

Montecito Community Development District

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The meeting of the Montecito Community Development District Board of Supervisors will be held on **Wednesday July 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://pfmccd.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:
 - June 3, 2026 Board of Supervisors Meeting Minutes

Vendor Report

- ProGreen Services LLC Monthly Executive Summary
 - Review of ProGreen Services LLC Proposals
- District Counsel
- District Engineer
 - Quote to Review Ponds (*provided under separate cover*)

Old Business Matters

2. Capital Project Updates

New Business Matters

3. Discussion of Proposed Amenity Center Application Rules
4. Ratification of PFM Increase Letter
5. Ratification of Payment Authorization Nos. 68
6. Review of District Financial Statements



Staff Reports

- District Manager
 - Next Meeting: August 5, 2026
- General Manager
 - General Manager's Report

Supervisor Requests & Comments

Adjournment



Montecito Community Development District

**Review and Consideration of the June 3, 2026
Board of Supervisors Meeting Minutes**

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, June 3, 2026
208 Montecito Drive, Satellite Beach, Florida 32937
9:30 a.m.**

Board Members present at roll call:

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

Also present were:

Venessa Ripoll	District Manager- PFM Group Consulting LLC
Gazmin Kerr	ADM – PFM Group Consulting LLC (via phone)
Rick Montejano	District Accountant- 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 – Coastal Bay Asset Management LLC (via phone @9:33 a.m.)
Alondra Martinez	Field Manager - Coastal Bay Asset Management LLC
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 9:32 a.m. and a quorum was established.

The Pledge of Allegiance was recited.

Public Comment Period

A resident commented regarding the proposed rules for signage.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

**Review and Consideration of the:
May 6, 2026, Board of Supervisors
Meeting Minutes**

The Board reviewed the minutes.

On motion by Ms. Glynn, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the May 6, 2026, Board of Supervisors Meeting Minutes.

**Letter From Supervisor of
Elections – Brevard County**

Ms. Ripoll noted that as of April 15, 2026, there are 688 registered voters within the District.

No action was required.

THIRD ORDER OF BUSINESS

Vendor Report

**ProGreen Services LLC
Monthly Executive
Summary**

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

Mr. Carr gave an overview of the Monthly Executive Summary. It was noted there are few issues with bikes going through on the right hand side of Montecito. This is destroying the sod. It was recommended to add pavers or concrete.

There was brief discussion regarding the options for that location. Mr. Wellman and Mr. Nehiba recommended installing a concrete slab.

Mr. Carr noted there is a resident's truck driving over the water meter on Ventura. It was noted that this is a renting resident.

There was discussion regarding the damage to District property and adding pavers to that area. Ms. Ripoll will send a letter of violation to the homeowner.

Mr. Carr noted all plant replacements have been completed.

There was brief discussion regarding the removal of the concrete island.

Mr. Carr gave an overview of the proposal options for the small park. It was noted this would include landscaping and benches.

There was discussion regarding the design options and implementation of the small park.

A resident commented regarding putting in the small park and noted her objection.

There was brief discussion regarding a tabled proposal and Mr. Carr noted the area has grown back. This proposal will be removed from consideration.

It was noted the fertilization, and bug treatment is almost completed.

District Counsel

Mr. Pawelczyk noted the Coastal Bay Asset Management LLC contract will be ratified at today's meeting. He also noted the reserve study agreement is being executed today.

Mr. Pawelczyk gave an update regarding Rose Paving and noted the letter went out on June 1, 2026.

Mr. Pawelczyk noted a letter went out to the resident causing damage on Carlsbad, no response has been received. Damage reimbursement may be able to go through the assessment process next year. Ms. Ripoll recommended billing the resident off-roll. District Management will work with District Counsel.

Ms. Ripoll reminded the Board of the Form 1 due July 1st.

District Engineer

Mr. Degrace noted the CUP permit has been renewed.

Mr. Degrace is working on the Engineer's Report but would like to compare it to the previous engineer's reports. District Counsel will follow up.

Mr. Wellman noted he has requested an erosion check of the District's ponds. Mr. Degrace will follow up with a proposal.

There was discussion regarding what will be included in the reserve study and the cost of the site visit. It was recommended that the site visit for the Engineer's Report and the evaluation of pond erosion take place at the same time.

FOURTH ORDER OF BUSINESS

General Business Matters

Capital Project Updates

Ms. Glynn gave an overview.

There was brief discussion regarding the line-item descriptions.

Public Hearing on the Adoption of the District's Rules of Procedure

a. Public Comments and Testimony

b. Board Comments

c. Consideration of Resolution 2026-04, Amending The Adopted Rules, Policies, And Fees For The Montecito Amenity Center

On motion by Mr. Adams, 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 Rules of Procedure.

Ms. Ripoll noted the Public Hearing was noticed per Florida Statutes.

The Board reviewed the Rules of Procedure.

A resident commented regarding her concern with the sign policy.

There were no further public comments.

There were no Board comments.

On motion by Mr. Wellman, seconded by Ms. Reitz, 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 Rules of Procedure.

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 2026-04, Amending the Adopted Rules, Policies, and Fees for the Montecito Amenity Center.

**Ratification of Coastal Bay Asset
Management LLC Management
Contract**

Ms. Ripoll noted the contract was reviewed by District Staff and was decreased by \$1,000.00. It has been signed by the vendor.

There was brief discussion regarding the tasks within the contract and any changes within the agreement. Ms. Ripoll noted the tasks have been in place since the Vesta Property Services contract.

Ms. Ripoll noted the ticket system has been updated accordingly.

Mr. Nehiba gave an overview of the General Manager's contact information via cell phone.

On motion by Mr. Wellman, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District ratified the Coastal Bay Asset Management LLC Management Contract.

**Review and Consideration of
Resolution 2026-06, Approving a
Preliminary Budget for FY 2027
and Setting a Public Hearing Date**

Ms. Ripoll noted the recommended date for the Public Hearing is August 5, 2026, at 9:30 a.m., at the current location.

Ms. Ripoll gave an overview of the budget process and the budget. It was noted there is no increase to the overall budget.

Ms. Glynn gave an overview of the changes within the budget line items.

Mr. Montejano noted there were no significant changes.

