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 November 4, 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:
    - September 2, 2026, Board of Supervisors Meeting

Vendor Reports

- ProGreen Services LLC Monthly Executive Summary
    - September 2026
    - October 2026
    - Review of ProGreen Services LLC Proposals
    - Review and Consideration of Estimate 11515
- District Counsel: *Billing Cochran, P.A.*
- District Engineer: *Culpepper and Terpening, Inc.*

Old Business Matters

2. Capital Project Updates
3. Review and Consideration of Gym Maintenance Quotes

New Business Matters

pfm

4. Consideration of a Community Safety Presentation by the Satellite Beach Police Department
5. Ratification of Payment Authorization No. 80-88
6. Review of District Financial Statements

Staff Reports

- District Manager: *PFM Management Services LLC*
  - Next Meeting: December 2, 2026
- General Manager: *Coastal Bay Asset Management*
  - General Manager's Report

Supervisor Requests & Comments

Adjournment

Montecito Community Development District

Review and Consideration of the:

- **September 2, 2026 Board of Supervisors Meeting Minutes**

MONTECITO COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, September 2, 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
Rich Adams	Assistant Secretary
Debra Reitz	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	
Robert Wagner	Coastal Bay Asset Management	(via phone)

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 9:31 a.m. and a quorum was established.

The Pledge of Allegiance was recited.

ProGreen Services LLC Monthly Executive Summary

- **Review of ProGreen Services LLC Proposals**

- **Review and Consideration of Estimate 11475**

Mr. Kahoe reviewed the ProGreen monthly report with the Board.

Mr. Kahoe noted that his team is monitoring and getting a monthly reading on the usage of the water use in the wells. He noted the goal is to work with insights by monitoring lake levels to shut off the wells and stay within parameters.

Mr. Kahoe reviewed the estimates with the Board.

On motion by Ms. Reitz, seconded by Mr. Nehiba, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Proposal 11804 in the amount of $2,909.41.

On motion by Mr. Adams, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Proposal 11327 in the amount of $3,700.00.

Ms. Reitz noted there was a conference call with Pond Professionals, and the recommendation is to increase the density of the grasses planted along the bank.

Estimate 11515 was tabled.

Mr. Kahoe noted that estimate 11929 is to replace mulch with crimson red rock. He reviewed the three areas with the Board.

On motion by Ms. Glynn, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Proposal 11929

Mr. Kahoe noted this estimate is for the center island

On motion by Mr. Wellman, seconded by Mr. Nehiba, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Proposal 11475

Mr. Kahoe noted there will be some upcoming recommendations for plant replacements around the south Patrick entrance. He noted that he has recently had some conversations and questions with homeowners around the townhouse section. The townhouse exterior wall landscape is completely dead. He also noted the end of Rodondo needs to be cleaned.

Mr. Kahoe noted a dead tree on the pool patio that needs to be replaced.

Public Comment Period

Mr. Parkens commented on the vegetation in the pond.

Mr. Hensen commented on the removal of oak trees due to the expense of maintaining them.

Ms. Paul commented on the oak trees and value it adds to the community.

SECOND ORDER OF BUSINESS **Administrative Matters**

Consideration of the Minutes of the: August 5, 2026, Board of Supervisors Meeting Minutes

The Board reviewed the minutes.

On motion by Mr. Wellman, seconded by Mr. Adams, with all in favor, the Board of Supervisors for the Montecito Community Development District approved August 5, 2026, Board of Supervisors Meeting Minutes.

THIRD ORDER OF BUSINESS **Vendor Report**

District Counsel: Billing Conchran, P.A.

Mr. Pawelczyk noted that the Sovereign Immunity bill was vetoed. He also gave a brief overview on the details of Sovereign Immunity.

FOURTH ORDER OF BUSINESS **Old Business Matters**

Capital Project Updates

Ms. Glynn noted there were no updates on the capital projects.

Mr. Wellman asked what the numbers will look like at the end of September.

Mr. Nehiba commented on the roof and broken tiles that need to be replaced.

Review and Consideration of Engineers Report Proposal

The Board reviewed the engineers report.
Ms. Ripoll noted this Engineers Report is required annually.

On motion by Ms. Glynn, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District approved Engineers Report Proposal.

Review and Consideration Paver Replacement Proposals

- **NM Maintenance**
- **Oasis Landscapes**

Ms. Wagner noted this proposal is to replace the pavers on Carlsbad due to oil damage.

Ms. Ripoll reviewed the proposals with the Board and noted that Oasis proposed $9,850.00 and NM proposed $9,200.00.

The Board agreed to table the discussion.

Review and Consideration of Gym Maintenance Quotes

Ms. Ripoll noted that there have been no additional quotes received.

Mr. Wellman noted that when he researched the company, it was not noted that they were experts in gym maintenance.

The Board agreed to Table the discussion.

There was brief discussion amongst the Board about various options.

Review and Consideration of NM Maintenance Pressure Washing Proposal

Ms. Wagner noted that she is unable to find other vendors due to the size of the project.

A resident suggested pressure washing in phases.

The Board agreed to Table the discussion.

Review and Consideration of NM Maintenance Pool Furniture Restoration

Mr. Wellman suggested having a sample of items restored to see how they turn out before committing to the remaining furniture.

There was brief discussion amongst the Board about the restorations needed.

Ms. Ripoll noted that each item is $230.43, and NM Maintenance requires a fifty percent deposit.

On motion by Mr. Adams, seconded by Ms. Reitz with all in favor, the Board of Supervisors for the Montecito Community Development District approved NM Maintenance Pool Furniture Restoration.

District Engineer: *Culpepper and Terpening, Inc*

Mr. DeGrace noted that a Lake study will require more time.

The Board would like to review the report before they proceed.

Mr. DeGrace requested an update on the lake water quality testing and would like to get a regular schedule for when the meter readings will be completed.

Ms. Wagner noted that she would like to have them completed by the first week of the month and a report given by the Friday after the first week of the month.

FIFTH ORDER OF BUSINESS **New Business Matters**

Discussion of Appeal Letter

Mr. Pawelczyk gave an update on the incident that happened with a resident in the clubhouse. He noted that his recommendation is to turn the transponder/access card to the family back on because only one family member has a trespass warning that prevents them from accessing the club house or amenities until the city removes the trespass or one year has passed.

On motion by Mr. Nehiba, seconded by Ms. Reitz, opposed by Mr. Adams, the Board of Supervisors for the Montecito Community Development District approved reactivation the cards for the residents at 781 Semeion.

Ratification of Payment Authorization Nos. 75-79

Ms. Ripoll noted that these are contractual obligations just needing ratification.

On motion by Mr. Nehiba, seconded by Mr. Wellman, with all in favor, the Board of Supervisors for the Montecito Community Development District ratified Payment Authorization Nos. 75 – 79.

Review of the District Financial Statements

Ms. Ripoll stated the financials are as of July 31, 2026.

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

SIXTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Manager -
Ms. Ripoll reminded the Board that the next meeting is scheduled for October 7, 2026.

General Manager – **Coastal Bay Asset Management**

Ms. Wagner noted that meter reports will be sent by the end of the first week.

Ms. Wagner noted that the pedestrian gate has been re-installed and is very sturdy.

Ms. Wagner reviewed the Hoover Proposal with the Board.

Mr. Pawelczyk informed the Board he would create an agreement with Hoover for small projects.

On motion by Ms. Glynn, seconded by Ms. Reitz, with all in favor, the Board of Supervisors for the Montecito Community Development District approved the Proposal with Hoover, subject to an agreement being prepared.

Ms. Wagner noted that she is waiting on a quote from Solitude regarding the wire replacement from the fountain to the electrical panel.

Supervisors Requests & Audience Comments

Mr. Nehiba commented on the electrical bike ordinance. He mentioned hosting an educational session for the residents on the laws and safety of electrical bikes. He will meet with the police chief to get a date.

Mr. Nehiba commented on the progress regarding realtor sign rules.

Mr. Nehiba noted that the parking signs are in.

Mr. Nehiba noted that he met with Mr. Kahoe regarding irrigation and when and how long the sprinkler system comes on.

Mr. Wellman questioned how he can see or log into the irrigation schedule.

Mr. Wellman asked how to view the reserve study.

A resident wanted to know if the family involved in the appeal submitted apologies to Ms. Wagner or the Board.

There was brief discussion amongst the Board regarding camera placements.

Mr. Pawelczyk noted that camera disclosure is exempt and you do not have to disclose where the cameras are placed.

A resident wanted to know if the code pad will be added back to the gate.

A resident requested a police officer prior to school to help monitor the electrical bike issue.

A resident noted a community garage sale on October 17, 2026.

A resident noted the Master HOA and the Town Hall HOA will be on Tuesday, October, 6, 2026.

A resident commented on the east end of Rotondo and the landscaping and dead bushes around the community. She also commented on the hedges and the need to have the weeds pulled.

A resident asked the Boards permission to put lights on posts for the Holiday.

The Board agreed to allow lights on the post for the Holidays.

Adjournment

There was no further business to come before the Board.

On MOTION by Mr. Nehiba, seconded by Mr. Adams, with all in favor, the Montecito Board of Supervisors CDD adjourned the September 2, 2026, Board of Supervisors' meeting at 11:39 a.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

Montecito Community Development District

- ProGreen Services LLC Monthly Executive Summary
  - September 2026
  - October 2026
    - Review of ProGreen Services LLC Proposals
    - Review and Consideration of Estimate 11515

Montecito Community Development District

Monthly Landscape Maintenance Report – September 2026

Prepared by: ProGreen Services Reporting Period: September 1–28, 2026

1. Overview

Throughout September, ProGreen Services continued its scheduled landscape maintenance program throughout the Montecito CDD common areas. The maintenance program includes mowing, edging, string trimming, blowing, landscape bed maintenance, detail trimming, weed management, and routine irrigation monitoring.

In addition to regular maintenance, September included the completion of two landscape enhancement projects, removal of a dead palm at the clubhouse pool deck, and preparation of additional landscape improvement proposals for the community.

The following report summarizes completed improvements, routine maintenance responsibilities, and proposed enhancement projects.

2. Completed Landscape Enhancement Projects

Completed September 18, 2026

Estimate #11929 – Crimson Decorative Rock Installation

ProGreen completed the approved decorative landscape rock enhancement project in the designated community areas.

The project included:

- Installation of red/crimson decorative rock around the existing Ligustrum at the clubhouse front right corner.
- Installation of decorative rock within the Viburnum landscape bed at the front of the clubhouse.
- Installation of decorative rock in the designated park landscape area across from the South Patrick Drive entrance.
- Landscape bed preparation, rock installation, and final cleanup.

These improvements were intended to enhance the appearance of the designated landscape areas and provide a more consistent, finished appearance.

Estimate #11475 – Clubhouse Viburnum Replacement

ProGreen completed the landscape renovation of the center island located in front of the clubhouse.

The project included:

- Removal and disposal of the existing Viburnum shrubs.
- Installation of fourteen (14) new 7-gallon Viburnum shrubs.
- Proper spacing and installation of replacement plant material.
- Final cleanup of the surrounding landscape areas.

The replacement shrubs provide a refreshed appearance to this prominent clubhouse landscape area.

3. Additional Landscape Work Completed

Completed September 28, 2026

Clubhouse Pool Deck – Dead Foxtail Palm Removal

ProGreen removed the dead Foxtail Palm located within the clubhouse pool deck area.

The removal addressed the deteriorated palm and eliminated the dead plant material from this high-visibility recreational area.

Any future replacement planting can be coordinated with the CDD based on the desired landscape design and available planting space.

4. Weekly Landscape Maintenance Summary

The following summarizes the routine maintenance program for September. Individual weekly completion records were not provided for this report.

Service Week	Maintenance Program
September 1–4	Scheduled mowing, edging, string trimming, blowing, and landscape bed maintenance.
September 7–11	Routine turf maintenance, detail trimming, weed management, and irrigation monitoring.
September 14–18	Regular landscape maintenance and completion of the Crimson Rock and Viburnum enhancement projects on September 18.
September 21–25	Scheduled common-area maintenance, landscape detailing, and irrigation monitoring.
September 28–30	Regular maintenance program and removal of the dead Foxtail Palm on September 28.

5. Turf and Weed Management

ProGreen completed community-wide turf weed control treatments on August 25, 2026.

During September, continued monitoring of treated turf areas remained part of the landscape maintenance program.

Ongoing management priorities include monitoring turf recovery, identifying areas of persistent weed pressure, and addressing landscape bed weeds through the regular maintenance program.

6. Irrigation, Lake Levels, and Water-Use Monitoring

ProGreen continues to prioritize irrigation management throughout the CDD-maintained landscape areas.

The monitoring program established in the August report includes:

- Reviewing irrigation system operation and identifying areas requiring attention.
- Monitoring turf conditions for indications of insufficient or excessive irrigation.
- Observing lake levels and evaluating potential impacts on irrigation availability.
- Coordinating irrigation-related concerns with Insight and the CDD Board.

Continued coordination will help ensure that irrigation scheduling and water availability remain aligned with the community's landscape requirements.

7. Requested Landscape Enhancement Proposals

During September, ProGreen prepared additional proposals addressing landscape improvements and plant replacements throughout the community.

These projects are identified below as proposed work and are not included in the completed September maintenance activities.

Estimate #12113

Proposed

South Patrick Drive Entrance Landscape Renovation

$12,250.00

The proposed project includes removal of declining Green Island Ficus hedge material along the exterior entrance wall, grading and preparation of the planting areas, installation of approximately seven pallets of sod, and installation of 25 seven-gallon Saw Palmettos.

The objective is to improve the appearance of the South Patrick Drive entrance while replacing declining hedge material with a refreshed landscape design.

Estimate #12114

Proposed

CDD Townhome Plant Removal and Replacement

$20,950.00

ProGreen prepared a comprehensive plant removal and replacement proposal addressing declining plant material throughout designated townhome and CDD common-area locations.

