



**MONTECITO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BREVARD COUNTY  
REGULAR BOARD MEETING  
APRIL 10, 2024  
9:30 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.montecitocdd.org](http://www.montecitocdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA  
MONTECITO  
COMMUNITY DEVELOPMENT DISTRICT**

Montecito Beach Club  
208 Montecito Drive  
Satellite Beach, Florida 32937

**REGULAR BOARD MEETING**

ZOOM LINK: [HTTPS://US02WEB.ZOOM.US/J/3341025012](https://us02web.zoom.us/j/3341025012)  
CALL IN: (305) 224 1968 MEETING ID: 334 102 5012

**April 10, 2024  
9:30 A.M.**

A.	Call to Order	
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O.	Adjourn	

A Daily Publication By:



MONTECITO COMMUNITY DEVELOPEMEN  
2501 BURNS RD STE A

PALM BEACH GARDENS, FL, 33410

Ad#5835202 09/29/2023  
BOARD OF SUPERVISORS'  
MEETING DATES  
MONTECITO COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024

STATE OF WISCONSIN COUNTY OF BROWN:  
Before the undersigned authority personally appeared said  
legal clerk, who on oath says that he or she is a Legal  
Advertising Representative of the FLORIDA TODAY, a daily  
newspaper published in Brevard County, Florida that the  
attached copy of advertisement, being a Legal Ad in the  
matter of

The Board of Supervisors of the  
Montecito Community Development  
District (the "District") will hold their reg-  
ular meetings for fiscal year 2023/2024  
at 9:30 a.m. at Montecito Beach Club,  
208 Montecito Drive, Satellite Beach,  
Florida 32937, on the following dates:

- October 11, 2023
- November 8, 2023
- December 13, 2023
- January 10, 2024
- February 14, 2024
- March 13, 2024
- April 10, 2024
- May 8, 2024
- June 12, 2024
- July 10, 2024
- August 14, 2024
- September 11, 2024

**Notice of Meetings**

as published in FLORIDA TODAY in the issue(s) dated:  
or by publication on the newspaper's website, if authorized,  
on

The meetings are open to the public and  
will be conducted in accordance with  
the provision of Florida law for com-  
munity development districts. The meet-  
ings may be continued to a date, time,  
and place to be specified on the record  
at the meeting. Copies of the Agendas  
for any of the meetings may be ob-  
tained from the District's website at  
[www.montecitocdd.org](http://www.montecitocdd.org) or by contacting  
the District Manager at 1-877-737-4922  
five (5) days prior to the date of the par-  
ticular meeting.

**09/29/2023**

Affiant further says that the said FLORIDA TODAY is a  
newspaper in said Brevard County, Florida and that the  
said newspaper has heretofore been continuously  
published in said Brevard County, Florida each day and has  
been entered as periodicals matter at the post office in  
**MELBOURNE** in said Brevard County, Florida, for a period of  
one year next preceding the first publication of the attached  
copy of advertisement; and affiant further says that he or  
she has never paid nor promised any person, firm or  
corporation any discount, rebate, commission or refund for  
the purpose of securing this advertisement for publication  
in the said newspaper.

There may be occasions when one or  
more Supervisors or staff will participate  
by telephone. Pursuant to provisions of  
the Americans with Disabilities Act, any  
person requiring special accommoda-  
tions at this meeting because of a disa-  
bility or physical impairment should con-  
tact the District Office at (561) 630-4922  
at least 48 hours prior to the meeting. If  
you are hearing or speech impaired,  
please contact the Florida Relay Service  
by dialing 7-1-1, or 1-800-955-8771 (TTY)  
/ 1-800-955-8770 (Voice), for aid in con-  
tacting the District Office.

Sworn to and Subscribed before me this 29th of September  
2023, by legal clerk who is personally known to me

Any person who decides to appeal any  
decision made at the meeting with re-  
spect to any matter considered at the  
meeting is advised that person will need  
a record of the proceedings and that ac-  
cordingly, the person may need to en-  
sure that a verbatim record of the pro-  
ceedings is made, including the testimo-  
ny and evidence upon which such appeal  
is to be based.

Meetings may be cancelled from time to  
time without advertised notice.

Affiant

District Manager

MONTECITO COMMUNITY  
DEVELOPMENT DISTRICT

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

Notary State of Wisconsin County of Brown

My commission expires

Publication Cost: \$256.89

Ad No: 0005835202

Customer No: BRE-0000002006

This is not an invoice

# of Affidavits 1

AMY KOKOTT  
Notary Public  
State of Wisconsin

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING MINUTES  
MARCH 13, 2024**

**A. CALL TO ORDER**

The Regular Board Meeting of the Montecito Community Development District (the “District”) was called to order at 9:30 a.m. at 208 Montecito Drive, Satellite Beach, Florida 32937.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *Florida Today* on September 29, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Catherine LeCesne, Ed Henson, Tanja Glynn, and Richard Wellman.

Eric Smith was absent.

Also in attendance were District Manager Frank Sakuma of Special District Services, Inc.; District Manager Stephanie Brown of Special District Services, Inc; Attorney Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via Zoom); Engineer Stef Matthes of Culpepper & Terpening and General Manager Tina Campbell of Vesta Property Services.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Sakuma asked for the following items to be added to the agenda:

- **ProGreen Proposal #6303**
- **ProGreen Proposal #6287**
- **ProGreen Proposal #6288**
- **ProGreen Proposal #6289**

There were no further additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC RELATED TO AGENDA ITEMS**

James Bordeau supported the temporary access easement agreement.

Carol Wellman asked for increased pool cleaning, entryway flowers, and boogie board ban.

Jill Deems asked about the surplus generator, several budget questions, and the reserve study, and Vesta website.

## F. APPROVAL OF CONSENT AGENDA

### 1. February 14, 2024, Regular Board Meeting Minutes

A **motion** was made by Ms. Glynn, seconded by Mr. LeCesne, and passed unanimously approving all the items under the Consent agenda.

