Consideration of Proposed Signage Policy**

Ms. Ripoll gave an update and noted the rule making will be pushed back to May due to updating the verbiage and adding the needed documents. The Public Hearing will be noticed per statutory requirements.

Ms. Glynn reviewed the rule changes.

There was brief discussion regarding the agreed upon rule changes.

It was noted that if additional overnight parking spaces are to be allowed, a resolution will have to be approved. District Counsel will adjust the wording related to 72-hour parking.

There was brief discussion regarding parking policy violations and towing.

Mr. Nehiba noted the parking policy needs to be included in the rental agreement. District Counsel noted he can revise the form, and it can be approved at the Public Hearing.

Ms. Wagner gave a few recommendations to include in the rental agreement and noted issues with a previous event. Damages will be evaluated in order to document and deduct from the deposit. District Management will follow up with a letter to the resident, once reviewed by District Counsel.

It was noted Emerson should be compensated for any additional work done for the District on the weekends.

There was discussion regarding the previous event issues. District Counsel noted any damages beyond the deductible is owed by the resident. The Board agreed to all damages being resident responsibility.

Ms. Wagner will send the rental agreement updates to District Counsel.

Ms. Glynn continued to review the rule changes.

Mr. Wellman gave a historical overview of the signage policy related to realtors and open houses.

Mr. Nehiba gave an overview of the proposed signage policy.

There was lengthy discussion regarding the signage policy related to open houses. It was noted the signs need to be removed in a timely manner. Ms. Reitz recommended including a time frame that signage would be allowed. District Counsel noted this would be included in the District's General Rules and could be part of the resolution.

There was also discussion regarding enforcement of the parking policy and realtors presenting the rules and regulations of the community to their clients.

There was brief discussion regarding the open house signage time frame. The Board agreed to allowing open house signage from 11 a.m. to 3 p.m.

District Counsel will draft the policy and send it to the Board for review.

It was noted the Social Committee can still put out signs regarding their events.

There was continued discussion regarding the rule changes.

Mr. Adams commented on the AED access. It was recommended to purchase another AED to allow after-hour access.

Ms. Wagner recommended purchasing two new first aid kits for the Amenity Center. The Board agreed.

On motion by Mr. Wellman, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District approved a not-to-exceed amount of \$1,500.00 for the purchase of an additional AED machine.

There was brief discussion regarding the timing of the Amenity Center doors being locked. The Board agreed to keep the timing of the doors being locked as is. It was noted this will be a District policy, but not a resolution.

This will be kept on the agenda.

### **Discussion of Pedestrian Gate**

Mr. Nehiba gave an overview of the broken hinge on the gate.

Ms. Wagner noted she has not been able to get any proposals.

There was brief discussion regarding the scope of work. Berman will follow up with proposals.

It was noted a heavier gate may be needed.

There was brief discussion regarding the landscaping being destroyed by bikes near the gate and electrical box. District Management will follow up to confirm if the area is CDD property.

This item will be kept on the agenda.

### **Review and Consideration of Janitorial Proposals**

Ms. Wagner gave an overview of the proposals. She noted it was difficult to find a vendor within budget.

On motion by Mr. Nehiba, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the Janitorial Proposal from Delmar Pro Services in the amount of \$1,500.00 a month.

There was brief discussion regarding Berman handling the janitorial services.

District Management will send a termination letter to Berman.

There was brief discussion regarding the budget.

### **Review and Consideration of Revisions to HOA Facility Use Agreements**

Mr. Nehiba gave an overview of the updates and noted the agreement now includes that the HOA's and Social Committee have use of the televisions for events/business and are allowed to move furniture for meetings/events (as approved by the General Manager). The HOA is allowed to follow the meeting setup map without additional permission.

There was brief discussion regarding the updates.

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 HOA and Social Committee Facility Use Agreements.

### **Review and Consideration of HVAC Preventative Maintenance Quote**

Ms. Wagner noted there is not a current preventative maintenance plan. She gave an overview of the quarterly maintenance proposal cost.

There was brief discussion regarding the warranty and the items included in the quarterly maintenance.

Ms. Wagner will follow up with the vendor for a more detailed scope of work.

This item will be kept on the agenda.

**Review and Consideration of  
Billing Cochran- Adjustment to  
Counsel Fee Structure**

Mr. Pawelczyk gave an overview and noted this will go into effect at the beginning of the fiscal year.

It was noted there has not been an increase since 2023.

There was brief discussion regarding the previous cost.

On motion by Ms. Glynn, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the Billing Cochran Adjustment to Counsel Fee Structure.

**Ratification of Payment  
Authorization Nos. 53-55**

The Board reviewed the Payment authorizations. It was noted these are for contractual obligations for the District.

Ms. Ripoll noted these are solely for ratification and have been reviewed by Ms. Glynn.

On motion by Mr. Nehiba, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District ratified Payment Authorization Nos. 53-55.

## **Review of District Financial Statements**

Ms. Ripoll stated the financials are as of January 2026.

Mr. Montejano noted most of the assessments have been collected and gave an overview of the capital reserve funds.

There was brief discussion regarding the transfer of funds and budget.

Ms. Ripoll noted the transfers and adjustments are notated in the annual audit report.

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

### **THIRD ORDER OF BUSINESS**

#### **Other Business**

##### **Staff Reports**

##### **District Manager -**

Ms. Ripoll reminded the Board that the next meeting is April 1, 2026, at the current location.

##### **General Manager – General Manager’s Report**

Ms. Wagner gave an overview of the General Manager’s monthly report. She noted the paving company will be doing a walkthrough on Friday.

#### **Supervisors Requests & Audience Comments**

A resident noted that the Stop signs and speed signs were not repainted, only the light poles. Ms. Glynn noted the remaining signage will be in the next fiscal year’s budget.

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. Adams, with all in favor, the Montecito Board of Supervisors CDD adjourned the March 4, 2026, Board of Supervisors' meeting at 12:09 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' WORKSHOP MEETING  
Wednesday, March 4, 2026  
208 Montecito Drive, Satellite Beach, Florida 32937  
1:00 p.m.**

Board Members present at roll call:

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

Also present were:

Venessa Ripoll	District Manager- PFM Group Consulting LLC
Gazmin Kerr	ADM – PFM Group Consulting LLC
Rick Montejano	District Accountant- PFM Group Consulting LLC
Kisha Wagner	General Manager - Berman
Eddie Padua	Berman

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order, Roll Call**

Ms. Ripoll called the meeting to order at 1:00 p.m.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Discussion of Fiscal Year 2027  
Budget**

The Board of Supervisors met and discussed the proposed Fiscal Year 2027 budget at length. The board reviewed various aspects of the budget.

**Adjournment**

There was no further business to come before the Board. Workshop adjourned at 3:10 PM.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson





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# **Montecito Community Development District**

## **ProGreen Services LLC Monthly Executive Summary**

- Review of ProGreen Services LLC Proposals**
- Discussion and Consideration of Playground  
Rock Installation Quote**

# Montecito HOA & CDD – Monthly Landscape Maintenance Report

Contractor: Progreen Services

Month: March 2026

Prepared by: Zachary Carr

## Weekly Summary of Work Performed

### Week of March 2–5, 2026

- 3/2/26 – Townhome Side  
Mowed Carlsbad Dr, Clemente Dr, Redondo Dr, and Simeon Dr.  
Detailed work completed around the irrigation pump station and surrounding areas.
- 3/3/26 – Common Areas  
Mowed Ventura Dr, Montecito Dr, and the front of the Clubhouse.  
Trimmed and cleaned the back and outside of the wall.  
Included mowing on the single-family side along Monterey Dr.
- 3/4/26 – Single-Family Side  
Mowed Point Lobos Dr, Palos Verdes Dr, and Mission Bay Dr.
- 3/5/26 – General Maintenance  
Mowed Montecito Dr (single-family side).  
Sprayed weeds along Clemente Dr (front and back).  
Collected debris throughout the property.

### Week of March 13, 2026

- 3/13/26 – Seasonal Planting & Detail  
Replaced flowers in pots at the front of the Clubhouse and pool area.  
Sprayed for weeds in the pool area and at the entrance.  
Collected debris throughout all common areas.

### Week of March 16–19, 2026

- 3/16/26 – Townhome Side  
Mowed Carlsbad Dr, Clemente Dr, Redondo Dr, Simeon Dr, and Redondo Dr.  
Sprayed along Carlsbad and Clemente Dr and inside the irrigation pump area.
- 3/17/26 – Common Areas  
Mowed Ventura Dr, Montecito Dr, and the front of the Clubhouse.  
Completed trimming around the back and along the outside wall.
- 3/18/26 – Single-Family Side  
Mowed Monterey Dr, Point Lobos Dr, and Palos Verdes Dr.