The proposed scope includes removal of 451 Cocoplum shrubs and seven Ixora, followed by replacement planting using 3-gallon Dwarf Podocarpus and Ixora.

Dwarf Podocarpus is proposed at approximately three feet on center to establish a consistent, manageable hedge appearance.

Townhome plant replacement breakdown

The master plant inventory identifies the following quantities:

Location	Plants identified
Ventura Drive	90
Redondo Drive, including the Carlsbad CDD corner	195
Simeon Drive	115
Montecito Drive	58
Total proposed replacements	458

The replacement proposal includes plant removal, equipment, labor, hauling, disposal, site preparation, and installation of replacement plant material.

The quantities above are taken from the September master plant list. The proposed scope and pricing are detailed in Estimates #12113 and #12114.

Estimate 12113.pdf
Estimate 12114.pdf
Montecito_CDD_Master_Plant_List.pdf

8. CDD Areas Maintained

ProGreen's regular landscape maintenance program encompasses the following CDD-maintained areas:

- Community entrances and roadway corridors.
- Landscape medians and perimeter walls.
- Walking trails and adjacent common areas.
- Irrigation pump station landscaping.
- Common-area landscape beds and open-space turf.
- Stormwater pond common areas.
- Irrigation infrastructure within the contracted maintenance areas.

9. October Priorities and Follow-Up

As the community transitions into October, ProGreen's priorities will include continuing the established landscape maintenance program, monitoring turf and irrigation conditions, and coordinating the proposed enhancement projects with the CDD.

Particular attention will be given to the proposed South Patrick Drive entrance renovation and the townhome plant replacement program, subject to approval and scheduling.

ProGreen will also continue evaluating landscape conditions throughout the community and communicating any additional maintenance concerns or recommended improvements to the CDD.

10. Overall Community Summary

September included continued landscape maintenance activities and several completed improvements to the Montecito CDD common areas.

The completion of the Crimson Rock installation and clubhouse Viburnum replacement projects on September 18 represents progress toward enhancing the appearance of the community's common areas. Additionally, the removal of the dead Foxtail Palm on September 28 addressed a landscape concern at the clubhouse pool deck.

The newly prepared enhancement proposals provide the CDD with additional opportunities to address declining plant material, improve entrance landscaping, and establish a more consistent landscape appearance throughout the townhome areas.

ProGreen remains committed to maintaining the community's landscape standards, communicating maintenance concerns, and working collaboratively with the CDD Board and Insight to prioritize future improvements.

Prepared for: Montecito Community Development District Prepared by: ProGreen Services Report Date: September 28, 2026

Montecito Community Development District

Monthly Landscape Maintenance Report | October 2026

Prepared by ProGreen Services | Reporting update: October 28, 2026

1. Executive Overview

ProGreen Services continued its regular landscape maintenance and irrigation monitoring program for CDD-maintained areas during October. This report summarizes seasonal mowing, completed landscape cleanup, turf and weed management, irrigation scheduling, verge-area recovery plans, soil testing near the clubhouse pond, and proposed landscape enhancement projects. Proposed work is not represented as approved or completed.

2. Routine Landscape Maintenance

The community is currently on an every-other-week mowing schedule. Regular service includes mowing, edging, string trimming, blowing, landscape bed care, detail trimming, weed management, and irrigation monitoring throughout the CDD-maintained entrances, roadway corridors, medians, common areas, pond banks, and pump-station landscapes.

Completed October landscape work: ProGreen completed landscape cleanup along the east side of the clubhouse hedge line, as well as removal of dead plant material in the park across from the South Patrick Drive entrance.

3. Turf Fertilization and Weed Management

Community-wide fertilizer application is scheduled for the week of October 26, 2026. Turf weed control treatment is planned for early November. ProGreen will continue to monitor turf health, thin areas, and weed pressure following treatment.

4. Irrigation and Water Availability

The community irrigation schedule has been adjusted to two watering days per week. ProGreen will continue monitoring irrigation coverage, turf stress, lake levels, and reclaimed-water availability while coordinating any system concerns with Insight and the CDD. The irrigation map is available at: https://viewer.insightirrigation.com/universal/42/client-map

5. Verge Sod Repair Inventory and Recovery

The October 21 field inventory identifies 14 verge locations: 755, 753, 749, 747, 735, 731, 727, 725, 721, and 720 Ventura Drive; 305 and 295 Point Lobos Drive; and 153 and 148 Redondo Drive. Following the weed control treatment planned for early November, ProGreen will oversee these verge areas and work to recover as much existing grass as possible before determining where sod replacement is still necessary. Areas requiring replacement will be measured to confirm final quantities.

6. Clubhouse Pond Bank Soil Test and Pink Muhly Grass

Soil testing for the area adjacent to the retention pond, where Pink Muhly Grass is planted, reported an alkaline soil pH of 8.2 and a phosphorus reading of 18 ppm (reported high). During installation of the additional Pink Muhly Grass, ProGreen plans to incorporate soil amendments into the individual planting holes to address site conditions and support plant establishment.

7. Proposed Landscape Enhancements

Estimate / Project	Proposed scope	Amount
#12113 – South Patrick entrance	Remove declining Green Island Ficus; 7 pallets sod, 25 Saw Palmettos, 45 Ixora; disposal.	$13,375
#12114 – Townhome / CDD	Remove 451 Cocoplum and 7 Ixora; install Podocarpus, Viburnum, Ixora, and Zoysia sod.	$24,700
#12326 – Montecito Drive	Remove dead ficus near parking; install two 15-gallon Orange Bird of Paradise.	$786

Estimate / Project	Proposed scope	Amount
#12332 – Clubhouse pond bank	Install 50 additional Pink Muhly Grass plants along the pond bank.	$1,250

Amounts reflect the attached current estimates. The #12326 reduced removal charge assumes coordination with other approved removals. All projects remain subject to CDD approval and scheduling.

8. Plant Replacement Inventory

The master plant inventory identifies 458 plants for removal or replacement: 451 Cocoplum and 7 Ixora. Identified locations include Ventura Drive (90), Redondo Drive and Carlsbad corner (195), Simeon Drive (115), and Montecito Drive (58). The proposed improvements are detailed in Estimate #12114 and the accompanying master plant list.

9. Redondo Drive and Carlsbad Enhancement Concepts

Landscape enhancement renderings have been developed to illustrate the proposed installation of planters along the fence area near Redondo Drive and Carlsbad. The planters are intended to provide a more attractive visual presentation of this area. Conceptual renderings will be provided during the CDD meeting for review and discussion; no installation is represented as approved.

10. November Priorities and Follow-Up

Continue the every-other-week mowing schedule and twice-weekly irrigation program; carry out planned early-November weed control; monitor verge turf recovery and determine any remaining sod replacement needs; coordinate irrigation and reclaimed-water concerns; review the Redondo and Carlsbad planter renderings; and seek CDD direction on the four proposed landscape enhancements.

11. Closing Summary

ProGreen remains focused on maintaining the appearance of Montecito, supporting turf recovery, and coordinating practical landscape improvements with the CDD Board and Insight. Proposed enhancements and future work will be scheduled following the necessary approvals.

Reference documents: September 2026 CDD Landscape Report; October 21 Verge Sod Repair List; Estimates #12113, #12114, #12326 and #12332; UF/IFAS Soil Test (October 2); Montecito CDD Master Plant List.

ESTIMATE

PROGREEN SERVICES
5301 10th Ave N
Greenacres, FL 33463-2054

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

ProGreen Services, LLC
Landscape • Irrigation • Maintenance

Bill to
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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.: 12114
Estimate date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Enhancement**	Landscape Plant Removal & Replacement Project Scope of Work ProGreen Services will provide all labor, equipment, supervision, hauling, disposal, and landscape installation necessary to remove and replace the designated plant material throughout Montecito CDD.	1	$0.00	$0.00
2.		**Landscape Enhancement**	The project consists of the removal and replacement of 458 plants, including 451 Cocoplums and 7 Ixora, at the designated residential and CDD common-area locations.	1	$0.00	$0.00
3.		**Landscape Enhancement**	Removal & Site Preparation ProGreen Services will: Remove 451 existing Cocoplums and 7 existing Ixora. Utilize a mini excavator where site access permits to assist with removal of established plants and root systems. Perform hand removal where equipment access is restricted or where necessary to protect surrounding improvements. Remove sufficient root material to prepare planting areas for replacement landscaping. Exercise care around existing irrigation, utilities, walls, sidewalks, hardscape, turf, and plant material designated to	1	$9,500.00	$9,500.00

		remain. Load, haul, and dispose of removed plant material, roots, and associated landscape debris. Rough grade and clean disturbed areas following removal in preparation for installation. Removal pricing includes labor, mini excavator/equipment, hauling, disposal, and cleanup.			
4.	**Landscape Enhancement**	Dwarf Podocarpus as the replacement option 3-gallon plants installed at approximately 3' on center	451	$25.00	$11,275.00
5.	**Landscape Enhancement**	Xora replacements option 3-gallon plants installed at approximately 3' on center	7	$25.00	$175.00
			Total		**$20,950.00**

Accepted date **Accepted by**






261


678
726
75
13
WARNING
NOTICE
WARNING


SRS
CURTAIN
AIRBAG
MALIBU LT




174


155
VECTOR
SECURITY




134














179








932WR
FLORIDA
913WU







ESTIMATE

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Estimate details
Estimate no.: 12113
Estimate date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Enhancement**	Montecito – South Patrick Drive Entrance Landscape Renovation Scope of Work: Remove the existing declining/dead Green Island Ficus hedge material along the exterior wall of the Montecito South Patrick Drive entrance, including root removal as necessary. Grade and prepare the former hedge areas for new sod, creating a smooth transition into the existing turf.	1	$0.00	$0.00
2.		**Landscape Enhancement**	Green Island Ficus Removal – includes removal labor, root removal and cleanup $3,250.0	1	$3,250.00	$3,250.00
3.		**Landscape Enhancement**	Sod – Furnish & Install – approx. 400 SF per pallet 7 pallets $750.00 $5,250.00	7	$750.00	$5,250.00
4.		**Landscape Enhancement**	Saw Palmetto – 7 Gallon – furnished and installed 25 $120.00 $3,000.00	25	$120.00	$3,000.00
5.		**Landscape Enhancement**	Debris Removal & Disposal 1 LS $750.00	1	$750.00	$750.00

Total	**$12,250.00**

Accepted date	**Accepted by**

ESTIMATE

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Estimate details
Estimate no.: 12326
Estimate date: 10/20/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Enhancement**	Scope of Work Remove the existing dead ficus hedge adjacent to the parking area along Montecito Drive and replace it with two 15-gallon Orange Bird of Paradise plants.	1	$0.00	$0.00
2.		**Landscape Enhancement**	Work includes: Remove the existing dead ficus hedge, including root material as practical. Load, haul away, and properly dispose of removed plant material. Prepare the existing planting area for new installation. Furnish and install two 15-gallon Orange Bird of Paradise plants. Backfill, grade, and water newly installed plants. Clean up and remove all installation-related debris.	1	$0.00	$0.00
3.		**Landscape Enhancement**	Dead Ficus Hedge Removal & Disposal $350.00 Removal and disposal pricing of $350	1	$786.00	$786.00

is contingent upon this work being performed in conjunction with other approved plant removals within the Montecito community. If scheduled separately, additional mobilization and disposal charges may apply.

15-Gallon Orange Bird of Paradise – Furnished & Installed QTY 2@ $218.00

$436.00

Total Estimate
$786.00

Total	**$786.00**

Accepted date

Accepted by

BEFORE | Existing dead ficus hedge



AFTER | Proposed Orange Bird of Paradise



ESTIMATE

PROGREEN SERVICES
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Greenacres, FL 33463-2054

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Orlando, FL 32817

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

Estimate details
Estimate no.: 12332
Estimate date: 10/21/2026

#	Date	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 50 additional 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.	50	$25.00	$1,250.00

Total **$1,250.00**

Accepted date **Accepted by**

Montecito CDD | Pond Bank Enhancement

Estimate #12332 | Proposed Pink Muhly Grass Installation





Conceptual landscape renderings for illustration purposes.




261


678
726
75
13
WARNING
NOTICE
Keep Out!


SRS
CURTAIN
AIRBAG
MALIBU LT




174


155
VECTOR
SECURITY




134












179








932WR
FLORIDA
913WU







To

Rusty Kahoe
2590 Lynwood Pl
Merritt Island FL, 32953

Tel: (404)644-4270

RustyK@ProGreenServices.net

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
Rusty Kahoe
2590 Lynwood Pl
Merritt Island FL, 32953
Tel: (404)644-4270
RustyK@ProGreenServices.net

For more information contact:
Scalera, Sally
Brevard County Coop Extn Service
3695 Lake Dr
Cocoa FL, 32926-4219
Tel: 321-633-1702

Client Identification: #1 Set Number: E92727 Lab Number: E236735

Crop: **Bahiagrass Lawn**

Report Date: 02-Oct-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum

pH (1:2 Sample:Water): 8.2 This is the pH of your sample in water medium

A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**18**	**HIGH**	**Sulfur** (S)	**6.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**5**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**32**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**0.7**	
			Boron (B)	**0.1**	
Calcium (Ca)	**325**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 236735 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
Rusty Kahoe
2590 Lynwood Pl
Merritt Island FL, 32953
Tel: (404)644-4270
RustyK@ProGreenServices.net

For more information contact:
Scalera, Sally
Brevard County Coop Extn Service
3695 Lake Dr
Cocoa FL, 32926-4219
Tel: 321-633-1702

Client Identification: #1 Set Number: E92727 Lab Number: E236735

Crop: **Vegetable Garden**

Report Date: 02-Oct-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum

pH (1:2 Sample:Water): 8.2 This is the pH of your sample in water medium

A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

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Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
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Potassium (K)	**5**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**32**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**0.7**	
			Boron (B)	**0.1**	
Calcium (Ca)	**325**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Vegetable Garden

Lime:	**0.00**	**lbs per 100 sq. ft.**
Nitrogen(N):	**0.20**	**lbs per 100 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 100 sq. ft.**
Potassium(K_2O):	**0.30**	**lbs per 100 sq. ft.**
Magnesium(Mg):	**0.05**	**lbs per 100 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 236735 **Crop: Vegetable Garden**

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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GUIDANCE ON MICRONUTRIENTS

The IFAS Extension Soil Testing Laboratory currently offers a soil test for four micronutrients, copper (Cu), manganese (Mn), zinc (Zn), and boron (B). Interpretations in terms of plant needs of the particular nutrients are still quite tentative. They are presented here with the understanding that other criteria such as crop production records and observation of deficiency symptoms should be used along with the test results in reaching the management decision concerning micronutrient fertilization.