**Note:** *At approximately 9:38 a.m., Mr. Sakuma recessed the Regular Meeting and opened the Public Hearing on the Amending the Adopted Rules, Policies, and Fees for the Montecito Amenity Center.*

## G. PUBLIC HEARING

1. Proof of Publication *Florida Today* on 2/12/2024
2. Receive Public Comments on Amending Amenity Center Rules-Temporary Access Easements.

There were no public comments.

3. Consider Resolution No. 2024-03 Amend Amenity Center Rules

### RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT AMENDING THE ADOPTED RULES, POLICIES, AND FEES FOR THE MONTECITO AMENITY CENTER TO PROVIDE FOR CONDITIONAL TEMPORARY ACCESS OVER DISTRICT PROPERTY FOR LIMITED PURPOSES; PROVIDING DIRECTION TO DISTRICT COUNSEL AND THE DISTRICT MANAGER; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE**

After Board discussion, a **motion** was made by Mr. Wellman, seconded by Ms. Glynn, and passed unanimously adopting Resolution No. 2024-03 Amend Center Rules.

**Note:** *At approximately 9:40 a.m., Mr. Sakuma closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.*

## H. LANDSCAPE & IRRIGATION REPORTS

### 1. ProGreen

Mr. Sakuma announced the report was included in the Board package. Mr. Rusty Kahue from ProGreen was in the audience and presented several items for Board consideration.

The Board considered the following items, as added under “Additions/Deletions to the Agenda”:

- ProGreen Proposal #6303 Irrigation Repairs – Zone 10 “bad wire” \$2,200.00. After Board discussion, a **motion** was made by Ms. Glynn, seconded by Mr. Wellman, and passed unanimously approving proposal #6303.
- ProGreen Proposal #6287 Remove Dead Queen Palm along Carlsbad, flushcut, \$150.00. After Board discussion, a **motion** was made by Ms. Glynn, seconded by Ms. LeCesne, and passed unanimously approving proposal #6287 once it was reduced to \$150.00.
- ProGreen Proposal #6288 (Board did not approve this proposal)
- ProGreen Proposal #6289 Tree Trimming of Oak Trees and Palm Trees, \$21,525.00. After Board discussion, a **motion** was made by Ms. Glynn, seconded by Ms. LeCesne, and passed unanimously approving proposal #6289.

## **I. OLD BUSINESS**

### **1. Status of Consumptive Use Permit (CUP) Compliance**

District Engineer Stef Mathes provided the Board with an update on the CUP compliance. He stated that the compliance uploads were current, and the next upload would be due in July. There are still six months of missing information, but the first well is recording properly.

### **2. Status of Parcel Conveyances**

District Counsel Michel Pawelczyk stated that the parcel transfer is still ongoing, and documents have been sent to District Engineer Stef Mathes for review. He also stated he would be communicating with SPE to check that all documents have been signed and he also requested a certificate of completion from Mr. Mathes. Mr. Mathes responded that he could provide a certificate of completion and that he would also need to discuss encroachments with Mr. Pawelczyk.

## **J. NEW BUSINESS**

### **1. Resolution No. 2024-04-Declaring Surplus-Sportsman Generator**

Mr. Sakuma presented Resolution 2024-04 entitled:

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT, INCLUDING A SPORTSMAN ELECTRIC GENERATOR, AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER TO SELL OR DISPOSE OF SAID PROPERTY AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

After Board discussion, a **motion** was made by Ms. Glynn, seconded by Mr. Wellman, and passed unanimously adopting Resolution No. 2024-04 Declaring Surplus Sportsman Generator.

A **motion** was made by Mr. Wellman, seconded by Mr. Henson, and passed unanimously authorizing the District Manager to utilize GovDeals to sell the surplus Sportsman Electric Generator.

## **2. Coordination with Architectural Review Board-Temporary Access Easements**

After Board discussion a **motion** was made by Ms. Glynn, seconded by Ms. LeCesne, and passed unanimously formalizing the communication process between the Montecito CDD General Manager and the Chairperson of the ARB Committee regarding the notification of any project applications whose approval would be contingent on a temporary access easement. Moving forward, the Chairperson of the ARB Committee will inform the CDD General Manager via email if a temporary access easement is required within 24 hours of application approval.

## **3. Consider Approval of Facility Use Agreement-Montecito Clubhouse**

Mr. Sakuma notified the Board that the Facility Use Agreement was expired and that a draft agreement was in the board package for review. Mr. Pawelczyk explained the intent of the draft facility use agreement and the addition of the Community Events section. Ms. LeCesne suggested striking Community Events from the facility use agreement.

After Board discussion, a **motion** was made by Ms. Glynn, seconded by Mr. Wellman, and passed approving the facility use agreement subject to legal review and edits, and acceptance by the Montecito Homeowners Associations. Ms. LeCesne dissented.

## **4. Discussion Regarding Mail Kiosk Agreement**

Mr. Sakuma notified the board of the Montecito Townhome HOA intent to terminate the mail kiosk agreement with the Montecito CDD. Ms. LeCesne made a **motion**, seconded by Mr. Wellman, and passed unanimously to accept Montecito Townhome HOA agreement termination notification by email.

Mr. Henson asked for clarification on the duties of the CDD and Post office regarding the maintenance of the mailboxes. Ms. LeCesne suggested maintaining both townhome and single-family home mailboxes. After further Board discussion Ms. LeCesne made a **motion** seconded by Mr. Wellman and passed unanimously rescinding the prior action. Consensus of the Board to direct staff to add a mailbox line item to the FY25 budget for future maintenance costs (\$5,000).

## **5. Discussion Regarding Prior Ticket System**

After Board discussion Ms. LeCesne made a **motion**, seconded by Mr. Henson, and unanimously passed approving the implementation of the prior ticket system.

## **6. Consider Approval of Paradise Signs Proposal**

Ms. Glynn made a **motion** Seconded by Ms. LeCesne and passed unanimously approving the Paradise Signs Proposal.

