Montecito
Community Development District

3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817
Phone: 407-723-5900; Fax: 407-723-5901
www.montecitocdd.org

The meeting of the Montecito Community Development District Board of Supervisors will be held on **Wednesday August 5, 2026, at 9:30 a.m.** at **Montecito Beach Club, 208 Montecito Drive, Satellite Beach, Florida, 32937**. The agenda is as follows:

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Please use the following information to attend the telephone conference:
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 Matters

1. Consideration of the Minutes of the:
   a. July 1, 2026, Board of Supervisors Meeting

Vendor Reports

- ProGreen Services LLC Monthly Executive Summary
  - Review of ProGreen Services LLC Proposals
  - Discussion of Landscaping behind 149-159 Montecito Drive
- District Counsel: *Billing Cochran, P.A.*
- District Engineer: *Culpepper and Terpening, Inc.*
  - Discussion of Updated Quote to Review Ponds

Old Business Matters

2. Capital Project Updates
3. Review of Reserve Analysis By: *FCS Management Group, LLC*
4. Review and Consideration NM Maintenance Paver Replacement *(provided under separate cover)*

New Business Matters

5. Public Hearing on the Adoption of the District's Annual Budget
    - Public Comments
    - Board Comments
    - Consideration of Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds
6. Consideration of Resolution 2026-09, Levying O&M Assessments and Certifying an Assessment Roll
7. Consideration of Resolution 2026-10, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027
8. Review and Consideration of Gym Maintenance Quotes *(provided under separate cover)*
9. Review and Consideration of NM Maintenance Pressure Washing Proposal
10. Review and Consideration of NM Maintenance Pool Furniture Restoration
11. Review and Consideration of NM Maintenance Roof Tile Cleaning
12. Review and Consideration of NM Maintenance Amenity Center Concrete Curb Removal
13. Ratification of Payment Authorization Nos. 69 – 74
14. Review of District Financial Statements

Staff Reports

- District Manager: *PFM Management Services LLC*
    - Next Meeting: September 2, 2026
- General Manager: *Coastal Bay Asset Management*
    - General Manager's Report *(provided under separate cover)*

Supervisor Requests & Comments

Adjournment

Montecito Community Development District

Review and Consideration of the July 1, 2026 Board of Supervisors Meeting Minutes

MONTECITO COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, July 1, 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.	(via phone)
Thomas Degrace	District Engineer – Culpepper & Terpening, Inc.	(via phone)
Kisha Wagner	General Manager – Coastal Bay Asset Mgmt. LLC	
Rusty Kahoe	ProGreen Services, LLC	
Jose Padilla	ProGreen Services, LLC	
Matt Runyon	ProGreen Services, LLC	

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.

The Pledge of Allegiance was recited.

Public Comment Period

Several residents commented regarding replacement of sod in the easement area on Montecito Drive. Mr. Henson noted that Progreen had cut the area and it would be an opportunity to install sod. He noted that he would like to donate $100.00 to the project. It was noted the District cannot accept monetary donations.

There was lengthy discussion regarding the location and scope of work options.

Mr. Kahoe noted the sod would be a temporary fix as there is not enough sun in that area. He gave several landscaping recommendations.

The Board agreed to get proposals for landscaping options in that easement location. It was recommended to include a tree trimming quote for that area as well.

Ms. Ripoll noted proposals will be included on the next agenda.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS **<u>Administrative Matters</u>**

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

THIRD ORDER OF BUSINESS **<u>Vendor Report</u>**

ProGreen Services LLC Monthly Executive Summary

- **Review of ProGreen Services LLC Proposals**

Mr. Kahoe gave an update noted Mr. Carr is no longer with Progreen. Mr. Runyon will be the new point of contact.

Mr. Runyon gave an overview of the Executive Summary and proposals. The proposals are for shrub line trimming and viburnum replacement. It was noted the proposals will be provided to Ms. Wagner, as they were not included in the agenda packet.

There was brief discussion regarding the location for the proposals.

Mr. Runyon will continue the weekly walkthroughs with Mr. Wellman.

Mr. Kahoe will bring back the phased proposal for mulch and rock for Board review at the next meeting.

Mr. Kahoe will follow up regarding the playground fence. It was noted that it was previously approved.

There was brief discussion regarding communication with the irrigation company.

Mr. Wellman noted there are some verge areas that still have moles, which need to be addressed.

A resident commented regarding a location that AT&T damaged the grass on Carlsbad.

District Counsel

Mr. Pawelczyk gave an overview of the Legislative Session Memo.

It was noted that Mr. Pawelczyk will not be in attendance at the August meeting, but a District Counsel representative will be.

District Engineer

- **Quote to Review Ponds**

Mr. Degrace noted a proposal for the lake bank erosion study has been submitted. It was noted he is still working on the proposal for the Engineer's Report.

There was discussion regarding the lake bank erosion and the possibility of completing one pond at a time. Mr. Degrace will provide an updated quote at the August meeting. It was noted when on site, he will also look at the other locations.

Mr. Degrace noted he received a notice from St. Johns Water Management regarding the permits. He will follow up.

FOURTH ORDER OF BUSINESS **General Business Matters**

Capital Project Updates

Ms. Ripoll noted there will be a meeting next week with Ms. Glynn, Mr. Montejano, and Mack, regarding the Reserve Study and Capital Projects.

Ms. Glynn gave an update on the capital projects. She noted the exterior paint project has not been completed, although listed in the current fiscal year.

The Board agreed to hold off on the exterior painting at this time.

There was brief discussion regarding the capital projects.

Ms. Wagner noted she had received a quote for pressure washing the entire community, in the amount of $16,850.00. She also received a quote to fix the pool furniture, in the amount of $15,900.00. This would include stripping and redoing the powder coat.

There was brief discussion regarding the quote to redo the signage. Ms. Wagner noted the current quote is $325.00 for each sign. She noted she is trying to get an updated quote.

These proposals will be brought back to the August meeting.

There was brief discussion regarding funding the reserves without doing special assessments.

Discussion of Proposed Amenity Center Application Rules

Ms. Ripoll presented the Proposed Amenity Center Application Rules.

Ms. Wagner gave an overview of the updates to the Amenity Center Application Rules and violation consequences.

There was brief discussion regarding removal of the rats. Ms. Wagner noted she has placed rat traps around the Amenity Center.

There was discussion regarding trash removal after any event and the cost of renting.

Ms. Wagner noted that any furniture movement must be requested and approved.

Mr. Pawelczyk noted this form was previously approved by resolution and can be updated via a new resolution, if the fees have not been changed. District Counsel will draft the resolution for the exhibit.

Mr. Pawelczyk read the Resolution into the record.

Ms. Glynn noted a typo from the page regarding no cooking allowed.

> On motion by Mr. Wellman, seconded by Mr. Nehiba, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Resolution 2026-07, Updating and Replacing the Amenity Center Rental Room Application and the Adopted Rules, Policies and Fees for the Montecito Amenity Center with a revised Amenity Center Rental Room Application.

Ratification of PFM Increase Letter

Ms. Ripoll noted this was previously approved and is solely for ratification.

It was noted the increase is $4,000.00 and is within the approved budget.

> On motion by Ms. Glynn, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District ratified the PFM Increase Letter.

Ratification of Payment Authorization No. 68

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.

> On motion by Mr. Adams, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District ratified Payment Authorization No. 68.

There was brief discussion regarding the Progreen payment authorizations.

Review of District Financial Statements

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

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

FIFTH ORDER OF BUSINESS **<u>Other Business</u>**

Staff Reports

District Manager -
Ms. Ripoll reminded the Board that the next meeting is scheduled for August 5, 2026. This will include the Public Hearing on the Fiscal Year 2027 budget.

Ms. Ripoll noted that everyone had filled out the Form 1.

Ms. Ripoll gave an overview of violation letters that were sent out. It was noted the first violation was related to the truck that has been consistently leaking oil on the CDD roadway. The resident has not responded. The District can make the repairs, but it may continue happening. The resident can be billed off roll directly. If not paid, it will be added onto the tax roll.

Mr. Nehiba noted the truck has moved into the resident's driveway.

Mr. Pawelczyk noted that the resident would need to be noticed with the amount for the repair. District Counsel will work with Ms. Ripoll.

Ms. Ripoll noted the second violation was related to a resident removing CDD shrubs behind her home. A quote was included with the violation letter.

There was lengthy discussion regarding the violation. Ms. Ripoll recommended that the ARB also follow up regarding the location. Progreen will follow up regarding the irrigation in that area.

It was noted there can be no modifications to CDD property. The Board agreed that there should be consequences for these actions.

General Manager – General Manager's Report
Ms. Wagner gave an overview of the report.
Ms. Wagner reviewed an issue related to a rental agreement and noted the agreement is now updated.

Ms. Wagner gave an overview of the realtor signage issues. The rules and enforcement procedure form will be on the website. These will be communicated with the Coastal Bay staff as well.

Ms. Wagner commented regarding overnight District parking. She noted the reserve signs will be placed on five designated parking spots. The enforcement procedure form and request form will be on the website. It was noted the residents receive a tag to place in their car when reserved.

It was noted violation stickers need to be placed on the side windows, not the front windshield.

Mr. Nehiba noted all the forms will be available on the District's website. These will be directed to Ms. Wagner.

Ms. Wagner gave an update regarding the pedestrian gate. She noted the gate will be installed on Friday. It was noted the keypad will be with the same code as the entrance gate.

Ms. Wagner gave an overview of the process for repairing the pool furniture.

There was brief discussion regarding repairing the pool furniture and the proposal. Ms. Glynn noted that the pool furniture replacement is in the reserve study for 2029, in the amount of $18,867.00.

There was brief discussion regarding the timeline of repair. It was noted not all furniture will be taken at the same time. This will be on the August meeting agenda.

Mr. Pawelczyk gave an update on Rose Paving. He noted a letter was sent to the vendor regarding the damage and to their collections department.

Ms. Wagner gave an overview of the pressure washing proposal. She noted this is the only vendor that has provided a complete quote.

Ms. Wagner gave an overview of the proposal received for pavers at the pedestrian gate and under the trash cans, in the amount of $2,450.00.

There was discussion regarding the paver proposal. Ms. Reitz recommended having pavers in a gray color.

Ms. Glynn noted this should be under capital. Ms. Ripoll will follow up with Mr. Montejano.

On motion by Mr. Nehiba, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the Proposal for Pavers at the Pedestrian Gate and for under the Trash Cans, in the amount of $2,450.00.

Ms. Wagner noted the parking divider was run over. She recommended having it removed and will get a proposal. Mr. Wellman recommended putting pavers in that location as well.

Supervisors Requests & Audience Comments

Ms. Reitz noted the clubhouse furniture is under budget and recommended getting storage for personal items. She also noted the lighting shades still need to be replaced as well.

Mr. Wellman recommended putting personal items in the credenza.

Ms. Wagner noted that the thermostat cannot be adjusted to accommodate each group. The recommendation is to bring a sweater.

Ms. Wagner will follow up regarding the lighting shades.

Mr. Adams commented regarding the street lighting and a pool timer.

Ms. Wagner noted the streetlighting has been completed.

Ms. Wagner noted the valve is not steady, and she will need to follow up with a proposal from an electrician to install a timer.

There was discussion regarding the decreased pressure of the fountains. It was noted this is due to the filters needing to be cleaned.

Ms. Glynn commented regarding the vehicle gates being propped open. Ms. Wagner noted a ticket has been submitted to the vendor. It was noted that a U-Haul truck hit the gate sensor and damaged the paint on the gate as well. Ms. Wagner was able to obtain the person’s information and will follow up.

There was brief discussion regarding ticket submission. District Management will follow up.

Ms. Glynn noted that a resident who works at CVS has requested information about having a flu shot event at the Clubhouse. Mr. Pawelczyk noted there is no legal prohibition related to holding that kind of event. Ms. Wagner will follow up regarding the dates.

Mr. Wellman commented regarding artwork for the Game Room. Ms. Reitz and Ms. Wagner will follow up.

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. Wellman, seconded by Mr. Adams, with all in favor, the Montecito Board of Supervisors CDD adjourned the July 1, 2026, Board of Supervisors' meeting at 11:54 a.m.

____________________________ ______________________________

Secretary/Assistant Secretary | Chairperson/Vice Chairperson

Montecito Community Development District

- **ProGreen Services LLC Monthly Executive Summary**
    - **Review of ProGreen Services LLC Proposals**
    - **Discussion of Landscaping behind 149-159 Montectio Drive**

Montecito Community Development District

Monthly Landscape Maintenance Report – July 2026

Overview

Throughout July, the ProGreen landscape maintenance team completed all scheduled weekly landscape maintenance services throughout the Montecito CDD common areas. Services included mowing, edging, string trimming, blowing, weed control, detail trimming, and routine inspections of the irrigation system. In addition to routine maintenance, several landscape enhancement and irrigation improvement proposals were developed to address long-term landscape health, irrigation reliability, and aesthetic improvements throughout the community.

Weekly Maintenance Summary

Week of July 6 – July 10

Completed Maintenance:

- Completed scheduled mowing throughout all CDD-maintained common areas.
- Performed edging and string trimming along sidewalks, curbs, and roadway corridors.
- Removed grass clippings and debris from paved surfaces.
- Applied spot weed control treatments throughout landscape beds and hardscape areas.
- Detail trimmed ornamental shrubs and common area landscaping.
- Performed routine irrigation inspections and monitored system performance.

Week of July 13 – July 17

Completed Maintenance:

- Completed weekly mowing cycle throughout all CDD common areas.
- Continued edging, trimming, and blowing services.
- Performed detail trimming at community entrances and roadway corridors.
- Applied weed control to landscape beds and perimeter areas as needed.
- Maintained walking trail edges and common area landscaping.
- Continued irrigation system inspections and minor operational adjustments.

Week of July 20 – July 24

Completed Maintenance:

- Completed scheduled mowing throughout all CDD common areas.
- Continued routine edging, trimming, and blowing services.
- Detail trimmed landscape beds and roadway corridors.
- Treated turf and landscape weeds as necessary.
- Trimmed vegetation surrounding irrigation infrastructure for accessibility.

- Performed irrigation inspections and evaluated system performance.

Week of July 27 – July 31

Completed Maintenance:

- Completed the final mowing cycle for the month.
- Performed final edging and string trimming throughout common areas.
- Removed accumulated debris from curb lines and landscape beds.
- Detail trimmed entrance landscaping and roadway intersections.
- Conducted irrigation system inspection and verified operational performance.
- Performed monthly quality control inspection of all maintained CDD common areas.

Landscape Enhancements & Capital Improvement Proposals

During July, ProGreen developed several enhancement and capital improvement proposals intended to improve the long-term appearance, sustainability, and functionality of the Montecito CDD landscape.

Irrigation System Improvements

- Prepared a proposal to permanently repair the west irrigation controller decoder wire system by replacing damaged decoder wire, installing new electrical conduit, replacing damaged wire connections, reconnecting decoder modules, and restoring communication to multiple irrigation zones. Temporary wiring remains operational until permanent repairs are approved. Estimated investment: $2,832.00.

Pond Bank Landscape Enhancement

- Submitted a proposal to install 200 Pink Muhly Grass plants along the pond bank to improve shoreline aesthetics, provide seasonal color, and create a more uniform landscape appearance. Estimated investment: $5,000.00.

Perimeter Landscape Improvements

- Developed two alternative enhancement options for the side yard located between the perimeter wall and vinyl fence:
    - Option 1: Installation of approximately 300 Super Blue Liriope plants to establish a dense, low-maintenance groundcover. Estimated investment: $2,400.00.
    - Option 2: Selective oak tree pruning, site preparation, and installation of premium Zoysia sod to improve turf appearance and overall site conditions. Estimated investment: $4,500.00.
- Both proposals identify existing shade, drainage, and runoff conditions that may affect long-term plant performance.

Southern Wall Landscape Conversion

- Proposed removal of deteriorated turf behind the townhomes along the southern perimeter wall and replacement with brown mulch to create a cleaner, lower-maintenance landscape while addressing persistent shade and moisture concerns. Estimated investment: $625.00.

Clubhouse Entrance Enhancement

- Submitted a proposal to remove existing Viburnum shrubs within the clubhouse center island and replace them with fourteen (14) new 7-gallon Viburnum shrubs to improve the appearance of the entrance landscape. Estimated investment: $1,300.00.

Clubhouse Landscape Renovation

- Prepared a proposal for hedge trimming, Viburnum reduction, pepper tree removal, debris hauling, and final site cleanup within the clubhouse common areas to improve visibility, restore plant health, and enhance the overall landscape presentation. Estimated investment: $3,700.00.

CDD Areas Maintained

Routine landscape maintenance was performed throughout the following CDD-maintained areas:

- Community entrances
- Roadway corridors
- Landscape medians
- Perimeter walls
- Walking trails
- Irrigation pump station
- Common area landscape beds
- Open space turf areas
- Stormwater pond common areas
- Irrigation infrastructure throughout CDD-maintained property

All Montecito CDD common areas were serviced according to the scheduled maintenance program.