Interpretation of extractable Cu, Mn, Zn, and B depends on the soil pH. The critical soil levels for these nutrients increase with pH for crops grown on acid sandy soils of Florida. Micronutrient availability in the alkaline pH range is better evaluated with a plant tissue test or with soil test extractants developed especially for alkaline soils.

Indiscriminate use of micronutrient soil tests should be avoided. However, if plant performance has been less than optimum in the past and the soil test levels are below those shown in the tables, fertilization with the respective micronutrients may be indicated.

COPPER

In Florida, Cu deficiencies have been generally confined to soils high in organic matter and so-called “new ground” just coming into cultivation in the flatwood areas. Known Cu phytotoxicity occurs in citrus groves and vegetable crop areas where Cu applied in fungicides and fertilizers has accumulated in the soil over the years. Liming to pH 7.0 is the simplest means of overcoming phytotoxicity.

Table 1 provides guidelines for interpreting the IFAS Micronutrient Soil Test values for extractable Cu in mineral soils. Dilute acids are poor extractants of Cu on organic soils and do not give reliable estimates of crop responses. The IFAS Soil Testing Lab does not presently provide a Cu soil test for organic soils.

Application of 3 to 5 pounds elemental Cu per acre (as copper sulfate or finely ground copper oxide) will correct Cu deficiencies in most crops growing on mineral soils. Mixing these Cu sources with macronutrient fertilizers presents no agronomic problems, provided segregation of the materials is avoided. A single Cu application may be sufficient for several years. Do not repeat this application until soil or tissue tests indicate a need for Cu. Copper added to soil is there “forever” and Florida already has too many cases of soils with phytotoxic levels of Cu. Fertilizer Cu should not be applied to mineral soils where Cu will be used as a pesticide.

Table 1. Tentative interpretation of extractable Cu in mineral soils

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Cu	0.1-0.3	0.3-0.5	0.5*
Level above which Cu phytotoxicity may occur	2.0-3.0	3.0-5.0	5.0**

*If in doubt about copper nutrition of crop, get a tissue test

MANGANESE

There has been some success in predicting crop response to fertilizer Mn with extractable Mn. Lack of success in some cases has resulted from the complex nature of soil Mn and the many factors that affect its uptake by plants. Levels in table 2 are suggested as a guide for interpreting extractable Mn in mineral and organic soils.

Application of 8 to 10 pounds elemental Mn (as manganese sulfate or manganese oxide) per acre in banded fertilizer is recommended when the soil test levels are below those shown in Table 2. Broadcast applications are less effective and the rate should be increased to 20 or 30 pounds Mn if the fertilizer is broadcast. Uptake of Mn is generally best when Mn is banded with acid forming fertilizers. Field crops most likely to give a yield response to applied Mn in Florida are soybeans, small grains, and irrigated corn. Sugarcane grown on organic soils having pHs above 6.5 will also respond to banded Mn fertilizer.

ZINC

Table 2 presents a guide to interpretation of extractable Zn in both mineral and organic soils. Where Zn fertilization is needed, application rates may vary considerably with crop and Zn source but generally are around 5 to 10 pounds Zn per acre. For tree crops, use tissue tests to determine if Zn fertilization is needed, and it is known that no Zn is applied in the spray program.

Table 2. Interpretive guide to extractable Mn and Zn

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Mn	3-5	5-7	7-9
Level below which there may be a crop response to applied Zn	0.5	0.5-1.0	1.0-3.0

The critical values shown in Table 2 are higher than those used in other states of the Southeastern U.S. and reflect a significant “margin of safety” in interpretation of the test results. These critical levels may be modified as results from field trials justify such changes.

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BORON

A Mehlich 3-extractable B soil test of 0.05 ppm or higher is considered adequate for most crops grown in Florida.

B exists in both organic and inorganic forms in the soil. Total B in soils can range between 10 and 100 mg/kg (ppm) depending on the organic matter content in the surface layer, but only a small amount will be available for plant uptake at any given time. B becomes plant-available as soil organic matter is mineralized and as B-containing minerals slowly dissolve. B is often added to the soil unintentionally as a contaminant in fertilizers like superphosphate and with soil amendments like manures and lime. For Florida soils, the Ca-B relationship is of utmost importance because soils with high Ca will require higher applications of B. However, excessive application must be avoided at all times due to the potential for B toxicity.

Please read the following if B applications are being considered: For tomatoes and alfalfa, applications of elemental B up to 2.0 lbs per acre per year can be broadcast. For all other crops including row and vegetable crops, broadcast B applications should not exceed 0.5 lb per acre per year.

For intensively managed sunflower and certain vegetables (beets, broccoli, cabbage, cauliflower, green onions, sweet potatoes, greens), applications up to 1.0 lb per acre of elemental B can be considered.

When foliar spraying is considered for any crop, do not exceed 0.2 lb per acre of elemental B per spray. Additional sprays should be at least 2 weeks apart. Spraying prior to bloom will help with fruit set. B can be supplied in combination with pesticide or fungicide sprays where compatible.

As B toxicity is real, all B applications, broadcast or foliar, should supplement B applied through soil amendments and fertilizer sources.

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THE IFAS SOIL TEST REPORT AND THE VEGETABLE GARDENER

This publication is intended to help the home gardener understand fertilizer recommendations and particularly the Standard Fertilizer Recommendation received from the IFAS Extension Soil Testing Laboratory.

A Word About Fertilizers

A "fertilizer" is any material that provides plants with one or more essential nutrient elements. In this publication we will deal principally with fertilizers that supply the soil (and thus the plants) with the three following "macronutrients": nitrogen (N), phosphorus (P), or potassium (K). The macronutrients are used by plants in large (macro) quantities and these are more likely to be deficient in the soil than those nutrients that are used in much smaller quantities.

A "complete" fertilizer is defined as one, which contains appreciable amounts of all three macronutrients. For example, a 6-8-8 is a complete fertilizer because it contains 6% nitrogen, 8% P2O5, and 8% K2O. The term "complete" is somewhat unfortunate because it implies: (1) the fertilizer has all elements required by plants and (2) other fertilizers are less desirable because they are "incomplete". Neither of these implications is correct because (1) other essential elements are often needed to complete the fertility requirements and (2) it is not generally desirable to apply elements that are not needed, as frequently happens when complete fertilizers are used.

The term "fertilizer material" will be used in this publication to describe all fertilizers other than complete fertilizers. Examples of fertilizer materials are ammonium nitrate, which contains nitrogen, ordinary super phosphate, which contains phosphorus and sulfur, diammonium phosphate, which contains nitrogen and phosphorus, and potassium magnesium sulfate, which contains potassium, magnesium, and sulfur. Complete fertilizers are formulated by combining appropriate quantities of various fertilizer materials. These are listed in the "Derived from" section of the Florida fertilizer label.

Soil Testing

A soil test is a guideline to fertilizing your vegetable garden. Its practical value is the fertilizer recommendation that accompanies it.

Soil tests help to determine how much phosphorus and potassium the soil can supply to growing plants. The amount of phosphorus and potassium recommended by the IFAS Vegetable Crops Department and provided through the Extension Soil Testing Laboratory is the amount needed to supplement the soil's supply. Soil nitrogen chemistry is such that nitrogen availability is not tested in Florida. The nitrogen recommendation, determined by experimentation, assures optimum plant nutrition for the majority of the vegetables in the garden.

Using Your Soil TestReport

When your soil is tested at the IFAS Extension Soil Testing Laboratory the results are returned in a computer-processed report entitled "Soil Test Report and Standard Fertilizer Recommendations." The report gives the amount of fertilizer needed in pounds per acres (LB/A) of nitrogen (N), phosphorus (P2O5), and potassium (K2O).

To determine the kind and amount of actual fertilizer you need to add to your garden, use the tables in this fact sheet. The materials suggested are commonly available. Others could just as well be used, but the amount would vary with the nutrient content.

Adjusting Soil pH Where Needed

Most vegetables grow best in the pH range of 5.5 to 6.5. If your soil has a pH greater than 6.5, micronutrient deficiencies may occur and it is advisable to:

- Apply one ounce of a micronutrient mixture per 100 sq. ft. or use a complete fertilizer which contains micronutrients, and
- Apply one pound of sulfur/100 sq. ft. of garden to reduce the soil pH.

Lime may be recommended if your soil pH is below 6.0, the liming rate depending on a separate soil test performed by the Lab. One ton per acre translates into 4.6 pounds per 100 square feet of garden. Based on your soil test, a footnote indicates if dolomite or calcitic lime is preferred. Avoid over-liming by applying lime only when the soil test indicates that lime is needed, and at the recommended rate.

The Fertilizer Material Option

Refer to Table 1 if fertilizer materials are to be used. Find your recommendation in the first column and read across to determine pounds of each fertilizer material you need per 100 square feet of garden. Using this approach you add only what is needed, thus ensuring full benefit from the soil test and associated fertilizer recommendation.

If more than one fertilizer material is needed, you may apply them separately or mixed together. For recommendations on how to prepare the soil and apply the fertilizer, refer to the Extension Circular 104, "Vegetable Gardening Guide," or Extension Fact Sheet VC-5, "Fertilizing the Garden". Because of the small quantities of fertilizer required for short rows and small plots, it is easy to apply too much fertilizer. Always measure or weigh chemical fertilizers accurately to avoid root injury or nutritional disorders that might result from over-fertilization.

Table 1. Converting fertilizer recommendation to rates of fertilizer materials

Recommendation as shown on Soil test report			Name and Grade Of three fertilizer materials						Total Weight of Fertilizer[2] to use at Planting
N	P_2O_5	K_2O	Ammonimum Nitrate		Ordinary[1] Superphosphate		Muriate of Potash		
---------- lbs/acre ----------			---------- lbs to use / 100 sq.ft ----------						
100	140	140	0.7	+	1.6	+	0.5	=	2.8
100	140	70	0.7	+	1.6	+	0.3	=	2.6
100	140	0	0.7	+	1.6	+	0	=	2.3
100	70	140	0.7	+	0.8	+	0.5	=	2.0
100	70	70	0.7	+	0.8	+	0.3	=	1.8
100	70	0	0.7	+	0.8	+	0	=	1.5
100	0	140	0.7	+	0	+	0.5	=	1.2
100	0	70	0.7	+	0	+	0.3	=	1.0
100	0	0	0.7	+	0	+	0	=	0.7

Apply half as much if concentrated superphosphate (0-46-0) is used.

[2] In addition, apply 3 or 4 side dressings of N cold K during the growing season (see Extension Fact Sheet VC-5 for details).

If it is more convenient to measure the material than to weigh it, one pint of complete fertilizer (such as 6-8-8), super phosphate, or muriate of potash weighs roughly one pound. (One pint equals 2 kitchen measuring cups or 32 tablespoons.) Ammonium nitrate is lighter, so allow 2 ½ cups per pound.

Some inconviences may be encountered with the use of fertilizer materials; a little more time and effort is involved in their application, and leftover materials need to be handled carefully to prevent hardening or uptake of moisture. However, the fertilizer materials can be purchased in assorted size containers just as complete fertilizers. Ask your dealer. You may be surprised at what he has in stock, or what he can get for you if you just ask for it!

The Complete Fertilizer Option

Should you prefer a complete fertilizer, Table 2 shows how much 6-8-8 fertilizer to use for the various recommendations based on the soil tests. You will note that in all cases the rate is 4 pounds per 100 sq. feet. This is necessary to provide the nitrogen that is required for optimum growth of young

Table 2 demonstrates how much excess fertilizer is applied when a complete fertilizer is used. Although it leads to some over-fertilization, ease of application, product familiarity, and general fertilizer recommendations made without soil test.

Table 2. Using a complete fertilizer (6-8-8) based on your soil test

Recommendation as shown on Soil test report			Rate of 6-8-8 fertilizer to use at planting [1]	Excess fertilizer applied	
N	P_2O_5	K_2O		Phosphorus As P_2O_5	Potassium as K_2O
---------- lbs/acre ----------			-------- lbs to use / 100 sq.ft --------	---------- lbs/acre ----------	
100	140	140	4.0	0	8.0
100	140	140	4.0	0	78.0
100	140	140	4.0	0	148.0
100	70	70	4.0	70	8.0
100	70	70	4.0	70	78.0
100	70	70	4.0	70	148.0
100	0	0	4.0	140	8.0
100	0	0	4.0	140	78.0
100	0	0	4.0	140	148.0

1/ In addition, 3 or 4 side dressings will be needed during the gr owing season (see Extension Fact Sheet VC-5 for details).

In Summary

Use of fertilizer materials rather than complete fertilizers will allow you to make better use of the information derived from the Routine Soil Test of the IFAS Extension Soil Testing Lab. You will be able to tailor your fertilization of your garden's needs and will avoid wasteful over-fertilization. If you cannot use fertilizer materials, you probably should not ask for the Routine Soil Test (analysis Code 1; costs $7). Instead, just ask for the "Soil pH and lime requirement" test when sending your soil sample (analysis costs $3). You will be paying for only the information you will use.

Better yet, learn how easy it is to fertilize with fertilizer materials and tailor your fertilization to fit your garden's needs.

ESTIMATE

PROGREEN SERVICES
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Greenacres, FL 33463-2054

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+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.: 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**

Montecito Community Development District

District Counsel:
Billing Cochran, P.A.