**7. Consider Resolution 2024-05-Amending Amenity Center Rules by Replacing the Term “Amenity Manager” with “General Manager”**

Mr. Sakuma presented Resolution 2024-05 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MONTECITO COMMUNITY DEVELOPMENT DISTRICT AMENDING THE ADOPTED RULES, POLICIES, AND FEES FOR THE MONTECITO AMENITY CENTER TO REPLACE THE TERM, “AMENITY MANAGER” WITH “GENERAL MANAGER;” PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE**

After Board discussion, Ms. Glynn made a **motion**, seconded by Mr. Wellman, and passed unanimously adopting Resolution 2024-05 Amending Amenity Center Rules by Replacing the Term “Amenity Manager” with “General Manager”.

**8. Discussion of New Landscape Watering-Community Wide Coordination**

After Board discussion, direction to the District Manager to send an email to the HOAs explaining the sod irrigation process.

**9. Discussion Regarding Meeting & Agenda Process-Memo Template Use-Post Meeting Action Items**

Ms. LeCesne had questions on the memo process as it pertains to resident requests. Mr. Sakuma stated that the requests can be submitted by contacting him via email or phone.

**10. Discussion of Budget Meeting Workshop/Planning-Reserve Study & CIP**

After Board discussion, direction to the District Manager to provide current vendor contracts and disaster reserve information to discuss at the Budget Workshop.

**11. Consider Approval of the Purchase of 2 Outdoor Weatherproof Bulletin Boards**

After Board discussion, Ms. Glynn made a **motion**, seconded by Ms. LeCesne, and passed unanimously approving the purchase of two outdoor weatherproof bulletin boards in the amount of \$331.98.

**K. GENERAL MANAGER’S REPORT AND RELATED BUSINESS ITEMS**

**1. General Manager’s Report**

The General Manager’s Report was provided in the Board package. There were no questions from the Board.



## **2. Homeowner Requests**

There were no homeowner requests.

## **3. Supervisor Requests**

Mr. Wellman stated that the Shearwater entry gate was not operating properly and needed to be repaired. Ms. Campbell responded that the loops for the gates may need to be replaced. Mr. Mathes suggested utilizing a camera system as opposed to a loop system and could assist with a vendor contact if needed.

## **L. ADMINISTRATIVE MATTERS**

### **1. Legal Report**

There was no legal report.

### **2. Engineer Report**

There was no engineer Report.

### **3. Manager Report**

#### **a. Financials**

Mr. Sakuma advised the financial report was included in the Board package. There were no questions from the Board.

## **M. BOARD MEMBER COMMENTS**

There were no comments from the Board

## **N. COMMENTS FROM THE AUDIENCE**

There were no further comments from the audience.

## **O. ANNOUNCEMENT OF NEXT SCHEDULED BOARD MEETING**

Mr. Sakuma announced the next scheduled meeting would be held March 27, 2024, at 9:30am.

## **P. ADJOURNMENT**

There being no further business to come before the Board, Ms. LeCesne made a **motion** adjourning the meeting at 12:54 p.m., seconded by Mr. Wellman, the meeting adjourned without objection.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT  
BUDGET WORKSHOP MINUTES  
MARCH 27, 2024**

**A. CALL TO ORDER**

The Budget Workshop of the Montecito Community Development District (the “District”) was called to order after 9:30 a.m. at 208 Montecito Drive, Satellite Beach, Florida 32937.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Budget Workshop had been published in *Florida Today* on March 15, 2024, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Catherine LeCesne, Ed Henson, Tanja Glynn, Eric Smith and Richard Wellman.

Also in attendance were District Manager Frank Sakuma of Special District Services, Inc.; District Manager Stephanie Brown of Special District Services, Inc; James Candela (via Zoom) of Special District Services, Inc. and General Manager Tina Campbell of Vesta Property Services.

**D. DISCUSSION REGARDING FISCAL YEAR 2024/2025 BUDGET**

The Board and staff discussed each of the line items of the Operations/Maintenance budget as well as possible expenses related to items identified in the 2023 Reserve Study. Staff were directed to bring forward suggested changes to a future board meeting for consideration.

**E. ADJOURNMENT**

There being no further discussion, Ms. LeCesne made a **motion** adjourning the workshop at 1:03 p.m., seconded by Mr. Wellman, the workshop adjourned without objection.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chair

Date: 3/29/24

## **Montecito CDD Monthly Executive Summary – ProGreen Services**

### **Completed Projects:**

#### **Weekly:**

Met with Tina weekly to complete landscaping inspections.

#### **Daily Task:**

3/13-3/20 – Completed irrigation wet checks and repairs.

3/14 – Completed growth regulated training. Sprayed the viburnum hedge along the front of the club house and selective plants in the roundabout with growth regulator. For information purposes we also sprayed the ficus hedge in the townhomes section from Montecito and Clemente.

3/15 – Completed vine removal from the east side of the club house.

3/18 – Obtained remote access to the Hoover pump station. Access provided to field technician, supervisor, and managers.