- 3/19/26 – General Cleanup & Maintenance  
Mowed Mission Bay Dr and Montecito Dr.  
Picked up debris across the property.  
Sprayed inside the irrigation pump area.

## Irrigation

- Performed wet check on the West Controller to ensure system functionality and proper zone coverage.
- Relocated irrigation components on Ventura Dr and Clemente Dr to prevent further corrosion of electrical components.
- Repaired broken lateral line at 739 Monterey Dr to restore proper irrigation flow and functionality.

## Additional Notes

- Seasonal flowers were installed mid-month at the clubhouse entry and pool areas.
- Weed control applied weekly across entire property.
- All landscape services covered both HOA and CDD areas.
- Property-wide debris removal performed regularly for appearance and safety.

## Work Completed Summary

<b>Task</b>	<b>Frequency</b>	<b>Notes</b>
Turf mowing (townhome & single-family sides)	Bi-Weekly	Entire property
Weed control & spray application	Weekly	Focus near high visibility areas
Debris pickup & cleaning	Ongoing	Entire property
Flower and planter maintenance	Mid-March	Clubhouse and pool areas
Irrigation checks, repairs, and relocations	Monthly	Wet checks performed



**ProGreen Services, LLC**  
Landscape • Irrigation • Maintenance

**PROGREEN SERVICES**

5450 10th Avenue North  
Greenacres, FL 33463  
+18883774144

NephtelieB@progreenservices.net  
www.progreenservices.net

**Estimate 10302**

ADDRESS	DATE	TOTAL
Montecito Community Development District Montecito CDD c/o Accounting 3501 Quadrangle Blvd, Suite 270 Orlando, FL 32817	01/23/2026	\$1,950.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Scope of Work Playground Fence Rock Infill and Safety Enhancement Project Overview Provide and install decorative rock material along the interior and exterior perimeter of the playground fence to fill existing gaps beneath the fence line. This improvement is intended to prevent debris, toys, and other objects from passing under the fence while maintaining a clean, durable, and visually consistent appearance with the surrounding playground area.  Scope of Services Inspect the playground fence perimeter to identify areas with gaps beneath the fence line Supply and install rip rap rock material along both the inside and outside of the fence where gaps are present Prepare the ground surface as needed to ensure proper placement and stability of the rock Place and arrange rock to fully close voids beneath the fence while maintaining a neat, uniform appearance Grade and adjust rock placement to ensure stability and long-term performance Ensure rock installation does not interfere with fence integrity, drainage, or playground use Perform final cleanup of the work area upon completion.	1	0.00	0.00

We appreciate your feedback. Please leave a review.

<https://g.page/r/CdXPXv9W4GXoEAI/review>

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Materials Rip rap rock ranging in size from approximately 3 tons of rock - 6" to 2' Rock selected and placed to provide effective coverage, durability, and resistance to displacement Material arranged to maintain proper drainage and complement the existing playground aesthetics	3	650.00	1,950.00
	Safety and Aesthetics Rock size and placement are intended to deter movement of material and reduce the potential for objects to pass under the fence Installation enhances playground safety while maintaining a clean, organized appearance Work will be completed with minimal disruption to playground operations and surrounding areas Exclusions Fence repair, replacement, or modification Playground equipment repair or replacement Subsurface drainage modifications unless otherwise noted	1	0.00	0.00

We appreciate the opportunity!

TOTAL

**\$1,950.00**

THANK YOU.

Accepted By

Accepted Date

We appreciate your feedback. Please leave a review.

<https://g.page/r/CdXPXv9W4GXoEAI/review>



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# **Montecito Community Development District**

**District Counsel**



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# **Montecito Community Development District**

**District Engineer**



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# **Montecito Community Development District**

## **Capital Project Updates**



## Capital Improvement Projects 2025-2026

	Actuals	Budget
<b>Clubhouse</b>		
Exterior Coach Lights	-	3,854.00
Exterior Paint	-	22,836.00
Security Camera System	1,134.00	-
Interior Furniture	13,645.83	18,500.00
AED Machine	1,196.00	-
Restain Door	1,200.00	-
Cardio Equipment	-	14,672.00
<b>Totals</b>	<b>\$ 17,175.83</b>	<b>\$ 59,862.00</b>
<b>Grounds</b>		
Stormwater Drainage	-	6,500.00
<b>Ponds</b>		
Ponds	-	12,394.00
<b>Sidewalks</b>		
Sidewalk Repairs	-	14,368.00
<b>Streets</b>		
Streetlight & Sign Pole Painting	11,450.00	16,597.00
<b>Total Capital Improvement Plans</b>	<b>\$ 28,625.83</b>	<b>\$ 109,721.00</b>



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# **Montecito Community Development District**

## **Discussion of Rule Making**

- Review and Consideration of Resolution 2026-01, Amending The Adopted Rules, Policies, And Fees For the Montecito Amenity Center**

**RESOLUTION 2026-\_\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT AMENDING THE ADOPTED RULES, POLICIES, AND FEES FOR THE MONTECITO AMENITY CENTER (THE "AMENITY RULES") TO UPDATE AND INCREASE THE ANNUAL USER FEE FOR NON-RESIDENTS; REVISE THE GENERAL FACILITY PROVISIONS OF THE AMENITY RULES TO REMOVE REFERENCES TO REGULATING FIREARMS, PROHIBIT THREATENING BEHAVIOR, AND REQUIRE PATRONS AND THEIR GUESTS TO TREAT ALL USERS OF THE AMENITY FACILITIES IN A COURTEOUS AND RESPECTFUL MANNER; AND REVISE THE AMENITY RULES TO PROHIBIT CERTAIN ACTIVITIES ON THE NEW PLAYGROUND SURFACE AND WITHIN THE PLAYGROUND AREA; AMENDING THE AMENDED PARKING AND TOWING RULES (THE "PARKING RULES") TO REPLACE THE TERM "AMENITY MANAGER" WITH "GENERAL MANAGER"; REVISING SECTION 1.2 OF THE PARKING RULES, ENTITLED "DISTRICT PARKING LOTS OR AREAS" TO CLARIFY AMENITY CENTER PARKING, PROVIDE FOR TEMPORARY OVERNIGHT PARKING PERMITS, AND PROVIDE FOR OVERFLOW PARKING; REVISING SECTION 1.5 OF THE PARKING RULES, ENTITLED "ENFORCEMENT" TO ADD PROVISIONS RELATING TO AND MANDATING RESIDENT VEHICLE REGISTRATION AND VEHICLE STICKERS; CREATING THE SIGNAGE RULES FOR DISTRICT PROPERTY, GOVERNING AUTHORIZED SIGNAGE ON DISTRICT PROPERTY AND PROHIBITING ALL OTHER SIGNAGE; REFERRING TO THE RULE CHANGES HEREIN AS RULE 2026-      ; AND DIRECTING STAFF TO ADD PAGE NUMBERS TO THE PARKING AND TOWING RULES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE**

**WHEREAS**, the Montecito Community Development District (hereinafter the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in the City of Satellite Beach, Brevard County, Florida; and

**WHEREAS**, the District owns, operates, and maintains certain lands and recreational amenity facilities within the boundaries of the District; and

**WHEREAS**, on January 19, 2015, pursuant to Resolution 2015-05 the District Board of Supervisors approved the Adopted Rules, Policies, and Fees for the Montecito Amenity Center, which rules were subsequently amended pursuant to Resolutions 2019-01, 2024-02, 2024-03, 2024-05, and 2024-08 (collectively, the “Amenity Rules”), which Amenity Rules pertain and govern the use of the District’s lands and recreational facilities; and

**WHEREAS**, pursuant to Sections 120.54, 120.81, 190.011(5), and 190.035(2), Florida Statutes, the District is authorized to adopt and modify rules prescribing the conduct of the business of the District, the operation and maintenance of the District lands and facilities; and

**WHEREAS**, the District Board desires to amend the Amenity Rules to remove provisions pertaining to firearms that are pre-empted by state law, prohibit threatening behavior, and require Patrons and their Guests to be courteous and respectful to those working at or using the Amenity Facilities; and

**WHEREAS**, the District Board desires to further amend the Amenity Rules to protect the newly installed playground surface by prohibiting certain activities on such surface; and

**WHEREAS**, on March 19, 2012, pursuant to Resolution 2012-01 the District Board of Supervisors approved the Parking and Towing Rules, which rules were subsequently amended pursuant to Resolutions 2019-01 and 2020-03 (collectively, the “Parking Rules”), which Parking Rules provide for certain parking and towing rules throughout the District; and

**WHEREAS**, the District Board has determined that it is necessary to update the Parking Rules to provide for the correct use of the term, “General Manager,” adjust overnight parking within the Amenity Center parking lot, provide for overflow parking, provide for an extended guest pass, mandating resident vehicle registration and vehicle stickers, and to require the addition of page numbers to the published Parking and Towing Rules; and

**WHEREAS**, the District Board has further determined that it is necessary to provide the authorization for certain signage on District –owned property, including signage relating to open houses and siange notifying the community of events sponsored by an HOA Social Committee, while prohibiting other signage on District-owned property (collectively, the “Signage Rules”); and

**WHEREAS**, the District advertised a public hearing for April 1, 2026, in order to hear and receive comments on the proposed changes and additions to the Amenity Rules and to the Parking Rules, and creating the Signage Rules, pursuant to the requirements of Chapter 120, Florida Statutes; and

**WHEREAS**, after the duly advertised public hearing held on April 1, 2026 the District Board of Supervisors has determined that it is in the best interests of the District and the residents of and visitors to the District to adopt the amendments, changes, revisions, additions and deletions to the Rules as provided herein, and to incorporate the same into an updated version of the Adopted Rules, Policies, and Fees for the Montecito Amenity Center, an updated version of the Parking and Towing Rules, and inclusive of the Signage Rules.