There was brief discussion regarding the budget. It was noted the workshops help build the budget.

On motion by Ms. Glynn, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Resolution 2026-06, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date for August 5, 2026, at 9:30 a.m., at 208 Montecito Drive, Satellite Beach, Florida 32937.

**Review and Consideration of
Hoover Pumping System Proposal
{Filter Disc Cleaning}**

Ms. Ripoll noted the proposal is for \$1,175.20 and is for cleaning the filter. It was noted this affects the entire system and needs to be completed.

There was brief discussion regarding the proposal and the need to get it done as quickly as possible.

Ms. Wagner noted the vendor should be on site next week.

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 Hoover Pumping System Proposal (Filter Disc Cleaning).

Review and Acceptance of the Fiscal Year 2025 Audit Report

Ms. Ripoll noted that once approved, this will be posted on the District's website.

Ms. Glynn gave an overview of the audit report and noted it was a good audit.

There was lengthy discussion regarding the audit.

On motion by Ms. Glynn, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District accepted the Fiscal Year 2025 Audit Report.

Ratification of Payment Authorization Nos. 63-67

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 and Mr. Montejano.

Ms. Ripoll noted that Berman decreased their fees in the last month and there was no charge for janitorial.

There was discussion regarding the payment authorization payment dates and costs. It was noted that most of these are recurring contractual obligations.

Mr. Wellman requested a rolling list of monthly expenses.

There was brief discussion regarding the Rose Paving payment. It was noted the amount owed by the vendor will be deducted from the final balance.

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. 63-67.

Review of District Financial Statements

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

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 District Financial Statements.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Manager -

Ms. Ripoll reminded the Board that the next meeting is scheduled for July 1, 2026. If any Board member does not receive their Form 1 reminder, please contact District Management.

There was brief discussion regarding the Form 1 needed for the General Election. It was noted it needs to be the Form 1 from the current year, and it can be viewed online once submitted.

General Manager – General Manager’s Report

Ms. Wagner gave an overview of the report. She gave an overview of the three proposals for the pedestrian gate on Shearwater.

There was lengthy discussion regarding the scope of work and the proposals. This included discussion on student access to the gate.

Ms. Wagner will follow up regarding the warranty and clarification on the key override.

It was noted the code will have to be posted for public access.

On motion by Ms. Reitz, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the proposal for the pedestrian gate with a not to exceed amount of \$2,295.00.

There was brief discussion regarding the gate camera.

Ms. Wagner noted the chlorine feeder died and was replaced a week and a half ago.

Ms. Wagner noted the part for the chest press machine was ordered and will be replaced this week.

Ms. Wagner noted the part for the vehicle gate on S. Patrick was ordered and will be in within a week. It was noted the gate is working again and the sensor must have already been replaced.

Ms. Wagner noted that Coastal Bay Asset Management Company is now fully staffed. She gave an overview of the staff that have been hired.

There was brief discussion regarding streetlights being out. Ms. Wagner will follow up with the vendor.

Mr. Wellman requested an update on the fountain lights. Ms. Wagner noted that the site visit fee is \$150.00. However, a site visit on the routine service date is free. Ms. Wagner will follow up.

Mr. Wellman requested an update on the pool fountains. Ms. Wagner noted she routinely keeps them off due to kids stepping on the caps. When Ms. Wagner is back on site, she will turn them back on. She recommended having them on from 8 a.m. to 4 p.m. Mr. Adams recommended having them on an automatic timer. Ms. Wagner will follow up with proposals from other vendors.

Ms. Wagner thanked the Board.

Supervisors Requests & Audience Comments

There was brief discussion regarding the numbering of the streetlights. It was noted there are maps located in the office if needed. Mr. Nehiba thanked Mr. Adams for his work on the numbering.

Mr. Pawelczyk recommended putting the map on the District's website. Ms. Ripoll will follow up.

There was discussion regarding clarifying the map.

Mr. Nehiba reviewed a resident complaint regarding the sprinklers damaging his electrical panel.

There was discussion regarding the complaint. Ms. Reitz noted all the sprinklers are currently functioning as they should. It was noted there have been other panels that have been replaced at the resident's cost.

Ms. Ripoll will work with Ms. Wagner on a letter to the resident noting there will be no action by the Board.

Mr. Nehiba gave an overview of reviewing areas with Pro Green.

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

Adjournment

There was no further business to come before the Board.

On MOTION by Mr. Nehiba, seconded by Ms. Reitz, with all in favor, the Montecito Board of Supervisors CDD adjourned the June 3, 2026, Board of Supervisors' meeting at 11:28 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Montecito Community Development District

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

Montecito HOA & CDD

Monthly Landscape Maintenance Report – June 2026

Overview

Throughout June, the landscape maintenance team completed all scheduled weekly maintenance services for both the HOA and CDD common areas. Services included mowing, edging, string trimming, blowing, weed control, fertilization, detail trimming, and seasonal flower installation. Additional attention was given to the clubhouse, pool, entrance features, walking trails, and perimeter walls to maintain the community's appearance.

Weekly Maintenance Summary

Week of June 1 – June 5

Completed Maintenance:

- Mowed townhouse sections including:
 - Carlsbad Dr.
 - Simeon Dr.
 - Clemente Dr.
 - Redondo Dr.
 - Mowed:
 - Ventura Dr.
 - Montecito Dr.
 - Clubhouse front and rear
 - Mowed single-family sections including:
 - Monterey Dr.
 - Point Lobos Dr.
 - Palos Verdes Dr.
 - Sprayed backyard fence lines along Redondo Dr.
 - Applied fertilizer throughout townhouse common areas.
 - Treated turf weeds throughout townhouse sections.
 - Fertilized:
 - Monterey Dr.
 - Palos Verdes Dr.
 - Point Lobos Dr.
 - Sprayed perimeter wall for weed control.
 - Trimmed Green Island Ficus along the left side of Carlsbad Dr. and Redondo Dr.
-

Week of June 8 – June 12

Completed Maintenance:

- Mowed townhouse areas:
 - Carlsbad Dr.
 - Simeon Dr.
 - Clemente Dr.
 - Redondo Dr.
 - Ventura Dr.
 - Mowed:
 - Montecito Dr.
 - Clubhouse front and rear
 - Mowed:
 - Palos Verdes Dr.
 - Point Lobos Dr.
 - Mission Bay Dr.
 - Trimmed landscape along Ventura Dr.
 - Installed seasonal flowers in decorative pots located at:
 - Clubhouse
 - Pool area
 - Sprayed:
 - Front entrance
 - Outside perimeter wall
 - Continued routine maintenance around clubhouse and common areas.
-

Week of June 15 – June 19

Completed Maintenance:

- Mowed townhouse sections:
 - Carlsbad Dr.
 - Simeon Dr.
 - Clemente Dr.
 - Redondo Dr.
- Sprayed clubhouse front, rear, and pool area.
- Mowed:
 - Ventura Dr.
 - Montecito Dr.
 - Clubhouse front and rear
- Mowed single-family areas:
 - Monterey Dr.
 - Point Lobos Dr.
 - Palos Verdes Dr.