Montecito Community Development District

District Engineer:
Culpepper and Terpening, Inc.

Montecito Community Development District

Capital Project Updates

Capital Improvement Projects 2025-2026

	Actuals	Budget
Clubhouse		
Exterior Coach Lights	-	3,854.00
Exterior Paint	-	22,836.00
Security Camera System	1,134.00	-
Roofing Tile	28,795.00	-
Interior Furniture	14,862.40	18,500.00
AED Machine	2,682.00	-
Restain Door	1,200.00	-
Cardio Equipment	-	5,672.00
Printers	468.50	-
Totals	**$ 49,141.90**	**$ 50,862.00**
Grounds		
Monument Refurbishments	9,000.00	9,000.00
Stormwater Drainage	-	6,500.00
Totals	**$ 9,000.00**	**$ 15,500.00**
Ponds		
Pond Fountains	6,197.00	12,394.00
Pool Area		
Pool Furniture	15,900.00	-
Sidewalks		
Sidewalk Repairs	-	14,368.00
Streets		
Streetlight & Sign Pole Painting	11,450.00	16,597.00
Pavers at Parking Areas	4,300.00	-
Totals	**$ 15,750.00**	**$ 16,597.00**
Total Capital Improvement Plans	**$ 95,988.90**	**$ 109,721.00**

Montecito Community Development District

Review and Consideration of Gym Maintenance Quotes

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

ADDRESS
Kisha Wagner
Coastal Bay Asset Management

Estimate 2540

DATE 07/21/2026

EXPIRATION DATE 07/31/2026

	QTY	RATE	AMOUNT
Services Preventive Fitness Equipment Maintenance - Perform a comprehensive cleaning of all fitness equipment. - Sanitize all equipment surfaces using a commercial-grade disinfectant. - Clean guide rails, tracks, and other accessible moving components. - Lubricate treadmills and other applicable equipment in accordance with manufacturer specifications. - Inspect and tighten accessible bolts, screws, and fasteners as needed. - Perform a visual inspection of cables, pulleys, belts, upholstery, and other wear components. - Conduct a basic operational test of each piece of equipment to verify proper function. - Provide a written report outlining any observed deficiencies and recommended repairs (as needed) Exclusions: - This service includes preventive maintenance only. - Replacement parts, repairs, adjustments beyond routine preventive maintenance, and corrective labor are not included in this quote. - Any repairs or replacement parts identified during the inspection will be quoted separately and performed only upon customer approval. Notes: - This quote is based on the equipment inventory observed at the time of inspection. Any additional equipment or services requested outside the scope of this proposal may be subject to additional charges. - Customer is responsible for ensuring the equipment is accessible on the scheduled service date.	4	450.00	1,800.00

Disclaimer:
- NM Maintenance Services will exercise reasonable care while performing the preventive maintenance services described in this proposal.
- NM Maintenance Services is not responsible for pre-existing damage, latent defects, structural failures, or

equipment conditions that were not caused by the services performed.
- Any damage, excessive wear, or unsafe conditions observed during service will be documented and reported to Montecito for review.
- Normal wear and tear or equipment failure occurring due to age, prior use, manufacturer defects, or lack of previous maintenance shall not be considered the responsibility of NM Maintenance Services.

Acceptance of this proposal acknowledges that preventive maintenance is intended to help maintain equipment performance and does not guarantee against future equipment failure.

Rate is per Quarter (Per Scheduled Visit).
Payment is due upon completion of each PM.

TOTAL	**$1,800.00**

Accepted By

Accepted Date

Montecito Community Development District

Consideration of a Community Safety Presentation by the Satellite Beach Police Department

From: Tiffany Petro <tpetro@satellitebeach.gov>
Sent: Friday, September 18, 2026 1:49 PM
To: Kishanaly Wagner <kwagner@coastalbaymgt.com>
Subject: Re: Montecito CDD - Inquiring information

Good afternoon,

Thank you for reaching out. The Satellite Beach Police Department would be happy to provide a community safety presentation for the Montecito Community.

Our department has provided similar presentations in the past and would be happy to tailor one for your community covering e-bike and electric mobility device laws, age and helmet requirements, traffic rules, where these devices may be operated, and safe riding practices.

Do you have a particular date or timeframe in mind for the presentation? Once we have a few potential dates, I can coordinate with our staff and work with you on the details.

We appreciate the opportunity to partner with your community and provide this information to residents, parents, and younger riders.

Best regards,
Tiffany Petro



From: Kishanaly Wagner <kwagner@coastalbaymgt.com>
Sent: Friday, September 18, 2026 12:16 PM
To: Tiffany Petro <tpetro@satellitebeach.gov>
Subject: Montecito CDD - Inquiring information

Good afternoon,
I am reaching out on behalf of the Montecito Community Development District to inquire whether your department offers any community educational classes, presentations, or outreach programs related to public safety, particularly regarding e-bikes and similar electric mobility devices.

We have recently experienced an increase in concerns involving individuals operating e-bikes throughout the community. We believe an educational presentation from law enforcement could be beneficial in helping residents, parents, and younger riders better understand applicable laws, age requirements, helmet requirements, where e-bikes may legally be operated, traffic rules, safe riding practices, and potential consequences for unsafe or unlawful operation.
If your department offers this type of program, we would be interested in potentially coordinating a community educational session at our clubhouse. If there is not a program specifically dedicated to e-bikes, we would also be interested in any general bicycle, traffic, or community safety presentation that could incorporate e-bike education.
Please let me know what resources or programs may be available and who we should contact to coordinate a presentation.
Thank you for your assistance.

Kisha Wagner

Kisha Wagner
General Manager
Montecito CDD
208 Montecito Drive
Satellite Beach, FL 32937
Office: 321-777-9460
Email: kwagner@coastalbaymgt.com
www.coastalbaymgt.com

COASTAL BAY
ASSET MANAGEMENT

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

BOARD MEMBERS: Please do not use the reply all feature of your e-mail as it may be deemed a violation of the Sunshine law. Please reply only to the management office. Thank You.

Montecito Community Development District

Ratification of Payment
Authorization Nos. 80- 88

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #80
8/26/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
657899	Sonitrol of Tallahassee (MONTE)	08/25/2026	Montecito CDD	648.82
31979	ProGreen Services, LLC (MONTE)	08/24/2026	Montecito CDD	295.25
31978	ProGreen Services, LLC (MONTE)	08/24/2026	Montecito CDD	152.86
31980	ProGreen Services, LLC (MONTE)	08/24/2026	Montecito CDD	446.50
31981	ProGreen Services, LLC (MONTE)	08/24/2026	Montecito CDD	485.00
31984	ProGreen Services, LLC (MONTE)	08/24/2026	Montecito CDD	494.56
			Total:	**2,522.99**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #81
9/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
261436	Brevard Pools, Inc. (MONTE)	09/01/2026	Montecito CDD	1,444.00
1010	Coastal Bay Asset Management (MONTE)	08/27/2026	Montecito CDD	11,666.66
104468	Culpepper & Terpening, Inc. (MONTE)	08/25/2026	Montecito CDD	1,920.00
2026.09.02	Debra Reitz (MONTE)	09/02/2026	Montecito CDD	200.00
1093145	Florida Door Control Of Orlando, Inc. (MONTE)	09/01/2026	Montecito CDD	220.00
3996	Insight Irrigation Monitoring (MONTE)	09/01/2026	Montecito CDD	600.00
32041	ProGreen Services, LLC (MONTE)	08/31/2026	Montecito CDD	430.02
32044	ProGreen Services, LLC (MONTE)	08/31/2026	Montecito CDD	921.32
32102	ProGreen Services, LLC (MONTE)	09/01/2026	Montecito CDD	6,500.00
2026.09.02	Rich Wellman (MONTE)	09/02/2026	Montecito CDD	200.00
PSI297529	Solitude Lake Management (MONTE)	09/01/2026	Montecito CDD	1,319.55
660373	Sonitrol of Tallahassee (MONTE)	08/28/2026	Montecito CDD	79.00
69542672	Stark Exterminators (MONTE)	08/17/2026	Montecito CDD	84.00
			Total:	**25,584.55**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #82
9/9/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15029544	City of Melbourne Utilities (MONTE)	09/03/2026	Montecito CDD	306.75
1009	Coastal Bay Asset Management (MONTE)	08/21/2026	Montecito CDD	800.00
09-17415	GAULT ELECTRIC LLC (MONTE)	09/08/2026	Montecito CDD	1,062.75
199162	Hoover Pumping Systems Corporation (MONTE)	09/09/2026	Montecito CDD	2,336.88
0873A	NM Maintenance Services, LLC (MONTE)	09/02/2026	Montecito CDD	15,900.00
0874A	NM Maintenance Services, LLC (MONTE)	09/03/2026	Montecito CDD	1,295.00
0875A	NM Maintenance Services, LLC (MONTE)	09/03/2026	Montecito CDD	350.00
653430	Sonitrol of Tallahassee (MONTE)	07/24/2026	Montecito CDD	79.00
653950	Sonitrol of Tallahassee (MONTE)	07/25/2026	Montecito CDD	648.82
660571	Sonitrol of Tallahassee (MONTE)	09/04/2026	Montecito CDD	10.92
			Total:	**22,790.12**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #83
9/16/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
200359	Billing Cochran, P.A. (MONTE)	08/31/2026	Montecito CDD	2,887.50
2026.05.14	Rich Adams (MONTE)	09/14/2026	Montecito CDD	15.99
2026.05.27	Rich Adams (MONTE)	09/14/2026	Montecito CDD	8.99
			Total:	**2,912.48**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #84
9/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1012	Coastal Bay Asset Management (MONTE)	09/18/2026	Montecito CDD	800.00
0884A	NM Maintenance Services, LLC (MONTE)	09/16/2026	Montecito CDD	4,250.00
OE-EXP-09-2026-25	PFM Management Services LLC (MONTE)	09/17/2026	Montecito CDD	18.20
			Total:	**5,068.20**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization #85
9/30/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
1013	Coastal Bay Asset Management (MONTE)	09/27/2026	FY 2026	11,666.66
34832	Egis Insurance Advisors (MONTE)	09/28/2026	FY 2027	46,698.00
34834	Egis Insurance Advisors (MONTE)	09/28/2026	FY 2027	850.00
DM-09-2026-49	PFM Management Services LLC (MONTE)	09/01/2026	FY 2026	4,166.63
31638	ProGreen Services, LLC (MONTE)	09/25/2026	FY 2026	2,832.00
31639	ProGreen Services, LLC (MONTE)	08/31/2026	FY 2026	790.73
32442	ProGreen Services, LLC (MONTE)	09/25/2026	FY 2026	2,909.41
32502	ProGreen Services, LLC (MONTE)	09/29/2026	FY 2026	653.27
32503	ProGreen Services, LLC (MONTE)	09/29/2026	FY 2026	597.13
32504	ProGreen Services, LLC (MONTE)	09/29/2026	FY 2026	423.00
32505	ProGreen Services, LLC (MONTE)	09/29/2026	FY 2026	185.40
32509	ProGreen Services, LLC (MONTE)	09/29/2026	FY 2026	14,980.00
32510	ProGreen Services, LLC (MONTE)	09/29/2026	FY 2026	1,300.00
661967	Sonitrol of Tallahassee (MONTE)	09/25/2026	FY 2026	648.82
8902	VGlobalTech (MONTE)	09/01/2026	FY 2026	185.00
			Total:	**88,886.05**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 86
10/8/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
200946	Billing Cochran, P.A. (MONTE)	09/30/2026	FY 2026	3,987.50
263098	Brevard Pools, Inc. (MONTE)	10/01/2026	FY 2027	1,444.00
15089518	City of Melbourne Utilities (MONTE)	10/01/2026	FY 2026	191.10
1014	Coastal Bay Asset Management (MONTE)	10/02/2026	FY 2027	800.00
4059	Insight Irrigation Monitoring (MONTE)	10/01/2026	FY 2027	600.00
32582	ProGreen Services, LLC (MONTE)	10/01/2026	FY 2027	6,500.00
PSI305708	Solitude Lake Management (MONTE)	10/01/2026	FY 2027	1,319.55
PSI310930	Solitude Lake Management (MONTE)	10/02/2026	FY 2027	2,496.99
PSI310931	Solitude Lake Management (MONTE)	10/02/2026	FY 2027	600.00
664881	Sonitrol of Tallahassee (MONTE)	10/05/2026	FY 2027	99.00
664928	Sonitrol of Tallahassee (MONTE)	10/07/2026	FY 2027	79.00
			Total:	**18,117.14**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 87
10/15/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
95066	FloridaCommerce (MONTE)	10/01/2026	FY 2027	175.00
WK39790448	Kishanaly Wagner (MONTE)	10/01/2026	FY 2027	234.63
8967	VGlobalTech (MONTE)	09/30/2026	FY 2026	300.00
9042	VGlobalTech (MONTE)	10/01/2026	FY 2027	185.00
			Total:	**894.63**

MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 88
10/21/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
496143	ATP Fire (MONTE)	06/10/2026	FY 2026	355.00
1015	Coastal Bay Asset Management (MONTE)	10/16/2026	FY 2027	800.00
OE-EXP-10-2026-25	PFM Management Services LLC (MONTE)	10/16/2026	FY 2026	18.48
0007822006	USA TODAY Media Corp. (MONTE)	07/31/2026	FY 2026	673.44
0007909379	USA TODAY Media Corp. (MONTE)	09/30/2026	FY 2026	215.12
			Total:	**2,062.04**