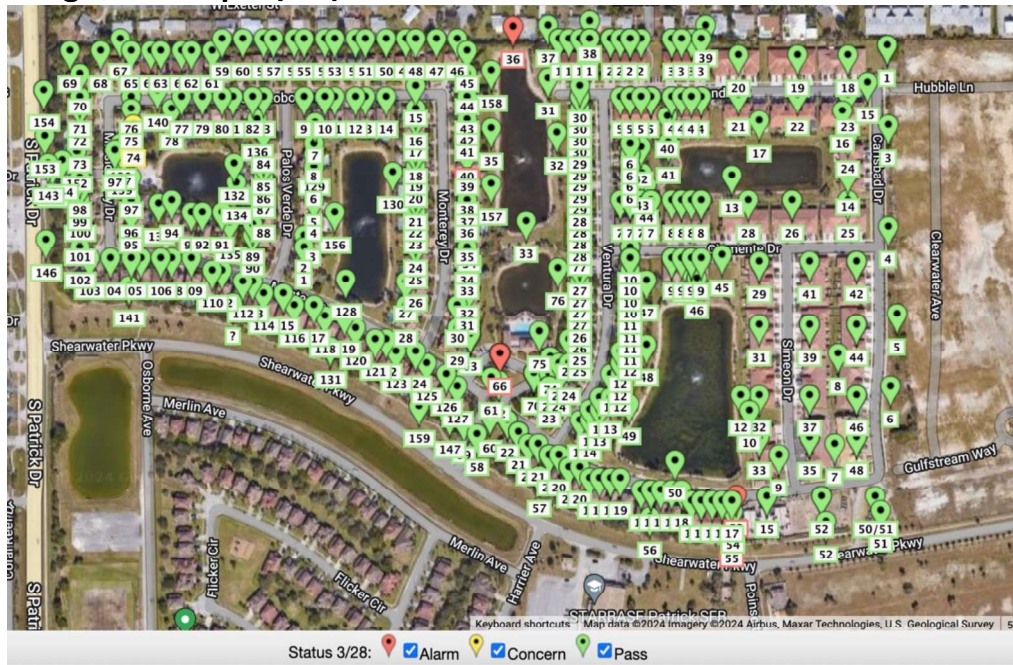
3/18 – Sent a communication to Frank and Angie regarding the summer watering schedule. Purpose is to provide the CDD board and communities with a proactive approach to the summer schedule for the irrigation system.

3/27 – Irrigation Repair clubhouse 150' bad wire and conduit.

3/28 – Completed the drench treatment of the foxtails at the club house.

3/28-3/29 – Completed the Fertilizer and Weed Control treatments in the CDD areas.

## Current Irrigation Map: 3/28/24



## Maintenance Service Schedule:

Service date for the CDD in April is on Thursday. We are on our off-season schedule of service every other week. We will have crews on the property on Wednesday – Friday servicing the Single Family and Townhouse areas as well.

- Mowing Schedule for April – 4/4, and 4/18. Subject to change depending on weather.
- Detail and Enhancement Schedule – 4/11 and 4/25.
- Bed Weed Treatments are scheduled as necessary.

## Montecito – CDD Upcoming Enhancement Estimates

Palms and Hardwood Tree Trimming throughout the CDD.

Rock on Carlsbad



**ProGreen Services, LLC**

**ProGreen Services, LLC**

5450 10th Avenue North

Greenacres, FL 33463

+1 8883774144

NephtelieB@progreenservices.net

www.progreenservices.net

**Estimate 6415**

ADDRESS	DATE	TOTAL
Montecito Community Development District Montecito CDD 219 E. Livingston Street Orlando, FL 32801	03/26/2024	\$325.00

**P.O. NUMBER**  
Enhancement

**SALES REP**  
Rusty Kahoe

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Landscape Installation - Deliver and Install Mulch along the CDD shrub easement areas by the mailboxes off Ventura. 5 Cubic Yards	5	65.00	325.00

We appreciate the opportunity!

<b>TOTAL</b>	<b>\$325.00</b>
--------------	-----------------

THANK YOU.

Accepted By

Accepted Date

We appreciate your feedback. Please leave a review.

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



RUGGIERI  
LAW FIRM

March 14, 2023

**ORLANDO**

13000 Avalon Lake Dr.  
Ste. 305  
Orlando, FL 32828

P (407) 395-4766  
F (407) 890-5177

**MELBOURNE**

6767 N. Wickham Rd.  
Ste. 400-H  
Melbourne, FL 32940

P (321) 241-4770  
F (321) 241-4771

CORRESPOND TO ORLANDO

**VIA CERTIFIED – 9414 8118 9876 5408 8697 72**

**ELECTRONIC AND REGULAR U.S. MAIL:**

Montecito Community Development District  
c/o District Manager  
8529 South Park Circle, Suite 330  
Orlando, FL 32819

**VIA CERTIFIED – 9414 8118 9876 5408 8697 72**

**ELECTRONIC AND REGULAR U.S. MAIL:**

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
c/o Dennis E. Lyles, Esq.  
SunTrust Center, Sixth Floor  
515 E. Las Olas Boulevard  
Fort Lauderdale, Florida 33301

RE: Montecito Townhomes of Brevard Homeowners Association, Inc.  
Notice of Termination of Kiosk Maintenance Agreement

To Whom This May Concern:

The Ruggieri Law Firm, P.A. serves as legal counsel to the Montecito Townhomes of Brevard Homeowners Association, Inc. I am submitting this correspondence at the direction of our Board of Directors who has resolved to terminate the kiosk maintenance agreement with Montecito Community Development District, Inc., with an effective date of June 13, 2019 (“maintenance agreement”).

Pursuant to the provision entitled, “Term of Agreement,” (Section 9) set forth on page 5 of the maintenance agreement, the agreement automatically renews for successive periods of one (1) year absent either party providing written notice of its intent not to renew for an additional term before 5:00 p.m. on April 1<sup>st</sup> of the year in which the then-current term will expire. Please accept this correspondence as the Association’s notice of its intent not to renew for an additional term after the agreement expires on December 31<sup>st</sup>, 2024.

We thank you for your service to the community and look forward to effecting a smooth transition to new management.

Sincerely,

Sean P. Reed, Esquire

On Behalf of the Board of Directors

Ruggieri Law Firm  
13000 AVALON LAKE DR STE 305  
ORLANDO FL 32828-6451

**\$7.36 US POSTAGE**  
**FIRST-CLASS**  
Mar 14 2024  
Mailed from ZIP 32828  
1 OZ FIRST-CLASS MAIL LETTER  
RATE  
11923275



stamps  
endicia

062S0011485639

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**USPS CERTIFIED MAIL**



**9414 8118 9876 5408 8696 97**

---

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
c/o Dennis E. Lyles, Esq.  
515 E LAS OLAS BLVD  
SUNTRUST CENTER, SIXTH FLOOR  
FT LAUDERDALE FL 33301-2296









**ITEM # F-RNGR2**

**RANGER 2, NO ANCHOR, WHITE-BLUE**

**GENERAL MANAGER'S REPORT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

Montecito  
Community Development District

**Financial Report For  
March 2024**

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**MONTECITO COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MARCH 2024**

	ANNUAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 3/31/24
<b>REVENUES</b>		
O&M Assessments	956,658	930,621
Debt Assessments	335,129	325,054
Interest Income	0	1,033
Stormwater Control Cost Share	4,136	0
Carryforward Surplus	0	0
Miscellaneous Income	0	2,565
Clubhouse Rental	0	365
<b>Total Revenues</b>	<b>\$ 1,295,923</b>	<b>\$ 1,259,638</b>
<b>EXPENDITURES</b>		
<b>Administrative Expenditures</b>		
Supervisor Fees	12,000	5,000
Payroll Taxes	0	418
District Engineer	15,000	7,077
Legal Fees	40,000	28,238
District Management	58,300	27,000
Continuing Disclosure	0	0
Assessment Roll	5,300	0
Information Technology	1,908	0
Website Maintenance	1,272	3,007
Auditing Services	5,000	0
Arbitrage Rebate Calculation	450	0
Trustee Fees	3,250	0
Public Officials/General Liability Insurance	19,102	15,218
Legal Advertising	3,000	454
Dues, Licenses & Subscriptions	175	564
Property Appraiser Expenditure	250	0
Reimbursable Expenditures	1,200	0
Contingency/Miscellaneous	2,400	957
Bank Service Charges	0	560
Postage and Delivery	0	841
Office Supplies	0	1,048
Lake Maintenance	0	3,620
Signs	0	2,151
<b>Total Administrative Expenditures</b>	<b>\$ 168,607</b>	<b>\$ 96,153</b>
<b>EXPENDITURES</b>		
<b>Maintenance Expenditures</b>		
<b>Field Management</b>		
Amenity and Field Management Contract	157,520	78,760
Property Insurance	51,117	26,286
Employee - Workers Comp	0	0
ADP Fees	0	0
<i>Field Management Subtotal</i>	<b>208,637</b>	<b>105,046</b>
<b>Amenity Center Operations</b>		
Repairs & Maintenance (Non-HVAC)	12,000	0
HVAC Repairs & Maintenance	2,000	2,231
Office Supplies	1,500	696
Janitorial Supplies	1,850	0
Janitorial Services	12,540	6,481
Pest Control & Termite Bond	1,203	240
Fitness Equipment Repairs & Maintenance	3,000	305
Playground Repairs & Maintenance	1,000	0
Pool Service Repairs & Maintenance	15,000	12,714
Gate Maintenance	0	0
<i>Amenity Center Operations Subtotal</i>	<b>50,093</b>	<b>22,667</b>
<b>Irrigation</b>		
Irrigation Repairs & Maintenance	25,000	13,746
Irrigation Monitoring	6,388	14,444
Hoover Pumps Repairs & Maintenance	17,500	14,524
<i>Irrigation Subtotal</i>	<b>48,888</b>	<b>42,714</b>
<b>Stormwater Control</b>		
Aquatic Maintenance & Repairs	12,430	0
Fountain Service Repairs & Maintenance	9,000	19,014
<i>Stormwater Control Subtotal</i>	<b>21,430</b>	<b>19,014</b>

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MARCH 2024**

	ANNUAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 3/31/24
<b>EXPENDITURES</b>		
<b>Landscaping</b>		
Landscaping Contracted Services	103,425	79,592
Additional Landscaping Repairs & Maintenance	20,000	7,900
Entrance/Amenity Plant Replacement	2,400	0
Mulch	15,000	12,575
Palm Tree Maintenance	14,700	0
Oak Tree Maintenance	6,825	0
<u>Landscaping Subtotal</u>	<b>162,350</b>	<b>100,067</b>
<b>Common Areas, Right of Ways &amp; Perimeter Walls</b>		
Street Light Repairs & Maintenance	9,000	0
Entrance Vehicular Gates Repairs & Maintenance	7,760	1,576
Pedestrian Entry Gates & Walls Maintenance	8,000	0
Common Area Repairs & Maintenance	6,000	764
Sidewalk Cleaning	8,000	0
<u>Commons Areas, Right of Ways &amp; Perimeter Walls Subtotal</u>	<b>38,760</b>	<b>2,340</b>
<b>Security Monitoring Services</b>		
Fire Detection Services	2,432	3,663
Access Control Services	2,918	0
Intrusion Services	1,780	0
Security Monitoring Repairs & Maintenance	2,500	59
<u>Security Monitoring Services Subtotal</u>	<b>9,630</b>	<b>3,722</b>
<b>Utilities</b>		
Electric Services	54,394	17,016
Telephone, Fax & Internet	3,946	3,134
Water & Sewer Services	4,000	721
Gate Kiosk Internet Services	2,850	0
<u>Utilities Subtotal</u>	<b>65,190</b>	<b>20,871</b>
<b>Other</b>		
Contingency/Miscellaneous Expenditures	10,000	46,042
<u>Other Subtotal</u>	<b>10,000</b>	<b>46,042</b>
<b>Total Operations &amp; Maintenance Expenditures</b>	<b>\$ 614,978</b>	<b>\$ 362,483</b>
<b>Total Expenditures</b>	<b>\$ 783,585</b>	<b>\$ 458,636</b>
<b>Other Financing Uses</b>		
Capital Reserve Transfer Out	59,810	0
Disaster Reserve Transfer Out	30,000	0
Roadway Reserve Transfer Out	30,000	0
<b>Total Other Financing Uses</b>	<b>119,810</b>	<b>0</b>
<b>Total Expenditures &amp; Reserves</b>	<b>903,395</b>	<b>458,636</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 392,528</b>	<b>\$ 801,002</b>
Bond Payments	(315,021)	(306,106)
<b>BALANCE</b>	<b>\$ 77,507</b>	<b>\$ 494,896</b>
County Appraiser & Tax Collector Fee	(25,836)	(24,293)
Discounts For Early Payments	(51,671)	(48,966)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 421,637</b>
Carryover From Prior Year	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 421,637</b>