- Mowed:
 - Mission Bay Dr.
 - Montecito Dr.
 - Sprayed South Entrance for weed control.
 - Detail trimmed walking trail adjacent to the playground.
 - Trimmed vegetation surrounding the irrigation pump station.
-

Landscape Enhancements & Detail Work

During June, the crew completed several enhancement items in addition to routine maintenance:

- Installed fresh seasonal flowers in decorative containers at the clubhouse and pool.
 - Fertilized key turf areas throughout both townhouse and single-family sections.
 - Completed multiple rounds of turf weed control applications.
 - Performed hard pruning of Green Island Ficus.
 - Continued perimeter wall weed management.
 - Improved the appearance of walking trails through detail trimming.
 - Maintained irrigation pump station access by trimming surrounding vegetation.
-

HOA & CDD Areas Maintained

Routine maintenance was performed throughout the following locations:

- Montecito Dr.
- Mission Bay Dr.
- Ventura Dr.
- Monterey Dr.
- Carlsbad Dr.
- Simeon Dr.
- Clemente Dr.
- Redondo Dr.
- Point Lobos Dr.
- Palos Verdes Dr.
- Clubhouse
- Pool area
- Front entrance
- South entrance
- Perimeter wall
- Playground trail
- Irrigation pump station

Both HOA and CDD common areas were serviced according to the scheduled maintenance program.

Overall Community Condition

The landscape continued to perform well during June despite increasing summer temperatures. Routine mowing cycles, fertilization, weed control applications, and detail maintenance kept the community in good condition. Seasonal flower installations enhanced the appearance of the clubhouse and pool area, while continued attention to entrances, perimeter walls, trails, and irrigation infrastructure helped maintain a clean and well-presented community.

Prepared for: Montecito HOA & CDD

Reporting Period: June 2026



Montecito Community Development District

District Counsel

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.



Montecito Community Development District

District Engineer

- **Quote to Review Ponds**
(provided under separate cover)



Montecito Community Development District

Capital Project Updates



Capital Improvement Projects 2025-2026

	Actuals	Budget
Clubhouse		
Exterior Coach Lights	-	3,854.00
Exterior Paint	-	22,836.00
Security Camera System	1,134.00	-
Roofing Tile	28,795.00	-
Interior Furniture	14,862.40	18,500.00
AED Machine	2,682.00	-
Restain Door	1,200.00	-
Cardio Equipment	-	5,672.00
Totals	\$ 48,673.40	\$ 50,862.00
Grounds		
Monument Refurbishments	9,000.00	9,000.00
Stormwater Drainage	-	6,500.00
Totals	\$ 9,000.00	\$ 15,500.00
Ponds		
Pond Fountains	6,197.00	12,394.00
Sidewalks		
Sidewalk Repairs	-	14,368.00
Streets		
Streetlight & Sign Pole Painting	11,450.00	16,597.00
Total Capital Improvement Plans	\$ 75,320.40	\$ 109,721.00



Montecito Community Development District

Discussion of Proposed Amenity Center Application Rules

Exhibit B - Amenity Center Rental Room Application

MONTECITO AMENITY CENTER RENTAL ROOM APPLICATION

Name: _____ Today's Date: _____
Street Address: _____
Daytime Phone: _____
Intended Use: _____ Estimated Attendance _____
Date of Event: _____ Time (5hr max.) _____ to _____
RENTAL COST (Non-Refundable) FEE AMOUNT \$50.00, \$100.00 or \$150.00 CHECK # _____
RENTAL DEPOSIT COST FEE AMOUNT \$400.00 CHECK # _____
RENTAL DEPOSIT w/ ALCOHOL FEE AMOUNT \$500.00 CHECK # _____

I agree to indemnify and hold harmless the Montecito Community Development District, and its agents, supervisors, officers, directors, employees, and staff from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity, for liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage of any nature arising out of or in connection with the use of the Amenity Center. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

I have read, understand, and agree to abide by all policies and rules of the District governing the Amenity Center. Failure to adhere to the District's policies and rules may result in the suspension or termination of any privileges to use the facility. I also understand that I am financially responsible for any damages caused by me, my family members, and my guests. If requested, I will obtain an event insurance policy naming the Montecito Community Development District, and their agents, supervisors, officers, directors, employees, and staff as additional insured. A completed application will be accepted during business hours Monday – Friday 8:00 am – 4:00pm, making an appointment is encouraged. The application must be submitted including the rental fee and deposit. Applications will not be accepted without required fee and deposit.