Montecito Community Development District

Review of District Financial Statements

Montecito CDD

August 2026 Financial Package

August 31, 2026

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

Montecito CDD
Statement of Financial Position
As of 8/31/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
Assets				
Current Assets				
General Checking Account	$523,565.55			$523,565.55
Capital Reserve	411,567.21			411,567.21
Accounts Receivable	2,972.54			2,972.54
Prepaid Expenses	1,750.00			1,750.00
Series 2022 DSR Fund		$32,450.39		32,450.39
Series 2022 Revenue Bond		112,723.99		112,723.99
Series 2022 Interest		513.04		513.04
Total Current Assets	$939,855.30	$145,687.42	$0.00	$1,085,542.72
Investments				
Amount Available in Debt Service Funds			$145,687.42	$145,687.42
Amount To Be Provided			2,754,312.58	2,754,312.58
Total Investments	$0.00	$0.00	$2,900,000.00	$2,900,000.00
Total Assets	$939,855.30	$145,687.42	$2,900,000.00	$3,985,542.72
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$5,752.82			$5,752.82
Accrued Expenses Payable	4,188.71			4,188.71
Total Current Liabilities	$9,941.53	$0.00	$0.00	$9,941.53
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	$9,941.53	$0.00	$2,900,000.00	$2,909,941.53
Net Assets				
Net Assets, Unrestricted	$536,571.32			$536,571.32
Current Year Net Assets, Unrestricted	(65,453.13)			(65,453.13)
Net Assets - General Government	32,346.97			32,346.97
Current Year Net Assets - General Government	426,448.61			426,448.61
Net Assets, Unrestricted		($174,214.70)		(174,214.70)
Current Year Net Assets, Unrestricted		319,902.12		319,902.12
Total Net Assets	$929,913.77	$145,687.42	$0.00	$1,075,601.19
Total Liabilities and Net Assets	$939,855.30	$145,687.42	$2,900,000.00	$3,985,542.72

Montecito CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
Revenues				
On-Roll Assessments	$1,094,945.03			$1,094,945.03
Other Revenue	3,310.10			3,310.10
On-Roll Assessments		$626,621.01		626,621.01
Other Assessments		6,433.08		6,433.08
Total Revenues	$1,098,255.13	$633,054.09	$0.00	$1,731,309.22
Expenses				
Supervisor Fees	$4,000.00			$4,000.00
Insurance	48,824.00			48,824.00
Trustee Services	3,000.00			3,000.00
Management	45,833.37			45,833.37
Field Management	102,041.17			102,041.17
Engineering	25,395.07			25,395.07
Property Appraiser	60,539.30			60,539.30
District Counsel	46,205.00			46,205.00
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	1,555.22			1,555.22
Janitorial Service	9,117.35			9,117.35
Postage & Shipping	137.86			137.86
Legal Advertising	1,278.73			1,278.73
Contingency	2,873.52			2,873.52
Office Supplies	503.07			503.07
Web Site Maintenance	2,935.00			2,935.00
Dues, Licenses, and Fees	175.00			175.00
Capital Expenditures	82,338.80			82,338.80
Security	318.00			318.00
Fire Detection Services	7,971.09			7,971.09
Electric	41,073.32			41,073.32
Irrigation	21,173.47			21,173.47
Irrigation Monitoring	7,050.00			7,050.00
Water-Sewer	2,242.89			2,242.89
Aquatic Repairs & Maint.	14,703.59			14,703.59
Amenity - Pool Maintenance	17,134.88			17,134.88
Capital Reserve Study	2,500.00			2,500.00
Internet Services	4,494.80			4,494.80
Townhome Mailbox Maint.	24.50			24.50
Gate Kiosk - Internet Srvcs	2,479.96			2,479.96
Other Insurance	850.00			850.00
General Repair & Maintenance	9,442.15			9,442.15
Common Area Maintenance	6,110.18			6,110.18
Landscaping Maintenance & Material	71,500.00			71,500.00
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	641.25			641.25
Pest Control	941.88			941.88
Entrance Vehicular Gate	4,360.21			4,360.21
Oak Tree Maintenance	10,000.00			10,000.00
Hoover Pumps Repair & Maintenance	8,303.19			8,303.19
Streetlights	4,208.40			4,208.40
Fitness Facility	1,652.45			1,652.45
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	$769,611.83	$317,968.00	$0.00	$1,087,579.83
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$21,685.33			$21,685.33
Allocate Resv Acct Interest	10,666.85			10,666.85
Interest Income		$4,816.03		4,816.03
Total Other Revenues (Expenses) & Gains (Losses)	$32,352.18	$4,816.03	$0.00	$37,168.21
Change In Net Assets	$360,995.48	$319,902.12	$0.00	$680,897.60
Net Assets At Beginning Of Year	$568,918.29	($174,214.70)	$0.00	$394,703.59
Net Assets At End Of Year	$929,913.77	$145,687.42	$0.00	$1,075,601.19

Montecito CDD

Budget to Actual

For The Month Ending 8/31/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
Revenues					
O&M Assessments	$ 1,094,945.03	$ 968,065.17	$ 126,879.86	$ 1,056,071.09	103.68%
Debt Assessments (S2022)	625,356.91	306,022.63	319,334.28	333,842.87	187.32%
Interest Income	21,685.33	21,892.09	(206.76)	23,882.28	90.80%
Townhome Mailbox Maintenance	-	1,320.00	(1,320.00)	1,440.00	0.00%
Other Revenue	3,310.10	3,791.33	(481.23)	4,136.00	0.00%
Net Revenues	**$ 1,745,297.37**	**$ 1,301,091.22**	**$ 444,206.15**	**$ 1,419,372.24**	**122.96%**
General & Administrative Expenses					
Supervisor Fees	$ 4,000.00	$ 5,500.00	$ (1,500.00)	$ 6,000.00	66.67%
District Engineer	25,395.07	41,250.00	(15,854.93)	45,000.00	56.43%
Legal Fees	46,205.00	36,666.67	9,538.33	40,000.00	115.51%
District Management	45,833.37	45,833.33	0.04	50,000.00	91.67%
Assessment Roll	7,252.60	6,416.67	835.93	7,000.00	103.61%
Website Maintenance	2,935.00	3,135.00	(200.00)	3,420.00	85.82%
Auditing Services	4,500.00	4,194.67	305.33	4,576.00	98.34%
Tax Preparation Fees	69.71	55.00	14.71	60.00	116.18%
Arbitrage Rebate Calculation	-	458.33	(458.33)	500.00	0.00%
Trustee Fees	3,000.00	2,979.17	20.83	3,250.00	92.31%
Insurance	49,674.00	47,383.60	2,290.40	51,691.20	96.10%
Legal Advertising	1,278.73	1,145.83	132.90	1,250.00	102.30%
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00	100.00%
Capital Reserve Study	2,500.00	-	2,500.00	-	-
Contingency/Miscellaneous	2,873.52	2,200.00	673.52	2,400.00	119.73%
Total General & Administrative Expenses	**$ 195,692.00**	**$ 197,378.68**	**$ (1,686.68)**	**$ 215,322.20**	**90.88%**
Maintenance Expenses					
Facility Attendant & General Mgmt.	**$ 102,041.17**	**$ 149,642.17**	**$ (47,601.00)**	**$ 163,246.00**	**62.51%**
Amenity Center Operations					
Repairs & Maint. (Non-HVAC)	$ 9,442.15	$ 7,104.17	$ 2,337.98	$ 7,750.00	121.83%
HVAC Repairs & Maint.	641.25	4,583.33	(3,942.08)	5,000.00	12.83%
Office Supplies	640.93	916.67	(275.74)	1,000.00	64.09%
Janitorial Supplies	1,555.22	1,145.83	409.39	1,250.00	124.42%
Janitorial Services	9,117.35	16,500.00	(7,382.65)	18,000.00	50.65%
Pest Control & Termite Bond	941.88	1,102.75	(160.87)	1,203.00	78.29%
Fitness Equipment Repairs & Maint.	1,652.45	2,750.00	(1,097.55)	3,000.00	55.08%
Playground Repairs & Maint.	133.64	916.67	(783.03)	1,000.00	13.36%
Pool Service Repairs & Maint.	17,134.88	25,666.67	(8,531.79)	28,000.00	61.20%
Total Amenity Center	**$ 41,259.75**	**$ 60,686.08**	**$ (19,426.33)**	**$ 66,203.00**	**62.32%**
Irrigation					
Irrigation Repairs & Maint.	$ 21,173.47	$ 45,833.33	$ (24,659.86)	$ 50,000.00	42.35%
Irrigation Monitoring	7,050.00	6,600.00	450.00	7,200.00	97.92%
Hoover Pumps Repairs & Maint.	8,303.19	16,041.67	(7,738.48)	17,500.00	47.45%
Total Irrigation	**$ 36,526.66**	**$ 68,475.00**	**$ (31,948.34)**	**$ 74,700.00**	**48.90%**

Montecito CDD

Budget to Actual

For The Month Ending 8/31/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
Stormwater Control					
Aquatic Repairs & Maint.	**$ 14,703.59**	**$ 18,333.33**	**$ (3,629.74)**	**$ 20,000.00**	**73.52%**
Landscaping					
Landscaping Contracted Services	$ 71,500.00	$ 75,166.67	$ (3,666.67)	$ 82,000.00	87.20%
Additional Landscaping Repairs & Maint.	11,990.00	25,342.17	(13,352.17)	27,646.00	43.37%
Plant Replacement	14,301.00	5,500.00	8,801.00	6,000.00	238.35%
Mulch	-	13,750.00	(13,750.00)	15,000.00	0.00%
Palm Tree Maint.	18,000.00	16,500.00	1,500.00	18,000.00	100.00%
Oak Tree Maint.	10,000.00	9,166.67	833.33	10,000.00	100.00%
Total Landscaping	**$ 125,791.00**	**$ 145,425.50**	**$ (19,634.50)**	**$ 158,646.00**	**79.29%**
Common Areas, Right of Ways & Walls					
Streetlight Repairs & Maint.	$ 4,208.40	$ 8,250.00	$ (4,041.60)	$ 9,000.00	46.76%
Entry Vehicular Gates Repairs & Maint.	4,360.21	13,750.00	(9,389.79)	15,000.00	29.07%
Pedestrian Entry Gates & Walls Maint.	-	4,583.33	(4,583.33)	5,000.00	0.00%
Common Area Repairs & Maint.	8,360.18	11,000.00	(2,639.82)	12,000.00	69.67%
Total Common Areas, Right of Ways & Walls	**$ 16,928.79**	**$ 37,583.33**	**$ (20,654.54)**	**$ 41,000.00**	**41.29%**
Security Monitoring Services					
Fire Detection Services	$ 7,971.09	$ 6,535.83	$ 1,435.26	$ 7,130.00	111.80%
Security Monitoring Repairs & Maint.	318.00	2,630.83	(2,312.83)	2,870.00	11.08%
Total Security Monitoring Services	**$ 8,289.09**	**$ 9,166.67**	**$ (877.58)**	**$ 10,000.00**	**82.89%**
Utilities					
Electric Services	$ 41,073.32	$ 59,583.33	$ (18,510.01)	$ 65,000.00	63.19%
Telephone, Internet	4,494.80	3,666.67	828.13	4,000.00	112.37%
Water & Sewer Services	2,242.89	3,666.67	(1,423.78)	4,000.00	56.07%
Gate Kiosk Internet Services	2,479.96	2,612.50	(132.54)	2,850.00	87.02%
Total Utilities	**$ 50,290.97**	**$ 69,529.17**	**$ (19,238.20)**	**$ 75,850.00**	**66.30%**
Extraordinary Services					
Townhome Mailboxes Maint	$ 24.50	$ 1,320.00	$ (1,295.50)	$ 1,440.00	1.70%
Total Maintenance Expenses	**$ 395,855.52**	**$ 560,161.25**	**$ (164,305.73)**	**$ 611,085.00**	**64.78%**
Total Expenditures	**$ 591,547.52**	**$ 757,539.93**	**$ (165,992.41)**	**$ 826,407.20**	**71.58%**
Other Financing Uses					
Capital Reserve Transfer Out	$ -	$ 58,333.18	$ (58,333.18)	$ 63,636.20	
Disaster Reserve Transfer Out	-	27,500.00	(27,500.00)	30,000.00	
Roadway Reserve Transfer Out	-	91,666.67	(91,666.67)	100,000.00	
Total Other Financing Uses	**$ -**	**$ 177,499.85**	**$ (177,499.85)**	**$ 193,636.20**	
Total Expenditures & Reserves	**$ 591,547.52**	**$ 935,039.78**	**$ (343,492.26)**	**$ 1,020,043.40**	
Revenues Less Expenditures	**$ 1,153,749.85**	**$ 366,051.44**	**$ 787,698.41**	**$ 399,328.84**	
Bond Payments (S2022)	**$ 317,968.00**	**$ 289,606.17**	**$ 28,361.83**	**$ 315,934.00**	
Balance	**$ 835,781.85**	**$ 76,445.27**	**$ 759,336.58**	**$ 83,394.84**	
Assessment Fees & Discounts					
County Appraiser & Tax Collector Fee	$ 60,539.30	$ 25,481.76	$ 35,057.54	$ 27,798.28	
Discounts	37,436.21	50,963.51	(13,527.30)	55,596.56	
Excess / (Shortfall)	**$ 737,806.34**	**$ -**	**$ 737,806.34**	**$ -**	