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

Section 1. The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

Section 2. The section of the Amenity Rules entitled “MONTECITO ANNUAL USER FEE” is hereby amended as follows:

**MONTECITO ANNUAL USER FEE**

The Annual User Fee for any Non-Resident is ~~\$1,600.00~~ \$3,000 per year (as stated in Exhibit “A”). This payment must be paid in full at the time of completion of the Non-Resident user application and the corresponding agreement. This fee will permit the use of all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent renewal shall be paid in full on the anniversary date of application for use of the Amenity Facilities by Non-Residents. Such fee may be increased, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities; such increase may not exceed ten percent (10%) per year. The use of the Amenity Facility is not available for commercial purposes.

Section 3. Subsection (6) of the GENERAL FACILITY PROVISIONS of the Amenity Rules is amended as follows:

(6) Patrons and their Guest shall treat all staff members and others at or using the Amenity Facilities with courtesy and respect. Rude behavior will not be tolerated.

Section 4. Subsection (14) of the GENERAL FACILITY PROVISIONS of the Amenity Rules is amended as follows:

(14) ~~To the extent not pre-empted by the laws of the State of Florida, firearms or any other weapons are not permitted in any of the Amenity Facilities.~~ Patrons and their Guests shall not engage in threatening behavior or in a threatening manner towards staff members or any persons at or utilizing the Amenity Facilities.

Section 5. Subsection (8) is hereby added to the PLAYGROUND RULES of the Amenity Rules, as follows:

(8) Motorized and non-motorized bicycles, scooters, skateboards or similar items are prohibited on the poured-in-place playground surface and within the fencing enclosing the playground. Patrons shall use the bicycle racks located outside the fenced area of the playground.

Section 6. Exhibit A to the Amenity Rules, entitled “Schedule of Fees” is hereby amended to replace the Annual Non Resident User Fee with that which is provided in Section 2 of this Resolution.

Section 7. Each reference in the Parking Rules to the term, “Amenity Manager” shall be replaced with the term “General Manager” throughout said Parking and Towing Rules.

Section 8. Section 1.2 of the Parking Rules, entitled “District Parking Lots or Areas” is hereby amended, as follows:

1.2 District Parking Lots or Areas.

1.2.1 Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Amenity Center parking lot and Parking Areas throughout the community on District property. Parking within the Amenity Center parking lot shall be on a first come, first served basis ~~for individuals utilizing the Amenity Center during Amenity Center operating hours. Notwithstanding, overnight parking at the Amenity Center, defined as parking in the Amenity Center parking lot when the Amenity Center is closed, of those non-commercial vehicles authorized to or not prohibited from parking on the Right-of-Way is permitted for a time period not to exceed 72 hours.~~ No trailers shall be parked in the Amenity Center parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.

1.2.2 The District shall designate up to five (5) parking spaces within the Amenity Center parking lot that are to be made available, by permit issued by the District, for temporary overnight parking to a specific vehicle. Patrons may request temporary overnight parking permits from the General Manager of the District, who may issue no more than three (3) permits per month per vehicle. Temporary overnight parking permits are valid for three (3) consecutive nights, commencing at 8:00 AM on the first day and concluding at 8:00 AM on the third day. Any vehicle parking overnight in the Amenity Center Parking lot in excess of the permit period or without a valid temporary parking permit shall be subject to towing as provided in Section 1.5.1 of these District Parking and Towing Rules. Notwithstanding, the Board of Supervisors may, by resolution and for no more than sixty (60) consecutive days, designate additional spaces within the Amenity Center parking lot for temporary permit parking

1.2.3 Overflow parking in the grassed areas immediately adjacent to the Amenity Center and so designated by District signage for overflow parking shall be permitted provided that the vehicle is parked during the hours the Amenity Center is open to the public and the paved Amenity Center parking lot is full. All

vehicles lawfully parked in the overflow parking areas shall be removed prior to the closing time for the Amenity Center or otherwise be subject to towing as provided in Section 1.5.1 of these District Parking and Towing Rules.

Section 9. Section 1.5 of the Parking Rules, entitled “Enforcement” is hereby amended to add Section 1.5.3, entitled “Vehicle Registration Program,” as follows:

1.5.3 Vehicle Registration Program. The District may, by Resolution of the Board of Supervisors of the District, authorize the use of a resident vehicle registration program, which, when implemented may mandate that all vehicles registered to or owned by residents in the District shall obtain a resident sticker that shall be affixed to the vehicle for as long as the resident resides within the District. Any fees for such resident stickers shall be set forth in the Resolution, which shall be approved after a public hearing before the District Board of Supervisors.

Section 10. The Montecito Community Development District Signage Rules for District Property are hereby adopted, as follows:

## MONTECITO COMMUNITY DEVELOPMENT DISTRICT SIGNAGE RULES FOR DISTRICT PROPERTY

Adopted April [REDACTED], 2026 (Resolution 2026-[REDACTED])

2.0 Signage Rules for District Property. The rules and regulations of this Section 2.0 are hereby adopted by the Montecito Community Development District (the "District") and shall be referred to as the "Signage Rules for District Property" or the “Signage Rules.”

2.1 Purpose. The purpose of this policy is to establish clear guidelines regarding the placement of signs on District-owned property. These standards ensure consistency, maintain community aesthetics, and protect District-owned lands from unauthorized or damaging use.

2.2 General Policy. No signs of any type or size may be placed on District property under any circumstances, except as expressly permitted by the Signage Rules.

2.3 Authorized Exceptions.

2.3.1 Realtor Open House Signs. Realtors may temporarily place signage related to an Open House under the following conditions:

2.3.1.1 One (1) Open House sign may be placed within the District-owned verge (a/k/a, the swale) directly in front of the residence hosting the Open House.

2.3.1.2 No more than four (4) directional arrow signs may be placed on District-owned property, other than the verge in front of other residential properties, to guide visitors to the Open House.

2.3.1.3 Signs may only be displayed on the day of the Open House. Signs may be posted for no longer than four (4) hours between the hours of 11:00 AM - 3:00 PM. All signs must be removed immediately at the conclusion of the four-hour period, or the conclusion of the Open House, if sooner.

2.3.1.4 Realtors shall obtain written approval from the General Manager of the District or her or his designee at least five (5) working days prior to the scheduled Open House.

2.3.2 HOA Social Committee Event Signs. The HOA Social Committee may display signs on District-owned property, other than the verge in front of other residential properties, promoting HOA-sponsored events under the following conditions:

2.3.2.1 Event announcement signs may be placed on District-owned property no earlier than one (1) week before the date of the scheduled event.

2.3.2.2 All signs must be removed within twenty-four (24) hours after the event concludes.

2.3.2.3 The Social Committee shall obtain written approval from the General Manager of the District at least two (2) weeks prior to the event for both the event itself and the specific locations where signs will be placed.

2.4 Enforcement. Unauthorized signage placed on District-owned property may be removed and discarded by the District without notice. Repeat violations may result in further administrative enforcement actions as permitted by District regulations and governing documents, including, but not limited to, the suspension by the General Manager or the District Manager of privileges at any or all District Amenity Facilities in accordance with the rules pertaining to Suspension and Termination of Privileges as set forth in the Adopted Rules, Policies, and Fees for the Montecito Amenity Center, as amended from time to time.

Section 11. Direction to District Counsel. District Counsel is directed to incorporate the amendments, changes, revisions, additions and deletions provided herein to create an updated version of the Adopted Rules, Policies, and Fees for the Montecito Amenity Center and an updated version of the Parking and Towing Rules, and to circulate the same to the District Manager. District Counsel shall also add page numbers to the Parking and Towing Rules.