Signature of Authorized User

Date

Please initial by each:

1. _____ There is a maximum Capacity of 76 for the Montecito Amenity Center Room (75 attendees, plus a paid attendant if necessary). Residents must inform their guests that once the scheduled party is completed, all guests are requested to exit.
2. _____ The rental fee is Fifty Dollars (\$50.00) for up to 25 guests, One Hundred Dollars (\$100.00) for 26 through 50 guests, and One Hundred Fifty Dollars (\$150.00) for 51 through 75 guests. Checks need to be made payable to MONTECITO CDD.
3. _____ All required fees and deposits are due upon receipt of the application.
4. _____ The five (5) hour maximum time limit includes setup and cleanup time. Please schedule accordingly. If arrive before or after the approved rental time, a fee of \$50.00 an hour will be charged. (max of 3 hours)
5. _____ The five (5) hour maximum time limit applies to all guests in attendance. Once party is complete, all guests are required to exit. Standard guest policy applies outside scheduled reservation.
6. _____ No adhesives, including tape, are permitted on the walls, windows, woodwork, or furniture of the Amenity Center. Any resulting damage whatsoever to the walls, windows, woodwork, or furniture of the Amenity Center shall be the responsibility of the Renter.
7. _____ No wet bathing suits, towels, or clothing is allowed in the rental room or on the furniture.
8. _____ A refundable security deposit in the amount of Four Hundred Dollars (\$400.00) shall be provided for the Montecito Amenity Center Room, made payable to MONTECITO CDD. If alcohol is authorized, a refundable security deposit in the amount of Five Hundred Dollars (\$500.00) shall be provided for the Montecito Amenity Center Room.

9. _____ All deposit and Fee checks will be deposited prior to event. The refund check will be processed within 15 to 20 business days after a complete clean-up inspection by General Manager has taken place without incident.

Circle - **Yes or No** Is alcohol being served at your party? (Additional insurance coverage is required if alcohol is going to be provided, and approval by the General Manager is required.)

10. _____ Additional fees may be assessed if the clean up is incomplete or if event is not kept within the identified times.

11. _____ Additional Staff Fees may apply if rental is outside of clubhouse site manager's hours.

Circle - **Yes or No** Are there any outside vendors being hired for your event? If yes, please furnish the Management Office with the proper Certificate of Insurance naming the Montecito Community Development District as additionally insured.

12. _____ The fitness center and pool are not included as part of the Montecito clubhouse rental.

13. _____ Any resident that holds an event in the clubhouse without written prior approval will result in a suspension of Amenity Center privileges.

14. _____ Event insurance is required if alcohol is being served. Insurance can be obtained through a provider of your choice or through www.Theeventhelper.com

15. _____ It is strictly prohibited to move the furniture and décor from its designated location without prior approval from the General Manager. The request must be submitted in writing no less than 3 business days prior to the event.

16. _____ The TV is not included as part of the rental. It is not to be used at any time.

17. _____ The renter is responsible to remove all trash from CDD property.

18. _____ Kitchen is for warming or refrigeration use only, not cooking is allowed.

19. _____ The renter is responsible for any damage caused to furniture, décor or main area during the event.

20. _____ Do not prop doors open at any time. It causes the air conditioner to undo stress, plus it allows wild creatures in.

21. _____ Violation of these rules will result in first violation, loss of 50% of deposit, second violation will result in 100% loss of deposit and third violation loss of rental eligibility for a year.

22. _____ Clubhouse must be left in the same cleaning condition as when arrived. Cleaning supplies or equipment will not be provided by the CDD.

I have read and understand the Amenity Center Rental Policies.

Printed name

General Manager or Authorized Staff

Signature

Date



Montecito Community Development District

Ratification of PFM Increase Letter



May 21, 2026

Mr. Mark Nehiba
Chairman of the Board of Supervisors
Montecito Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Mr. Nehiba:

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Thank you for the opportunity to continue serving as District Manager to the Montecito Community Development District (the "District"). The agreement in place between our firm and the District dated October 1, 2024 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting an increase in our annual fee for District Management services from \$50,000 to \$54,000 for Fiscal Year 2027.

Please note this change will be effective on the billing for October 2026, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,

PFM MANAGEMENT SERVICES LLC


Senior District Manager

Accepted by:

(Signature)

(Print Name)

(Date)



Montecito Community Development District

Ratification of Payment Authorization Nos. 68

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #68

5/27/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
255248	Brevard Pools, Inc. (MONTE)	05/15/2026	Montecito CDD	441.00
103631	Culpepper & Terpening, Inc. (MONTE)	05/13/2026	Montecito CDD	2,427.50
09-17227	GAULT ELECTRIC LLC (MONTE)	05/19/2026	Montecito CDD	382.00
30137	ProGreen Services, LLC (MONTE)	04/27/2026	Montecito CDD	28,000.00
30469	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	5,200.00
30471	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	366.24
30472	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	422.52
30473	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	402.24
30474	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	390.02
30475	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	247.75
30476	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	198.50
30477	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	412.52
30478	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	247.50
30479	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	332.50
30486	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	355.00
30487	ProGreen Services, LLC (MONTE)	05/15/2026	Montecito CDD	203.23
644676	Sonitrol of Tallahassee (MONTE)	05/20/2026	Montecito CDD	285.25
645290	Sonitrol of Tallahassee (MONTE)	05/25/2026	Montecito CDD	648.82
1048243	UMB Bank (TTEE) (MONTE)	05/12/2026	Montecito CDD	3,000.00
8512	VGlobalTech (MONTE)	05/01/2026	Montecito CDD	185.00
Total:				44,147.59



Montecito Community Development District

Review of District Financial Statements



Montecito CDD

May 2026 Financial Package

May 31, 2026

PFM Management Services LLC

3501 Quadrangle Blvd

Suite 270

Orlando, FL 32817

(407) 723-5900



Montecito CDD
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
<u>Assets</u>				
<u>Current Assets</u>				
General Checking Account	\$650,143.98			\$650,143.98
Capital Reserve	408,214.07			408,214.07
Accounts Receivable	2,972.54			2,972.54
Due From Other Funds	9,377.07			9,377.07
Prepaid Expenses	1,750.00			1,750.00
Series 2022 DSR Fund		\$32,202.84		32,202.84
Series 2022 Revenue Bond		113,531.23		113,531.23
Series 2022 Interest		509.36		509.36
Total Current Assets	\$1,072,457.66	\$146,243.43	\$0.00	\$1,218,701.09
<u>Investments</u>				
Amount Available in Debt Service Funds			\$146,243.43	\$146,243.43
Amount To Be Provided			2,753,756.57	2,753,756.57
Total Investments	\$0.00	\$0.00	\$2,900,000.00	\$2,900,000.00
Total Assets	\$1,072,457.66	\$146,243.43	\$2,900,000.00	\$4,118,701.09
<u>Liabilities and Net Assets</u>				
<u>Current Liabilities</u>				
Accounts Payable	\$4,501.07			\$4,501.07
Accrued Expenses Payable	5,890.59			5,890.59
Total Current Liabilities	\$10,391.66	\$0.00	\$0.00	\$10,391.66
<u>Long Term Liabilities</u>				
Revenue Bonds Payable - Long-Term			\$2,900,000.00	\$2,900,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$2,900,000.00	\$2,900,000.00
Total Liabilities	\$10,391.66	\$0.00	\$2,900,000.00	\$2,910,391.66
<u>Net Assets</u>				
Net Assets, Unrestricted	\$536,571.32			\$536,571.32
Current Year Net Assets, Unrestricted	(61,518.87)			(61,518.87)
Net Assets - General Government	32,346.97			32,346.97
Current Year Net Assets - General Government	554,666.58			554,666.58
Net Assets, Unrestricted		(\$174,214.70)		(174,214.70)
Current Year Net Assets, Unrestricted		320,458.13		320,458.13
Total Net Assets	\$1,062,066.00	\$146,243.43	\$0.00	\$1,208,309.43
Total Liabilities and Net Assets	\$1,072,457.66	\$146,243.43	\$2,900,000.00	\$4,118,701.09