Overall Community Condition

The Montecito CDD landscape remained in good overall condition throughout July. Routine mowing, edging, weed management, detail trimming, and irrigation inspections maintained a clean and professional appearance throughout the community. In addition to routine maintenance, ProGreen completed evaluations of several areas requiring long-term improvements and developed enhancement proposals addressing irrigation infrastructure, shoreline beautification, landscape renovations, and common area improvements. These recommendations provide a strategic roadmap for improving reliability, reducing long-term maintenance concerns, and enhancing the overall appearance of the community.

Prepared for: Montecito Community Development District

Reporting Period: July 2026

ESTIMATE

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Ship to
Montecito Community Development District
208 Montecito Drive
Satellite Beach, FL 32937

Estimate details
Estimate no.: 11687
Estimate date: 07/22/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Irrigation Repair**	Scope of Work ProGreen Services will furnish all labor, materials, and equipment necessary to locate and repair irrigation decoder wire issues associated with the west irrigation controller. The scope includes: Troubleshoot and repair existing decoder wire faults. Install approximately 225 linear feet of 14/2 blue decoder wire. Install approximately 23 linear feet of 1¼-inch electrical conduit for wire protection. Install miscellaneous electrical fittings and connectors. Locate and replace damaged wire connections as needed. Reconnect and test irrigation decoder modules at the controller. Perform system testing to verify communication with decoder zones 79, 80, 81, 82, 83, 84, 85, 86, 92, 134, 172, and 161. Final testing and cleanup upon completion.	1	$0.00	$0.00
2.	**Irrigation Repair**	Existing temporary wiring is currently in place. Permanent repairs will be completed upon approval of this proposal. Investment Description Qty Unit Price Total 14/2 Blue Decoder Wire 225 LF $1.92 $432.00 1¼" Electrical Conduit 23 LF $40.00	1	$2,832.00	$2,832.00

$920.00
Miscellaneous Electrical Fittings 1 $30.00
$30.00
Wire Connectors 16 $5.00 $80.00
Labor – Testing & Repairs 8 Hours $97.50
$780.00
Labor Helper 8 Hours $75.00 $600.00
Total Investment: $2,832.00

Total	**$2,832.00**

Accepted date

Accepted by

ESTIMATE

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ProGreen Services, LLC
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Satellite Beach, FL 32937

Estimate details
Estimate no.: 11515
Estimate date: 07/07/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Landscape Enhancement**	Project: Pond Bank Enhancement – Pink Muhly Grass Installation Scope of Work ProGreen Services will furnish and install 200 Pink Muhly Grass (Muhlenbergia capillaris) along the pond bank located behind the clubhouse to enhance the appearance of the shoreline, improve landscape aesthetics, and provide seasonal color.	200	$25.00	$5,000.00

Total **$5,000.00**

Accepted date **Accepted by**

ESTIMATE

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208 Montecito Drive
Satellite Beach, FL 32937

Estimate details
Estimate no.: 11508
Estimate date: 07/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Landscape Enhancement**	Scope of Work ProGreen Services will perform the following landscape improvements along the side yard between the perimeter wall and vinyl fence:	1	$0.00	$0.00
2.	**Trimming**	Remove existing weeds and undesirable vegetation from the designated planting area between the perimeter wall and fence. Prepare the soil for planting by lightly cultivating the area and installing a pre-emergent weed barrier treatment where appropriate. Furnish and install Big Blue Liriope (Liriope muscari) throughout the designated side-yard area at appropriate spacing to provide a full, uniform groundcover over time.	1	$0.00	$0.00
3.	**Landscape Enhancement**	Furnish and install 1-gallon Super Blue Liriope, spaced to establish a dense groundcover. Includes layout and installation. (300 @ $8.00 installed) $2400.00	1	$2,400.00	$2,400.00
4.	**Landscape Enhancement**	Site Conditions & Warranty Notice This area receives very limited direct sunlight due to the mature tree canopy. Additionally, during periods of heavy rainfall, runoff from the adjacent townhomes is concentrated by the roof downspouts. Combined with the retaining wall, these conditions create localized ponding, poor	1	$0.00	$0.00

drainage, and occasional minor flooding within the installation area. These environmental conditions present a challenging growing environment for plant materal and may impact the long-term health, establishment, and appearance. ProGreen Services will prepare the site and using industry best practices; however, ProGreen cannot guarantee sod performance or survival due to existing site conditions beyond our control, including inadequate sunlight, excessive moisture, poor drainage, or flooding. Any recommendations for drainage improvements or modifications to runoff management are outside the scope of this proposal and are not included unless specifically noted.

Total	**$2,400.00**

Accepted date	**Accepted by**

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Estimate 11507

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DATE	TOTAL
07/06/2026	$625.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Scope of Work Removal of Turf and Installation of Brown Mulch Montecito Community – Southern Wall Common Areas Behind Townhomes on Montecito Drive Project Description Provide labor, equipment, and materials to address deteriorating turf areas located in the common space behind the townhomes along Montecito Drive adjacent to the southern perimeter wall. Existing sod in these areas has declined due to heavy shade conditions and concentrated water runoff from roof downspouts. The proposed solution is to remove the failing sod and install mulch to create a low maintenance and visually consistent landscape treatment that matches other areas within the community.	5	65.00	325.00
	Site Preparation Remove existing deteriorated sod and organic debris within the affected shaded areas along the southern wall behind the townhomes on Montecito Drive. Excavate and grade soil as necessary to create a stable base for mulch.	1	300.00	300.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Site Conditions & Warranty Notice This area receives very limited direct sunlight due to the mature tree canopy. Additionally, during periods of heavy rainfall, runoff from the adjacent townhomes is concentrated by the roof downspouts. Combined with the retaining wall, these conditions create localized ponding, poor drainage, and occasional minor flooding within the installation area. These environmental conditions present a challenging growing environment for plant material. Any recommendations for drainage improvements or modifications to runoff management are outside the scope of this proposal and are not included unless specifically noted.	1	0.00	0.00

We appreciate the opportunity!

TOTAL $625.00

THANK YOU.

Accepted By

Accepted Date

We appreciate your feedback. Please leave a review.

https://g.page/r/CdxpXv9W4GXoEAI/review

ESTIMATE

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Ship to
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208 Montecito Drive
Satellite Beach, FL 32937

Estimate details
Estimate no.: 11506
Estimate date: 07/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Landscape Enhancement**	Scope of Work ProGreen Services will perform the following landscape improvements along the side yard between the perimeter wall and vinyl fence:	1	$0.00	$0.00
2.	**Trimming**	Selectively prune mature oak trees along the perimeter wall by removing limbs and branches extending over the wall while maintaining the natural canopy. Includes debris removal and disposal. $3,000.00	1	$3,000.00	$3,000.00
3.	**Landscape Enhancement**	Site preparation for sod installation including removal of weeds and vegetation, minor grading, and soil preparation. $300.00 Furnish and install premium Zoysia sod throughout the side yard between the perimeter wall and vinyl fence. Includes delivery, installation, rolling, and initial watering. $1,200.00	1	$1,500.00	$1,500.00
4.	**Landscape Enhancement**	Site Conditions & Warranty Notice This area receives very limited direct sunlight due to the mature tree canopy. Additionally, during periods of heavy rainfall, runoff from the adjacent townhomes is concentrated by the roof downspouts. Combined with the retaining wall, these conditions create localized ponding, poor drainage, and occasional minor flooding within the installation area. These	1	$0.00	$0.00

environmental conditions present a challenging growing environment for turfgrass and may impact the long-term health, establishment, and appearance of the newly installed Zoysia sod.
ProGreen Services will prepare the site and install the sod using industry best practices; however, ProGreen cannot guarantee sod performance or survival due to existing site conditions beyond our control, including inadequate sunlight, excessive moisture, poor drainage, or flooding. Any recommendations for drainage improvements or modifications to runoff management are outside the scope of this proposal and are not included unless specifically noted.

Total	**$4,500.00**

Accepted date	Accepted by

ESTIMATE

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PGAR@progreenservices.net
+1 (888) 377-4144
www.progreenservices.net

ProGreen Services, LLC
Landscape • Irrigation • Maintenance

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

Ship to
Montecito Community Development District
208 Montecito Drive
Satellite Beach, FL 32937

Estimate details
Estimate no.: 11475
Estimate date: 06/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Landscape Enhancement**	Project Location: Front of Clubhouse – Center Island Scope of Work ProGreen Services will furnish all labor, equipment, and materials necessary to complete the following landscape improvements: • Remove and dispose of the existing Viburnum shrubs in the center island. • Furnish and install fourteen (14) 7-gallon Viburnum shrubs. • Lay out plants to provide uniform spacing and an aesthetically pleasing appearance. • Excavate planting holes, install shrubs, backfill with existing soil, and water thoroughly at the time of installation. • Clean the work area and remove all installation debris from the site. Total $1300.00	1	$1,300.00	$1,300.00

Total **$1,300.00**

Accepted date **Accepted by**

ProGreen Services, LLC
Landscape • Irrigation • Maintenance

PROGREEN SERVICES
5301 10th Ave N
Greenacres, FL 33463-2054
+18883774144
PGAR@progreenservices.net
www.progreenservices.net

Estimate 11327

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

DATE	TOTAL
06/03/2026	$3,700.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Right-Hand Side of Clubhouse – CDD Common Areas Scope of Work ProGreen Services will furnish all labor, equipment, supervision, hauling, disposal, and cleanup necessary to complete the following landscape maintenance services: • Trim and shape all hedges within the designated work area to maintain a neat, uniform appearance. • Trim and reduce Viburnum hedges as necessary to restore proper size, shape, and visibility while maintaining plant health. • Remove volunteer Pepper Trees and associated growth within the designated landscape areas. • Haul away and properly dispose of all vegetative debris generated from the work. • Perform a final cleanup of all landscape beds, turf areas, sidewalks, curbing, and adjacent hard surfaces affected by the work.	1	0.00	0.00
	Description Amount Hedge Trimming, Viburnum Trimming, Pepper Tree Removal, Debris Hauling & Disposal, and Final Site Cleanup $3,700.00 Total Proposal Amount: $3,700.00	1	3,700.00	3,700.00

We appreciate your feedback. Please leave a review.
https://g.page/r/CdxpXv9W4GXoEAI/review

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Notes • Proposal includes all labor, equipment, supervision, debris hauling, and disposal. • Work will be completed during normal business hours unless otherwise coordinated. • Any additional work requested beyond the scope outlined above will be quoted separately.	1	0.00	0.00

TOTAL	$3,700.00

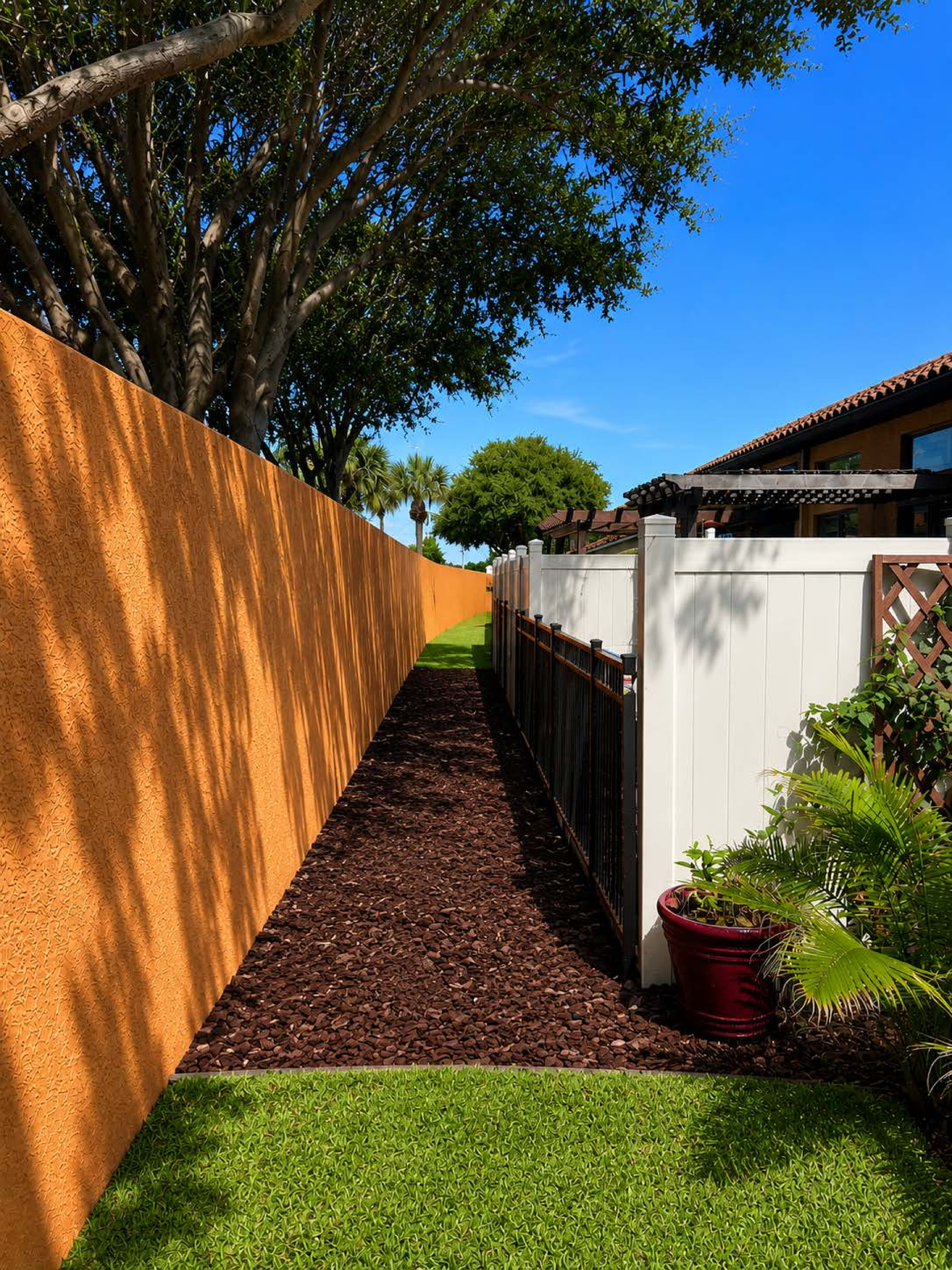
THANK YOU.