Section 12. Direction to District Manager. The District Manager is hereby directed to take all actions consistent with this Resolution. The District Manager shall include this adopted

Resolution as part of the Official Records of Proceeding of the District, distribute the Amenity Rules and the Parking and Towing Rules as appropriate to affected parties and in accordance with Chapters 120 and 190, Florida Statutes, and post the Amenity Rules and the Parking and Towing Rules, as updated pursuant to this Resolution, on the District’s website.

Section 13. Conflicts. All motions, resolutions or parts of motions or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. Effective Date. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** in Public Session of the Board of Supervisors of the Montecito Community Development District, this \_\_\_\_ day of April, 2026 (the “Effective Date”).

**Attest:**

**MONTECITO COMMUNITY  
DEVELOPMENT DISTRICT**

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Venessa Ripoll, Secretary

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Mark Nehiba, Chairperson  
Board of Supervisors



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# **Montecito Community Development District**

## **Review and Consideration of HVAC Preventative Maintenance Quote**



## Leading Air and Heat LLC Maintenance Agreement

### Annual Maintenance Pricing:

- Once a year single system \$120.99
- Multiple system maintenance (up to four systems) \$115.99 per system

### Bi-annual Maintenance Pricing:

- Twice a year single system maintenance \$115.99 per visit
- Twice a year multiple system maintenance \$110.99 per system per visit (up to four systems).

### Discounts:

- 10% off replacement parts found during inspection that need replacement outside or warranty.
- Emergency service fee for systems outside of warranty dropped to regular service fee (\$94.99) from \$169.95.
- Priority service during emergencies.

### *Our system maintenance includes:*

- *Flushing drain lines of debris, repriming and adding chemical tablets to help decrease algae growth*
  - *Sanitization of evaporator coil and wash down of condensing coil.*
- *Refrigerant pressure check, capacitor check, temperature check, fan motor check, visual inspection of control boards, test of cool and heat, cleaning of leaves/debris inside of condensing unit*
  - *Any issues found will be addressed to customer prior to replacement*
- *Maintenances will be recorded as completed by Leading Air and Heat to stay within warranty standards for all manufacturers.*



## Leading Air And Heat

208 Montecito Drive  
Satellite Beach, FL 32937

✉ kwagner@bermancorp.com

ESTIMATE	#9543101435
TOTAL	\$330.00

### CONTACT US

1660 Alpha Dr  
Melbourne, FL 32935

☎ (321) 704-1682

✉ services@leadingairandheat.com

## ESTIMATE

Services	qty	unit price	amount
Multi System Quarterly Maintenance	3.0	\$110.00	\$330.00

Services subtotal: \$330.00

**Total** **\$330.00**



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# **Montecito Community Development District**

## **Review and Consideration of Oasis Landscape Quote**



# Estimate

Michael LeRoy  
 321 848 8629  
 mleroy343434@gmail.com  
 www.oasislandscapesfl.com

<b>ESTIMATE NO.</b>	598	<b>ISSUE DATE</b>	2/17/2026	<b>VALID UNTIL</b>	3/3/2026
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**FROM**

Oasis Landscapes of Florida  
 290 Clearlake Rd  
 Cocoa FL 32922  
 United States

**FOR**

Montecito CDD  
 208 Montecito Drive  
 Satellite Beach  
 United States

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
<p><b>Paver Repairs</b></p> <p>Section 1 (front gate area)</p> <p>Lift up pavers so gate can be fixed from damaged wire.</p> <p>Project Description:            Remove existing pavers in designated areas, correct base as needed, and reinstall or replace pavers to restore a safe, level, and visually uniform surface.</p> <p>Redo the area of pavers that are marked in the white markings</p> <p>Roughly 145-155 sq feet</p>	1	1,750.00	0.00	1,750.00
<p><b>Paver Repair</b></p> <p>Section 2 (South Gate entrance)</p> <p>Project Description:            Remove existing pavers in designated areas, correct base as needed, and reinstall or replace pavers to restore a safe, level, and visually uniform surface.</p> <p>Redo the area of pavers that are marked in the white markings</p> <p>Roughly 175-185 sq feet</p>	1	2,600.00	0.00	2,600.00
<p><b>Paver Repair</b></p> <p>Section 3 (parking spot on Clemente drive)</p> <p>Project Description:            Remove existing pavers in designated areas, correct base as needed, and reinstall or replace pavers to restore a safe, level, and visually uniform surface.</p> <p>Redo the area of pavers that are marked in the white markings</p> <p>Roughly 140-150</p>	1	2,450.00	0.00	2,450.00

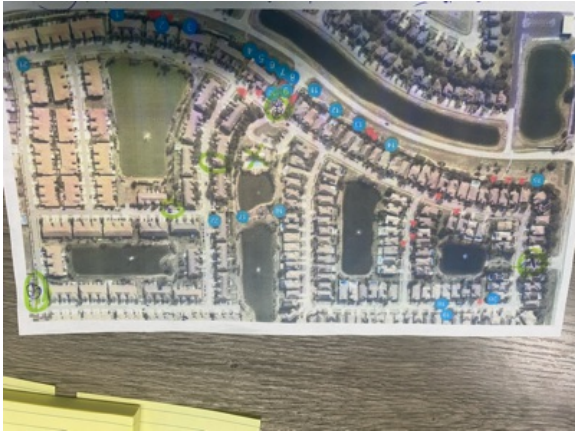
DESCRIPTION	QUANTITY	UNIT PRICE (\$)	DISCOUNT %	AMOUNT (\$)
Paver Repair Section 4 ( Parking Spots on Carlsbad Drive)	1	4,250.00	0.00	4,250.00
Project Description: Remove existing pavers in designated areas, correct base as needed, and reinstall or replace pavers to restore a safe, level, and visually uniform surface.				
Redo the area of pavers that are marked in the white markings				
Roughly 880-900 sq feet				

**Total (USD):**

**\$11,050.00**

*If all the paver repairs are done at the same time the price will \$7500.00*

*To replace the pavers with new pavers on Carlsbad Drive \$13,250.00*



**Attachment 1**



**Attachment 2**

Attachment 3



Attachment 4



Attachment 5



Attachment 6



Attachment 7



Attachment 8



Attachment 9





**WE HANDLE THE HOA PROCESS  
SO YOU DON'T HAVE TO**

**OASIS**  
LANDSCAPES • FL

**How We Help Homeowners**

- Gather HOA forms & information
- Submit required approval documents
- Coordinate with HOA boards
- Reduce delays & save you time

**Why Homeowners Choose Oasis Landscapes**

- HOA Expertise & Experience
- Clear Communication
- Faster Project Completion
- Less Stress for You

*HOA Denied? No Obligation. No Cost.*  
Applies to HOA denial beyond homeowner control. Documentation required. Does not void HOA application fees.

**Built Right. Approved Right. Installed Right.**

SERVING CENTRAL & EAST FLORIDA



# PALMS



**P1**

**Feastall Palm**  
Number of leaf fronds and sturdy conditions. This palm has a trunk height of 30 feet.



**P2**

**Christmas Palm**  
Non-growing palm that follows a full sun and soil. Reach up to 8 feet tall. Characteristic fronds appear in mid-summer, followed by 1 inch green fronds from August and to winter. Provides year-round beauty.



**P3**

**Pigmy Date Palm**  
Non-growing palm with unique palm fronds that reach up to 10 feet high. Fronds in distinctive shade.



**P4**

**Sylvester Palm**  
Non-growing palm with unique fronds. Along with the trunk, producing a dark ring around the trunk. Fronds are thick and grow up to 10 feet tall. Trunk is well-developed with sharp sunlight rays appear from the trunk.



**P5**

**Canary Date Palm**  
The Canary Island date palm is a unique palm species, reaching up to 40 feet tall. The palm fronds are full and making it a great addition to a sunny lawn in your outdoor space.



**P6**

**Bottle Palm**  
These non-growing palms can reach up to 10 feet in height, but it can take many years to get there. They are a great addition to garden beds or being a walkway. These palms do well in partial shade, making them a versatile option for a variety of outdoor spaces.



**P7**

**Areca Palm**  
The "Pachira" palm is a full to partial sun and is a fast to moderate grower. It adds a tropical touch to any outdoor space, making it a great addition to any outdoor space.



**P8**

**Queen Palm**  
The queen palm species full sun and has a growth rate of around one to six feet per year.

# BUSHES & SHRUBS



**Viburnum (sus)**

**Notes**  
This plant thrives in sun to part shade and requires little to moderate irrigation. It's often used as a hedge or screen, making it a versatile option for a variety of outdoor spaces.

**Viburnum (edo)**

**Notes**  
An excellent choice for privacy or noise control, as it stays tall but has low to medium growth. It requires at least 2 hours of full sun to thrive and is well-suited for those seeking low-maintenance and effective screening.