Montecito CDD
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
Revenues				
On-Roll Assessments	\$1,076,135.81			\$1,076,135.81
Other Revenue	2,135.00			2,135.00
On-Roll Assessments		\$634,733.98		634,733.98
Total Revenues	\$1,078,270.81	\$634,733.98	\$0.00	\$1,713,004.79
Expenses				
Supervisor Fees	\$2,800.00			\$2,800.00
Insurance	48,824.00			48,824.00
Trustee Services	3,000.00			3,000.00
Management	33,333.36			33,333.36
Field Management	78,838.95			78,838.95
Engineering	19,253.82			19,253.82
Property Appraiser	60,539.30			60,539.30
District Counsel	32,970.00			32,970.00
Assessment Administration	7,252.60			7,252.60
Discount Fees	37,436.21			37,436.21
Audit	4,500.00			4,500.00
Tax Preparation	69.71			69.71
Janitorial Supplies	1,282.02			1,282.02
Janitorial Service	3,386.25			3,386.25
Postage & Shipping	50.97			50.97
Legal Advertising	668.67			668.67
Contingency	2,103.08			2,103.08
Office Supplies	262.70			262.70
Web Site Maintenance	2,080.00			2,080.00
Dues, Licenses, and Fees	175.00			175.00
Capital Expenditures	75,320.30			75,320.30
Security	318.00			318.00
Fire Detection Services	5,608.16			5,608.16
Electric	29,605.37			29,605.37
Irrigation	12,546.04			12,546.04
Irrigation Monitoring	5,250.00			5,250.00
Water-Sewer	1,347.12			1,347.12
Aquatic Repairs & Maint.	12,064.49			12,064.49
Amenity - Pool Maintenance	11,112.90			11,112.90
Internet Services	3,079.28			3,079.28
Gate Kiosk - Internet Srvcs	1,789.96			1,789.96
Other Insurance	850.00			850.00
General Repair & Maintenance	5,692.95			5,692.95
Common Area Maintenance	2,265.75			2,265.75
Landscaping Maintenance & Material	52,000.00			52,000.00
Additional Landscaping R&M	3,050.00			3,050.00
Tree Trimming	18,000.00			18,000.00
Flower & Plant Replacement	8,675.00			8,675.00
Pest Control	788.64			788.64
Entrance Vehicular Gate	2,825.53			2,825.53
Oak Tree Maintenance	10,000.00			10,000.00
Hoover Pumps Repair & Maintenance	7,107.23			7,107.23
Fitness Facility	1,000.00			1,000.00
Playground Repairs & Maintenance	133.64			133.64
Principal Payment - S2022		\$220,000.00		220,000.00
Interest Payments - S2022		97,968.00		97,968.00
Total Expenses	\$609,257.00	\$317,968.00	\$0.00	\$927,225.00
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	\$16,820.19			\$16,820.19
Allocate Resv Acct Interest	7,313.71			7,313.71
Interest Income		\$3,692.15		3,692.15
Total Other Revenues (Expenses) & Gains (Losses)	\$24,133.90	\$3,692.15	\$0.00	\$27,826.05
Change In Net Assets	\$493,147.71	\$320,458.13	\$0.00	\$813,605.84
Net Assets At Beginning Of Year	\$568,918.29	(\$174,214.70)	\$0.00	\$394,703.59
Net Assets At End Of Year	\$1,062,066.00	\$146,243.43	\$0.00	\$1,208,309.43