Montecito CDD
Month By Month
For the Month Ending 8/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD Actual
Revenues												
O&M Assessments	$ -	$ 12,610.57	$ 962,188.62	$ 22,916.94	$ 26,613.57	$ 4,971.59	$ 41,806.67	$ 3,763.75	$ 20,073.32	$ -	$ -	$ 1,094,945.03
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	1,617.65	1,566.80	21,685.33
Other Revenue	-	665.00	295.00	610.00	-	-	-	565.00	620.00	-	555.10	3,310.10
Net Revenues	**$ 82.52**	**$ 13,328.45**	**$ 965,199.02**	**$ 29,209.34**	**$ 28,684.37**	**$ 7,130.48**	**$ 43,940.16**	**$ 6,252.56**	**$ 22,374.01**	**$ 1,617.65**	**$ 2,121.90**	**$ 1,119,940.46**
General & Administrative Expenses												
Supervisor Fees	$ 400.00	$ 400.00	$ 400.00	$ -	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 4,000.00
District Engineer	-	5,721.42	-	1,152.40	-	4,520.00	5,432.50	2,427.50	4,282.50	1,858.75	-	25,395.07
Legal Fees	-	10,185.00	-	4,097.50	3,955.00	6,517.50	4,510.00	3,705.00	6,435.00	4,435.00	2,365.00	46,205.00
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	4,166.67	4,166.67	45,833.37
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	485.00	185.00	2,935.00
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
Capital Reserve Study	-	-	-	-	-	-	-	-	-	2,500.00	-	2,500.00
Contingency/Miscellaneous	392.42	234.15	226.33	-	553.06	225.06	76.79	395.27	492.85	251.09	26.50	2,873.52
Total General & Administrative Expenses	**$ 55,893.09**	**$ 27,892.24**	**$ 4,978.00**	**$ 11,004.17**	**$ 9,259.73**	**$ 21,300.86**	**$ 14,770.96**	**$ 12,781.19**	**$ 16,572.08**	**$ 14,096.51**	**$ 7,143.17**	**$ 195,692.00**
Maintenance Expense												
Facility Attendant & General Mgmt.	$ 10,202.87	$ 10,202.87	$ 10,202.87	$ 10,202.87	$ 10,202.87	$ 10,202.87	$ 10,202.87	$ 7,287.76	$ 11,666.66	$ 11,666.66	$ -	$ 102,041.17
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	2,853.90	414.30	
HVAC Repairs & Maint.	-	-	-	-	-	-	-	-	114.08	527.17	-	641.25
Office Supplies	4.28	12.64	11.90	0.74	101.60	135.66	1.03	45.82	27.47	286.11	13.68	9,442.15 640.93
Janitorial Supplies	-	-	275.40	-	148.37	344.99	171.80	341.46	135.90	137.30	-	
Janitorial Services	677.25	677.25	677.25	677.25	677.25	131.10	-	-	2,400.00	1,600.00	1,600.00	
Pest Control & Termite Bond	82.00	-	82.00	458.64	82.00	-	84.00	-	58.44	84.00	10.80	1,555.22 941.88
Fitness Equipment Repairs & Maint.	-	-	-	1,000.00	-	-	-	-	320.95	331.50	-	9,117.35
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	950.00	2,888.00	1,652.45
Total Amenity Center	**$ 3,087.72**	**$ 2,624.19**	**$ 2,767.45**	**$ 4,712.98**	**$ 2,212.56**	**$ 2,967.18**	**$ 2,863.11**	**$ 2,605.98**	**$ 5,721.82**	**$ 6,769.98**	**$ 4,926.78**	**$ 41,259.75**
Irrigation												17,134.88
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	$ 3,056.25	$ 1,874.17	$ 21,173.47
Irrigation Monitoring	600.00	600.00	1,050.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	
Hoover Pumps Repairs & Maint.	-	6,526.50	-	-	462.62	118.11	-	-	-	518.96	677.00	
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**	**$ 4,175.21**	**$ 3,151.17**	**$ 36,526.66**
Stormwater Control												7,050.00
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	$ -	$ 1,319.55	8,303.19 $ 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	$ 6,500.00	$ 6,500.00	$ 71,500.00
Additional Landscaping Repairs & Maint.	-	5,100.00	-	-	550.00	-	-	5,200.00	1,140.00	-	-	
Plant Replacement	-	-	-	-	-	375.00	500.00	-	13,426.00	-	-	
Mulch	-	-	-	-	-	-	-	-	-	-	-	11,990.00
Palm Tree Maint.	-	-	-	-	-	-	-	18,000.00	-	-	-	14,301.00
Oak Tree Maint.	-	-	-	-	-	-	-	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**	**$ 6,500.00**	**$ 6,500.00**	**$ 8,000.00 125,791.00**
												10,000.00

Montecito CDD
Month By Month
For the Month Ending 8/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD Actual
Common Areas, Right of Ways & Walls												
Streetlight Repairs & Maint.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,678.40	$ -	$ 530.00	$ 4,208.40
Entry Vehicular Gates Repairs & Maint.	468.00	-	-	-	290.00	2,067.53	-	-	1,055.00	479.68	-	
Pedestrian Entry Gates & Walls Maint.	-	-	-	-	-	-	-	-	-	-	-	
Common Area Repairs & Maint.	-	1,488.48	-	-	-	-	777.27	-	511.14	2,295.00	3,288.29	4,360.21
Total Common Areas, Right of Ways & Walls	**$ 468.00**	**$ 1,488.48**	**$ -**	**$ -**	**$ 290.00**	**$ 2,067.53**	**$ 777.27**	**$ -**	**$ 5,244.54**	**$ 2,774.68**	**$ 3,818.29**	**$ 16,928.79**
												8,360.18
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	$ 79.00	$ 1,376.64	$ - 7,971.09
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**	**$ 79.00**	**$ 1,376.64**	**$ 8,289.09**
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	$ 4,152.71	$ 3,499.59	$ 41,073.32
Telephone, Internet	352.00	352.00	352.00	352.00	352.00	365.60	365.60	588.08	497.60	458.89	459.03	
Water & Sewer Services	-	376.27	(161.23)	161.23	356.73	133.70	183.40	297.02	-	332.52	563.25	
Gate Kiosk Internet Services	219.98	219.98	220.00	220.00	220.00	230.00	230.00	230.00	230.00	230.00	230.00	4,494.80
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**	**$ 5,174.12**	**$ 4,751.87**	**$ 2,242.59 50,290.97**
												2,479.96
Extraordinary Services												
Townhome Mailboxes Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24.50	$ 24.50
Total Maintenance Expenses	$ 27,276.78	$ 40,267.47	$ 29,246.22	$ 30,452.45	$ 27,947.84	$ 30,552.56	$ 31,183.38	$ 61,154.25	$ 54,766.12	$ 37,139.65	$ 25,868.80	$ 394,535.97
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**	**$ 51,236.16**	**$ 33,011.97**	**$ 590,227.97**
Income (Loss) from Operations	**$ (83,087.35)**	**$ (54,831.26)**	**$ 930,974.80**	**$ (12,247.28)**	**$ (8,523.20)**	**$ (44,722.94)**	**$ (2,014.18)**	**$ (67,682.88)**	**$ (48,964.19)**	**$ (49,618.51)**	**$ (30,890.07)**	**$ 529,712.49**

Montecito CDD

September 2026 Financial Package

September 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 9/30/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
Assets				
Current Assets				
General Checking Account	$522,246.99			$522,246.99
Capital Reserve	362,728.55			362,728.55
Accounts Receivable	2,972.54			2,972.54
Prepaid Expenses	1,750.00			1,750.00
Accounts Receivable		$381.98		381.98
Series 2022 DSR Fund		32,535.13		32,535.13
Series 2022 Revenue Bond		113,033.42		113,033.42
Series 2022 Interest		514.28		514.28
Total Current Assets	$889,698.08	$146,464.81	$0.00	$1,036,162.89
Investments				
Amount Available in Debt Service Funds			$146,082.83	$146,082.83
Amount To Be Provided			2,753,917.17	2,753,917.17
Total Investments	$0.00	$0.00	$2,900,000.00	$2,900,000.00
Total Assets	$889,698.08	$146,464.81	$2,900,000.00	$3,936,162.89
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$60,428.69			$60,428.69
Accrued Expenses Payable	4,372.64			4,372.64
Total Current Liabilities	$64,801.33	$0.00	$0.00	$64,801.33
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	$64,801.33	$0.00	$2,900,000.00	$2,964,801.33
Net Assets				
Net Assets, Unrestricted	$536,571.32			$536,571.32
Current Year Net Assets, Unrestricted	(68,804.51)			(68,804.51)
Net Assets - General Government	32,346.97			32,346.97
Current Year Net Assets - General Government	324,782.97			324,782.97
Net Assets, Unrestricted		($174,214.70)		(174,214.70)
Current Year Net Assets, Unrestricted		320,679.51		320,679.51
Total Net Assets	$824,896.75	$146,464.81	$0.00	$971,361.56
Total Liabilities and Net Assets	$889,698.08	$146,464.81	$2,900,000.00	$3,936,162.89

Montecito CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service S2022	Long Term Debt Group	Total
Revenues				
On-Roll Assessments	$1,094,945.03			$1,094,945.03
Other Revenue	3,310.10			3,310.10
On-Roll Assessments		$626,621.01		626,621.01
Other Assessments		6,433.08		6,433.08
Total Revenues	$1,098,255.13	$633,054.09	$0.00	$1,731,309.22
Expenses				
Supervisor Fees	$4,400.00			$4,400.00
Insurance	48,824.00			48,824.00
Trustee Services	3,000.00			3,000.00
Management	50,000.00			50,000.00
Field Management	125,374.49			125,374.49
Engineering	27,315.07			27,315.07
Property Appraiser	60,539.30			60,539.30
District Counsel	53,080.00			53,080.00
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	1,660.69			1,660.69
Janitorial Service	10,717.35			10,717.35
Postage & Shipping	36.68			36.68
Legal Advertising	2,167.29			2,167.29
Contingency	3,463.56			3,463.56
Office Supplies	516.63			516.63
Web Site Maintenance	3,420.00			3,420.00
Dues, Licenses, and Fees	175.00			175.00
Capital Expenditures	95,988.80			95,988.80
Security	318.00			318.00
Fire Detection Services	9,053.91			9,053.91
Electric	44,347.08			44,347.08
Irrigation	30,915.75			30,915.75
Irrigation Monitoring	7,650.00			7,650.00
Water-Sewer	2,740.74			2,740.74
Aquatic Repairs & Maint.	16,023.14			16,023.14
Amenity - Pool Maintenance	18,928.88			18,928.88
Capital Reserve Study	2,500.00			2,500.00
Internet Services	4,953.83			4,953.83
Townhome Mailbox Maint.	24.50			24.50
Gate Kiosk - Internet Srvcs	2,709.96			2,709.96
Other Insurance	850.00			850.00
General Repair & Maintenance	14,010.06			14,010.06
Common Area Maintenance	8,360.18			8,360.18
Landscaping Maintenance & Material	78,000.00			78,000.00
Additional Landscaping R&M	28,270.00			28,270.00
Tree Trimming	18,000.00			18,000.00
Flower & Plant Replacement	14,301.00			14,301.00
HVAC	641.25			641.25
Pest Control	1,025.88			1,025.88
Pedestrian Gates & Walls Maint.	1,295.00			1,295.00
Entrance Vehicular Gate	4,580.21			4,580.21
Oak Tree Maintenance	10,000.00			10,000.00
Hoover Pumps Repair & Maintenance	10,640.07			10,640.07
Streetlights	5,271.15			5,271.15
Fitness Facility	1,652.45			1,652.45
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	$877,134.06	$317,968.00	$0.00	$1,195,102.06
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$23,053.66			$23,053.66
Allocate Resv Acct Interest	11,803.73			11,803.73
Interest Income		$5,593.42		5,593.42
Total Other Revenues (Expenses) & Gains (Losses)	$34,857.39	$5,593.42	$0.00	$40,450.81
Change In Net Assets	$255,978.46	$320,679.51	$0.00	$576,657.97
Net Assets At Beginning Of Year	$568,918.29	($174,214.70)	$0.00	$394,703.59
Net Assets At End Of Year	$824,896.75	$146,464.81	$0.00	$971,361.56

Montecito CDD

Budget to Actual

For The Month Ending 9/30/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
Revenues					
O&M Assessments	$ 1,094,945.03	$ 1,056,071.09	$ 38,873.94	$ 1,056,071.09	103.68%
Debt Assessments (S2022)	626,621.01	333,842.87	292,778.14	333,842.87	187.70%
Interest Income	21,685.33	23,882.28	(2,196.95)	23,882.28	90.80%
Townhome Mailbox Maintenance	-	1,440.00	(1,440.00)	1,440.00	0.00%
Other Revenue	3,310.10	4,136.00	(825.90)	4,136.00	0.00%
Net Revenues	**$ 1,746,561.47**	**$ 1,419,372.24**	**$ 327,189.23**	**$ 1,419,372.24**	**123.05%**
General & Administrative Expenses					
Supervisor Fees	$ 4,400.00	$ 6,000.00	$ (1,600.00)	$ 6,000.00	73.33%
District Engineer	27,315.07	45,000.00	(17,684.93)	45,000.00	60.70%
Legal Fees	53,080.00	40,000.00	13,080.00	40,000.00	132.70%
District Management	50,000.00	50,000.00	-	50,000.00	100.00%
Assessment Roll	7,252.60	7,000.00	252.60	7,000.00	103.61%
Website Maintenance	3,420.00	3,420.00	-	3,420.00	100.00%
Auditing Services	4,500.00	4,576.00	(76.00)	4,576.00	98.34%
Tax Preparation Fees	69.71	60.00	9.71	60.00	116.18%
Arbitrage Rebate Calculation	-	500.00	(500.00)	500.00	0.00%
Trustee Fees	3,000.00	3,250.00	(250.00)	3,250.00	92.31%
Insurance	49,674.00	51,691.20	(2,017.20)	51,691.20	96.10%
Legal Advertising	2,167.29	1,250.00	917.29	1,250.00	173.38%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Capital Reserve Study	2,500.00	-	2,500.00	-	-
Contingency/Miscellaneous	3,463.56	2,400.00	1,063.56	2,400.00	144.32%
Total General & Administrative Expenses	**$ 211,017.23**	**$ 215,322.20**	**$ (4,304.97)**	**$ 215,322.20**	**98.00%**
Maintenance Expenses					
Facility Attendant & General Mgmt.	**$ 125,374.49**	**$ 163,246.00**	**$ (37,871.51)**	**$ 163,246.00**	**76.80%**
Amenity Center Operations					
Repairs & Maint. (Non-HVAC)	$ 14,010.06	$ 7,750.00	$ 6,260.06	$ 7,750.00	180.77%
HVAC Repairs & Maint.	641.25	5,000.00	(4,358.75)	5,000.00	12.83%
Office Supplies	553.31	1,000.00	(446.69)	1,000.00	55.33%
Janitorial Supplies	1,660.69	1,250.00	410.69	1,250.00	132.86%
Janitorial Services	10,717.35	18,000.00	(7,282.65)	18,000.00	59.54%
Pest Control & Termite Bond	1,025.88	1,203.00	(177.12)	1,203.00	85.28%
Fitness Equipment Repairs & Maint.	1,652.45	3,000.00	(1,347.55)	3,000.00	55.08%
Playground Repairs & Maint.	133.64	1,000.00	(866.36)	1,000.00	13.36%
Pool Service Repairs & Maint.	18,928.88	28,000.00	(9,071.12)	28,000.00	67.60%
Total Amenity Center	**$ 49,323.51**	**$ 66,203.00**	**$ (16,879.49)**	**$ 66,203.00**	**74.50%**
Irrigation					
Irrigation Repairs & Maint.	$ 30,915.75	$ 50,000.00	$ (19,084.25)	$ 50,000.00	61.83%
Irrigation Monitoring	7,650.00	7,200.00	450.00	7,200.00	106.25%
Hoover Pumps Repairs & Maint.	10,640.07	17,500.00	(6,859.93)	17,500.00	60.80%
Total Irrigation	**$ 49,205.82**	**$ 74,700.00**	**$ (25,494.18)**	**$ 74,700.00**	**65.87%**