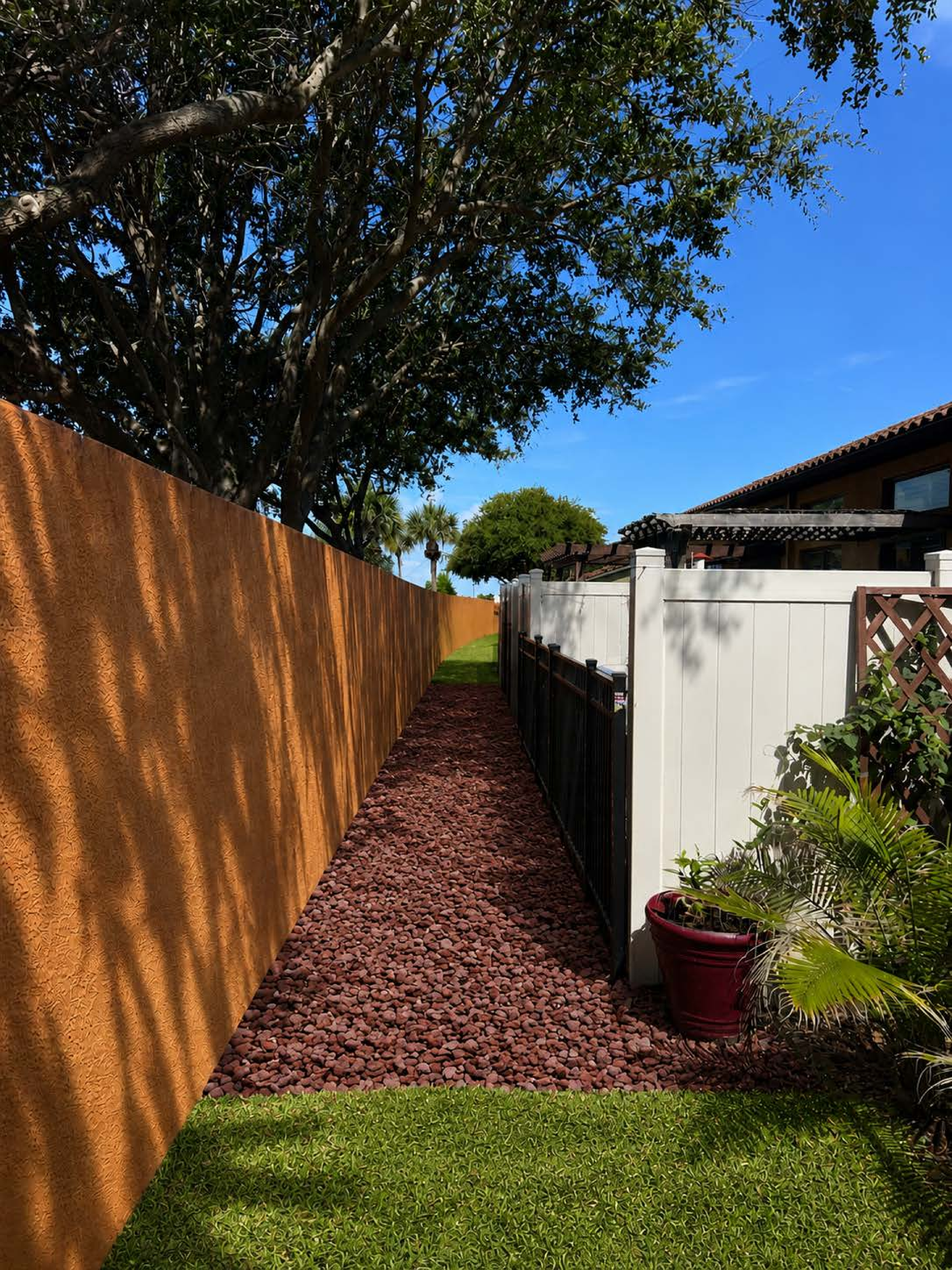
Accepted By

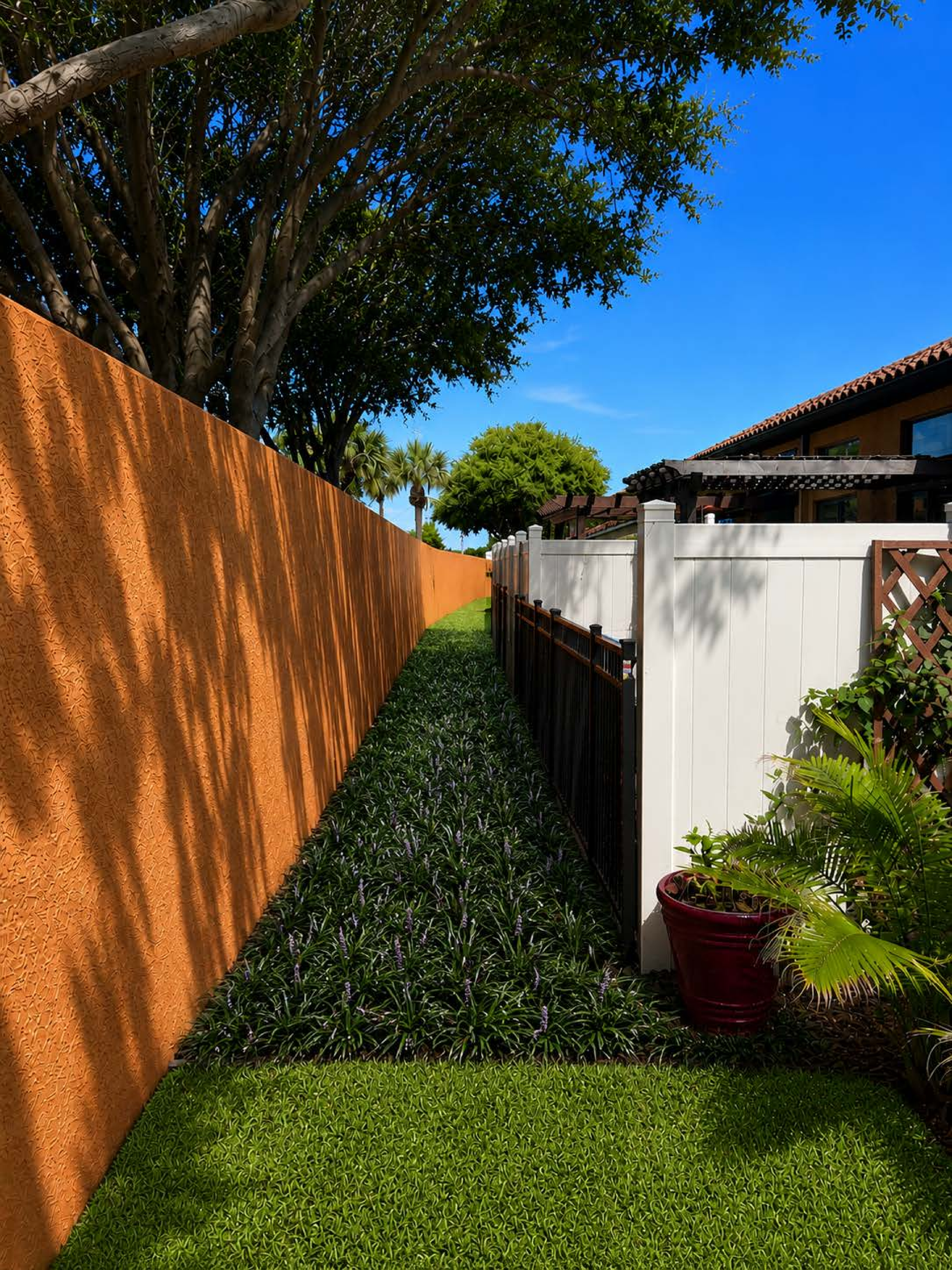
Accepted Date

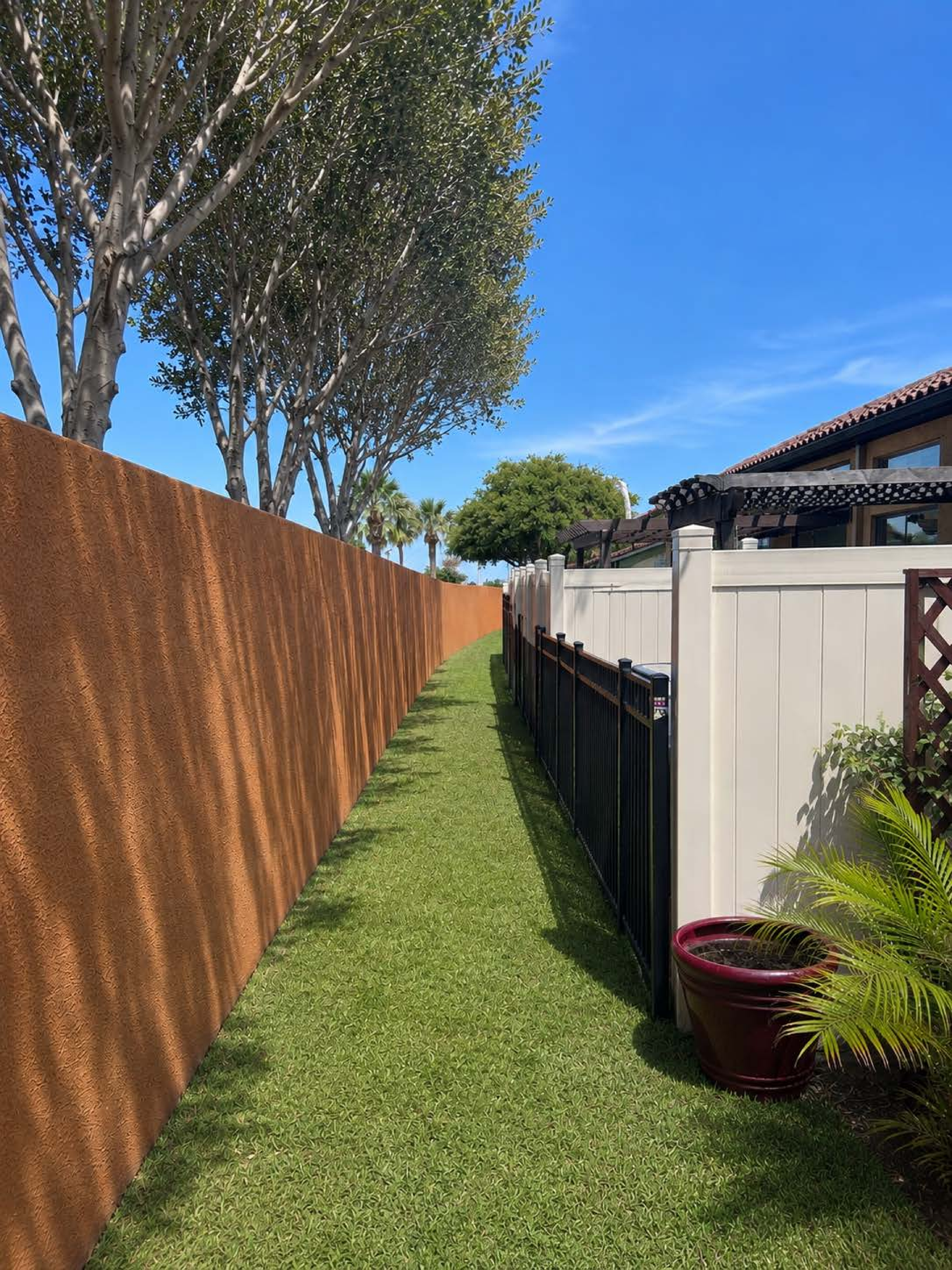
We appreciate your feedback. Please leave a review.

https://g.page/r/CdxpXv9W4GXoEAI/review









Montecito Community Development District

District Counsel

Montecito Community Development District

District Engineer

- Quote to Review Ponds

From:	Tom DeGrace
To:	Gazmin Kerr
Cc:	Venessa Ripoll; Richard Wellman; Stef Matthes
Subject:	23-127 Montecito CDD - Revised Lake Bank Study Budget Proposal 2026-07*-01
Date:	Wednesday, July 1, 2026 2:12:25 PM
Attachments:	image001.png 2026 Rate Schedule.pdf Montecito CDD - Lake Bank Study Exhibit 2026-06-25.pdf

Gazman,

Based on our discussions at our CDD meeting today, we have revised our project budget as follows;

Scope:

Task 10.01
C&T to perform a field assessment of the entire length of the existing lake banks for Lake #4 (Lake Catalina) within the Montecito CDD. The field assessment shall;

1. Identify current areas of lake bank failure / erosion with a vertical drop off of 6" or more.
2. Perform an aerial photometric survey of each lake to identify the horizontal location of the areas of lake bank failure / erosion.
3. Prepare field survey data reduction to prepare report exhibits.

If time allows, we will conduct a visual inspection of the remaining 5 lakes and note any areas of slope failure. This inspection will not include aerial and field run survey mapping.

Task 10.02
C&T to prepare a report to;

1. Document the site observations and measurements.
2. Provide recommendations for slope remeadiation.

Schedule:

Task 10.01 – within 2 weeks of Notice to Proceed (NTP)
Task 10.02 – within 4 weeks of NTP

Budget:

Task 10.01;
Survey Crew – 10 hours @ $125/hour
Drone Crew – 10 hours @ $190 / hour
Survey Technician – 4 hours @ $125/hour

Sub-total - $3,650

Task 10.02;
Project Engineer – 4 hours @ $130/hour
Professional Engineer – 42hours@ $200/hour
Sub-total - $920

Total - $4,570

Deliverables:

Lake Bank Study Report

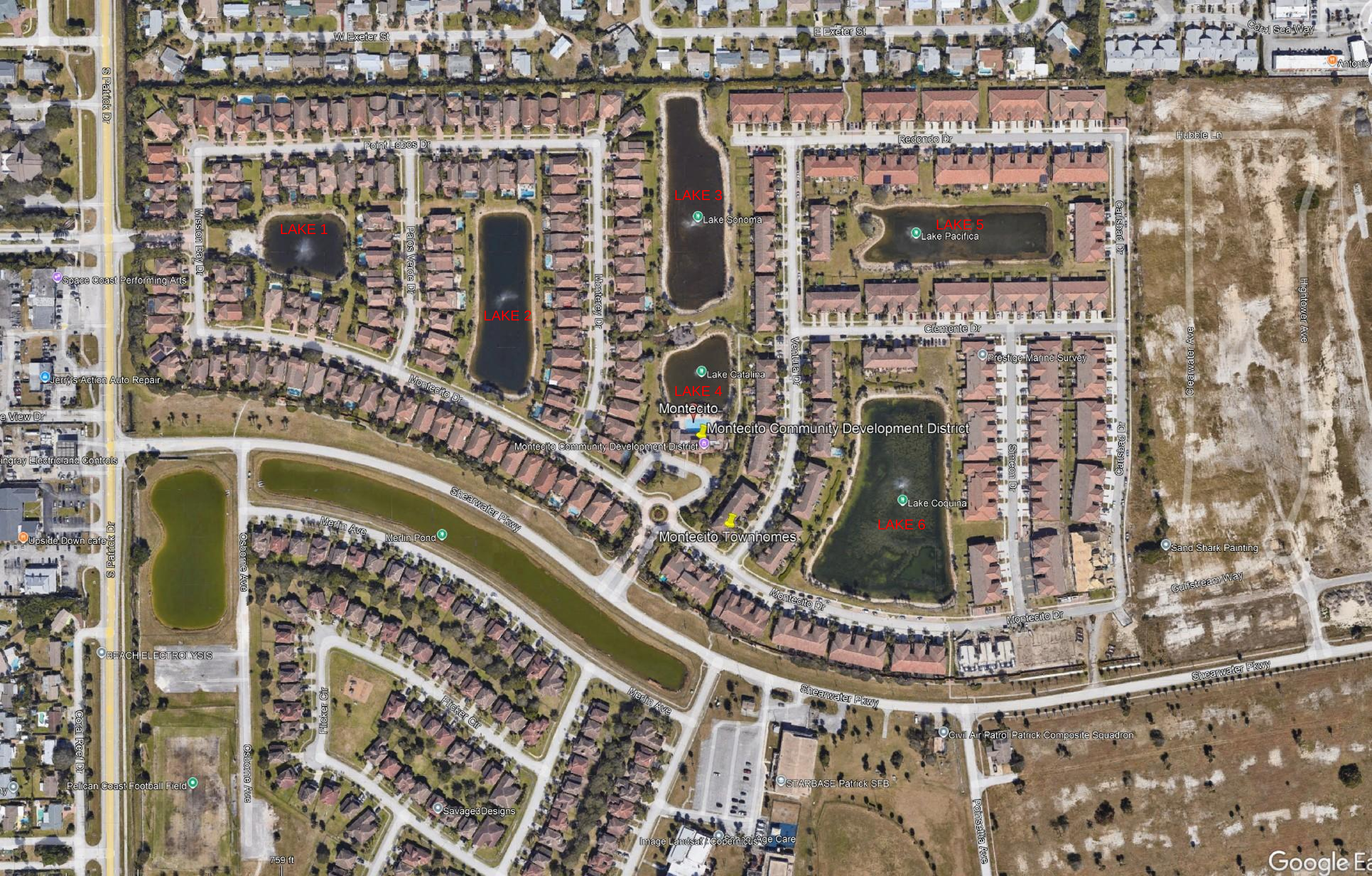
Clarifications;

1. Construction Documents for development permitting and /or construction purposes is not included.

Thanks.

Tom

Thomas DeGrace, PE
Senior VP of Engineering
Culpepper and Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Telephone 772.464.3537 Ext *113
Cell 404-932-1598
Facsimile 772.464.9497
eMail - tdegrace@ct-eng.com
Click here to send me large files easily.