Note: Reserve Balances Are As Of 9-30-23 - to be adjusted on 9-30-24

Bank Balance As Of 3/31/24	\$ 960,995.51
Accounts Payable As Of 3/31/24	\$ 45,414.05
Accounts Receivable As Of 3/31/24	\$ -
Capital Reserve As Of 3/31/24	\$ 288,441.00
Roadway Reserve As Of 3/31/24	\$ 105,314.00
Disaster Reserve As Of 3/31/24	\$ 52,679.00
Available Funds As Of 3/31/24	\$ 469,147.46

**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>Expenditures</b>					
<b>01-1301 · Supervisor Fees</b>					
	11/17/2023	PR 11.08.23		mtg 10.11.23 & 11.08.23 ck 11.20.23 (Catherine L, George H, Tanja G, Richard W, Eric S)	2,000.00
	01/02/2024	PR 12.13.23		mtg 12.13.23 ck 12.28.23 (Catherine L, George H, Tanja G, Richard W, Eric S)	1,000.00
	01/24/2024	PR 01.10.24		mtg 01.10.24 ck 01.25.24 (Catherine L, George H, Tanja G, Richard W, Eric S)	1,000.00
	03/21/2024	PR 02.14.24		mtg 02.14.24 ck 03.19.24 (Catherine L, George H, Tanja G, Richard W, Eric S)	1,000.00
Total 01-1301 · Supervisor Fees					<u>5,000.00</u>
<b>01-1310 · Engineering</b>					
	10/31/2023	98230	Culpepper Terpening Inc.	Professional Services through October 31, 2023	2,385.00
	12/31/2023	98520	Culpepper Terpening Inc.	Professional Services through December 31, 2023	2,548.75
	01/31/2024	99124	Culpepper Terpening Inc.	Professional Services through January 31, 2024	2,143.57
Total 01-1310 · Engineering					<u>7,077.32</u>
<b>01-1311 · Management Fees</b>					
	10/31/2023	2023-1335	Special District Services	Management Fee Oct 2023	4,500.00
	11/30/2023	2023-1674	Special District Services	Management Fee Nov 2023	4,500.00
	12/31/2023	2023-1923	Special District Services	Management Fee Dec 2023	4,500.00
	01/31/2024	2024-0109	Special District Services	Management Fee Jan 2024	4,500.00
	02/29/2024	2024-0231	Special District Services	Management Fee Feb 2024	4,500.00
	03/31/2024	2024-0472	Special District Services	Management Fee March 2024	4,500.00
Total 01-1311 · Management Fees					<u>27,000.00</u>
<b>01-1315 · Legal Fees</b>					
	10/31/2023	183890	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Oct 2023	7,362.50
	11/30/2023	184340	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Nov 2023	4,730.00
	12/31/2023	184813	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Dec 2023	9,117.50
	01/31/2024	185965	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Jan 2024	7,027.50
Total 01-1315 · Legal Fees					<u>28,237.50</u>
<b>01-1450 · Insurance (Liability)</b>					
	10/01/2023	20346	Egis Insurance Advisors	Policy #100123654 10/01/2023-10/01/2024 Acct #486	15,218.00
Total 01-1450 · Insurance (Liability)					<u>15,218.00</u>
<b>01-1451 · Property Insurance</b>					
	10/01/2023	20346	Egis Insurance Advisors	Policy #100123654 10/01/2023-10/01/2024 Acct #486	26,286.00
Total 01-1451 · Property Insurance					<u>26,286.00</u>
<b>01-1480 · Legal Advertisements</b>					
	02/29/2024	0006267058	Florida Today	Notice of Rule Development - AMENITY RULES - USE OF DISTRICT PROPERTY	178.49
	02/29/2024	0006267058	Florida Today	Notice of Rulemaking Hearing to Consider Amendments to the Rules of the District	275.06
Total 01-1480 · Legal Advertisements					<u>453.55</u>



**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

Date	Num	Name	Memo	Amount
<b>01-1511 • Bank Service Charges</b>				
10/23/2023			Service Charge	172.77
10/31/2023			Service Charge	38.00
10/31/2023			Service Charge	38.16
10/31/2023			Service Charge	35.63
11/17/2023	1422	Truist Bank	LATE PAYMENT FEE	39.00
11/17/2023	1422	Truist Bank	PURCHASE *FINANCE CHARGE*	22.74
11/23/2023			Service Charge	45.12
11/30/2023			Service Charge	8.00
11/30/2023			Service Charge	8.00
11/30/2023			Service Charge	34.86
12/23/2023			Service Charge	22.42
12/31/2023			Service Charge	2.47
01/17/2024	1422	Truist Bank	LATE PAYMENT FEE	29.00
01/17/2024	1422	Truist Bank	PURCHASE *FINANCE CHARGE*	14.22
01/31/2024			Service Charge	14.69
02/17/2024	1422	Truist Bank	PURCHASE *FINANCE CHARGE*	11.10
02/21/2024			Service Charge	23.71
Total 01-1511 • Bank Service Charges				559.89
<b>01-1512 • Miscellaneous</b>				
11/14/2023			bank fee	36.00
11/17/2023	PR 11.08.23		mtg 10,11,23 & 11,08,23 ck 11,20,23 (Catherine L, George H, Tanja G, Richard W, Eric S)	53.25
11/30/2023	2023-1674	Special District Services	Travel Oct 2023	95.63
11/30/2023	2023-1674	Special District Services	Charge Back: Certified Mail	10.26
12/31/2023	2023-1923	Special District Services	Travel Nov 2023	95.63
01/02/2024	PR 12.13.23		mtg 12,13,23 ck 12,28,23 (Catherine L, George H, Tanja G, Richard W, Eric S)	140.00
01/17/2024	1422	Truist Bank	PUBLIX	4.49
01/24/2024	PR 01,10,24		mtg 01,10,24 ck 01,25,24 (Catherine L, George H, Tanja G, Richard W, Eric S)	53.75
01/31/2024	2024-0109	Special District Services	Travel Dec 2023	95.63
02/12/2024		FL Dept of Revenue	penatly for Sales Tax late filing	100.00
02/29/2024	2024-0231	Special District Services	Travel Jan 2024	97.82
03/17/2024	1422	Truist Bank	LOWES	23.26
03/21/2024	PR 02,14,24		mtg 02,14,24 ck 03,19,24 (Catherine L, George H, Tanja G, Richard W, Eric S)	53.75
03/31/2024	2024-0472	Special District Services	Travel Feb 2024	97.82
Total 01-1512 • Miscellaneous				957.29
<b>01-1513 • Postage and Delivery</b>				
11/30/2023	2023-1674	Special District Services	FedEx Oct 2023	645.46
12/31/2023	2023-1923	Special District Services	FedEx Nov 2023	20.67
01/31/2024	2024-0109	Special District Services	FedEx	0.00
02/09/2024		Brevard County Tax Collector	Postage and Delivery	30.38
02/29/2024	2024-0231	Special District Services	FedEx Jan 2024	43.98
02/29/2024	2024-0231	Special District Services	Postage Jan 2024	8.04