Montecito CDD

Budget to Actual

For The Month Ending 9/30/2026

	Year To Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage
Stormwater Control					
Aquatic Repairs & Maint.	**$ 16,023.14**	**$ 20,000.00**	**$ (3,976.86)**	**$ 20,000.00**	**80.12%**
Landscaping					
Landscaping Contracted Services	$ 78,000.00	$ 82,000.00	$ (4,000.00)	$ 82,000.00	95.12%
Additional Landscaping Repairs & Maint.	28,270.00	27,646.00	624.00	27,646.00	102.26%
Plant Replacement	14,301.00	6,000.00	8,301.00	6,000.00	238.35%
Mulch	-	15,000.00	(15,000.00)	15,000.00	0.00%
Palm Tree Maint.	18,000.00	18,000.00	-	18,000.00	100.00%
Oak Tree Maint.	10,000.00	10,000.00	-	10,000.00	100.00%
Total Landscaping	**$ 148,571.00**	**$ 158,646.00**	**$ (10,075.00)**	**$ 158,646.00**	**93.65%**
Common Areas, Right of Ways & Walls					
Streetlight Repairs & Maint.	$ 5,271.15	$ 9,000.00	$ (3,728.85)	$ 9,000.00	58.57%
Entry Vehicular Gates Repairs & Maint.	4,580.21	15,000.00	(10,419.79)	15,000.00	30.53%
Pedestrian Entry Gates & Walls Maint.	1,295.00	5,000.00	(3,705.00)	5,000.00	25.90%
Common Area Repairs & Maint.	8,360.18	12,000.00	(3,639.82)	12,000.00	69.67%
Total Common Areas, Right of Ways & Walls	**$ 19,506.54**	**$ 41,000.00**	**$ (21,493.46)**	**$ 41,000.00**	**47.58%**
Security Monitoring Services					
Fire Detection Services	$ 9,053.91	$ 7,130.00	$ 1,923.91	$ 7,130.00	126.98%
Security Monitoring Repairs & Maint.	318.00	2,870.00	(2,552.00)	2,870.00	11.08%
Total Security Monitoring Services	**$ 9,371.91**	**$ 10,000.00**	**$ (628.09)**	**$ 10,000.00**	**93.72%**
Utilities					
Electric Services	$ 44,347.08	$ 65,000.00	$ (20,652.92)	$ 65,000.00	68.23%
Telephone, Internet	4,953.83	4,000.00	953.83	4,000.00	123.85%
Water & Sewer Services	2,740.74	4,000.00	(1,259.26)	4,000.00	68.52%
Gate Kiosk Internet Services	2,709.96	2,850.00	(140.04)	2,850.00	95.09%
Total Utilities	**$ 54,751.61**	**$ 75,850.00**	**$ (21,098.39)**	**$ 75,850.00**	**72.18%**
Extraordinary Services					
Townhome Mailboxes Maint	$ 24.50	$ 1,440.00	$ (1,415.50)	$ 1,440.00	1.70%
Total Maintenance Expenses	**$ 472,152.52**	**$ 611,085.00**	**$ (138,932.48)**	**$ 611,085.00**	**77.26%**
Total Expenditures	**$ 683,169.75**	**$ 826,407.20**	**$ (143,237.45)**	**$ 826,407.20**	**82.67%**
Other Financing Uses					
Capital Reserve Transfer Out	$ 63,636.20	$ 63,636.20	$ -	$ 63,636.20	
Disaster Reserve Transfer Out	30,000.00	30,000.00	-	30,000.00	
Roadway Reserve Transfer Out	100,000.00	100,000.00	-	100,000.00	
Total Other Financing Uses	**$ 193,636.20**	**$ 193,636.20**	**$ -**	**$ 193,636.20**	
Total Expenditures & Reserves	**$ 876,805.95**	**$ 1,020,043.40**	**$ (143,237.45)**	**$ 1,020,043.40**	
Revenues Less Expenditures	**$ 869,755.52**	**$ 399,328.84**	**$ 470,426.68**	**$ 399,328.84**	
Bond Payments (S2022)	**$ 317,968.00**	**$ 315,934.00**	**$ 2,034.00**	**$ 315,934.00**	
Balance	**$ 551,787.52**	**$ 83,394.84**	**$ 468,392.68**	**$ 83,394.84**	
Assessment Fees & Discounts					
County Appraiser & Tax Collector Fee	$ 60,539.30	$ 27,798.28	$ 32,741.02	$ 27,798.28	
Discounts	37,436.21	55,596.56	(18,160.35)	55,596.56	
Excess / (Shortfall)	**$ 453,812.01**	**$ -**	**$ 453,812.01**	**$ -**	

Montecito CDD
Month By Month
For the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
Revenues													
O&M Assessments	$ -	$ 12,610.57	$ 962,188.62	$ 22,916.94	$ 26,613.57	$ 4,971.59	$ 41,806.67	$ 3,763.75	$ 20,073.32	$ -	$ -	$ -	$ 1,094,945.03
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	1,617.65	1,566.80	-	21,685.33
Other Revenue	-	665.00	295.00	610.00	-	-	-	565.00	620.00	-	555.10	-	3,310.10
Net Revenues	**$ 82.52**	**$ 13,328.45**	**$ 965,199.02**	**$ 29,209.34**	**$ 28,684.37**	**$ 7,130.48**	**$ 43,940.16**	**$ 6,252.56**	**$ 22,374.01**	**$ 1,617.65**	**$ 2,121.90**	**$ -**	**$ 1,119,940.46**
General & Administrative Expenses													
Supervisor Fees	$ 400.00	$ 400.00	$ 400.00	$ -	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 400.00	$ 4,400.00
District Engineer	-	5,721.42	-	1,152.40	-	4,520.00	5,432.50	2,427.50	4,282.50	1,858.75	-	1,920.00	27,315.07
Legal Fees	-	10,185.00	-	4,097.50	3,955.00	6,517.50	4,510.00	3,705.00	6,435.00	4,435.00	2,365.00	6,875.00	53,080.00
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	4,166.67	4,166.67	4,166.63	50,000.00
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	485.00	185.00	485.00	3,420.00
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	-	-	888.56	2,167.29
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	-	-	175.00
Capital Reserve Study	-	-	-	-	-	-	-	-	-	2,500.00	-	-	2,500.00
Contingency/Miscellaneous	392.42	234.15	226.33	-	553.06	225.06	76.79	395.27	492.85	251.09	26.50	590.04	3,463.56
Total General & Administrative Expenses	**$ 55,893.09**	**$ 27,892.24**	**$ 4,978.00**	**$ 11,004.17**	**$ 9,259.73**	**$ 21,300.86**	**$ 14,770.96**	**$ 12,781.19**	**$ 16,572.08**	**$ 14,096.51**	**$ 7,143.17**	**$ 15,325.23**	**$ 211,017.23**
Maintenance Expense													
Facility Attendant & General Mgmt.	**$ 10,202.87**	**$ 10,202.87**	**$ 10,202.87**	**$ 10,202.87**	**$ 10,202.87**	**$ 10,202.87**	**$ 10,202.87**	**$ 7,287.76**	**$ 11,666.66**	**$ 11,666.66**	**$ 11,666.66**	**$ 11,666.66**	**$ 125,374.49**
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	2,853.90	414.30	4,567.91	
HVAC Repairs & Maint.	-	-	-	-	-	-	-	-	114.08	527.17	-	-	641.25
Office Supplies	4.28	12.64	11.90	0.74	101.60	135.66	1.03	45.82	27.47	212.17	-	-	14,010.06 553.31
Janitorial Supplies	-	-	275.40	-	148.37	344.99	171.80	341.46	135.90	137.30	-	105.47	
Janitorial Services	677.25	677.25	677.25	677.25	677.25	131.10	-	-	2,400.00	1,600.00	1,600.00	1,600.00	
Pest Control & Termite Bond	82.00	-	82.00	458.64	82.00	-	84.00	-	58.44	84.00	10.80	84.00	1,660.69
Fitness Equipment Repairs & Maint.	-	-	-	1,000.00	-	-	-	-	320.95	331.50	-	-	10,717.35
Playground Repairs & Maint.	133.64	-	-	-	-	-	-	-	-	-	-	-	1,025.88 133.64
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	950.00	2,888.00	1,794.00	1,652.45
Total Amenity Center	**$ 3,087.72**	**$ 2,624.19**	**$ 2,767.45**	**$ 4,712.98**	**$ 2,212.56**	**$ 2,967.18**	**$ 2,863.11**	**$ 2,605.98**	**$ 5,721.82**	**$ 6,696.04**	**$ 4,913.10**	**$ 8,151.38**	**$ 49,323.51**
Irrigation													18,928.88
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	$ 3,056.25	$ 1,874.17	$ 9,742.28	$ 30,915.75
Irrigation Monitoring	600.00	600.00	1,050.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	
Hoover Pumps Repairs & Maint.	-	6,526.50	-	-	462.62	118.11	-	-	-	518.96	677.00	2,336.88	
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**	**$ 4,175.21**	**$ 3,151.17**	**$ 12,679.16**	**$ 49,205.82**
Stormwater Control													7,650.00 10,640.07
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**	**$ -**	**$ 1,319.55**	**$ 1,319.55**	**$ 16,023.14**
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	$ 6,500.00	$ 6,500.00	$ 6,500.00	$ 78,000.00
Additional Landscaping Repairs & Maint.	-	5,100.00	-	-	550.00	-	-	5,200.00	1,140.00	-	-	16,280.00	
Plant Replacement	-	-	-	-	-	375.00	500.00	-	13,426.00	-	-	-	
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	28,270.00 -
Palm Tree Maint.	-	-	-	-	-	-	-	18,000.00	-	-	-	-	14,301.00
Oak Tree Maint.	-	-	-	-	-	-	-	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**	**$ 6,500.00**	**$ 6,500.00**	**$ 22,780.00**	**$ 148,571.00**
Common Areas, Right of Ways & Walls													18,000.00 10,000.00
Streetlight Repairs & Maint.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,678.40	$ -	$ 530.00	$ 1,062.75	$ 5,271.15
Entry Vehicular Gates Repairs & Maint.	468.00	-	-	-	290.00	2,067.53	-	-	1,055.00	479.68	-	220.00	
Pedestrian Entry Gates & Walls Maint.	-	-	-	-	-	-	-	-	-	-	-	1,295.00	
Common Area Repairs & Maint.	-	1,488.48	-	-	-	-	777.27	-	511.14	2,295.00	3,288.29	-	4,580.21
Total Common Areas, Right of Ways & Walls	**$ 468.00**	**$ 1,488.48**	**$ -**	**$ -**	**$ 290.00**	**$ 2,067.53**	**$ 777.27**	**$ -**	**$ 5,244.54**	**$ 2,774.68**	**$ 3,818.29**	**$ 2,577.75**	**$ 19,506.54**
													1,295.00 8,360.18

Montecito CDD
Month By Month
For the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
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	$ 79.00	$ 1,376.64	$ 1,082.82	$ 9,053.91
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**	**$ 79.00**	**$ 1,376.64**	**$ 1,082.82**	**$ 9,371.91**
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	$ 4,152.71	$ 3,499.59	$ 3,273.76	$ 44,347.08
Telephone, Internet	352.00	352.00	352.00	352.00	352.00	365.60	365.60	588.08	497.60	458.89	459.03	459.03	
Water & Sewer Services	-	376.27	(161.23)	161.23	356.73	133.70	183.40	297.02	-	332.52	563.25	497.85	
Gate Kiosk Internet Services	219.98	219.98	220.00	220.00	220.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	4,953.83
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**	**$ 5,174.12**	**$ 4,751.87**	**$ 4,460.64**	**$ 54,751.61**
													2,709.96
Extraordinary Services													
Townhome Mailboxes Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24.50	$ -	$ 24.50
Total Maintenance Expenses	**$ 27,276.78**	**$ 40,267.47**	**$ 29,246.22**	**$ 30,452.45**	**$ 27,947.84**	**$ 30,552.56**	**$ 31,183.38**	**$ 61,154.25**	**$ 54,766.12**	**$ 37,065.71**	**$ 37,521.78**	**$ 64,717.96**	**$ 472,152.52**
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**	**$ 51,162.22**	**$ 44,664.95**	**$ 80,043.19**	**$ 683,169.75**
Income (Loss) from Operations	**$ (83,087.35)**	**$ (54,831.26)**	**$ 930,974.80**	**$ (12,247.28)**	**$ (8,523.20)**	**$ (44,722.94)**	**$ (2,014.18)**	**$ (67,682.88)**	**$ (48,964.19)**	**$ (49,544.57)**	**$ (42,543.05)**	**$ (80,043.19)**	**$ 436,770.71**

Montecito Community Development District

Staff Reports

Montecito Community Development District

General Managers Report:

Coastal Bay Asset Management

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

Date: September's monthly report **Meeting date**: October 7, 2026

1. Landscaping and Grounds Maintenance

Routine landscaping services were performed throughout the community.