W Exeter St
E Exeter St
Coral Sea Way
S Patrick Dr
Point Lobos Dr
Redondo Dr
Hubble Ln
LAKE 1
LAKE 2
LAKE 3
Lake Sonoma
LAKE 5
Lake Pacifica
Mission Bay Dr
Palos Verde Dr
Monterey Dr
Carlsbad Dr
Space Coast Performing Arts
Clemente Dr
Ventura Dr
Prestige Marine Survey
Clearwater Ave
Hightower Ave
Lake Catalina
LAKE 4
Jerry's Action Auto Repair
Montecito Dr
Montecito
Montecito Community Development District
Simeon Dr
Shearwater Pkwy
Merlin Ave
Merlin Pond
Lake Coquina
LAKE 6
Montecito Townhomes
Upside Down cafe
Sand Shark Painting
Gulfstream Way
Osborne Ave
BEACH ELECTROLYSIS
Flicker Cir
Civil Air Patrol Patrick Composite Squadron
STARBASE Patrick SFB
Coral Reef Dr
Pelican Coast Football Field
Savage3Designs
Poinsettia Ave
Image Landsat / Copernicus
759 ft

Appendix A
Culpepper & Terpening, Inc.
Hourly & Reimbursable Rate Schedule

Title	Hourly Rate ($)
Engineering and Planning Services	
Principal Engineer, PE	320.00
Sr. Project Manager, PE	270.00
Sr. Project Engineer, PE	250.00
Project Engineer, PE	200.00
Project Engineer, EI, II	150.00
Project Engineer, EI, I	130.00
Sr. Project Manager	240.00
Project Manager	205.00
Sr. Engineering Designer	165.00
Sr. Engineering Technician	140.00
Engineering/GIS Technician	125.00
Principal Planner	230.00
Construction Engineering Inspection (CEI) Services	
Sr. Project Manager, PE	270.00
Project Administrator	200.00
Sr. Construction Inspector	150.00
Construction Inspector	125.00
Survey Services	
Sr. Project Surveyor, PSM	215.00
Survey Project Manager	205.00
Drone Survey Crew	190.00
GPS Survey Crew	185.00
Survey Crew	180.00
Sr. Surveying Technician	125.00
Surveying Technician	115.00
SUE Designating Crew	210.00
Administrative Services	
Project Coordinator	130.00
Administrative Services	90.00
Outside Services and Application Fees	**Cost +20%**

Rates are valid until December 31, 2026

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	13,645.83	18,500.00
AED Machine	2,682.00	-
Restain Door	1,200.00	-
Cardio Equipment	-	14,672.00
Totals	**$ 47,456.83**	**$ 59,862.00**
Grounds		
Street Light LED Bulbs	9,000.00	
Stormwater Drainage	-	6,500.00
Totals	**$ 9,000.00**	**$ 6,500.00**
Ponds		
Ponds	-	12,394.00
Sidewalks		
Sidewalk Repairs	-	14,368.00
Streets		
Streetlight & Sign Pole Painting	**11,450.00**	**16,597.00**
Fountains		
Fountain Replacements	6,197	-
Totals	**6,197**	**-**
Total Capital Improvement Plans	**$ 74,103.83**	**$ 109,721.00**

Montecito Community Development District

Review of Reserve Analysis

2026 Infrastructure Reinvestment Planning

MONTECITO

COMMUNITY DEVELOPMENT DISTRICT

Satellite Beach, Florida

REPORT DATE: July 27, 2026

This report was prepared by FCS Management Group, LLC

FCS MANAGEMENT GROUP

"Attention to Detail"

FCS Management Group
St. Augustine, Florida
(904) 386-0186
CDDManagers.com
Howard@cddmanagers.com

July 27, 2026

Board of Supervisors
Montecito Community Development District
Satellite Beach, Florida

RE: Infrastructure Reinvestment Planning (IRP)

This report is specific to your community and provides you with an initial and comprehensive asset inventory and uses a unique capital project funding methodology, with a 30-year Cash Flow (Pooled) Funding Plan.

Our team of professionals have also created your customized **Infrastructure Reinvestment Planning Tool©**, to assist you with your annual capital improvement planning.

Immediately following the Board approving our proposal, FCS began working on reviewing your previous reserve study and conducted onsite field observation visit on June 5th.

As a result of our field observations, FCS identified and added several assets. We imported the assets to our customized IRP tool for your District, which will give the Board the ability to amend, add or delete assets to fit the desired short-term and long-term project plans.

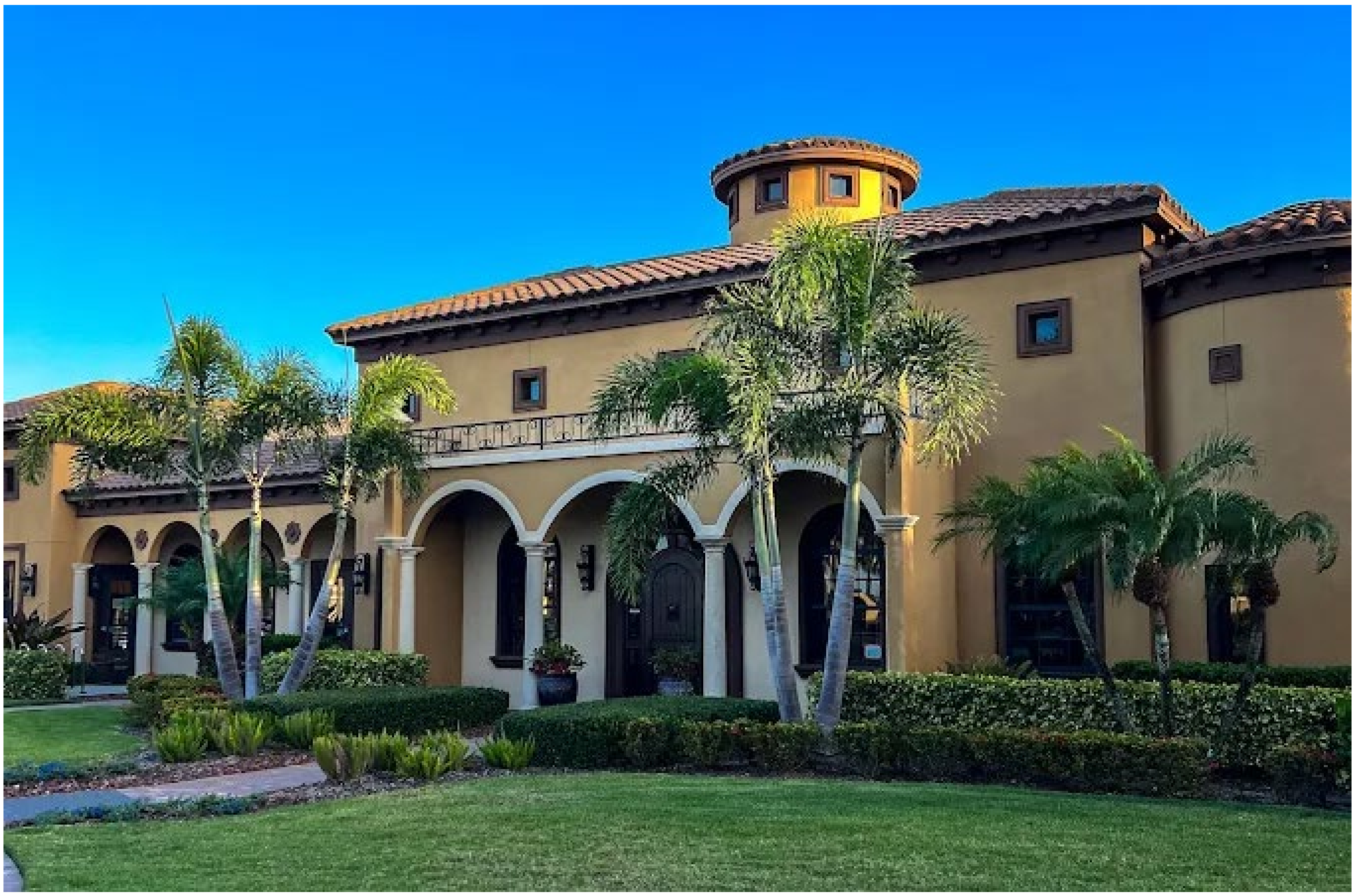
Thank you for choosing FCS, it is a pleasure serving you and your community.

Very Respectfully,
Howard "Mac" McGaffney

President
FCS Management Group, LLC.

Community Description

Montecito Community Development District (CDD), a special-purpose government entity established under Chapter 190 of the Florida Statutes and enacted by a 2005 City of Satellite Beach ordinance. The District is responsible for the ownership, operation, and maintenance of community-wide infrastructure and improvements, including an amenity center and a stormwater management system. The amenity center features an array of high-quality facilities, such as a swimming pool, a fitness center, a social hall with a kitchen, a playground and other common areas.



IRP Study Terminology

Physical Analysis: The portion of the reserve study that involves evaluating the physical condition of the association's common area components. It includes a component inventory, condition assessment, and life and valuation estimates.

Financial Analysis: The portion of the reserve study that assesses the association's reserve fund status and develops a funding plan. It includes the evaluation of the current fund balance status, a strategic funding plan, and an analysis, findings and recommendations on fund balance strength and opportunities.

Component / Asset Inventory: A list of all major components the association is responsible for, such as roofs, sidewalks, pools, or HVAC systems, which have a limited useful life and predictable replacement costs.

Beginning Fund Balance: The amount of money in the association's reserve fund at the beginning of the fiscal year. It reflects the accumulated savings available for future major repairs or replacements of common area components before accounting for contributions, expenditures, or interest earned during the period.

Ending Fund Balance: The amount of money in the association's reserve fund at the end of the fiscal year. It is calculated by taking the Beginning Fund Balance, adding reserve contributions and any interest earned, and subtracting any expenditures for repairs or replacements during the period. This balance becomes the Beginning Fund Balance for the next period.

Assessment Contributions: The regular annual contributions made by homeowners or unit owners, as part of their association dues/fees, which are allocated specifically to the reserve fund. These contributions are planned and collected over time to ensure the association has sufficient funds to cover future major repairs or replacements of common area components, such as roofs, elevators, or sidewalks, as outlined in the reserve study's funding plan. The amount is determined based on the financial analysis in the reserve study, aiming to maintain an adequate reserve fund balance and avoid special assessments.

Useful Life: An estimate of the total operational lifespan of a component, determined at the beginning of its life, often used for accounting and depreciation purposes.

Remaining Useful Life (RUL): A dynamic estimate of how much longer a component will remain operational, based on its current condition, maintenance history, and usage patterns.

Replacement Cost: The estimated cost to repair or replace a component at the end of its useful life, adjusted for inflation and current market conditions.

IRP Study Terminology - Continued

Unit of Measure: The standard metric or quantity used to quantify a specific component or asset in the reserve study's component/asset inventory. It defines how the component's size, extent, or scope is measured to estimate its replacement or repair cost.

Current Cost: The estimated cost to repair or replace a specific component in the association's common area at the present time, based on current market prices and conditions.

Unfunded Balance: The difference between the fully funded balance (the ideal reserve fund amount needed to cover the total accrued depreciation of all components) and the actual Fund Balance (the current amount in the reserve fund). It represents the shortfall in reserve funds that the association has not yet accumulated to meet its long-term repair and replacement obligations for common area components.

Capital Improvement Plan (CIP): A strategic planning document that outlines an association or organization's anticipated major capital projects over a specified period, typically 5 to 30 years. The CIP identifies and prioritizes significant repairs, replacements, or upgrades of common area components (e.g., roofs, HVAC systems, or pools) that the association is responsible for maintaining. It includes estimated costs, timelines, and funding strategies, often aligning with the reserve study's Physical and Financial Analysis to ensure the reserve fund can support these capital expenditures without relying on special assessments or loans. The CIP helps ensure long-term financial stability and proper maintenance of community assets.

Cash Flow Method (Pooled Funding): A funding calculation method that pools all future replacement costs into a single reserve account and determines a stable contribution rate to offset these costs over time. It is flexible and widely used due to its ability to achieve various funding objectives.

Component Method (Straight-Line): A funding calculation method that divides the replacement cost of each component by its remaining useful life to determine the annual contribution needed for that component. This method results in variable annual budgets and often higher-than-necessary reserve balances.

General Statements and Observations

1. To establish a beginning Reserve Fund Balance and, we reviewed various District documents including the last 5 years of financial audits, the FY 2025 adopted budget, and unaudited Financial Statements.
2. Our team compiled relative information from known local market costs, current and past estimates, industry specific online stores and FCS's proprietary community infrastructure reinvestment planning tool to estimate current and replacement cost values. During the analysis, our professionals consulted with local professional contractors including Florida Certified Contractors, Inc. (FCC), related to general construction/roofing, and CBUSS Enterprises, Inc., related to certified pool contractor services. Remaining useful life was estimated during the onsite field observation visits. Other resources included the U.S. Bureau of Labor Statistics.
3. A Reserve Study that is absent of an annual capital improvement plan can lead to apprehension in approving the spending funds on capital projects. This is especially true if you cannot project short-term and long-term outlooks of revenues, expenditures, and reserve funds. The purpose of building reserve funds is to plan for and spend money on infrastructure reinvestment.
4. Normal repairs and maintenance items, $5,000 or less, should be considered Operations & Maintenance (O&M) and budgeted for in the General Fund. Major outlays for improvements with longer useful life projections should be considered Capital Outlay, and budgeted for in the Capital Reserve Fund

Field Visit Observations
Playground fence in need of repairs
Prep, repair, seal, playground equipment
Pool resurfacing planning within the next 3 to 4 years
Broken pool scum gutter grate
Prep, prime, paint decorative streetlights
Worn and weathered pool safety equipment
Pond bank erosion control needed- pond behind the amenity center
Sunken pavers around perimeter of amenity center
Exposed aggregate - parking lot and roads
Contact qualified roofing contractor for flat and tile roof inspection.
Gate System aging and in need of maintenance
Amenity center exterior lights are rusting
Consider non-skid material for floors in the bathroom near pool and fitness center

IRP Analysis Findings

Community Information	Details
Community Name	Montecito Community Development District (CDD)
Physical Address	208 Montecito Dr., Satellite Beach, Florida 32937
County	Brevard
Number of Units	421

Analysis/Findings	Details
Fiscal Year Begins Fiscal Year Ends	October 1, 2025 September 30, 2026
Total Categories	26
Total Number of Assets in IRP Analysis	124
FY 2027 Approved Capital Contributions	$222,324.82
FY 2027 Adopted Capital Expenses	$0
Recommended FY 2027 Capital Contribution Level	$192,114
Recommended FY 2027 Capital Expenses	$90,622
Targeted Contribution Level in 2028	$199,799
Current | Beginning Fund Balance FY 2026	$406,918
Projected | Ending Fund Balance FY026	$453,056
Targeted 10-year Ending Fund Balance	$1,271,295

Montecito CDD	Audited 2025	Audited 2024	Audited 2023	Audited 2022	Audited 2021
Revenues	$1,101,519	$1,309,617	$1,216,078	$1,140,555	$2,689,965
Expenses	$1,333,286	$1,404,053	$1,452,424	$1,874,145	$1,575,045
Beginning Fund Balance	$588,775	$499,644	$354,944	$734,940	$558,726
Ending Fund Balance	$568,918	$588,775	$499,644	$354,944	$734,940

30 Year Cash Flow (Pooled) Funding Method

The Cash Flow (Pooled) Funding Method, also referred to as the pooled reserve method, is a reserve funding approach used by community associations and districts to accumulate funds for the repair, replacement, or maintenance of major community assets (e.g., pools, roads, stormwater systems). The Cash Flow Method is acknowledged as a way to calculate reserves based on a "pooled analysis," where funds are aggregated into a single account, and contributions are determined by projecting future expenses and ensuring adequate cash flow over time. This method incorporates inflation and interest and allows for flexibility in how funds are used across various reserve components. Our analysis uses the beginning capital reserve fund balance, the projected annual reserve expenditures over a 30-year outlook, and determines an annual assessment contribution level to ensure positive cash flow and sufficient capital reserves over the next 30 years.

Asset Valuation Data Sheet (Major Categories Only)

Units of Measure | Abbreviations					
Allowance	Allow	Horsepower	Hp	Squares	Sq
Cubic Feet	Cu Ft	Kilowatts	Kw	Square Feet	Sq Ft
Cubic Yards	Cu Yds	Linear Feet	Ln Ft	Total	Total
Each	Each	Linear Mile	Ln Mi	Units	Units

Asset Categories	Current Cost Values
Allowances – Misc.	$52,300
Doors & Windows	$259,397
Electronics	$40,017
Fencing & Gates	$277,980
Fitness Equipment	$75,506
Flooring & Tile	$203,594
Furniture, Fixtures & Equipment	$194,972
HVAC	$60,000
Lighting	$113,630
Maintenance Equipment	$27,500
Painting & Waterproofing	$176,472
Paving, Concrete, Pavers	$1,125,978
Playground Equipment	$120,000
Pools, Water Features & Equipment	$834,502
Pumps, Motors, Mechanical Equipment	$378,400
Roofs	$186,930
Safety Equipment	$27,400
Security & Access Control	$49,134
Signage	$14,700
Total of all Categories	$3,268,456

Stabilized Capital Reserve Funding (SCRF)

Stabilized Capital Reserve Funding uses a unique methodology that combines the principles of Cash Flow (Pooled) funding with flexible capital improvement planning strategies to assist communities with projecting assessment levels, short and long-term infrastructure reinvestment expenses utilizing the FCS ***Infrastructure Reinvestment Planning Tool©***. In some years, you will use reserves; in other years, you will accumulate reserves. It is highly recommended to avoid adding more projects in the years where the plan is to strategically build reserves, to avoid potential funding shortfalls.

Benefits of Stabilized Capital Reserve Funding:

Flexible Contributions: A Board can make the decision to adjust assessment contributions to the reserve fund based on current financial conditions, economic forecasts, or available resources, offering flexibility to adapt to changing circumstances. The premise is to gradually increase contributions equal to or greater than the annual CPI or Inflationary factors but give the Boards the ability to set or determine contribution amounts through annual assessments.

Inflation and Interest Adjustments: The planning tool factors inflation, while accounting for interest earned in the reserved fund. Boards can choose to incorporate the revenues from interest into the annual budget process when setting assessment levels. However, it is highly recommended to avoid using any interest earned to offset annual contributions or expenses.