**Arbuticola (Trinettes)**

**Notes**  
This evergreen plant has long, shiny, bright yellow and green foliage and is highly resistant to insects. It's well-suited for those looking for a low-maintenance shrub that can tolerate various soil conditions and provides a great option for those who want a plant that's easy to care for and continues to thrive.

**Copper Leaf**

**Notes**  
Copper leaf is one of the most beautiful shrubs in Florida, boasting striking and brightly-colored leaves.



**Clusia**

**Notes**  
This low-maintenance plant has a thick, waxy leaves and branches that shine in the ground, creating a glossy, green effect. It's a great choice for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.

**Podocarpus**

**Notes**  
This plant is the ultimate low-maintenance shrub for both sun and shade. It's well-suited for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.

**Hibiscus**

**Notes**  
Long-lasting and prized for their large, colorful blooms, these plants thrive in sun and part shade. They're well-suited for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



# FLOWERS



**Croton**

**Notes**  
This is a striking plant that is easy to grow and offers both vibrant colors and a glossy finish. It's a great choice for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.

**Dwarf Hibiscus**

**Notes**  
This plant is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.

**Bud 719**

**Notes**  
This plant is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.

**Blue My Allstars**

**Notes**  
This plant is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



**Festool Ferns**

**Notes**  
This is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



**Green Liriodendron**

**Notes**  
This is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



**Lantana**

**Notes**  
This plant is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



**Alamo**

**Notes**  
This is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



**Pentas**

**Notes**  
This is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



**Indian Hawthorn**

**Notes**  
This is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



**Green Island Ferns**

**Notes**  
This is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



**Bulbine**

**Notes**  
This is a low-maintenance shrub that is perfect for those looking for a low-maintenance shrub that's easy to care for and continues to thrive.



# MULCH & ROCK



**Red Mulch**  
 Color: Red  
 This red mulch is designed to safeguard and enhance your outdoor environment while adding a vibrant and natural touch to its appearance.



**Black Mulch**  
 Color: Black  
 A classic choice in the most traditional mulch. The unique black adds contrast to your outdoor surroundings, and in a home, it shields the sun's rays. Adding to garden preservation and healthy plant growth.



**Dark Cove**  
 Color: Dark  
 Features your garden like a heavenly atmosphere covered with a layer of Dark mulch. The only stone particles are strong, however, but it also benefits your plants and soil.



**Pine Bark**  
 Color: Brown  
 Made from an excellent alternative to traditional mulch, keeping long-lasting durability, longer-lasting green, and a stable look.



**1.5 Tan River Rock**  
 Color: Tan  
 Offers the natural beauty, positive mood growth, and adds a visual pop to your garden beds, pathways, or borders. With the use of smooth, washed River Rock.



**White River Rock**  
 Color: White  
 Adds a clean look to a variety of applications of all, tan, cream, grey and white colors. It works on decorative and low-maintenance options for mulch.




**Red Cobble**  
 Color: Red  
 This choice will add a touch of the natural way to add a vibrant splash of color to any outdoor project. Its round and to keep things like rocks that are placed for landscaping, pathways, and other features.



**Sandstone Chip**  
 Color: Tan  
 Features a chip rock, a decorative rock that adds to the look, adds a natural look to your garden beds, pathways, or borders. It's particularly striking around ponds or flower beds.



**River Jacks**  
 Color: Tan  
 River Jacks are naturally rounded granite stones that come in various sizes and shades of grey, tan, and red. They add a natural touch to decorative borders to planting beds.



**Bark and Peppercorn Granite**  
 Color: Tan  
 Bark and Peppercorn Granite is a popular choice for outdoor settings. Due to its beautiful appearance and resistance to weather, Florida's number one choice.



**1/2" Precast Rock**  
 Color: Tan  
 The durable precast rock is an excellent choice for areas requiring drainage support and erosion control.

# PAVERS

## COLORS AND DESIGN



**FEATURES & BENEFITS**

- Suitable for pedestrian and vehicular traffic
- Available in a wide range of colors
- Varying pattern designs add even more flexibility to your project

**SHAPES & SIZES**

**OPTION 1 - PRICE COMBO 2000'**

- 6.0 x 11.0"
- 6.0 x 11.0"

**OPTION 2 - PRICE COMBO 1000'**

- 6.0 x 12.0"
- 6.0 x 12.0"

**OPTION 3 - PRICE COMBO 500'**

- 6.0 x 12.0"
- 6.0 x 12.0"

Product color shown may not be available in all areas.

**AVAILABLE COLORS**

 H1 BROWN	 H2 BROWN	 H3 BROWN
 H4 BROWN	 H5 BROWN	 H6 BROWN
 H7 BROWN	 H8 BROWN	 H9 BROWN

**LAYING PATTERNS**

**L1**  


**L2**  




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# **Montecito Community Development District**

## **Discussion of Reserve Analysis**

# MONTECITO COMMUNITY DEVELOPMENT DISTRICT



## Infrastructure Reinvestment Planning



# TABLE OF CONTENTS

## **01 INTRODUCTION**

**FCS Management Group  
Trusted Consultant**

## **02 INFRASTRUCTURE REINVESTMENT**

**Intentional Capital Reserve Funding  
&  
Capital Improvement Planning (CIP)**

## **03 METHODOLOGY**

**Operations & Maintenance vs. Capital  
Set Short Term and Long Term Goals**

## **04 ANALYSIS & ACTION**

**Review Capital Reserve Study  
Onsite Inspection & Operations Audit  
Update Assets & Confirm Values**

## **05 PLANNING TOOL**

**Customized Planning Tool  
For Your Community**

## **06 PRICING**

**2025 Flat Fee  
Annual License and Technical Support**

# FCS MISSION - ATTENTION TO DETAIL

**Welcome to FCS Management Group, a  
veteran, family-owned company.**

**Our dedicated team is committed to  
ensuring that every aspect of your  
community gets the attention it deserves.**

**[ Howard "Mac" McGaffney ]  
President**



**Community CIP Specialists**



**Effective Communications**



**Exceptional Service**



# EXPERIENCED LEADERSHIP

- **18 Years - Community Management Specialist**
  - **Amenity & Operations and Maintenance**
  - **District Management**
  - **Capital Improvement Planning Professional**
  - **Budgeting**
  - **Data Analysis**
  - **Consulting**
- **30 Years Facilities Management Experience**
  - **Residential & Commercial**
  - **Industrial**
  - **Retail**
  - **Military**



# INFRASTRUCTURE REINVESTMENT PLANNING

## THREE COMPONENTS TO A SUCCESSFUL PLAN

### OPERATIONAL

Knowing your infrastructure needs

### RELIABLE

Evaluating and updating your plan annually

### INTENTIONAL

Strategic funding and management of your reserves

**WHAT GETS WRITTEN  
IS  
WHAT GETS DONE!**  
*"Howard (Mac) McGaffney"*



# METHODOLOGY

**FCS methodologies help to distinguish between Operations & Maintenance (O&M) expenses and Capital Expenses (CapEx). We identify costs related to day-to-day operations versus larger repair and replacement of infrastructure.**

**O&M expenses are budgeted for in the General Fund (O&M budget) and are related to annual administrative and operations activities. Example: management fees, contractual fees, utility expenses, repairs and other materials. Funding for these expenses in the General Fund budget is necessary for maintaining operations throughout the year.**

**Capital expenses involve improving physical assets. Example: pool equipment, replacing the amenity center roof, street or parking lot asphalt resurfacing, pond bank restoration. Infrastructure reinvestment expenses typically have a longer useful life and may require a short-term and long-term infrastructure reinvestment plan due to higher costs.**

**Funding for both O&M and Capital expenses is critical. Maintaining operational efficiency and investing in future growth is often challenging. Balancing infrastructure funding needs and the public desire to keep assessments low is equally challenging.**

**FCS has created a budgeting and planning tool which helps the Board organize, prioritize and monetize capital expenses and as a positive note, it provides residents with validation of what their assessments are paying for.**

## **ANALYSIS & ACTION**

**FCS will review the District's prior capital reserve study, using it as the beginning inventory or list of assets. We will then perform an on-site analysis and evaluation of the assets.**

**As part of the evaluation, we would respectfully request to be provided with 2 access cards, so we can enter the Amenity Center and other District properties, allowing us to come and go as needed during regular operating hours. We will return those access cards at the end of our evaluation period.**

**We would respectfully request the District to provide a written list of additional infrastructure or capital assets that were purchased after the the last reserve study was performed.**

**FCS will update the asset list and include any other items that were identified during our onsite review.**

## **STRATEGIC PLANNING TOOL**

**A well-structured approach to both the short-term and long-term planning for your community infrastructure, will balance operational effectiveness with strategic funding goals.**

**After the evaluation period, FCS will create a customized short-term and long-term infrastructure reinvestment tool for the Board to use for planning and budgeting.**