**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1513 · Postage and Delivery	03/31/2024	2024-0472	Special District Services	FedEx Feb 2024	92,61
<b>01-1514 · Office Supplies</b>					<b>841.14</b>
	10/31/2023	2023-1335	Special District Services	Copier Sept 2023	41.40
	11/30/2023	2023-1674	Special District Services	Copier Oct 2023	320,25
	11/30/2023	2023-1674	Special District Services	Meeting Books Oct 2023	40.00
	12/31/2023	2023-1923	Special District Services	Copier Nov 2023	5,85
	12/31/2023	2023-1923	Special District Services	Meeting Books Nov 2023	36.00
	01/31/2024	2024-0109	Special District Services	Copier Dec 2023	129,60
	01/31/2024	2024-0109	Special District Services	Meeting Books Dec 2023	40,00
	02/29/2024	2024-0231	Special District Services	Copier Jan 2024	79,35
	02/29/2024	2024-0231	Special District Services	Meeting Books Dec 2023Jan 2024	36.00
	03/31/2024	2024-0472	Special District Services	Copier Feb 2024	283,95
	03/31/2024	2024-0472	Special District Services	Meeting Books Feb 2024	36,00
Total 01-1514 · Office Supplies					<b>1,048.40</b>
<b>01-1540 · Dues, License &amp; Subscriptions</b>					
	10/02/2023	88833	Dept of Economic Opp, Bureau of	Fiscal Year 2023 2024 Special District State Fee Invoice	175,00
	10/17/2023	1422	Truist Bank	Mailchimp	26,50
	10/17/2023	1422	Truist Bank	CITY OF SATELLITE BEACH - Golf Cart Licensing	154,50
	11/17/2023	1422	Truist Bank	Mailchimp	26,50
	12/17/2023	1422	Truist Bank	Mailchimp	26,50
	01/17/2024	1422	Truist Bank	Staples	75,79
	01/17/2024	1422	Truist Bank	Mailchimp	26,50
	02/17/2024	1422	Truist Bank	Mailchimp	26,50
	03/17/2024	1422	Truist Bank	Mailchimp	26,50
Total 01-1540 · Dues, License & Subscriptions					<b>564.29</b>
<b>01-1570 · Website Maintenance</b>					
	10/01/2023	413755	Vesta Property Services, Inc.	Website Maintenance	200,00
	10/31/2023	2023-1335	Special District Services	Website Fee Oct 2023	300,00
	11/01/2023	414431	Vesta Property Services, Inc.	Website Maint	200,00
	11/30/2023	2023-1674	Special District Services	Website Fee Nov 2023	300,00
	11/30/2023	415704	Vesta Property Services, Inc.	Association Website	53,50
	12/01/2023	415295	Vesta Property Services, Inc.	Association Website	200,00
	12/31/2023	2023-1923	Special District Services	Website Fee Dec 2023	300,00
	12/31/2023	416490	Vesta Property Services, Inc.	Association Website - MontecitoTotal Billable Expenses	53,50
	01/02/2024	416187	Vesta Property Services, Inc.	Association Website	200,00
	01/31/2024	2024-0109	Special District Services	Website Fee Jan 2024	300,00
	02/01/2024	416717	Vesta Property Services, Inc.	Website Maintenance	200,00
	02/29/2024	2024-0231	Special District Services	Website Fee Feb 2024	300,00
	03/01/2024	417587	Vesta Property Services, Inc.	Website Maintenance	100,00
	03/31/2024	2024-0472	Special District Services	Website Fee March 2024	300,00
Total 01-1570 · Website Maintenance					<b>3,007.00</b>