Flexible Expense Planning for Capital Projects: "Contemporary reserve study reports provide asset lists with projected replacement costs and useful life outlooks for planning. Effective capital project planning, including Infrastructure Reinvestment Plans (IRPs), demands a structured annual review to prioritize projects based on emerging needs relative to the reserve study. Input from the Board, onsite staff, and stakeholders is crucial. While reserve studies provide valuable guidance, they are not the plan itself. The Board and staff develop the actual plan by evaluating projected replacements against evolving critical and essential maintenance priorities. This proactive approach focuses on deliberate replacement or repair of important infrastructure—such as pool resurfacing, motor replacement, hvac, paving, or roof repairs—rather than reacting to unexpected failures." ***Howard "Mac" McGaffney***

Economic Stabilization: When capital plans properly project expenses and are funded properly, **SCRF** can adjust projections due to economic downturns, market shifts, or unforeseen financial challenges that are specific to each community.

Capital Growth and Long-Term Sustainability: When sufficient capital reserve funds have been achieved by a community, Boards can discuss appropriate investment options with their management company.

Strategic Funding Considerations

1. Prioritize Projects to achieve a 10-year average where contributions from assessments are greater than the 10-year average of expenses, and factor in 3-4% increases in annual assessment contributions for the capital reserve fund.
2. For capital projects that are $25,000 or greater, contact qualified contractors ahead of scheduling/planning to ask for budget estimates. Use those estimates to update the Capital Plan, projected replacement cost values and evaluate current assessment contribution needs.
3. In years where unplanned critical or essential projects need to be moved up, Boards can review the IRP's planned projects for any given year and reassign items that are less essential to another year.
4. Use the FCS customized IRP tool for your community during budget season to determine a capital improvement plan and identify projected revenues and expenses.

Reserve Fund Details	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$406,918	$453,056	$574,700	$696,801	$780,111
(+) Annual Contributions	$163,636	$192,114	$199,799	$207,791	$216,102
(-) Annual Expenditures	($117,498)	($90,622)	($102,629)	($153,440)	($131,662)
(+) Estimated Interest	$0	$20,152	$24,931	$28,959	$32,893
Use of Fund Balance	$46,138	$121,645	$122,101	$83,310	$117,333
Ending Fund Balance	$453,056	$574,700	$696,801	$780,111	$897,444

Reserve Fund Details	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Beginning Fund Balance	$897,444	$1,036,564	$1,105,625	$1,193,405	$1,233,341
(+) Annual Contributions	$224,746	$233,736	$243,085	$252,809	$262,921
(-) Annual Expenditures	($123,548)	($206,679)	($200,385)	($260,456)	($274,078)
(+) Estimated Interest	$37,922	$42,004	$45,079	$47,583	$49,111
Use of Fund Balance	$139,120	$69,061	$87,779	$39,937	$37,954
Ending Fund Balance	$1,036,564	$1,105,625	$1,193,405	$1,233,341	$1,271,295

Terms and Conditions of Use

Florida Community Specialists (FCS) gathers data from various sources to estimate construction material and labor costs. Diligent research has resulted in the reasonable and experienced information contained in this report. The data and cost projections are not meant to take the place of actual qualified proposals for work to be done. FCS accepts no liability for errors or inaccuracies. Unless specified, each cost is based on replacing an item entirely. Factors such as inflation, material availability, qualified labor shortages, or unforeseen events could impact prices significantly. Our estimate does not account for outlier factors in labor, material premiums, costs to comply with building codes, demolition, or land values. FCS has no current or future interest in performing the work involved in the compilation of this report. We confirm that our compensation for this report is not contingent upon the value estimates, or from the gathering of information from any of our resources. While construction plans and as-builts were unavailable, assumptions about unseen components were made based on similar properties or input from industry resources, qualified local contractors, and other confidential sources. We reserve the right to revise the assumptions in our report, at no additional cost to our clients, should updated information become readily available. Our assessment of the assets' condition is based solely on visual impressions, and no testing has been done. We make no warranty regarding the structure's soundness. The conclusions in this report apply only to the property for which our services were contracted for. This report should not be presumed to be relevant to similar properties. We are not obliged to provide testimony or appear in legal or administrative proceedings unless agreed upon beforehand. The total liability of FCS and its employees is limited to the fee paid for this report. All data used in the analysis and conclusions are to the best of our knowledge true and correct. By accepting or using this report, you agree to these terms and final payment concludes the business for which we are contracted. Dissemination of the IRP tool is prohibited, and use of the tool is limited to FCS and its contracted clients who agree to the annual licensing fee.

FCS
MANAGEMENT GROUP
"Attention to Detail"

Montecito Community Development District

Review and Consideration NM Maintenance Paver Replacement

(provided under separate cover)

Montecito Community Development District

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

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**

RESOLUTION 2026-08
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Montecito Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Montecito Community Development District for the Fiscal Year Ending September 30, 2027."

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2026.

ATTEST:

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A

FY 2027 Budget

Montecito CDD

FY2027 Approved Proposed Budgets

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

Montecito CDD
FY27 O&M Approved Proposed Budget

	Actual Through 6/30/2026	Anticipated 7/2026-9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Approved Proposed Budget
Revenues					
O&M Assessments	$ 1,096,209.13	$ -	$ 1,096,209.13	$ 1,056,071.09	$ 992,706.82
Debt Assessments (S2022)	625,356.91	-	625,356.91	333,842.87	-
Interest Income	18,500.88	5,381.40	23,882.28	23,882.28	23,000.00
Townhome Mailbox Maintenance	-	-	-	1,440.00	-
Stormwater Control - Cost Share	-	4,136.00	4,136.00	4,136.00	-
Other Revenue	2,755.00	-	2,755.00	-	-
Net Revenues	**$ 1,742,821.92**	**$ 9,517.40**	**$ 1,752,339.32**	**$ 1,419,372.24**	**$ 1,015,706.82**
General & Administrative Expenses					
Supervisor Fees	$ 3,200.00	$ 2,800.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
District Engineer	23,536.32	11,250.00	34,786.32	45,000.00	45,000.00
Legal Fees	39,405.00	10,000.00	49,405.00	40,000.00	40,000.00
District Management	37,500.00	12,500.00	50,000.00	50,000.00	54,000.00
Assessment Roll	7,252.60	-	7,252.60	7,000.00	7,500.00
Website Maintenance	2,265.00	855.00	3,120.00	3,420.00	3,420.00
Auditing Services	4,500.00	-	4,500.00	4,576.00	4,576.00
Tax Preparation Fees	69.71	-	69.71	60.00	75.00
Arbitrage Rebate Calculation	-	125.00	125.00	500.00	500.00
Trustee Fees	3,000.00	$ 250.00	3,250.00	3,250.00	3,000.00
Insurance	49,674.00	-	49,674.00	51,691.20	52,000.00
Legal Advertising	1,278.73	312.50	1,591.23	1,250.00	1,250.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Capital Reserve Study	-	-	-	-	2,000.00
Contingency/Miscellaneous	2,595.93	600.00	3,195.93	2,400.00	2,900.00
Total General & Administrative Expenses	**$ 174,452.29**	**$ 38,692.50**	**$ 213,144.79**	**$ 215,322.20**	**$ 222,396.00**
Maintenance Expenses					
Facility Attendant & General Mgmt.	**$ 90,374.51**	**$ 30,608.61**	**$ 120,983.12**	**$ 163,246.00**	**$ 140,000.00**
Amenity Center Operations					
Repairs & Maint. (Non-HVAC)	$ 6,173.95	$ 1,937.50	$ 8,111.45	$ 7,750.00	$ 7,750.00
HVAC Repairs & Maint.	114.08	1,250.00	1,364.08	5,000.00	5,000.00
Office Supplies	341.14	250.00	591.14	1,000.00	1,000.00
Janitorial Supplies	1,417.92	312.50	1,730.42	1,250.00	1,250.00
Janitorial Services	5,917.35	4,500.00	10,417.35	18,000.00	19,200.00
Pest Control & Termite Bond	847.08	300.75	1,147.83	1,203.00	1,000.00
Fitness Equipment Repairs & Maint.	1,320.95	-	1,320.95	3,000.00	1,000.00
Playground Repairs & Maint.	133.64	250.00	383.64	1,000.00	1,000.00
Pool Service Repairs & Maint.	13,296.88	7,000.00	20,296.88	28,000.00	25,000.00
Total Amenity Center	**$ 29,562.99**	**$ 15,800.75**	**$ 45,363.74**	**$ 66,203.00**	**$ 62,200.00**
Irrigation					
Irrigation Repairs & Maint.	$ 16,243.05	$ 12,500.00	$ 28,743.05	$ 50,000.00	$ 50,000.00
Irrigation Monitoring	5,850.00	1,800.00	7,650.00	7,200.00	7,650.00
Hoover Pumps Repairs & Maint.	7,107.23	4,375.00	11,482.23	17,500.00	17,500.00
Total Irrigation	**$ 29,200.28**	**$ 18,675.00**	**$ 47,875.28**	**$ 74,700.00**	**$ 75,150.00**
Stormwater Control					
Aquatic Repairs & Maint.	**$ 13,384.04**	**$ 3,958.65**	**$ 17,342.69**	**$ 20,000.00**	**$ 20,000.00**

Montecito CDD

FY27 O&M Approved Proposed Budget

	Actual Through 6/30/2026	Anticipated 7/2026-9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Approved Proposed Budget
Landscaping					
Landscaping Contracted Services	$ 58,500.00	$ 20,500.00	$ 79,000.00	$ 82,000.00	$ 82,000.00
Additional Landscaping Repairs & Maint.	11,990.00	6,911.50	18,901.50	27,646.00	27,646.00
Plant Replacement	14,301.00	1,500.00	15,801.00	6,000.00	6,000.00
Mulch	-	15,000.00	15,000.00	15,000.00	15,000.00
Palm Tree Maint.	18,000.00	-	18,000.00	18,000.00	18,000.00
Oak Tree Maint.	10,000.00	-	10,000.00	10,000.00	10,000.00
Total Landscaping	**$ 112,791.00**	**$ 43,911.50**	**$ 156,702.50**	**$ 158,646.00**	**$ 158,646.00**
Common Areas, Right of Ways & Walls					
Streetlight Repairs & Maint.	$ 3,678.40	$ 2,250.00	$ 5,928.40	$ 9,000.00	$ 4,500.00
Entry Vehicular Gates Repairs & Maint.	3,880.53	3,750.00	7,630.53	15,000.00	10,000.00
Pedestrian Entry Gates & Walls Maint.	-	1,250.00	1,250.00	5,000.00	5,000.00
Sidewalk Cleaning	-	-	-	-	17,000.00
Common Area Repairs & Maint.	2,776.89	3,000.00	5,776.89	12,000.00	10,000.00
Total Common Areas, Right of Ways & Walls	**$ 10,335.82**	**$ 10,250.00**	**$ 20,585.82**	**$ 41,000.00**	**$ 46,500.00**
Security Monitoring Services					
Fire Detection Services	$ 6,515.45	$ 1,782.50	$ 8,297.95	$ 7,130.00	$ 8,500.00
Security Monitoring Repairs & Maint.	318.00	717.50	1,035.50	2,870.00	1,500.00
Total Security Monitoring Services	**$ 6,833.45**	**$ 2,500.00**	**$ 9,333.45**	**$ 10,000.00**	**$ 10,000.00**
Utilities					
Electric Services	$ 33,421.02	$ 12,300.00	$ 45,721.02	$ 65,000.00	$ 48,000.00
Telephone, Internet	3,576.88	1,000.00	4,576.88	4,000.00	4,200.00
Water & Sewer Services	1,347.12	1,000.00	2,347.12	4,000.00	4,000.00
Gate Kiosk Internet Services	2,019.96	712.50	2,732.46	2,850.00	2,850.00
Total Utilities	**$ 40,364.98**	**$ 15,012.50**	**$ 55,377.48**	**$ 75,850.00**	**$ 59,050.00**
Extraordinary Services					
Townhome Mailboxes Maint	$ -	$ -	$ -	$ 1,440.00	$ 1,440.00
Total Maintenance Expenses	**$ 332,847.07**	**$ 140,717.01**	**$ 473,564.08**	**$ 611,085.00**	**$ 572,986.00**
Total Expenditures	**$ 507,299.36**	**$ 179,409.51**	**$ 686,708.87**	**$ 826,407.20**	**$ 795,382.00**
Other Financing Uses					
Capital Reserve Transfer Out	$ -	$ 63,636.20	$ 63,636.20	$ 63,636.20	$ 70,631.36
Disaster Reserve Transfer Out	-	30,000.00	30,000.00	30,000.00	29,938.69
Roadway Reserve Transfer Out	-	100,000.00	100,000.00	100,000.00	119,754.77
Total Other Financing Uses	**$ -**	**$ 193,636.20**	**$ 193,636.20**	**$ 193,636.20**	**$ 220,324.82**
Total Expenditures & Reserves	**$ 507,299.36**	**$ 373,045.71**	**$ 880,345.07**	**$ 1,020,043.40**	**$ 1,015,706.82**
Revenues Less Expenditures	**$ 1,235,522.56**	**$ (363,528.31)**	**$ 871,994.25**	**$ 399,328.84**	**$ -**
Bond Payments (S2022)	**$ 317,968.00**	(2,034.00)	**$ 315,934.00**	**$ 315,934.00**	**$ -**
Balance	**$ 917,554.56**	**$ (361,494.31)**	**$ 556,060.25**	**$ 83,394.84**	**$ -**
Assessment Fees & Discounts					
County Appraiser & Tax Collector Fee	$ 60,539.30	$ -	$ 60,539.30	$ 27,798.28	$ -
Discounts	37,436.21	-	37,436.21	55,596.56	-
Excess / (Shortfall)	**$ 819,579.05**	**$ (361,494.31)**	**$ 458,084.74**	$ -	**$ -**

Montecito Community Development District
FY 2027
Assessment Schedule

Unit Type	FY27 O&M Assessment (Gross)	FY27 Debt Assessment (Gross)	FY27 Total (Gross)	*FY26 Total (Gross)
SF				
1A Lots	3,039.05	971.18	$ 4,010.23	$ 4,971.59
1B Lots	3,039.05	971.18	$ 4,010.23	$ 4,971.59
TH				
2A	2,279.29	728.39	$ 3,007.68	$ 3,728.70
2B	2,279.29	728.39	$ 3,007.68	$ 3,728.70
2C	2,279.29	728.39	$ 3,007.68	$ 3,728.70

* Brevard County never placed Debt Assessment on tax bill for FY25

Revenues

O&M Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating and maintenance expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

Interest Income

Funds received from investments or banking entity

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to $200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

District Engineer

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Legal Fees

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year

District Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Assessment Roll

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District

Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Website Maintenance

Website maintenance fee for the CDD.

Auditing Services

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply

Tax Preparation Fees:

Creating and issuing 1099s to independent contractors.

Arbitrage Rebate Calculation

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate an arbitrage rebate liability.

Trustee Fees

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Insurance

Supervisors' and Officers' liability insurance as well as general liability insurance covered throughout the property of the CDD.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Capital Reserve Study

Annual fee for ongoing data analysis provided by a third party.

Contingency/Miscellaneous

Other general & administrative expenses incurred throughout the year. Disclosure costs, and/or re-amortization schedules for S2022 bond when needed (debt paid on bond requiring new calculation). Postage & shipping, etc.
.

Maintenance Expenses

Facility Attendant & GM Mgmt

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

AMENITY CENTER OPERATIONS

Repairs & Maintenance (Non-HVAC)

Represents estimated costs for maintaining the amenity center throughout the year.

HVAC Repairs & Maintenance

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

Office Supplies

The District incurs costs for various office supplies and/or services.

Janitorial Supplies

Represents any minimal costs for janitorial supplies.

Janitorial Services

Monthly commercial cleaning services for the clubhouse.

Pest Control & Termite Bond

Represents estimated costs for bi-monthly pest control services.

Fitness Equipment Repairs & Maintenance

Estimated costs for maintaining the fitness equipment owned by the District.

Playground Repairs & Maintenance

Estimated costs for maintaining and repairing the playground owned by the District

Pool Service Repairs & Maintenance

Estimated costs for maintaining and repairing the swimming pool facilities owned by the District

IRRIGATION

Irrigation Repairs & Maintenance

Estimated costs the District will endure for any repairs and the monthly maintenance related to the irrigation system.

Irrigation Monitoring

Represents the monitoring from vendor of the irrigation system.

Hoover Pumps Repairs & Maintenance

Represents the possible repairs and maintenance of the Hoover pumps located on District property.

STORMWATER CONTROL

Aquatic Repairs & Maintenance

Represents monthly maintenance on all lakes as well as repairs and maintenance on all fountains.

LANDSCAPING

Landscaping Contracted Services

District has a contract with ProGreen Services to maintain the landscaping within the District.