**This strategic tool suggests minimum funding levels and factors in an adjustable inflationary percentage. As a living document, it can be revised to reflect real-time needs, prioritize replacement items, and provide the Board the flexibility it needs to move items to a different year, based on current needs or updated evaluations by your on-site team, District Manager, District Engineer, or other contractors evaluations**

# **PRICING INFRASTRUCTURE REINVESTMENT CONSULTANT**

## **2026 Flat Fee = \$2,500**

- **FCS normal fee for this services is \$10,000, but because of the good relationship with the CDD, the Board and District Manager, we have reduced this fee.**
- **Review schedule of assets from the prior Reserve Study**
- **Perform onsite inspection identifying current and new assets**
- **Update the District's schedule of assets, values and useful life**
- **Create a customized Infrastructure Reinvestment Planning Tool for the District**
- **Includes the current year Licensing Fee**

## **Annual Licensing Fee = \$2,000**

- **Continued access of the Infrastructure Reinvestment Tool**
- **Technical support and updates**
- **Renews January of every year**

## **Optional Hourly Community Consulting Fee Hourly Rate = \$150 / Hour**

- **To provide expertise, evaluations and other services to Boards**
- **Specialist in Community Operations**

***Thank you for the opportunity to serve you and your community !***



***"Attention to Detail"***



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# **Montecito Community Development District**

## **Discussion of Berman Corporation's Management Contract**



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# **Montecito Community Development District**

**Ratification of Payment Authorization  
Nos. 56 – 60**

**MONTECITO  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #56**

2/11/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
197022	Billing Cochran, P.A. (MONTE)	01/31/2026	Montecito CDD	3,955.00
1090343	Florida Door Control Of Orlando, Inc. (MONTE)	02/05/2026	Montecito CDD	290.00
195097	Hoover Pumping Systems Corporation (MONTE)	02/06/2026	Montecito CDD	462.62
DM-02-2026-45	PFM Group Consulting LLC (MONTE)	02/05/2026	Montecito CDD	4,166.67
8211	VGlobalTech (MONTE)	02/01/2026	Montecito CDD	185.00
			<b>Total:</b>	<b>9,059.29</b>

**MONTECITO  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #57**

2/18/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
2026MONNAV	Brevard County Property Appraiser (MONTE)	12/05/2025	Montecito CDD	252.60
14549206	City of Melbourne Utilities (MONTE)	12/31/2025	Montecito CDD	161.23
14609146	City of Melbourne Utilities (MONTE)	01/31/2026	Montecito CDD	190.50
09-17062	GAULT ELECTRIC LLC (MONTE)	02/12/2026	Montecito CDD	196.50
29162	ProGreen Services, LLC (MONTE)	02/12/2026	Montecito CDD	503.75
29163	ProGreen Services, LLC (MONTE)	02/12/2026	Montecito CDD	424.62
29164	ProGreen Services, LLC (MONTE)	02/12/2026	Montecito CDD	419.04
29186	ProGreen Services, LLC (MONTE)	02/12/2026	Montecito CDD	550.00
			<b>Total:</b>	<b>2,698.24</b>

**MONTECITO  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #58**  
2/24/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
65780638	Stark Exterminators (MONTE)	02/19/2026	Montecito CDD	82.00
			<b>Total:</b>	<b>82.00</b>

**MONTECITO  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #59**

3/4/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
95513	Berman Construction LLC (MONTE)	03/01/2026	Montecito CDD	10,202.87
251098	Brevard Pools, Inc. (MONTE)	03/01/2026	Montecito CDD	1,003.00
103069	Culpepper & Terpening, Inc. (MONTE)	02/24/2026	Montecito CDD	4,520.00
0007597811	Gannett Florida LocalIQ (MONTE)	02/28/2026	Montecito CDD	416.92
28841	Grau & Associates (MONTE)	03/02/2026	Montecito CDD	4,500.00
3646	Insight Irrigation Monitoring (MONTE)	03/01/2026	Montecito CDD	600.00
29269	ProGreen Services, LLC (MONTE)	02/27/2026	Montecito CDD	64.50
29424	ProGreen Services, LLC (MONTE)	03/01/2026	Montecito CDD	6,500.00
PSI242314	Solitude Lake Management (MONTE)	03/02/2026	Montecito CDD	1,319.55
632355	Sonitrol of Tallahassee (MONTE)	02/25/2026	Montecito CDD	612.09
<b>Total:</b>				<b>29,738.93</b>

**MONTECITO  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization #60**

3/10/2026

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
95584	Berman Construction LLC (MONTE)	03/01/2026	Montecito CDD	131.10
197418	Billing Cochran, P.A. (MONTE)	02/28/2026	Montecito CDD	6,517.50
14669317	City of Melbourne Utilities (MONTE)	03/05/2026	Montecito CDD	133.70
1090753	Florida Door Control Of Orlando, Inc. (MONTE)	03/09/2026	Montecito CDD	227.60
192255	Hoover Pumping Systems Corporation (MONTE)	03/04/2026	Montecito CDD	118.11
141005	PFM Group Consulting LLC (MONTE)	03/03/2026	Montecito CDD	69.71
OE-EXP-03-2026-19	PFM Group Consulting LLC (MONTE)	03/04/2026	Montecito CDD	6.00
8298	VGlobalTech (MONTE)	03/01/2026	Montecito CDD	185.00
<b>Total:</b>				<b>7,388.72</b>



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# **Montecito Community Development District**

## **Review of District Financial Statements**



# Montecito CDD

## February 2026 Financial Package

February 28, 2026

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



**Montecito CDD**  
Statement of Financial Position  
As of 2/28/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
<b><u>Assets</u></b>				
<b><u>Current Assets</u></b>				
General Checking Account	\$815,911.22			\$815,911.22
Capital Reserve	404,888.25			404,888.25
Accounts Receivable	2,972.54			2,972.54
Series 2022 DSR Fund		\$31,877.87		31,877.87
Series 2022 Revenue Bond		379,584.59		379,584.59
Series 2022 Interest		504.56		504.56
Total Current Assets	<u>\$1,223,772.01</u>	<u>\$411,967.02</u>	<u>\$0.00</u>	<u>\$1,635,739.03</u>
<b><u>Investments</u></b>				
Amount Available in Debt Service Funds			\$401,268.19	\$401,268.19
Amount To Be Provided			2,718,731.81	2,718,731.81
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,120,000.00</u>	<u>\$3,120,000.00</u>
<b>Total Assets</b>	<b><u>\$1,223,772.01</u></b>	<b><u>\$411,967.02</u></b>	<b><u>\$3,120,000.00</u></b>	<b><u>\$4,755,739.03</u></b>
<b><u>Liabilities and Net Assets</u></b>				
<b><u>Current Liabilities</u></b>				
Accounts Payable	\$1,429.41			\$1,429.41
Accrued Expenses Payable	4,358.56			4,358.56
Total Current Liabilities	<u>\$5,787.97</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,787.97</u>
<b><u>Long Term Liabilities</u></b>				
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>
<b>Total Liabilities</b>	<b><u>\$5,787.97</u></b>	<b><u>\$0.00</u></b>	<b><u>\$3,120,000.00</u></b>	<b><u>\$3,125,787.97</u></b>
<b><u>Net Assets</u></b>				
Net Assets, Unrestricted	\$536,571.32			\$536,571.32
Current Year Net Assets, Unrestricted	(46,980.99)			(46,980.99)
Net Assets - General Government	32,346.97			32,346.97
Current Year Net Assets - General Govt	696,046.74			696,046.74
Net Assets, Unrestricted		(\$174,214.70)		(174,214.70)
Current Year Net Assets, Unrestricted		586,181.72		586,181.72
<b>Total Net Assets</b>	<b><u>\$1,217,984.04</u></b>	<b><u>\$411,967.02</u></b>	<b><u>\$0.00</u></b>	<b><u>\$1,629,951.06</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$1,223,772.01</u></b>	<b><u>\$411,967.02</u></b>	<b><u>\$3,120,000.00</u></b>	<b><u>\$4,755,739.03</u></b>