Montecito CDD
 Budget to Actual
 For The Month Ending 5/31/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
Revenues					
O&M Assessments	\$ 1,076,135.81	\$ 704,047.39	\$ 372,088.42	\$ 1,056,071.09	101.90%
Debt Assessments (S2022)	634,733.98	222,561.91	412,172.07	333,842.87	190.13%
Interest Income	16,820.19	15,921.52	898.67	23,882.28	70.43%
Townhome Mailbox Maintenance	-	960.00	(960.00)	1,440.00	0.00%
Stormwater Control - Cost Share	2,135.00	2,757.33	(622.33)	4,136.00	0.00%
Net Revenues	\$ 1,729,824.98	\$ 946,248.16	\$ 783,576.82	\$ 1,419,372.24	121.87%
General & Administrative Expenses					
Supervisor Fees	\$ 2,800.00	\$ 4,000.00	\$ (1,200.00)	\$ 6,000.00	46.67%
District Engineer	19,253.82	30,000.00	(10,746.18)	45,000.00	42.79%
Legal Fees	32,970.00	26,666.67	6,303.33	40,000.00	82.43%
District Management	33,333.36	33,333.33	0.03	50,000.00	66.67%
Assessment Roll	7,252.60	4,666.67	2,585.93	7,000.00	103.61%
Website Maintenance	2,080.00	2,280.00	(200.00)	3,420.00	60.82%
Auditing Services	4,500.00	3,050.67	1,449.33	4,576.00	98.34%
Tax Preparation Fees	69.71	40.00	29.71	60.00	116.18%
Arbitrage Rebate Calculation	-	333.33	(333.33)	500.00	0.00%
Trustee Fees	3,000.00	2,166.67	833.33	3,250.00	92.31%
Insurance	49,674.00	34,460.80	15,213.20	51,691.20	96.10%
Legal Advertising	668.67	833.33	(164.66)	1,250.00	53.49%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
Contingency/Miscellaneous	2,154.05	1,600.00	554.05	2,400.00	89.75%
Total General & Administrative Expenses	\$ 157,931.21	\$ 143,548.13	\$ 14,383.08	\$ 215,322.20	73.35%
Maintenance Expenses					
Facility Attendant & General Mgmt.	\$ 78,838.95	\$ 108,830.67	\$ (29,991.72)	\$ 163,246.00	48.29%
Amenity Center Operations					
Repairs & Maint. (Non-HVAC)	\$ 5,692.95	\$ 5,166.67	\$ 526.28	\$ 7,750.00	73.46%
HVAC Repairs & Maint.	-	3,333.33	(3,333.33)	5,000.00	0.00%
Office Supplies	262.70	666.67	(403.97)	1,000.00	26.27%
Janitorial Supplies	1,282.02	833.33	448.69	1,250.00	102.56%
Janitorial Services	3,386.25	12,000.00	(8,613.75)	18,000.00	18.81%
Pest Control & Termite Bond	788.64	802.00	(13.36)	1,203.00	65.56%
Fitness Equipment Repairs & Maint.	1,000.00	2,000.00	(1,000.00)	3,000.00	33.33%
Playground Repairs & Maint.	133.64	666.67	(533.03)	1,000.00	13.36%
Pool Service Repairs & Maint.	11,112.90	18,666.67	(7,553.77)	28,000.00	39.69%
Total Amenity Center	\$ 23,659.10	\$ 44,135.33	\$ (20,476.23)	\$ 66,203.00	35.74%
Irrigation					
Irrigation Repairs & Maint.	\$ 12,546.04	\$ 33,333.33	\$ (20,787.29)	\$ 50,000.00	25.09%
Irrigation Monitoring	5,250.00	4,800.00	450.00	7,200.00	72.92%
Hoover Pumps Repairs & Maint.	7,107.23	11,666.67	(4,559.44)	17,500.00	40.61%
Total Irrigation	\$ 24,903.27	\$ 49,800.00	\$ (24,896.73)	\$ 74,700.00	33.34%
Stormwater Control					



Montecito CDD
 Budget to Actual
 For The Month Ending 5/31/2026

	Year To Date			FY 2026 Adopted Budget	Percentage
	Actual	Budget	Variance		
Aquatic Repairs & Maint.	\$ 12,064.49	\$ 13,333.33	\$ (1,268.84)	\$ 20,000.00	60.32%
Landscaping					
Landscaping Contracted Services	\$ 52,000.00	\$ 54,666.67	\$ (2,666.67)	\$ 82,000.00	63.41%
Additional Landscaping Repairs & Maint.	3,050.00	18,430.67	(15,380.67)	27,646.00	11.03%
Plant Replacement	8,675.00	4,000.00	4,675.00	6,000.00	144.58%
Mulch	-	10,000.00	(10,000.00)	15,000.00	0.00%
Palm Tree Maint.	18,000.00	12,000.00	6,000.00	18,000.00	100.00%
Oak Tree Maint.	10,000.00	6,666.67	3,333.33	10,000.00	100.00%
Total Landscaping	\$ 91,725.00	\$ 105,764.00	\$ (14,039.00)	\$ 158,646.00	57.82%
Common Areas, Right of Ways & Walls					
Streetlight Repairs & Maint.	\$ -	\$ 6,000.00	\$ (6,000.00)	\$ 9,000.00	0.00%
Entry Vehicular Gates Repairs & Maint.	2,825.53	10,000.00	(7,174.47)	15,000.00	18.84%
Pedestrian Entry Gates & Walls Maint.	-	3,333.33	(3,333.33)	5,000.00	0.00%
Common Area Repairs & Maint.	2,265.75	8,000.00	(5,734.25)	12,000.00	18.88%
Total Common Areas, Right of Ways & Walls	\$ 5,091.28	\$ 27,333.33	\$ (22,242.05)	\$ 41,000.00	12.42%
Security Monitoring Services					
Fire Detection Services	\$ 5,608.16	\$ 4,753.33	\$ 854.83	\$ 7,130.00	78.66%
Security Monitoring Repairs & Maint.	318.00	1,913.33	(1,595.33)	2,870.00	11.08%
Total Security Monitoring Services	\$ 5,926.16	\$ 6,666.67	\$ (740.51)	\$ 10,000.00	59.26%
Utilities					
Electric Services	\$ 29,605.37	\$ 43,333.33	\$ (13,727.96)	\$ 65,000.00	45.55%
Telephone, Internet	3,079.28	2,666.67	412.61	4,000.00	76.98%
Water & Sewer Services	1,347.12	2,666.67	(1,319.55)	4,000.00	33.68%
Gate Kiosk Internet Services	1,789.96	1,900.00	(110.04)	2,850.00	62.81%
Total Utilities	\$ 35,821.73	\$ 50,566.67	\$ (14,744.94)	\$ 75,850.00	47.23%
Extraordinary Services					
Townhome Mailboxes Maint	\$ -	\$ 960.00	\$ (960.00)	\$ 1,440.00	0.00%
Total Maintenance Expenses	\$ 278,029.98	\$ 407,390.00	\$ (129,360.02)	\$ 611,085.00	45.50%
Total Expenditures	\$ 435,961.19	\$ 550,938.13	\$ (114,976.94)	\$ 826,407.20	52.75%
Other Financing Uses					
Capital Reserve Transfer Out	\$ -	\$ 42,424.13	\$ (42,424.13)	\$ 63,636.20	
Disaster Reserve Transfer Out	-	20,000.00	(20,000.00)	30,000.00	
Roadway Reserve Transfer Out	-	66,666.67	(66,666.67)	100,000.00	
Total Other Financing Uses	\$ -	\$ 129,090.80	\$ (129,090.80)	\$ 193,636.20	
Total Expenditures & Reserves	\$ 435,961.19	\$ 680,028.93	\$ (244,067.74)	\$ 1,020,043.40	
Revenues Less Expenditures	\$ 1,293,863.79	\$ 266,219.23	\$ 1,027,644.56	\$ 399,328.84	
Bond Payments (S2022)	\$ 317,968.00	\$ 210,622.67	\$ 107,345.33	\$ 315,934.00	
Balance	\$ 975,895.79	\$ 55,596.56	\$ 920,299.23	\$ 83,394.84	
Assessment Fees & Discounts					
County Appraiser & Tax Collector Fee	\$ 60,539.30	\$ 18,532.19	\$ 42,007.11	\$ 27,798.28	
Discounts	37,436.21	37,064.37	371.84	55,596.56	
Excess / (Shortfall)	\$ 877,920.28	\$ -	\$ 877,920.28	\$ -	