Additional Landscaping

Incur costs outside of the annual landscape maintenance contract.

Plant Replacement

Estimated costs to replace pot plants, etc. at the entrances of the community.

Mulch

Estimated costs for supplemental mulch to be added during fiscal year.

Palm Tree Maintenance

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

Oak Tree Maintenance

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

COMMON AREAS, RIGHT OF WAYS & WALLS

Streetlight Repairs & Maintenance

The District will incur costs to maintain the streetlights and decorative light fixtures.

Entry Vehicular Gates Repairs & Maintenance

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

Pedestrian Entry Gates & Wall Maintenance

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

Sidewalk Cleaning

Power Washing of the sidewalks on a per needed basis.

Common Area Repairs & Maintenance

Related to any costs dealing with the common areas of the District.

SECURITY MONITORING SERVICES

Fire Detection Services

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

Security Monitoring Repairs & Maintenance

Represents maintenance trip services and repairs provided by the vendor for the Districts burglary, access control and fire monitoring systems.

UTILITIES

Electric Services

The District has electricity accounts with FP&L for general purposes.

Telephone, Internet

The District will incur costs for phone and internet services related to the amenity center.

Water & Sewer Services

The District has a water and sewer account associated with The City of Melbourne for its amenity center.

Gate Kiosk Internet Services

The District will incur costs to provide internet services to the 2 gatehouses it owns via Spectrum.

EXTRAORDINARY SERVICES

Townhome Mailboxes Maintenance

Mailbox maintenance only charged to Townhomes.

Other Financing Uses

Capital Reserve Transfer Out

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

Disaster Reserve Transfer Out

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

Roadway Reserve Transfer Out

Funds collected and reserved for large repairs and maintenance of Districts roads.

Montecito Community Development District
Approved Proposed Debt Service Fund Budget
Series 2022 Special Assessment Bonds
Fiscal Year 2026 - 2027

	Approved Proposed FY 2027 Budget
REVENUES:	
DS Assessments	$ 357,073.20
TOTAL REVENUES	$ 357,073.20
EXPENDITURES:	
Series 2022 - Interest 11/1/2026	$ 45,530.00
Series 2022 - Principal 5/1/2027	224,000.00
Series 2022 - Interest 5/1/2027	45,530.00
TOTAL EXPENDITURES	$ 315,060.00
EXCESS REVENUES	
Series 2022 Interest 11/1/2027	$ 42,013.20

Montecito Community Development District

Consideration of Resolution 2026-09, Levying O&M Assessments and Certifying an Assessment Roll

RESOLUTION 2026-09
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

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

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

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

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

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

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

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

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

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

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST, 2026.

ATTEST:

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________________

Its:______________________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Exhibit A

Adopted Budget

Montecito CDD
FY27 O&M Approved Proposed Budget

	Actual Through 6/30/2026	Anticipated 7/2026-9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Approved Proposed Budget
Revenues					
O&M Assessments	$ 1,096,209.13	$ -	$ 1,096,209.13	$ 1,056,071.09	$ 992,706.82
Debt Assessments (S2022)	625,356.91	-	625,356.91	333,842.87	-
Interest Income	18,500.88	5,381.40	23,882.28	23,882.28	23,000.00
Townhome Mailbox Maintenance	-	-	-	1,440.00	-
Stormwater Control - Cost Share	-	4,136.00	4,136.00	4,136.00	-
Other Revenue	2,755.00	-	2,755.00	-	-
Net Revenues	**$ 1,742,821.92**	**$ 9,517.40**	**$ 1,752,339.32**	**$ 1,419,372.24**	**$ 1,015,706.82**
General & Administrative Expenses					
Supervisor Fees	$ 3,200.00	$ 2,800.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
District Engineer	23,536.32	11,250.00	34,786.32	45,000.00	45,000.00
Legal Fees	39,405.00	10,000.00	49,405.00	40,000.00	40,000.00
District Management	37,500.00	12,500.00	50,000.00	50,000.00	54,000.00
Assessment Roll	7,252.60	-	7,252.60	7,000.00	7,500.00
Website Maintenance	2,265.00	855.00	3,120.00	3,420.00	3,420.00
Auditing Services	4,500.00	-	4,500.00	4,576.00	4,576.00
Tax Preparation Fees	69.71	-	69.71	60.00	75.00
Arbitrage Rebate Calculation	-	125.00	125.00	500.00	500.00
Trustee Fees	3,000.00	$ 250.00	3,250.00	3,250.00	3,000.00
Insurance	49,674.00	-	49,674.00	51,691.20	52,000.00
Legal Advertising	1,278.73	312.50	1,591.23	1,250.00	1,250.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Capital Reserve Study	-	-	-	-	2,000.00
Contingency/Miscellaneous	2,595.93	600.00	3,195.93	2,400.00	2,900.00
Total General & Administrative Expenses	**$ 174,452.29**	**$ 38,692.50**	**$ 213,144.79**	**$ 215,322.20**	**$ 222,396.00**
Maintenance Expenses					
Facility Attendant & General Mgmt.	**$ 90,374.51**	**$ 30,608.61**	**$ 120,983.12**	**$ 163,246.00**	**$ 140,000.00**
Amenity Center Operations					
Repairs & Maint. (Non-HVAC)	$ 6,173.95	$ 1,937.50	$ 8,111.45	$ 7,750.00	$ 7,750.00
HVAC Repairs & Maint.	114.08	1,250.00	1,364.08	5,000.00	5,000.00
Office Supplies	341.14	250.00	591.14	1,000.00	1,000.00
Janitorial Supplies	1,417.92	312.50	1,730.42	1,250.00	1,250.00
Janitorial Services	5,917.35	4,500.00	10,417.35	18,000.00	19,200.00
Pest Control & Termite Bond	847.08	300.75	1,147.83	1,203.00	1,000.00
Fitness Equipment Repairs & Maint.	1,320.95	-	1,320.95	3,000.00	1,000.00
Playground Repairs & Maint.	133.64	250.00	383.64	1,000.00	1,000.00
Pool Service Repairs & Maint.	13,296.88	7,000.00	20,296.88	28,000.00	25,000.00
Total Amenity Center	**$ 29,562.99**	**$ 15,800.75**	**$ 45,363.74**	**$ 66,203.00**	**$ 62,200.00**
Irrigation					
Irrigation Repairs & Maint.	$ 16,243.05	$ 12,500.00	$ 28,743.05	$ 50,000.00	$ 50,000.00
Irrigation Monitoring	5,850.00	1,800.00	7,650.00	7,200.00	7,650.00
Hoover Pumps Repairs & Maint.	7,107.23	4,375.00	11,482.23	17,500.00	17,500.00
Total Irrigation	**$ 29,200.28**	**$ 18,675.00**	**$ 47,875.28**	**$ 74,700.00**	**$ 75,150.00**
Stormwater Control					
Aquatic Repairs & Maint.	**$ 13,384.04**	**$ 3,958.65**	**$ 17,342.69**	**$ 20,000.00**	**$ 20,000.00**

Montecito CDD
FY27 O&M Approved Proposed Budget

	Actual Through 6/30/2026	Anticipated 7/2026-9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Approved Proposed Budget
Landscaping					
Landscaping Contracted Services	$ 58,500.00	$ 20,500.00	$ 79,000.00	$ 82,000.00	$ 82,000.00
Additional Landscaping Repairs & Maint.	11,990.00	6,911.50	18,901.50	27,646.00	27,646.00
Plant Replacement	14,301.00	1,500.00	15,801.00	6,000.00	6,000.00
Mulch	-	15,000.00	15,000.00	15,000.00	15,000.00
Palm Tree Maint.	18,000.00	-	18,000.00	18,000.00	18,000.00
Oak Tree Maint.	10,000.00	-	10,000.00	10,000.00	10,000.00
Total Landscaping	**$ 112,791.00**	**$ 43,911.50**	**$ 156,702.50**	**$ 158,646.00**	**$ 158,646.00**
Common Areas, Right of Ways & Walls					
Streetlight Repairs & Maint.	$ 3,678.40	$ 2,250.00	$ 5,928.40	$ 9,000.00	$ 4,500.00
Entry Vehicular Gates Repairs & Maint.	3,880.53	3,750.00	7,630.53	15,000.00	10,000.00
Pedestrian Entry Gates & Walls Maint.	-	1,250.00	1,250.00	5,000.00	5,000.00
Sidewalk Cleaning	-	-	-	-	17,000.00
Common Area Repairs & Maint.	2,776.89	3,000.00	5,776.89	12,000.00	10,000.00
Total Common Areas, Right of Ways & Walls	**$ 10,335.82**	**$ 10,250.00**	**$ 20,585.82**	**$ 41,000.00**	**$ 46,500.00**
Security Monitoring Services					
Fire Detection Services	$ 6,515.45	$ 1,782.50	$ 8,297.95	$ 7,130.00	$ 8,500.00
Security Monitoring Repairs & Maint.	318.00	717.50	1,035.50	2,870.00	1,500.00
Total Security Monitoring Services	**$ 6,833.45**	**$ 2,500.00**	**$ 9,333.45**	**$ 10,000.00**	**$ 10,000.00**
Utilities					
Electric Services	$ 33,421.02	$ 12,300.00	$ 45,721.02	$ 65,000.00	$ 48,000.00
Telephone, Internet	3,576.88	1,000.00	4,576.88	4,000.00	4,200.00
Water & Sewer Services	1,347.12	1,000.00	2,347.12	4,000.00	4,000.00
Gate Kiosk Internet Services	2,019.96	712.50	2,732.46	2,850.00	2,850.00
Total Utilities	**$ 40,364.98**	**$ 15,012.50**	**$ 55,377.48**	**$ 75,850.00**	**$ 59,050.00**
Extraordinary Services					
Townhome Mailboxes Maint	$ -	$ -	$ -	$ 1,440.00	$ 1,440.00
Total Maintenance Expenses	**$ 332,847.07**	**$ 140,717.01**	**$ 473,564.08**	**$ 611,085.00**	**$ 572,986.00**
Total Expenditures	**$ 507,299.36**	**$ 179,409.51**	**$ 686,708.87**	**$ 826,407.20**	**$ 795,382.00**
Other Financing Uses					
Capital Reserve Transfer Out	$ -	$ 63,636.20	$ 63,636.20	$ 63,636.20	$ 70,631.36
Disaster Reserve Transfer Out	-	30,000.00	30,000.00	30,000.00	29,938.69
Roadway Reserve Transfer Out	-	100,000.00	100,000.00	100,000.00	119,754.77
Total Other Financing Uses	**$ -**	**$ 193,636.20**	**$ 193,636.20**	**$ 193,636.20**	**$ 220,324.82**
Total Expenditures & Reserves	**$ 507,299.36**	**$ 373,045.71**	**$ 880,345.07**	**$ 1,020,043.40**	**$ 1,015,706.82**
Revenues Less Expenditures	**$ 1,235,522.56**	**$ (363,528.31)**	**$ 871,994.25**	**$ 399,328.84**	**$ -**
Bond Payments (S2022)	**$ 317,968.00**	(2,034.00)	**$ 315,934.00**	**$ 315,934.00**	**$ -**
Balance	**$ 917,554.56**	**$ (361,494.31)**	**$ 556,060.25**	**$ 83,394.84**	**$ -**
Assessment Fees & Discounts					
County Appraiser & Tax Collector Fee	$ 60,539.30	$ -	$ 60,539.30	$ 27,798.28	$ -
Discounts	37,436.21	-	37,436.21	55,596.56	-
Excess / (Shortfall)	**$ 819,579.05**	**$ (361,494.31)**	**$ 458,084.74**	$ -	**$ -**

Exhibit B

Assessment Roll

Montecito CDD								
Fiscal Year 2027 Assessment Roll								
ParcelID	Debt Service	O&M	Total Assessments		ParcelID	Debt Service	O&M	Total Assessments
26 3726-32-*-24	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-87	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-25	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-88	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-26	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-89	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-27	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-90	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-28	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-91	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-29	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-92	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-30	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-93	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-31	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-94	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-32	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-95	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-33	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-96	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-34	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-97	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-35	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-98	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-36	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-99	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-37	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-100	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-38	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-101	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-39	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-102	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-40	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-103	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-41	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-104	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-42	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-105	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-43	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-106	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-44	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-107	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-45	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-108	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-46	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-109	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-47	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-110	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-48	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-111	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-49	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-112	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-50	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-113	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-51	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-114	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-52	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-115	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-53	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-116	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-54	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-117	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-55	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-118	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-56	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-119	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-57	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-120	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-58	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-121	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-59	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-122	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-60	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-123	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-61	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-124	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-62	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-125	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-63	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-126	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-64	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-127	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-65	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-128	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-66	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-129	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-67	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-130	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-68	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-131	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-69	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-132	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-70	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-133	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-71	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-134	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-72	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-135	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-73	$ -	$ 3,039.05	$ 3,039.05		26 3726-36-*-136	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-74	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-137	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-75	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-138	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-76	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-139	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-77	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-140	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-78	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-141	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-79	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-142	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-80	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-143	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-81	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-36-*-144	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-82	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-145	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-83	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-146	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-84	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-147	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-85	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-148	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-86	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-149	$ 723.34	$ 2,279.29	$ 3,002.63

Montecito CDD								
Fiscal Year 2027 Assessment Roll								
ParcelID	Debt Service	O&M	Total Assessments		ParcelID	Debt Service	O&M	Total Assessments
26 3726-32-*-116	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-150	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-117	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-151	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-118	$ -	$ 3,039.05	$ 3,039.05		26 3726-37-*-152	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-119	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-153	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-120	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-154	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-121	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-155	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-122	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-156	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-123	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-157	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-124	$ -	$ 3,039.05	$ 3,039.05		26 3726-37-*-158	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-126	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-159	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-32-*-127	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-160	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-1	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-161	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-2	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-162	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-3	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-163	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-4	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-164	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-5	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-165	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-6	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-166	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-7	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-167	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-8	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-168	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-9	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-169	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-10	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-170	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-11	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-171	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-12	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-172	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-13	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-173	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-14	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-174	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-15	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-175	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-16	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-176	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-17	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-177	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-18	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-178	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-19	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-179	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-20	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-180	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-21	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-181	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-22	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-182	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-23	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-183	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-87	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-184	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-88	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-185	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-89	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-186	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-90	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-187	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-91	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-188	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-92	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-189	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-93	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-190	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-94	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-191	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-95	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-192	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-96	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-193	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-97	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-194	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-98	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-195	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-99	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-196	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-100	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-197	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-101	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-198	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-102	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-199	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-103	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-200	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-104	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-201	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-105	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-202	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-106	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-203	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-107	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-204	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-108	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-205	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-109	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-206	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-110	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-207	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-111	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-208	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-112	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-209	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-113	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-210	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-114	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-211	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-34-*-115	$ 964.44	$ 3,039.05	$ 4,003.49		26 3726-37-*-212	$ 723.34	$ 2,279.29	$ 3,002.63

Montecito CDD								
Fiscal Year 2027 Assessment Roll								
ParcelID	**Debt Service**	**O&M**	**Total Assessments**		**ParcelID**	**Debt Service**	**O&M**	**Total Assessments**
26 3726-35-*-1	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-213	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-2	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-214	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-3	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-215	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-4	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-216	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-5	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-217	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-6	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-218	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-7	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-219	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-8	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-220	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-9	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-221	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-10	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-222	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-11	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-223	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-12	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-224	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-13	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-225	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-14	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-226	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-15	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-227	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-16	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-228	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-17	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-229	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-18	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-230	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-19	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-231	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-20	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-232	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-21	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-233	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-22	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-234	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-23	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-235	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-24	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-236	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-25	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-237	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-26	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-238	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-27	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-239	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-28	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-240	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-29	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-241	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-30	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-242	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-31	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-243	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-32	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-244	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-33	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-245	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-34	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-246	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-35	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-247	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-36	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-248	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-37	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-249	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-38	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-250	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-39	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-251	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-40	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-252	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-41	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-253	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-42	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-254	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-43	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-255	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-44	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-256	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-45	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-257	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-46	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-258	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-47	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-259	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-35-*-48	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-260	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-49	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-261	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-50	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-262	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-51	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-263	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-52	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-264	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-53	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-265	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-54	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-266	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-55	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-267	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-56	$ -	$ 2,279.29	$ 2,279.29		26 3726-37-*-268	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-57	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-269	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-58	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-270	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-59	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-271	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-60	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-272	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-61	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-273	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-62	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-274	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-63	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-275	$ 723.34	$ 2,279.29	$ 3,002.63

Montecito CDD								
Fiscal Year 2027 Assessment Roll								
ParcelID	**Debt Service**	**O&M**	**Total Assessments**		**ParcelID**	**Debt Service**	**O&M**	**Total Assessments**
26 3726-36-*-64	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-276	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-65	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-277	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-66	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-278	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-67	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-279	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-68	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-280	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-69	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-281	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-70	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-282	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-71	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-283	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-72	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-284	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-73	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-285	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-74	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-286	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-75	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-287	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-76	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-288	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-77	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-289	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-78	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-290	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-79	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-291	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-80	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-292	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-81	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-293	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-82	$ 723.34	$ 2,279.29	$ 3,002.63		26 3726-37-*-294	$ 723.34	$ 2,279.29	$ 3,002.63
26 3726-36-*-83	$ 723.34	$ 2,279.29	$ 3,002.63			$ 964.44	$ 3,039.05	$ 4,003.49
26 3726-36-*-84	$ 723.34	$ 2,279.29	$ 3,002.63			$ 331,529.18	$ 1,056,070.61	$ 1,387,599.79
26 3726-36-*-85	$ 723.34	$ 2,279.29	$ 3,002.63			$ 19,891.75	$ 63,364.24	$ 83,255.99
26 3726-36-*-86	$ 723.34	$ 2,279.29	$ 3,002.63			$ 311,637.43	$ 992,706.37	$ 1,304,343.80

Montecito Community Development District

Consideration of Resolution 2026-10, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027

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

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

WHEREAS, the Board has proposed the Fiscal Year 2026-2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026-2027 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

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

PASSED AND ADOPTED THIS 5th DAY OF AUGUST 2026.