**Montecito CDD**  
Statement of Activities  
As of 2/28/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
<b><u>Revenues</u></b>				
On-Roll Assessments	\$1,024,329.70			\$1,024,329.70
Other Revenue	1,570.00			1,570.00
On-Roll Assessments		\$634,733.98		634,733.98
Total Revenues	\$1,025,899.70	\$634,733.98	\$0.00	\$1,660,633.68
<b><u>Expenses</u></b>				
Supervisor Fees	\$1,600.00			\$1,600.00
Insurance	48,824.00			48,824.00
Trustee Services	1,750.00			1,750.00
Management	20,833.35			20,833.35
Field Management	51,014.35			51,014.35
Engineering	6,873.82			6,873.82
Property Appraiser	59,766.02			59,766.02
District Counsel	13,470.00			13,470.00
Assessment Administration	7,252.60			7,252.60
Discount Fees	37,386.50			37,386.50
Janitorial Supplies	423.77			423.77
Janitorial Service	3,386.25			3,386.25
Postage & Shipping	5.76			5.76
Contingency	1,405.96			1,405.96
Office Supplies	125.40			125.40
Web Site Maintenance	1,225.00			1,225.00
Dues, Licenses, and Fees	175.00			175.00
Capital Expenditures	28,625.83			28,625.83
Security	318.00			318.00
Fire Detection Services	2,685.36			2,685.36
Electric	18,351.65			18,351.65
Irrigation	6,201.65			6,201.65
Irrigation Monitoring	3,450.00			3,450.00
Water-Sewer	733.00			733.00
Aquatic Repairs & Maint.	12,983.29			12,983.29
Amenity - Pool Maintenance	5,951.92			5,951.92
Internet Services	1,760.00			1,760.00
Gate Kiosk - Internet Srvcs	1,099.96			1,099.96
Other Insurance	850.00			850.00
General Repair & Maintenance	3,673.52			3,673.52
Common Area Maintenance	1,488.48			1,488.48
Landscaping Maintenance & Material	32,500.00			32,500.00
Additional Landscaping R&M	3,050.00			3,050.00
Flower & Plant Replacement	2,600.00			2,600.00
Pest Control	704.64			704.64
Entrance Vehicular Gate	758.00			758.00
Hoover Pumps Repair & Maintenance	6,989.12			6,989.12
Fitness Facility	1,000.00			1,000.00
Playground Repairs & Maintenance	133.64			133.64
Interest Payments - S2022		\$48,984.00		48,984.00
Total Expenses	\$391,425.84	\$48,984.00	\$0.00	\$440,409.84
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>				
Interest Income	\$10,604.00			\$10,604.00
Allocate Resv Acct Interest	3,987.89			3,987.89
Interest Income		\$431.74		431.74
Total Other Revenues (Expenses) & Gains (Losses)	\$14,591.89	\$431.74	\$0.00	\$15,023.63
<b>Change In Net Assets</b>	\$649,065.75	\$586,181.72	\$0.00	\$1,235,247.47
<b>Net Assets At Beginning Of Year</b>	\$568,918.29	(\$174,214.70)	\$0.00	\$394,703.59
<b>Net Assets At End Of Year</b>	\$1,217,984.04	\$411,967.02	\$0.00	\$1,629,951.06



**Montecito CDD**  
Budget to Actual  
For The Month Ending 2/28/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<b>Revenues</b>					
O&M Assessments	\$ 1,024,329.70	\$ 440,029.62	\$ 584,300.08	\$ 1,056,071.09	96.99%
Debt Assessments (S2022)	634,733.98	139,101.20	495,632.78	333,842.87	190.13%
Interest Income	14,591.89	9,950.95	4,640.94	23,882.28	61.10%
Townhome Mailbox Maintenance	-	600.00	(600.00)	1,440.00	0.00%
Stormwater Control - Cost Share	1,570.00	1,723.33	(153.33)	4,136.00	0.00%
<b>Net Revenues</b>	<b>\$ 1,675,225.57</b>	<b>\$ 591,405.10</b>	<b>\$ 1,083,820.47</b>	<b>\$ 1,419,372.24</b>	<b>118.03%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 1,600.00	\$ 2,500.00	\$ (900.00)	\$ 6,000.00	26.67%
District Engineer	6,873.82	18,750.00	(11,876.18)	45,000.00	15.28%
Legal Fees	13,470.00	16,666.67	(3,196.67)	40,000.00	33.68%
District Management	20,833.33	20,833.33	-	50,000.00	41.67%
Assessment Roll	7,252.60	2,916.67	4,335.93	7,000.00	103.61%
Website Maintenance	1,225.00	1,425.00	(200.00)	3,420.00	35.82%
Auditing Services	-	1,906.67	(1,906.67)	4,576.00	0.00%
Tax Preparation Fees	-	25.00	(25.00)	60.00	0.00%
Arbitrage Rebate Calculation	-	208.33	(208.33)	500.00	0.00%
Trustee Fees	1,750.00	1,354.17	395.83	3,250.00	53.85%
Insurance	49,674.00	21,538.00	28,136.00	51,691.20	96.10%
Legal Advertising	-	520.83	(520.83)	1,250.00	0.00%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Contingency/Miscellaneous	1,411.72	1,000.00	411.72	2,400.00	58.82%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 104,265.47</b>	<b>\$ 89,717.58</b>	<b>\$ 14,547.89</b>	<b>\$ 215,322.20</b>	<b>48.42%</b>
<b>Maintenance Expenses</b>					
Facility Attendant & General Mgmt.	\$ 51,014.35	\$ 68,019.17	\$ (17,004.82)	\$ 163,246.00	31.25%
<b>Amenity Center Operations</b>					
Repairs & Maint. (Non-HVAC)	\$ 3,673.52	\$ 3,229.17	\$ 444.35	\$ 7,750.00	47.40%
HVAC Repairs & Maint.	-	2,083.33	(2,083.33)	5,000.00	0.00%
Office Supplies	125.40	416.67	(291.27)	1,000.00	12.54%
Janitorial Supplies	423.77	520.83	(97.06)	1,250.00	33.90%
Janitorial Services	3,386.25	7,500.00	(4,113.75)	18,000.00	18.81%
Pest Control & Termite Bond	704.64	501.25	203.39	1,203.00	58.57%
Fitness Equipment Repairs & Maint.	1,000.00	1,250.00	(250.00)	3,000.00	33.33%
Playground Repairs & Maint.	133.64	416.67	(283.03)	1,000.00	13.36%
Pool Service Repairs & Maint.	5,951.92	11,666.67	(5,714.75)	28,000.00	21.26%
<b>Total Amenity Center</b>	<b>\$ 15,399.14</b>	<b>\$ 27,584.58</b>	<b>\$ (12,185.44)</b>	<b>\$ 66,203.00</b>	<b>23.26%</b>
<b>Irrigation</b>					
Irrigation Repairs & Maint.	\$ 6,201.65	\$ 20,833.33	\$ (14,631.68)	\$ 50,000.00	12.40%
Irrigation Monitoring	3,450.00	3,000.00	450.00	7,200.00	47.92%
Hoover Pumps Repairs & Maint.	6,989.12	7,291.67	(302.55)	17,500.00	39.94%
<b>Total Irrigation</b>	<b>\$ 16,640.77</b>	<b>\$ 31,125.00</b>	<b>\$ (14,484.23)</b>	<b>\$ 74,700.00</b>	<b>22.28%</b>