Montecito CDD
 Budget to Actual
 For the Month Ending 5/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD Actual
Revenues									
O&M Assessments	\$ -	\$ 12,610.57	\$ 962,188.62	\$ 22,916.94	\$ 26,613.57	\$ 4,971.59	\$ 43,070.77	\$ 3,763.75	\$ 1,076,135.81
Interest Income	82.52	52.88	2,715.40	5,682.40	2,070.80	2,158.89	2,133.49	1,923.81	16,820.19
Other Revenue	-	665.00	295.00	610.00	-	-	-	565.00	2,135.00
Stormwater Control - Cost Share	-	-	-	-	-	-	-	-	-
Net Revenues	\$ 82.52	\$ 13,328.45	\$ 965,199.02	\$ 29,209.34	\$ 28,684.37	\$ 7,130.48	\$ 45,204.26	\$ 6,252.56	\$ 1,095,091.00
General & Administrative Expenses									
Supervisor Fees	\$ 400.00	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 2,800.00
District Engineer	-	5,721.42	-	1,152.40	-	4,520.00	5,432.50	2,427.50	19,253.82
Legal Fees	-	10,185.00	-	4,097.50	3,955.00	6,517.50	4,510.00	3,705.00	32,970.00
District Management	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	33,333.36
Assessment Roll	-	7,000.00	-	252.60	-	-	-	-	7,252.60
Website Maintenance	185.00	185.00	185.00	485.00	185.00	485.00	185.00	185.00	2,080.00
Auditing Services	-	-	-	-	-	4,500.00	-	-	4,500.00
Tax Preparation Fees	-	-	-	-	-	69.71	-	-	69.71
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-
Trustee Fees	1,750.00	-	-	-	-	-	-	1,250.00	3,000.00
Insurance	48,824.00	-	-	850.00	-	-	-	-	49,674.00
Legal Advertising	-	-	-	-	-	416.92	-	251.75	668.67
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	175.00
Contingency/Miscellaneous	396.70	246.79	238.23	0.74	553.06	231.06	77.82	409.65	2,154.05
Total General & Administrative Expenses	\$ 55,897.37	\$ 27,904.88	\$ 4,989.90	\$ 11,004.91	\$ 9,259.73	\$ 21,306.86	\$ 14,771.99	\$ 12,795.57	\$ 157,931.21
Maintenance Expense									
Facility Attendant & General Mgmt.	\$ 10,202.87	\$ 10,202.87	\$ 10,202.87	\$ 10,202.87	\$ 10,202.87	\$ 10,333.97	\$ 10,202.87	\$ 7,287.76	\$ 78,838.95
Amenity Center Operations									
Repairs & Maint. (Non-HVAC)	746.55	435.38	717.90	1,573.35	200.34	432.45	812.28	774.70	5,692.95
HVAC Repairs & Maint.	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	101.60	129.66	-	31.44	262.70
Janitorial Supplies	-	-	275.40	-	148.37	344.99	171.80	341.46	1,282.02
Janitorial Services	677.25	677.25	677.25	677.25	677.25	-	-	-	3,386.25
Pest Control & Termite Bond	82.00	-	82.00	458.64	82.00	-	84.00	-	788.64
Fitness Equipment Repairs & Maint.	-	-	-	1,000.00	-	-	-	-	1,000.00
Playground Repairs & Maint.	133.64	-	-	-	-	-	-	-	133.64
Pool Service Repairs & Maint.	1,444.00	1,498.92	1,003.00	1,003.00	1,003.00	1,922.98	1,794.00	1,444.00	11,112.90
Total Amenity Center	\$ 3,083.44	\$ 2,611.55	\$ 2,755.55	\$ 4,712.24	\$ 2,212.56	\$ 2,830.08	\$ 2,862.08	\$ 2,591.60	\$ 23,659.10
Irrigation									
Irrigation Repairs & Maint.	\$ -	\$ 843.36	\$ 2,217.58	\$ 1,793.30	\$ 1,347.41	\$ 971.52	\$ 1,794.85	\$ 3,578.02	\$ 12,546.04
Irrigation Monitoring	600.00	600.00	1,050.00	600.00	600.00	600.00	600.00	600.00	5,250.00
Hoover Pumps Repairs & Maint.	-	6,526.50	-	-	462.62	118.11	-	-	7,107.23
Total Irrigation	\$ 600.00	\$ 7,969.86	\$ 3,267.58	\$ 2,393.30	\$ 2,410.03	\$ 1,689.63	\$ 2,394.85	\$ 4,178.02	\$ 24,903.27
Stormwater Control									