ATTEST:	**MONTECITO COMMUNITY DEVELOPMENT DISTRICT**
_____________________________	_____________________________
Secretary/Assistant Secretary	Chairman/Vice Chairman

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
MONTECITO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

Wednesday, October 7, 2026
Wednesday, November 4, 2026
Wednesday, December 2, 2026
Wednesday, January 6, 2027
Wednesday, February 3, 2027
Wednesday, March 3, 2027
Wednesday, April 7, 2027
Wednesday, May 5, 2027*
Wednesday, June 2, 2027
Wednesday, July 7, 2027
Wednesday, August 4, 2027
Wednesday, September 1, 2027

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

Montecito Community Development District

Review and Consideration of Gym Maintenance Quotes

(provided under separate cover)

Montecito Community Development District

Review and Consideration of NM Maintenance Pressure Washing Proposal

Montecito Community Pressure Washing Pricing by Zone

Measurement Methodology

The quantities presented in this report are based on field measurements collected by walking the community using a distance measuring cart. Sidewalk lengths were measured on-site and converted to approximate square footage using the community's approximate sidewalk width of 6 feet.

Important Note: All square footage values are approximate and intended for estimating purposes only. Minor variations may occur due to curves, intersections, driveway aprons, radius transitions, and other field conditions. Based on the field measurements collected, the final cleaned area may be greater than the quantities presented in this report and is not expected to be less.

Zone 1 – Townhome Sidewalks

Street	No. Sidewalks	Length Per Side	Approx. Total Sq. Ft
Redondo Dr	2	967′ 11″	11,615
Ventura Dr	2	1092′ 9″	13,113
Clemente Drive	2	805' 11"	9,671
Simeon Drive	2	714' 8"	8,576
Montecito Drive (Right from Entrance)	1	1474' 4"	8,846
Montecito Drive (Opposite Side)	1	1327' 6"	7,965
Carlsbad Drive (Non-Residential Side)	1	1272' 9"	7,636

Street	No. Sidewalks	Length Per Side	Approx. Total Sq. Ft
Carlsbad Drive (Residential Side - Section 1)	1	714' 8"	4,288
Carlsbad Drive (Residential Side - Section 2)	1	473' 9"	2,842
ZONE TOTAL			**74,552**

Zone 2 – Parking Areas

Parking Type	Quantity	Approx. Sq. Ft.
Standard (19′ x 10′)	59	11,210
Parallel (24′ x 7′)	48	8,064
ZONE TOTAL		**19,274**

Zone 3 – Single Family Homes Sidewalk

Street	No. Sidewalks	Length Per Side	Approx. Total Sq. Ft
Monterey Drive	1	560′ 10″	3,365
Monterey Drive	1	585' 1"	3,510
PT Lobos Drive	1	756' 3"	4,538
PT Lobos Drive	1	767' 11"	4,608
Palos Verde Drive	2	440' 0"	5,280
Mission Bay Drive	2	309' 6"	3,714
Pond Walk Path	1	181' 7"	1,090
Montecito Drive (Left from Entrance)	1	1107' 11"	6,648
Montecito Drive (Opposite Side)	1	1327' 6"	7,965
ZONE TOTAL			**40,716**

Pricing by Zone

Zone	Approx Sq Ft.	Price
Zone 1- Townhome Sidewalks	74,553	$8,900
Zone 2- Parking Areas	19,274	$2,500
Zone 3- Single Family Sidewalks	40,716	$5,450
Total	**134,544**	**$16,850.00**

Project Notes

- A **50% deposit** is due upon approval of the proposal and prior to scheduling the project.
- The remaining **50% balance** is due upon completion of the work and upon receipt of the final invoice.
- Due to the size of the community, this project is expected to require multiple working days to complete. The final schedule will be coordinated with the property management team to minimize disruption to residents.
- This proposal includes only the areas identified during the initial site evaluation. Any additional areas not included in this takeoff (such as the pool area, clubhouse, sidewalks not measured, or other common areas) will be evaluated and quoted separately if requested or identified before or during the project.

Montecito Community Development District

Review and Consideration of NM Maintenance Pool Furniture Restoration

ESTIMATE

NM MAINTENANCE SERVICES, LLC
892 SW Jordin Ave
Port Saint Lucie, FL 34953

billing@nmmaintenanceservice.com
+1 (904) 420-0834
https://nmmaintenanceservice.com

Coastal Bay Asset Management

Bill to
Kisha Wagner
Montecito CDD
208 Montecito Drive
Satellite Beach FL 32937

Estimate no.: 2525
Estimate date: 06/30/2026
Expiration date: 07/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Services**	-Document the existing condition of all pool furniture prior to removal. -Remove and transport the following furniture from the Montecito pool area to the restoration facility: * 23 lounge chairs * 24 dining chairs * 8 dining tables * 10 side tables * 2 benches * 2 long benches -Inspect each piece for structural integrity and identify any components requiring repair or replacement. -Tighten, repair, or replace loose hardware and components as needed to restore structural stability. Prepare all furniture for refinishing, including: -Sandblasting to remove existing finishes and corrosion. -Surface preparation and sanding to ensure proper coating adhesion. -Powder coating of all metal frames. -Rewrapping/restrapping of furniture where applicable. -Perform a quality control inspection to verify the finish quality, structural integrity, and overall serviceability of each piece. -Transport all restored furniture back to the Montecito property.	1	$15,900.00	$15,900.00

-Reinstall and arrange all furniture in its original or designated locations.
-Perform a final walkthrough to verify proper placement, stability, and functionality of all restored furniture.

Total	**$15,900.00**
Deposit due	$7,950.00
Expiry date	07/30/2026

Ways to pay

VISA DISCOVER AMEX BANK

Note to customer

Payment Terms: A 50% deposit is due upon approval of this proposal. The remaining 50% is due upon completion of the project and submission of the final invoice.

Accepted date

Accepted by

Montecito Community Development District

Review and Consideration of NM Maintenance Roof Tile Cleaning

NM MAINTENANCE SERVICES, LLC
892 SW Jordin Ave
Port Saint Lucie, FL 34953
billing@nmmaintenanceservice.com
https://nmmaintenanceservice.com

ADDRESS
Kisha Wagner
MontecitoCDD
208 MontecitoDrive
Satellite Beach FL 32937

Estimate 2528

DATE 06/30/2026

EXPIRATION DATE 07/30/2026

	QTY	RATE	AMOUNT
Services Scope of Work: - Protect surrounding areas prior to cleaning. - Clean all accessible roof tile surfaces using controlled-pressure washing techniques appropriate for the roofing material and condition. - Adjust water pressure as necessary to effectively remove dirt, algae, mold, mildew, and organic growth while minimizing the risk of damage to the roof surface. - Inspect accessible roof areas during the cleaning process and report any visible deficiencies observed. - Rinse and protect surrounding windows, gutters, landscaping, and adjacent surfaces affected during the cleaning process. - Perform a final quality inspection to verify all work has been completed in accordance with industry standards. Materials: - Cleaning solutions and miscellaneous materials necessary to complete the work.	1	2,250.00	2,250.00

	QTY	RATE	AMOUNT

Notes:
Roof cleaning will be performed using controlled-pressure washing methods. Water pressure will be adjusted according to the type and condition of the roof tiles to provide an effective cleaning while minimizing the potential for damage.

NM Maintenance Services is not responsible for any pre-existing conditions or damages, including but not limited to cracked, loose, chipped, or deteriorated roof tiles, damaged ridge caps, deteriorated mortar, damaged flashing, failing sealants, leaks, structural deficiencies, or any concealed conditions that existed prior to the commencement of work.

Due to the age and condition of roofing materials, some tiles or mortar joints may become dislodged during the cleaning process if they were already weakened or improperly secured. NM Maintenance Services shall not be responsible for such pre-existing conditions.

Some stains caused by age, oxidation, mineral deposits, or permanent discoloration may not be completely removable.

Work is subject to favorable weather conditions and may be rescheduled if necessary.

The terrace/patio area adjacent to the pool and the newly constructed area are specifically excluded from this proposal and are not part of the scope of work.

Payment Terms: A 50%deposit is due upon approval of this proposal. The remaining 50%is due upon completion of the project and submission of the final invoice.

TOTAL	$2,250.00

Accepted By

Accepted Date

Montecito Community Development District

Review and Consideration of NM Maintenance Amenity Center Concrete Curb Removal

ESTIMATE

NM MAINTENANCE SERVICES, LLC
892 SW Jordin Ave
Port Saint Lucie, FL 34953

billing@nmmaintenanceservice.com
+1 (904) 420-0834
https://nmmaintenanceservice.com

Coastal Bay Asset Management

Bill to
Kisha Wagner
MontecitoCDD
208 MontecitoDrive
Satellite Beach FL 32937

Estimate no.: 2531
Estimate date: 07/03/2026
Expiration date: 08/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Services**	- Remove and dispose of the existing concrete curb. - Carefully remove the existing pavers in the work area. - Prepare the base by adding and leveling sand as needed. - Reinstall the existing pavers where possible. - Provide and install additional matching pavers as required to complete the area. - Compact, level, and sand the joints to ensure a secure and finished installation. Note: Price includes all labor, materials and dispose of the concrete. Concrete Curb 50''W x 114'' L	1	$1,850.00	$1,850.00

Total **$1,850.00**

Deposit due $925.00

Expiry date 08/03/2026

Ways to pay

VISA, Mastercard, DISCOVER, AMEX, BANK

Note to customer

Payment Terms: A 50% deposit is due upon approval of this proposal. The remaining 50% is due upon completion of the project and submission of the final invoice.

Accepted date

Accepted by

Montecito Community Development District

Ratification of Payment Authorization Nos. 69 – 74

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #69
6/3/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
256157	Brevard Pools, Inc. (MONTE)	06/01/2026	Montecito CDD	1,444.00
1001	Coastal Bay Asset Management (MONTE)	05/30/2026	Montecito CDD	800.00
1091787	Florida Door Control Of Orlando, Inc. (MONTE)	05/28/2026	Montecito CDD	220.00
1091832	Florida Door Control Of Orlando, Inc. (MONTE)	06/02/2026	Montecito CDD	360.00
0007733643	Gannett Florida LocaliQ (MONTE)	05/31/2026	Montecito CDD	610.06
3807	Insight Irrigation Monitoring (MONTE)	06/01/2026	Montecito CDD	600.00
30647	ProGreen Services, LLC (MONTE)	05/29/2026	Montecito CDD	453.75
30648	ProGreen Services, LLC (MONTE)	05/29/2026	Montecito CDD	466.00
30649	ProGreen Services, LLC (MONTE)	05/29/2026	Montecito CDD	451.75
30650	ProGreen Services, LLC (MONTE)	05/29/2026	Montecito CDD	286.25
30651	ProGreen Services, LLC (MONTE)	05/29/2026	Montecito CDD	311.74
30652	ProGreen Services, LLC (MONTE)	05/29/2026	Montecito CDD	394.00
30779	ProGreen Services, LLC (MONTE)	06/01/2026	Montecito CDD	6,500.00
30880	ProGreen Services, LLC (MONTE)	05/31/2026	Montecito CDD	13,426.00
PSI270864	Solitude Lake Management (MONTE)	06/01/2026	Montecito CDD	1,319.55
647908	Sonitrol of Tallahassee (MONTE)	05/30/2026	Montecito CDD	179.47
			Total:	**27,822.57**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #70
6/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
198948	Billing Cochran, P.A. (MONTE)	05/31/2026	Montecito CDD	6,435.00
256933	Brevard Pools, Inc. (MONTE)	06/10/2026	Montecito CDD	39.98
2026.06.03	Debra Reitz (MONTE)	06/03/2026	Montecito CDD	200.00
OE-EXP-06-2026-24	PFM Management Services LLC (MONTE)	06/09/2026	Montecito CDD	14.57
2026.06.03	Rich Wellman (MONTE)	06/03/2026	Montecito CDD	200.00
648350	Sonitrol of Tallahassee (MONTE)	06/05/2026	Montecito CDD	79.00
8602	VGlobalTech (MONTE)	06/01/2026	Montecito CDD	185.00
			Total:	**7,153.55**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #71
6/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-06-2026-48	PFM Management Services LLC (MONTE)	06/05/2026	Montecito CDD	4,166.67
30993	ProGreen Services, LLC (MONTE)	06/17/2026	Montecito CDD	1,140.00
			Total:	**5,306.67**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #72
6/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
255336	Brevard Pools, Inc. (MONTE)	05/22/2026	Montecito CDD	700.00
103929	Culpepper & Terpening, Inc. (MONTE)	06/19/2026	Montecito CDD	4,282.50
31029	ProGreen Services, LLC (MONTE)	06/23/2026	Montecito CDD	210.53
31030	ProGreen Services, LLC (MONTE)	06/23/2026	Montecito CDD	297.49
31031	ProGreen Services, LLC (MONTE)	06/23/2026	Montecito CDD	511.75
31032	ProGreen Services, LLC (MONTE)	06/23/2026	Montecito CDD	313.75
			Total:	**6,316.02**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #73
6/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1003	Coastal Bay Asset Management (MONTE)	06/22/2026	Montecito CDD	11,666.66
1004	Coastal Bay Asset Management (MONTE)	06/26/2026	Montecito CDD	800.00
17662	Commercial Health & Exercise Inc (MONTE)	06/24/2026	Montecito CDD	405.95
1092216	Florida Door Control Of Orlando, Inc. (MONTE)	06/30/2026	Montecito CDD	475.00
09-17285	GAULT ELECTRIC LLC (MONTE)	06/29/2026	Montecito CDD	3,678.40
649660	Sonitrol of Tallahassee (MONTE)	06/25/2026	Montecito CDD	648.82
			Total:	**17,674.83**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #74
7/8/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
14909469	City of Melbourne Utilities (MONTE)	07/02/2026	Montecito CDD	332.52
2026.07.01	Debra Reitz (MONTE)	07/01/2026	Montecito CDD	200.00
20260701-005	FCS Management Group LLC (MONTE)	07/01/2026	Montecito CDD	2,500.00
3868	Insight Irrigation Monitoring (MONTE)	07/01/2026	Montecito CDD	600.00
0800A	NM Maintenance Services, LLC (MONTE)	07/03/2026	Montecito CDD	2,295.00
0801A	NM Maintenance Services, LLC (MONTE)	07/03/2026	Montecito CDD	1,450.00
31353	ProGreen Services, LLC (MONTE)	07/01/2026	Montecito CDD	6,500.00
2026.07.01	Rich Wellman (MONTE)	07/01/2026	Montecito CDD	200.00
68579666	Stark Exterminators (MONTE)	06/30/2026	Montecito CDD	84.00
			Total:	**14,161.52**