**Montecito CDD**  
Budget to Actual  
For The Month Ending 2/28/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
<b>Stormwater Control</b>					
Aquatic Repairs & Maint.	\$ 12,983.29	\$ 8,333.33	\$ 4,649.96	\$ 20,000.00	64.92%
<b>Landscaping</b>					
Landscaping Contracted Services	\$ 32,500.00	\$ 34,166.67	\$ (1,666.67)	\$ 82,000.00	39.63%
Additional Landscaping Repairs & Maint.	3,050.00	11,519.17	(8,469.17)	27,646.00	11.03%
Plant Replacement	2,600.00	2,500.00	100.00	6,000.00	43.33%
Mulch	-	6,250.00	(6,250.00)	15,000.00	0.00%
Palm Tree Maint.	-	7,500.00	(7,500.00)	18,000.00	0.00%
Oak Tree Maint.	-	4,166.67	(4,166.67)	10,000.00	0.00%
<b>Total Landscaping</b>	<b>\$ 38,150.00</b>	<b>\$ 66,102.50</b>	<b>\$ (27,952.50)</b>	<b>\$ 158,646.00</b>	<b>24.05%</b>
<b>Common Areas, Right of Ways &amp; Walls</b>					
Streetlight Repairs & Maint.	\$ -	\$ 3,750.00	\$ (3,750.00)	\$ 9,000.00	0.00%
Entry Vehicular Gates Repairs & Maint.	758.00	6,250.00	(5,492.00)	15,000.00	5.05%
Pedestrian Entry Gates & Walls Maint.	-	2,083.33	(2,083.33)	5,000.00	0.00%
Sidewalk Cleaning	-	-	-	-	0.00%
Common Area Repairs & Maint.	1,488.48	5,000.00	(3,511.52)	12,000.00	12.40%
<b>Total Common Areas, Right of Ways &amp; Walls</b>	<b>\$ 2,246.48</b>	<b>\$ 17,083.33</b>	<b>\$ (14,836.85)</b>	<b>\$ 41,000.00</b>	<b>5.48%</b>
<b>Security Monitoring Services</b>					
Fire Detection Services	\$ 2,685.36	\$ 2,970.83	\$ (285.47)	\$ 7,130.00	37.66%
Security Monitoring Repairs & Maint.	318.00	1,195.83	(877.83)	2,870.00	11.08%
<b>Total Security Monitoring Services</b>	<b>\$ 3,003.36</b>	<b>\$ 4,166.67</b>	<b>\$ (1,163.31)</b>	<b>\$ 10,000.00</b>	<b>30.03%</b>
<b>Utilities</b>					
Electric Services	\$ 18,351.65	\$ 27,083.33	\$ (8,731.68)	\$ 65,000.00	28.23%
Telephone, Internet	1,760.00	1,666.67	93.33	4,000.00	44.00%
Water & Sewer Services	733.00	1,666.67	(933.67)	4,000.00	18.33%
Gate Kiosk Internet Services	1,099.96	1,187.50	(87.54)	2,850.00	38.60%
<b>Total Utilities</b>	<b>\$ 21,944.61</b>	<b>\$ 31,604.17</b>	<b>\$ (9,659.56)</b>	<b>\$ 75,850.00</b>	<b>28.93%</b>
<b>Extraordinary Services</b>					
Townhome Mailboxes Maint	\$ -	\$ 600.00	\$ (600.00)	\$ 1,440.00	0.00%
<b>Total Maintenance Expenses</b>	<b>\$ 161,382.00</b>	<b>\$ 254,618.75</b>	<b>\$ (93,236.75)</b>	<b>\$ 611,085.00</b>	<b>26.41%</b>
<b>Total Expenditures</b>	<b>\$ 265,647.47</b>	<b>\$ 344,336.33</b>	<b>\$ (78,688.86)</b>	<b>\$ 826,407.20</b>	<b>32.14%</b>
<b>Other Financing Uses</b>					
Capital Reserve Transfer Out	\$ -	\$ 26,515.08	\$ (26,515.08)	\$ 63,636.20	
Disaster Reserve Transfer Out	-	12,500.00	(12,500.00)	30,000.00	
Roadway Reserve Transfer Out	-	41,666.67	(41,666.67)	100,000.00	
<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ 80,681.75</b>	<b>\$ (80,681.75)</b>	<b>\$ 193,636.20</b>	
Capital Reserve	\$ 28,625.83	\$ -	\$ 28,625.83	\$ -	
<b>Total Expenditures &amp; Reserves</b>	<b>\$ 294,273.30</b>	<b>\$ 425,018.08</b>	<b>\$ (130,744.78)</b>	<b>\$ 1,020,043.40</b>	
<b>Revenues Less Expenditures</b>	<b>\$ 1,380,952.27</b>	<b>\$ 166,387.02</b>	<b>\$ 1,214,565.25</b>	<b>\$ 399,328.84</b>	
<b>Bond Payments (S2022)</b>	<b>\$ 48,984.00</b>	<b>\$ 131,639.17</b>	<b>\$ (82,655.17)</b>	<b>\$ 315,934.00</b>	
<b>Balance</b>	<b>\$ 1,331,968.27</b>	<b>\$ 34,747.85</b>	<b>\$ 1,297,220.42</b>	<b>\$ 83,394.84</b>	
<b>Assessment Fees &amp; Discounts</b>					
County Appraiser & Tax Collector Fee	\$ 59,766.02	\$ 11,582.62	\$ 48,183.40	\$ 27,798.28	
Discounts	37,386.50	23,165.23	14,221.27	55,596.56	
<b>Excess / (Shortfall)</b>	<b>\$ 1,234,815.75</b>	<b>\$ 0.00</b>	<b>\$ 1,234,815.75</b>	<b>\$ 0.00</b>	



## Capital Improvement Projects 2025-2026

	Actuals	Budget
<b>Clubhouse</b>		
Exterior Coach Lights	-	3,854.00
Exterior Paint	-	22,836.00
Security Camera System	1,134.00	-
Interior Furniture	13,645.83	18,500.00
AED Machine	1,196.00	-
Restain Door	1,200.00	-
Cardio Equipment	-	14,672.00
<b>Totals</b>	<b>\$ 17,175.83</b>	<b>\$ 59,862.00</b>
<b>Grounds</b>		
Stormwater Drainage	-	6,500.00
<b>Ponds</b>		
Ponds	-	12,394.00
<b>Sidewalks</b>		
Sidewalk Repairs	-	14,368.00
<b>Streets</b>		
Streetlight & Sign Pole Painting	11,450.00	16,597.00
<b>Total Capital Improvement Plans</b>	<b>\$ 28,625.83</b>	<b>\$ 109,721.00</b>



# **Montecito Community Development District**

## **Staff Reports**



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# **Montecito Community Development District**

**General Manager**

# ESTIMATE

Date  
**2/27/26**

Customer / Company Name <b>Berman Corp</b>		Requested Start Date <b>TBD</b>
Job Site / Address <b>208 Montecito Dr</b>		
Contact Name <b>Kisha Wagner</b>	Email <b>kwagner@bermancorp.com</b>	Phone <b>321-777-9460</b>

#	Description	QTY	Price	Total
1	Pressure wash all sidewalks and gutters through the community.	1	\$27,796	\$27,796
2				
3				
4				
5				
6				
7				
8				
9				
TOTAL				<b>\$27,796</b>

Notes

**Driveway aprons are not included in this estimate. If you would like, we can provide a separate estimate for that scope of work.**

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the client regarding project requirements. Upon acceptance of this estimate, BCS will perform only the work listed above, any additional services requested will incur additional charges.

Signature as Acceptance	Printed Name	Acceptance Date
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# ESTIMATE

Date  
**2/27/26**

Customer / Company Name <b>Berman Corp</b>		Requested Start Date <b>TBD</b>
Job Site / Address <b>208 Montecito Dr</b>		
Contact Name <b>Kisha Wagner</b>	Email <b>kwagner@bermancorp.com</b>	Phone <b>321-777-9460</b>

#	Description	QTY	Price	Total
1	Paver Repairs – Gates & Roundabout (Remove existing pavers at secondary gate, level area and install a contrasting paver to make a border at both the entrance and exit gate. Keep all pavers for repairs in the front area. Remove and level pavers at main gate and roundabout area. Install paver border at secondary gates.)	1	\$4,445	\$4,445
2				
3				
4				
5				
6				
7				
8				
9				
<b>TOTAL</b>				<b>\$4,445</b>

**Notes**  
*Due to the age of the existing pavers, new materials will not match exactly in texture or color. A selected paver option will be submitted for approval prior to installation.*

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the client regarding project requirements. Upon acceptance of this estimate, BCS will perform only the work listed above, any additional services requested will incur additional charges.

Signature as Acceptance	Printed Name	Acceptance Date
-------------------------	--------------	-----------------

# ESTIMATE

Date  
**2/27/26**

Customer / Company Name <b>Berman Corp</b>		Requested Start Date <b>TBD</b>
Job Site / Address <b>208 Montecito Dr</b>		
Contact Name <b>Kisha Wagner</b>	Email <b>kwagner@bermancorp.com</b>	Phone <b>321-777-9460</b>

#	Description	QTY	Price	Total
1	Paver Repair- Homeowner Parking Area (Remove all existing pavers in the parking area, re-level the base, and reinstall new pavers.)	1	\$6,300	\$6,300
2				
3				
4				
5				
6				
7				
8				
9				
<b>TOTAL</b>				<b>\$6,300</b>

Notes

*Due to the age of the existing pavers, new materials may not match exactly. We will source the closest possible match and submit for approval prior to installation.*

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the client regarding project requirements. Upon acceptance of this estimate, BCS will perform only the work listed above, any additional services requested will incur additional charges.

Signature as Acceptance	Printed Name	Acceptance Date
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# ESTIMATE

Date  
**2/27/26**

Customer / Company Name <b>Berman Corp</b>		Requested Start Date <b>TBD</b>
Job Site / Address <b>208 Montecito Dr</b>		
Contact Name <b>Kisha Wagner</b>	Email <b>kwagner@bermancorp.com</b>	Phone <b>321-777-9460</b>

#	Description	QTY	Price	Total
1	Concrete Repairs- repair sections of concrete with major cracks and/or missing pieces, including gutters, sidewalks, and storm drain areas.	1	\$13,750	\$13,750
2				
3				
4				
5				
6				
7				
8				
9				
<b>TOTAL</b>				<b>\$13,750</b>

Notes  
*This proposal does not include minor cracking throughout the community.*  
 We can schedule a community walkthrough to confirm and mark all repair locations prior to commencement.

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the client regarding project requirements. Upon acceptance of this estimate, BCS will perform only the work listed above, any additional services requested will incur additional charges.

Signature as Acceptance	Printed Name	Acceptance Date
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