Montecito CDD
Budget to Actual
For the Month Ending 5/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD Actual
Aquatic Repairs & Maint.	\$ 1,711.09	\$ 1,268.80	\$ 1,268.80	\$ 1,268.80	\$ 1,268.80	\$ 1,319.55	\$ 2,639.10	\$ 1,319.55	\$ 12,064.49
Landscaping	-	-	-	-	-	-	-	-	-
Landscaping Contracted Services	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 52,000.00
Additional Landscaping Repairs & Maint.	-	2,500.00	-	-	550.00	-	-	-	3,050.00
Plant Replacement	-	2,600.00	-	-	-	375.00	500.00	5,200.00	8,675.00
Mulch	-	-	-	-	-	-	-	-	-
Palm Tree Maint.	-	-	-	-	-	-	-	18,000.00	18,000.00
Oak Tree Maint.	-	-	-	-	-	-	-	10,000.00	10,000.00
Total Landscaping	\$ 6,500.00	\$ 11,600.00	\$ 6,500.00	\$ 6,500.00	\$ 7,050.00	\$ 6,875.00	\$ 7,000.00	\$ 39,700.00	\$ 91,725.00
Common Areas, Right of Ways & Walls									
Streetlight Repairs & Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Vehicular Gates Repairs & Maint.	468.00	-	-	-	290.00	2,067.53	-	-	2,825.53
Pedestrian Entry Gates & Walls Maint.	-	-	-	-	-	-	-	-	-
Common Area Repairs & Maint.	-	1,488.48	-	-	-	-	777.27	-	2,265.75
Total Common Areas, Right of Ways & Walls	\$ 468.00	\$ 1,488.48	\$ -	\$ -	\$ 290.00	\$ 2,067.53	\$ 777.27	\$ -	\$ 5,091.28
Security Monitoring Services									
Fire Detection Services	\$ 612.09	\$ 691.09	\$ 691.09	\$ 612.09	\$ 79.00	\$ 1,260.91	\$ 727.82	\$ 934.07	\$ 5,608.16
Security Monitoring Repairs & Maint.	-	-	318.00	-	-	-	-	-	318.00
Total Security Monitoring Services	\$ 612.09	\$ 691.09	\$ 1,009.09	\$ 612.09	\$ 79.00	\$ 1,260.91	\$ 727.82	\$ 934.07	\$ 5,926.16
Utilities									
Electric Services	\$ 3,523.03	\$ 3,473.93	\$ 3,819.66	\$ 4,029.18	\$ 3,505.85	\$ 3,440.59	\$ 3,799.36	\$ 4,013.77	\$ 29,605.37
Telephone, Internet	352.00	352.00	352.00	352.00	352.00	365.60	365.60	588.08	3,079.28
Water & Sewer Services	-	376.27	(161.23)	161.23	356.73	133.70	183.40	297.02	1,347.12
Gate Kiosk Internet Services	219.98	219.98	220.00	220.00	220.00	230.00	230.00	230.00	1,789.96
Total Utilities	\$ 4,095.01	\$ 4,422.18	\$ 4,230.43	\$ 4,762.41	\$ 4,434.58	\$ 4,169.89	\$ 4,578.36	\$ 5,128.87	\$ 35,821.73
Extraordinary Services									
Townhome Mailboxes Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance Expenses	\$ 27,272.50	\$ 40,254.83	\$ 29,234.32	\$ 30,451.71	\$ 27,947.84	\$ 30,546.56	\$ 31,182.35	\$ 61,139.87	\$ 278,029.98
Total Expenditures	\$ 83,169.87	\$ 68,159.71	\$ 34,224.22	\$ 41,456.62	\$ 37,207.57	\$ 51,853.42	\$ 45,954.34	\$ 73,935.44	\$ 435,961.19
Income (Loss) from Operations	\$ (83,087.35)	\$ (54,831.26)	\$ 930,974.80	\$ (12,247.28)	\$ (8,523.20)	\$ (44,722.94)	\$ (750.08)	\$ (67,682.88)	\$ 659,129.81



Capital Improvement Projects 2025-2026

	Actuals	Budget
Clubhouse		
Exterior Coach Lights	-	3,854.00
Exterior Paint	-	22,836.00
Security Camera System	1,134.00	-
Roofing Tile	28,795.00	-
Interior Furniture	14,862.40	18,500.00
AED Machine	2,682.00	-
Restain Door	1,200.00	-
Cardio Equipment	-	5,672.00
Totals	\$ 48,673.40	\$ 50,862.00
Grounds		
Monument Refurbishments	9,000.00	9,000.00
Stormwater Drainage	-	6,500.00
Totals	\$ 9,000.00	\$ 15,500.00
Ponds		
Pond Fountains	6,197.00	12,394.00
Sidewalks		
Sidewalk Repairs	-	14,368.00
Streets		
Streetlight & Sign Pole Painting	11,450.00	16,597.00
Total Capital Improvement Plans	\$ 75,320.40	\$ 109,721.00



Montecito Community Development District

Staff Reports



Montecito Community Development District

General Manager



Montecito Community Development District

General Managers Monthly Report



Montecito Community Development District Manager's Report – Community Operations Update

Date: May's monthly report

Meeting date: July 1, 2026

1. Street-Light Outage and Electrical Repairs on Simeon

Several street lights were reported as non-operational due to damaged underground wiring.

- Vendor investigation confirmed the wiring failure as the root cause.
- Repairs are currently in progress and are expected to be completed on 6/24/2026.
- A post-repair inspection will follow to ensure full restoration.

2. Landscaping and Grounds Maintenance

Routine landscaping services were performed throughout the community.

- Common areas were mowed, edged, and cleared of debris. Meeting with Progreen representatives on Tuesdays.
- See ProGreen report for additional information.

3. Pool and Amenity Maintenance

- Weekly chemical balancing and cleaning were completed with no issues reported.
- All safety equipment has been inspected and remains in compliance.
- Pool maintenance schedules 5 days a week.
- Pedestrian gate on Shearwater installed.
- Solitude inspected the fountain light in lake Sonoma for malfunction.
- Pool fountains are on daily.
- Pool furniture cushion deep cleaned.
- Chest press machine has been repaired.
- Janitorial service is provided 3 times per week.
-

4. Building & Facility Repairs

- A service request was issued for a malfunctioning door closer to the clubhouse entrance. Waiting for quote.
- HVAC filters were replaced.
- Gulf cart was serviced. Preventative maintenance was done on June 18, 2026.

5. Resident Concerns & Communications

- Tickets received:
 - 5/8 – Fitness Center - Completed
 - 5/12 – Irrigation - Completed
 - 5/12 – Curb appeal - Completed
 - 5/26 – Irrigation - Completed

6. Upcoming Projects - Suggestions

- Removal of the parking divider – Clubhouse
- Street signs painting proposal – Anchor Painting

7. Weekend Coverage – May 2026

- No weekend staff.

Manager's Notes

Coastal Bay Asset Management now manages on-site CDD operations.

Overall operations remain in order, and no major disruptions are anticipated. All vendors are performing within expected timelines, and communication with residents continues to be proactive and responsive.