Montecito Community Development District

Review of District Financial Statements

Montecito CDD

June 2026 Financial Package

June 30, 2026

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

Montecito CDD
Statement of Financial Position
As of 6/30/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
Assets				
Current Assets				
General Checking Account	$602,465.30			$602,465.30
Capital Reserve	409,304.51			409,304.51
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		$32,285.57		32,285.57
Series 2022 Revenue Bond		113,822.88		113,822.88
Series 2022 Interest		510.60		510.60
Total Current Assets	$1,025,869.42	$146,619.05	$0.00	$1,172,488.47
Investments				
Amount Available in Debt Service Funds			$146,619.05	$146,619.05
Amount To Be Provided			2,753,380.95	2,753,380.95
Total Investments	$0.00	$0.00	$2,900,000.00	$2,900,000.00
Total Assets	$1,025,869.42	$146,619.05	$2,900,000.00	$4,072,488.47
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$5,923.17			$5,923.17
Accrued Expenses Payable	5,754.00			5,754.00
Due To Other Funds		$9,377.07		9,377.07
Total Current Liabilities	$11,677.17	$9,377.07	$0.00	$21,054.24
Long Term Liabilities				
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	$11,677.17	$9,377.07	$2,900,000.00	$2,921,054.24
Net Assets				
Net Assets, Unrestricted	$536,571.32			$536,571.32
Current Year Net Assets, Unrestricted	(62,817.37)			(62,817.37)
Net Assets - General Government	32,346.97			32,346.97
Current Year Net Assets - General Government	508,091.33			508,091.33
Net Assets, Unrestricted		($174,214.70)		(174,214.70)
Current Year Net Assets, Unrestricted		311,456.68		311,456.68
Total Net Assets	$1,014,192.25	$137,241.98	$0.00	$1,151,434.23
Total Liabilities and Net Assets	$1,025,869.42	$146,619.05	$2,900,000.00	$4,072,488.47

Montecito CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
Revenues				
On-Roll Assessments	$1,096,209.13			$1,096,209.13
Other Revenue	2,755.00			2,755.00
On-Roll Assessments		$625,356.91		625,356.91
Total Revenues	$1,098,964.13	$625,356.91	$0.00	$1,724,321.04
Expenses				
Supervisor Fees	$3,200.00			$3,200.00
Insurance	48,824.00			48,824.00
Trustee Services	3,000.00			3,000.00
Management	37,500.03			37,500.03
Field Management	90,374.51			90,374.51
Engineering	23,536.32			23,536.32
Property Appraiser	60,539.30			60,539.30
District Counsel	39,405.00			39,405.00
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	1,417.92			1,417.92
Janitorial Service	5,917.35			5,917.35
Postage & Shipping	65.54			65.54
Legal Advertising	1,278.73			1,278.73
Contingency	2,595.93			2,595.93
Office Supplies	275.60			275.60
Web Site Maintenance	2,265.00			2,265.00
Dues, Licenses, and Fees	175.00			175.00
Capital Expenditures	75,320.30			75,320.30
Security	318.00			318.00
Fire Detection Services	6,515.45			6,515.45
Electric	33,421.02			33,421.02
Irrigation	16,243.05			16,243.05
Irrigation Monitoring	5,850.00			5,850.00
Water-Sewer	1,347.12			1,347.12
Aquatic Repairs & Maint.	13,384.04			13,384.04
Amenity - Pool Maintenance	13,296.88			13,296.88
Internet Services	3,576.88			3,576.88
Gate Kiosk - Internet Srvcs	2,019.96			2,019.96
Other Insurance	850.00			850.00
General Repair & Maintenance	6,173.95			6,173.95
Common Area Maintenance	2,776.89			2,776.89
Landscaping Maintenance & Material	58,500.00			58,500.00
Additional Landscaping R&M	11,990.00			11,990.00
Tree Trimming	18,000.00			18,000.00
Flower & Plant Replacement	14,301.00			14,301.00
HVAC	114.08			114.08
Pest Control	847.08			847.08
Entrance Vehicular Gate	3,880.53			3,880.53
Oak Tree Maintenance	10,000.00			10,000.00
Hoover Pumps Repair & Maintenance	7,107.23			7,107.23
Streetlights	3,678.40			3,678.40
Fitness Facility	1,320.95			1,320.95
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	$680,595.20	$317,968.00	$0.00	$998,563.20
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$18,500.88			$18,500.88
Allocate Resv Acct Interest	8,404.15			8,404.15
Interest Income		$4,067.77		4,067.77
Total Other Revenues (Expenses) & Gains (Losses)	$26,905.03	$4,067.77	$0.00	$30,972.80
Change In Net Assets	$445,273.96	$311,456.68	$0.00	$756,730.64
Net Assets At Beginning Of Year	$568,918.29	($174,214.70)	$0.00	$394,703.59
Net Assets At End Of Year	$1,014,192.25	$137,241.98	$0.00	$1,151,434.23

Montecito CDD
Budget to Actual
For The Month Ending 6/30/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
Revenues					
O&M Assessments	$ 1,096,209.13	$ 792,053.32	$ 304,155.81	$ 1,056,071.09	103.80%
Debt Assessments (S2022)	625,356.91	250,382.15	374,974.76	333,842.87	187.32%
Interest Income	18,500.88	17,911.71	589.17	23,882.28	77.47%
Townhome Mailbox Maintenance	-	1,080.00	(1,080.00)	1,440.00	0.00%
Stormwater Control - Cost Share	2,755.00	3,102.00	(347.00)	4,136.00	0.00%
Net Revenues	**$ 1,742,821.92**	**$ 1,064,529.18**	**$ 678,292.74**	**$ 1,419,372.24**	**122.79%**
General & Administrative Expenses					
Supervisor Fees	$ 3,200.00	$ 4,500.00	$ (1,300.00)	$ 6,000.00	53.33%
District Engineer	23,536.32	33,750.00	(10,213.68)	45,000.00	52.30%
Legal Fees	39,405.00	30,000.00	9,405.00	40,000.00	98.51%
District Management	37,500.00	37,500.00	-	50,000.00	75.00%
Assessment Roll	7,252.60	5,250.00	2,002.60	7,000.00	103.61%
Website Maintenance	2,265.00	2,565.00	(300.00)	3,420.00	66.23%
Auditing Services	4,500.00	3,432.00	1,068.00	4,576.00	98.34%
Tax Preparation Fees	69.71	45.00	24.71	60.00	116.18%
Arbitrage Rebate Calculation	-	375.00	(375.00)	500.00	0.00%
Trustee Fees	3,000.00	2,437.50	562.50	3,250.00	92.31%
Insurance	49,674.00	38,768.40	10,905.60	51,691.20	96.10%
Legal Advertising	1,278.73	937.50	341.23	1,250.00	102.30%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
Contingency/Miscellaneous	2,595.93	1,800.00	795.93	2,400.00	108.16%
Total General & Administrative Expenses	**$ 174,452.29**	**$ 161,491.65**	**$ 12,960.64**	**$ 215,322.20**	**81.02%**
Maintenance Expenses					
Facility Attendant & General Mgmt.	**$ 90,374.51**	**$ 122,434.50**	**$ (32,059.99)**	**$ 163,246.00**	**55.36%**
Amenity Center Operations					
Repairs & Maint. (Non-HVAC)	$ 6,173.95	$ 5,812.50	$ 361.45	$ 7,750.00	79.66%
HVAC Repairs & Maint.	114.08	3,750.00	(3,635.92)	5,000.00	2.28%
Office Supplies	341.14	750.00	(408.86)	1,000.00	34.11%
Janitorial Supplies	1,417.92	937.50	480.42	1,250.00	113.43%
Janitorial Services	5,917.35	13,500.00	(7,582.65)	18,000.00	32.87%
Pest Control & Termite Bond	847.08	902.25	(55.17)	1,203.00	70.41%
Fitness Equipment Repairs & Maint.	1,320.95	2,250.00	(929.05)	3,000.00	44.03%
Playground Repairs & Maint.	133.64	750.00	(616.36)	1,000.00	13.36%
Pool Service Repairs & Maint.	13,296.88	21,000.00	(7,703.12)	28,000.00	47.49%
Total Amenity Center	**$ 29,562.99**	**$ 49,652.25**	**$ (20,089.26)**	**$ 66,203.00**	**44.66%**
Irrigation					
Irrigation Repairs & Maint.	$ 16,243.05	$ 37,500.00	$ (21,256.95)	$ 50,000.00	32.49%
Irrigation Monitoring	5,850.00	5,400.00	450.00	7,200.00	81.25%
Hoover Pumps Repairs & Maint.	7,107.23	13,125.00	(6,017.77)	17,500.00	40.61%
Total Irrigation	**$ 29,200.28**	**$ 56,025.00**	**$ (26,824.72)**	**$ 74,700.00**	**39.09%**

Montecito CDD

Budget to Actual

For The Month Ending 6/30/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
Stormwater Control					
Aquatic Repairs & Maint.	**$ 13,384.04**	**$ 15,000.00**	**$ (1,615.96)**	**$ 20,000.00**	**66.92%**
Landscaping					
Landscaping Contracted Services	$ 58,500.00	$ 61,500.00	$ (3,000.00)	$ 82,000.00	71.34%
Additional Landscaping Repairs & Maint.	11,990.00	20,734.50	(8,744.50)	27,646.00	43.37%
Plant Replacement	14,301.00	4,500.00	9,801.00	6,000.00	238.35%
Mulch	-	11,250.00	(11,250.00)	15,000.00	0.00%
Palm Tree Maint.	18,000.00	13,500.00	4,500.00	18,000.00	100.00%
Oak Tree Maint.	10,000.00	7,500.00	2,500.00	10,000.00	100.00%
Total Landscaping	**$ 112,791.00**	**$ 118,984.50**	**$ (6,193.50)**	**$ 158,646.00**	**71.10%**
Common Areas, Right of Ways & Walls					
Streetlight Repairs & Maint.	$ 3,678.40	$ 6,750.00	$ (3,071.60)	$ 9,000.00	40.87%
Entry Vehicular Gates Repairs & Maint.	3,880.53	11,250.00	(7,369.47)	15,000.00	25.87%
Pedestrian Entry Gates & Walls Maint.	-	3,750.00	(3,750.00)	5,000.00	0.00%
Common Area Repairs & Maint.	2,776.89	9,000.00	(6,223.11)	12,000.00	23.14%
Total Common Areas, Right of Ways & Walls	**$ 10,335.82**	**$ 30,750.00**	**$ (20,414.18)**	**$ 41,000.00**	**25.21%**
Security Monitoring Services					
Fire Detection Services	$ 6,515.45	$ 5,347.50	$ 1,167.95	$ 7,130.00	91.38%
Security Monitoring Repairs & Maint.	318.00	2,152.50	(1,834.50)	2,870.00	11.08%
Total Security Monitoring Services	**$ 6,833.45**	**$ 7,500.00**	**$ (666.55)**	**$ 10,000.00**	**68.33%**
Utilities					
Electric Services	$ 33,421.02	$ 48,750.00	$ (15,328.98)	$ 65,000.00	51.42%
Telephone, Internet	3,576.88	3,000.00	576.88	4,000.00	89.42%
Water & Sewer Services	1,347.12	3,000.00	(1,652.88)	4,000.00	33.68%
Gate Kiosk Internet Services	2,019.96	2,137.50	(117.54)	2,850.00	70.88%
Total Utilities	**$ 40,364.98**	**$ 56,887.50**	**$ (16,522.52)**	**$ 75,850.00**	**53.22%**
Extraordinary Services					
Townhome Mailboxes Maint	$ -	$ 1,080.00	$ (1,080.00)	$ 1,440.00	0.00%
Total Maintenance Expenses	**$ 332,847.07**	**$ 458,313.75**	**$ (125,466.68)**	**$ 611,085.00**	**54.47%**
Total Expenditures	**$ 507,299.36**	**$ 619,805.40**	**$ (112,506.04)**	**$ 826,407.20**	**61.39%**
Other Financing Uses					
Capital Reserve Transfer Out	$ -	$ 47,727.15	$ (47,727.15)	$ 63,636.20	
Disaster Reserve Transfer Out	-	22,500.00	(22,500.00)	30,000.00	
Roadway Reserve Transfer Out	-	75,000.00	(75,000.00)	100,000.00	
Total Other Financing Uses	**$ -**	**$ 145,227.15**	**$ (145,227.15)**	**$ 193,636.20**	
Total Expenditures & Reserves	**$ 507,299.36**	**$ 765,032.55**	**$ (257,733.19)**	**$ 1,020,043.40**	
Revenues Less Expenditures	**$ 1,235,522.56**	**$ 299,496.63**	**$ 936,025.93**	**$ 399,328.84**	
Bond Payments (S2022)	**$ 317,968.00**	**$ 236,950.50**	**$ 81,017.50**	**$ 315,934.00**	
Balance	**$ 917,554.56**	**$ 62,546.13**	**$ 855,008.43**	**$ 83,394.84**	
Assessment Fees & Discounts					
County Appraiser & Tax Collector Fee	$ 60,539.30	$ 20,848.71	$ 39,690.59	$ 27,798.28	
Discounts	37,436.21	41,697.42	(4,261.21)	55,596.56	
Excess / (Shortfall)	**$ 819,579.05**	**$ -**	**$ 819,579.05**	**$ -**	

Montecito CDD
Month By Month
For the Month Ending 6/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-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	$ 20,073.32	$ 1,096,209.13
Interest Income	82.52	52.88	2,715.40	5,682.40	2,070.80	2,158.89	2,133.49	1,923.81	1,680.69	18,500.88
Other Revenue	-	665.00	295.00	610.00	-	-	-	565.00	620.00	2,755.00
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**	**$ 22,374.01**	**$ 1,117,465.01**
General & Administrative Expenses										
Supervisor Fees	$ 400.00	$ 400.00	$ 400.00	$ -	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 3,200.00
District Engineer	-	5,721.42	-	1,152.40	-	4,520.00	5,432.50	2,427.50	4,282.50	23,536.32
Legal Fees	-	10,185.00	-	4,097.50	3,955.00	6,517.50	4,510.00	3,705.00	6,435.00	39,405.00
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	4,166.67	37,500.03
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	185.00	2,265.00
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	610.06	1,278.73
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	492.85	2,646.90
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**	**$ 16,572.08**	**$ 174,503.29**
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	$ 11,666.66	$ 90,505.61
Amenity Center Operations										
Repairs & Maint. (Non-HVAC)	746.55	435.38	717.90	1,573.35	200.34	432.45	812.28	774.70	481.00	6,173.95
HVAC Repairs & Maint.	-	-	-	-	-	-	-	-	114.08	-
Office Supplies	-	-	-	-	101.60	129.66	-	31.44	27.47	290.17
Janitorial Supplies	-	-	275.40	-	148.37	344.99	171.80	341.46	135.90	1,417.92
Janitorial Services	677.25	677.25	677.25	677.25	677.25	-	-	-	2,400.00	5,786.25
Pest Control & Termite Bond	82.00	-	82.00	458.64	82.00	-	84.00	-	58.44	847.08
Fitness Equipment Repairs & Maint.	-	-	-	1,000.00	-	-	-	-	320.95	1,320.95
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	2,183.98	13,296.88
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**	**$ 5,721.82**	**$ 29,266.84**
Irrigation										
Irrigation Repairs & Maint.	$ -	$ 843.36	$ 2,217.58	$ 1,793.30	$ 1,347.41	$ 971.52	$ 1,794.85	$ 3,578.02	$ 3,697.01	$ 16,243.05
Irrigation Monitoring	600.00	600.00	1,050.00	600.00	600.00	600.00	600.00	600.00	600.00	5,850.00
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**	**$ 4,297.01**	**$ 29,200.28**
Stormwater Control										
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	$ 1,319.55	$ 13,384.04
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	$ 6,500.00	$ 58,500.00
Additional Landscaping Repairs & Maint.	-	5,100.00	-	-	550.00	-	-	5,200.00	1,140.00	11,990.00

Montecito CDD
Month By Month
For the Month Ending 6/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	YTD Actual
Plant Replacement	-	-	-	-	-	375.00	500.00	-	13,426.00	14,301.00
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**	**$ 21,066.00**	**$ 112,791.00**
Common Areas, Right of Ways & Walls										
Streetlight Repairs & Maint.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,678.40	$ 3,678.40
Entry Vehicular Gates Repairs & Maint.	468.00	-	-	-	290.00	2,067.53	-	-	1,055.00	3,880.53
Pedestrian Entry Gates & Walls Maint.	-	-	-	-	-	-	-	-	-	-
Common Area Repairs & Maint.	-	1,488.48	-	-	-	-	777.27	-	511.14	2,776.89
Total Common Areas, Right of Ways & Walls	**$ 468.00**	**$ 1,488.48**	**$ -**	**$ -**	**$ 290.00**	**$ 2,067.53**	**$ 777.27**	**$ -**	**$ 5,244.54**	**$ 10,335.82**
Security Monitoring Services										
Fire Detection Services	$ 612.09	$ 691.09	$ 691.09	$ 612.09	$ 79.00	$ 1,260.91	$ 727.82	$ 934.07	$ 907.29	$ 6,515.45
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**	**$ 907.29**	**$ 6,833.45**
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	$ 3,815.65	$ 33,421.02
Telephone, Internet	352.00	352.00	352.00	352.00	352.00	365.60	365.60	588.08	497.60	3,576.88
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	230.00	2,019.96
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**	**$ 4,543.25**	**$ 40,364.98**
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	$ 54,766.12	$ 332,682.02
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**	**$ 71,338.20**	**$ 507,185.31**
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)**	**$ (48,964.19)**	**$ 610,279.70**

Montecito Community Development District

General Manager

- **General Manager's Report**
- *(provided under separate cover)*