- CDD-maintained grass reported dry. ProGreen will be inspecting each area and submitting a list of affected sod.
- New irrigation map added to the District website.
- Estimates received. See ProGreen's report for additional information.

2. Pool and Amenity Maintenance

- All safety equipment has been inspected and remains in compliance.
- Pool maintenance - 5 days a week.
- Pedestrian gate on Shearwater has been tempered with on multiple ocassions.
- Solitude inspected all fountains. Fountain in lake Coquina motor reported damaged. Quote received to pull fountain.
- Lake Pacifica - light wire damaged. Quote approved.
- Pool furniture powder coat process started.
- Touch up painting needed in several areas around the clubhouse exterior and has been completed.
- Sign poles order to replace the corroded ones located around the ponds.

3. Building & Facility Repairs

- Sonitrol schuduled for service but not being responsive.
- Security system quote received.
- Pest control service – done.
- Vehicle gate on Palisade still not operational. Part not received yet.

4. Weekend Facility

- Scrape and spray-painted selected sign pole bases
- Organized utility closet
- AM & PM community drive-through
- Completed daily assignments
- Enforced parking policy accordingly
- Touch up paint around the vehicle gates
- Remove debris around common areas and ponds

5. Resident Concerns & Communications

- Tickets received:
    - Parking Lot – Completed
    - Irrigation - Completed
    - Lakes and fountains – In process
    - Irrigation – Completed
    - Sidewalk/Curbs - In process

6. Upcoming Projects – Suggestions

- Community sidewalk pressure wash.
  MN Maintenance - Quote received
  Vice painting - Quote not received



Cameras, Access Control, and Alarm

A PROPOSAL FOR

Kisha Wagner

Montecito Beach Club
kwagner@coastalbaymgt.com
(603) 921-7710

208 Montecito Drive
Satalite Beach , 32937

PREPARED BY JASON JOHNSON

MODERN TECHNOLOGY SERVICES

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About Us

Welcome to Modern Technology Services, where we specialize in creating customized solutions for all your smart electronic needs. Our team of experts are dedicated to providing you with the latest technologies, exceptional customer service, and expert installation for seamless automation systems.

Our range of services includes everything from access control, network server build out rooms, data pre-wiring, fiber optic cabling, automated shades and blinds, to A/V installations, camera systems, security solutions, multi-zone audio systems, gate control, intercom systems, prewire low voltage wiring, enterprise level Wi-Fi and network installations, smart lighting system, design services, IP telephone systems and more.

At MTS, we believe in the importance of tailoring our services to meet the unique needs of each of our clients. Whether you are looking for a simple access control system, or a fully integrated smart automated solution to control all the above with one app, our team will work with you every step of the way to create a custom plan that fits your lifestyle, preferences, and budget.

Our expert technicians have years of experience in the field and are highly trained in the latest technologies and installation techniques. We pride ourselves on using only the highest quality products and materials, ensuring that your smart system is not only reliable but also long-lasting.

In addition to our exceptional installation services, we also offer ongoing support and maintenance for all of our systems. Our team is always available to answer any questions you may have and provide you with the assistance you need to ensure that your system is running smoothly.

At MTS, we are committed to providing you with the best in smart technology and customer service. We a locally owned and operated company that values honesty and integrity and treats your business as if it were our own.

Areas & Items

Cameras

ITEMS	SELL PRICE	QTY	TOTAL
 **Ubiquiti** Ubiquiti UniFi Video Camera G6 Turret WHT.	$199.00	x24	**$4,776.00**
 **Reolink** 4K Dual Lens Solar Security Camera Outdoor	$219.99	x2	**$439.98**
 **Ubiquiti** Professional-Grade Video Doorbell Camera	$322.00	x1	**$322.00**
Ubiquiti Ubiquiti UNVR-PRO 4K NVR 2U 2.5/3.5 HDD	$538.00	x1	**$538.00**
 **Ubiquiti** Network Video Recorder Instant	$279.99	x2	**$559.98**
 **Ubiquiti** 16TB Enterprise Hard Drive	$684.99	x2	**$1,369.98**
 **UniFi Technology Experience** UniFi Professional Integration & Product Support	$3,202.38	x1	**$3,202.38**

Cameras Continued

ITEMS	SELL PRICE	QTY	TOTAL
Installation & Programming	$12,300.00	x1	**$12,300.00**

Area Total $23,508.32

Access Control

ITEMS	SELL PRICE	QTY	TOTAL
 **PDK ProdataKey** CloudNode - Ethernet Only	$1,126.48	x1	**$1,126.48**
 **PDK ProdataKey** Red 4 Door Controller	$1,181.25	x1	**$1,181.25**
1 Attachment			**$1,240.00**
 **PDK ProdataKey** 2 Door Controller	$1,032.88	x1	**$1,032.88**
1 Attachment			**$448.00**
PDK ProdataKey Clamshell Proximity Card 26-Bit 100-Pack	$448.57	x6	**$2,691.42**
 **PDK Annual Subscription** 1 year subscription for cloud based access to create codes, rules, groups, schedules for users. Billed Annually by MTS	$480.00	x1	**$480.00**

Access Control Continued

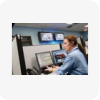
ITEMS	SELL PRICE	QTY	TOTAL
MISC. MATERIALS covers small parts, boxes, cable protectors, connectors, straps, zip ties, Velcro, cable chase(s) to complete the project.	$410.00	x1	**$410.00**
Installation & Programming	$5,800.00	x1	**$5,800.00**

Area Total $14,410.03

Alarm

ITEMS	SELL PRICE	QTY	TOTAL
 **Resideo** 7" All-in-One Security Panel	$607.28	x1	**$607.28**
 **Honeywell** Honeywell Home LTE AT&T Cell Comm.	$232.48	x1	**$232.48**
 **Honeywell** Honeywell Home Wired to Wireless Converter.	$162.48	x2	**$324.96**
 **Resideo** PROSIXPIRV 6-Wireless Motion Detector	$87.48	x1	**$87.48**

Alarm Continued

ITEMS	SELL PRICE	QTY	TOTAL
 **Resideo** ProSeries Door and Window Contact Sensor	$42.48	x0	**$0.00**
 **RESIDEO First Alert LTE Alarm Monitoring (Annual)** Professional Monitoring with Cellular LTE. Keep your Residential or Commerical property safe with 24/7 professional monitoring and emergency response. RESIDEO systems are monitored by licensed central monitoring stations across the country, so you can count on help whenever you need it. (Non refundable)	$439.89	x1	**$439.89**
Installation & Programming	$1,800.00	x1	**$1,800.00**

Area Total $3,492.09

Cabling

Access Control – Existing Door Hardware

Existing Door Hardware Disclaimer:
The access control system is being proposed with the intent to utilize the existing door hardware, including existing electric strikes/latches, where compatible and operational. Existing hardware will be tested during installation. If existing hardware is found to be incompatible, defective, damaged, or otherwise unable to integrate with the proposed access control system, any required replacement hardware, modifications, or additional labor will be considered outside the scope of this proposal and may result in additional charges. Final compatibility is subject to verification in the field.

Drywall & Finish Work Disclaimer:
This proposal includes the installation and routing of low-voltage cabling as described in the scope of work. Where necessary, access holes or openings may be made in drywall, ceilings, or other finished surfaces to facilitate cable installation.

This proposal does **not** include drywall repair, patching, taping, texturing, painting, or other finish work associated with these openings. Any cutouts or access openings created during installation will be left as-is and reasonably positioned to allow for access and subsequent patching.

Repairs and restoration of finished surfaces, if required, will be the responsibility of the customer or may be provided by the contractor as an additional service at an additional cost.

Reolink PTZ Camera Disclaimer:

The proposed Reolink PTZ cameras will operate as a **separate, standalone camera system** from the existing Ubiquiti camera system. These cameras will require their own Reolink application, account, and any applicable subscription or cloud service fees. They will not be integrated into or managed through the existing Ubiquiti Protect system.

The Reolink PTZ cameras are **consumer-grade equipment** and are being proposed due to the remote locations of the desired camera mounting points, where traditional power and/or data connections are not readily available. As a result, these cameras may have different capabilities, reliability, features, and support options than the professional-grade equipment used within the primary Ubiquiti camera system.

This solution is being provided as an alternative for locations where installing dedicated network and power infrastructure would be impractical or cost-prohibitive.

ITEMS	SELL PRICE	QTY	TOTAL
 **Wirepath** Cat 6 Unshielded 23/4 Solid CMG-Rated Wire 1000 Ft. (White)	$379.98	x3	**$1,139.94**
 **Stoneway Electric** 1" Schedule 40 PVC Conduit 10 ft	$15.00	x60	**$900.00**

Cabling Continued

ITEMS	SELL PRICE	QTY	TOTAL
 **Misc Conduit Materials** PVC Conduit Materials	$200.00	x1	**$200.00**

Area Total $2,239.94

Financial Summary

Parts (Taxable)	$23,750.38
Total Parts	**$23,750.38**
Labor (Tax Exempt)	$19,900.00
Total Labor	**$19,900.00**
Subtotal	**$43,650.38**
Sales Tax Parts: 7% Labor: Exempt	$1,662.53
Proposal Total	**$45,312.91**

Payment Schedule

Prices are valid to change and this proposal expires 30 days after last revision.

PAYMENT SCHEDULE

Payment 1	75% of Proposal Total • Due Upon Proposal Acceptance	**$33,984.68**
Payment 2	Outstanding Proposal Balance • Due Upon Job Completion	**$11,328.23**

Project Terms

1. *The general project description is contained in the above outlined document and related documents here in referred to as the "Proposal".*
2. *The specific work to be performed by Contractor is the installation of the specified system as outlined in the Proposal.*
3. *The total amount to be paid by the owner for the performance (subject to additions and deductions by written change order) shall not exceed the total specified in the Proposal.*
4. *Progress payments will be made according to the payment schedule above. Equipment will not be ordered until the equipment deposit has been submitted. These times are subject to the timing of the construction and the lead times required for the ordered equipment to be delivered.*
5. *Payment is due immediately after invoicing. Unpaid balance beyond 10 days after invoicing of completed tasks shall bear interest payable to Contractor at a rate of 1.5% per month simple interest.*
6. *This Proposal expires 30 days following the date stated on the top of this agreement. No work will be scheduled without a deposit plus a signed copy of this agreement. All drawings and specifications contingent on agreement and retainer.*
7. *If this job is of a retro-fit/remodel nature on an existing structure, and the scope of work exceeds time estimated to complete because of unforeseen circumstances, owner agrees that he/she will be invoiced on a time & materials rate as agreed upon, for all extra labor and materials involved in completing the job.*
8. *All drawings and documentation are contingent upon retainer. Since preparing a proposal requires system design & engineering by a professional Systems Integrator, only one version of the proposal will be prepared without a retainer. If a second version is required or if project is for design & documentation only, a Design Retainer will be collected. This Design Retainer will cover up to two additional proposal revisions and may include supporting documentation such as Scope-of-Work summary, Device Location drawing, Conceptual Renderings of the system, as requested by the client. The retainer covers design & engineering time and is non-refundable. Upon approval of proposal, construction documentation will be provided as specified in the proposal.*
9. *All permit fees required for contracted work are the responsibility of the client and will be invoiced separately.*
10. *Contractor reserves the right to replace proposed models in the case of obsolescence, discontinuation or unavailability with a comparable model of equal or greater value upon customer approval. Contractor will not be held responsible or liable in any way for any said product's obsolescence, discontinuation or unavailability.*

1. Contract Documents and Details

The contract documents consist of this agreement, including all general provisions, special provisions, specifications, drawings, addenda, change orders, written interpretations, and written orders for minor changes in work. Work not covered by contract documents will not be required unless it is required by reasonable inference as being necessary to produce the intended result. The costs associated with any related work or materials, including, but not limited to electrical, drywall, painting, cabinets are not included unless specifically documented in the proposal. Contractor is not responsible for any underground trenching or laying or supplying of conduit for outside wiring.

2. Time

With respect to schedule completion of the tasks, time is of the essence. If Contractor is delayed at any time in the progress of the work by owner change orders, fire, labor disputes, acts of God or other causes beyond Contractor's control, the completion schedule for the work or affected parts of the work shall be extended by the same amount of the time caused by the delay.

3. Payments and Completion

The above Payment Schedule is a guideline and approximation. Since contractor will, if possible, open, test and burn-in equipment before delivery, all components must be paid for before delivery to job site. Payments may not be withheld under any circumstances. Any disputes due to legal claims will be settled independently in good faith between the parties. Final payment shall be due immediately following completion of the project. Contractor will hold owner harmless with respect to claims of subcontractors and suppliers.

4. Insurance

Contractor shall purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the owners property resulting from the conduct of this contract.

5. Changes in the Contract

The owner may order changes, additions, or modifications without invalidating the contract. Such changes must be in writing and signed by the owner. The contractor shall provide the owner in writing the amount of additional costs or cost reductions resulting from changes ordered within 15 working days unless this requirement is waived in writing by the owner. Change Orders shall be paid in full upon acceptance of change and

shall not alter the contract's payment schedule. In case of product unavailability or discontinuation, contractor reserves the right to substitute equipment of equal or better quality with clients approval. Contractor will be held blameless in case of product unavailability or discontinuation.

6. Warranty

Contractor warranties all parts and labor involved in an installation for one year. Contractor will also be glad to help the client get their manufacturer-warrantied equipment serviced though out the life of the said warranty.

7. Re-stocking Fees

A 20% re-stocking fee will be charged for specialty order items that are not normally stocked by us.