**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>01-1801 · Landscaping Maintenance</b>					
	10/01/2023	18102	Progreen Services LLC	Monthly Landscape Maintenance Service Oct 2023	6,500.00
	10/10/2023	18213	Progreen Services LLC	Provide labor and material to remove 1 Royal Palms including	1,500.00
	10/30/2023	18312	Progreen Services LLC	Provide labor and material to complete required repairs from outage on 10/4/23.	3,141.00
	10/31/2023	18472	Progreen Services LLC	Provide labor and material to repair mainline and replace 12 valveboxes on 10/12/23	1,154.07
	10/31/2023	18473	Progreen Services LLC	Provide labor and material to make all needed repairs during Oct 23 irrigation inspection.	1,390.50
	11/01/2023	18431	Progreen Services LLC	Monthly Landscape Maintenance Service Nov 2023	6,500.00
	11/30/2023	18793	Progreen Services LLC	Provide labor and material to install Artesian well including permits.	24,526.00
	12/01/2023	18741	Progreen Services LLC	Monthly Landscape Maintenance Service- Dec 2023	6,500.00
	12/11/2023	18831	Progreen Services LLC	Provide labor and material to remove and replace the following shrubs in the Park area,	1,100.00
	12/11/2023	18832	Progreen Services LLC	Provide labor and material to install Sod & Plants in common area	7,780.00
	01/01/2024	19056	Progreen Services LLC	Monthly Landscape Maintenance Service - Jan 2024	6,500.00
	02/01/2024	19355	Progreen Services LLC	Monthly Landscape Maintenance Service- Feb 2024	6,500.00
	03/01/2024	19766	Progreen Services LLC	Monthly Landscape Maintenance Service March 2024	6,500.00
<b>Total 01-1801 · Landscaping Maintenance</b>					<b>79,591.57</b>
<b>01-1807 · Lake Maintenance</b>					
	10/11/2023	31393A	Fountain Design Group Inc.	CONTROL PANEL PADLOCK TECHNICIAN INSTALLED NEW CONTROL PANEL LOCKS	280.02
	10/18/2023	455620	ECOR Industries	Aquatic Weed Control Service-	530.00
	11/18/2023	457634	ECOR Industries	Aquatic Weed Control Service-Nov 2023	530.00
	12/18/2023	460982	ECOR Industries	Aquatic Weed Control Service-Dec 2023	530.00
	01/10/2024	461551	ECOR Industries	Aquatic Weed Control Service-Jan 2024	530.00
	03/02/2024	PSI056528	Solitude Lake Management	Annual Maintenance March Billing 3/1/2024 - 3/31/2024	1,220.00
<b>Total 01-1807 · Lake Maintenance</b>					<b>3,620.02</b>
<b>01-1812 · Signs</b>					
	11/13/2023	INV-228	Paradise Signs and Graphics	DESCRIPTION: Multiple signs for the Montecito Community	2,151.33
<b>Total 01-1812 · Signs</b>					<b>2,151.33</b>
<b>01-1814 · Electricity</b>					
	10/02/2023	FPL		ACH PMT	27.19
	10/31/2023	FPL		ACH PMT	27.19
	10/31/2023	FPL		ACH PMT	50.93
	10/31/2023	FPL		ACH PMT	54.61
	10/31/2023	FPL		ACH PMT	103.93
	10/31/2023	FPL		ACH PMT	445.28
	10/31/2023	FPL		ACH PMT	693.77
	10/31/2023	FPL		ACH PMT	732.65
	10/31/2023	FPL		ACH PMT	1,122.86
	11/28/2023	FPL			49.06
	11/28/2023	FPL			51.86
	11/28/2023	FPL			70.83
	11/28/2023	FPL			275.31

**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

Date	Num	Name	Memo	Amount
11/28/2023		FPL		414.10
11/28/2023		FPL		704.06
11/28/2023		FPL		768.27
11/28/2023		FPL		955.83
12/28/2023		FPL		50.93
12/28/2023		FPL		52.83
12/28/2023		FPL		278.87
12/28/2023		FPL		367.52
12/28/2023		FPL		406.24
12/28/2023		FPL		738.93
12/28/2023		FPL		749.36
12/28/2023		FPL		906.71
01/30/2024		FPL		57.28
01/30/2024		FPL		58.05
01/30/2024		FPL		140.31
01/30/2024		FPL		415.69
01/30/2024		FPL		459.97
01/30/2024		FPL		631.45
01/30/2024		FPL		768.48
01/30/2024		FPL		933.54
02/26/2024		FPL		380.43
02/26/2024		FPL		51.79
02/26/2024		FPL		52.48
02/26/2024		FPL		986.24
02/26/2024		FPL		138.37
02/26/2024		FPL		761.86
02/26/2024		FPL		664.39
02/26/2024		FPL		416.16
Total 01-1814 - Electricity				17,015.61
<b>01-1815 - Maintenance Contingency</b>				
10/10/2023	334056	Collis Roofing Inc.	1st draw Commencement	18,821.00
12/05/2023	336614	Collis Roofing Inc.	2nd Installment Draw	15,056.80
12/17/2023	1422	Truist Bank	WWP*STARK EXTERMINATOR	350.00
12/18/2023	9665	Secure Fence and Rail, LLC	Fence Install - Final	1,112.00
12/23/2023	23-00407	Space Coast Bee Services Inc.	Bee & Nest Removal— Irrigation valve box @ 145 Redondo Dr. Treat nest flush	145.00
01/11/2024	3252277	Collis Roofing Inc.	Final Installment Original BID	3,764.20
02/01/2024	122268	Markle Construction, LLC	MONTECITO CLUBHOUSE Modify opening and install new microwave, Labor \$75/hr/4 hours	308.00
02/19/2024	9010-D	Secure Fence and Rail, LLC	-INSTALL 14' OF 6' TALL TAN VINYL PRIVACY FENCE-INSTALL (5) 8'-9' TALL BLACK COMMERCIAL	6,066.00
02/20/2024	29814	Lock Haven-1	***MONE CITO CLUB HOUSE *** Service Call Passage lever locksets (Women & Men Restroom door)	420.00
Total 01-1815 - Maintenance Contingency				46,043.00
<b>01-1817 - Fire Detection Services</b>				
10/19/2023	505301	Sonitrol of Tallahassee	Customer Number R5C002107 Replaced batteries in smoke detector and pull station	59.00
10/25/2023	506156	Sonitrol of Tallahassee	Fire Alarm Test & Inspection Access Control Services Fire Services Intrusion 11/01/2023 -...	565.92
10/31/2023	501904	Sonitrol of Tallahassee	Montecito Community - 208 Montecito Drive, Satellite Beach, FL Fire Alarm Test & Inspection	565.92

**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

Date	Num	Name	Memo	Amount
11/25/2023	509814	Sonitrol of Tallahassee	Fire Alarm Test & Inspection- Dec 2023	565.92
11/29/2023	512016	Sonitrol of Tallahassee	Fire Alarm Test & Inspection- Trip Charge	59.00
12/06/2023	512396	Sonitrol of Tallahassee	Fire Alarm Test & Inspection- Trip Charge	59.00
01/24/2024	517195	Sonitrol of Tallahassee	Fire Alarm Test & Inspection- Trip Charge	59.00
01/25/2024	517823	Sonitrol of Tallahassee	Fire Alarm Test & Inspection02/01/2024 - 02/29/2024	565.92
02/25/2024	522358	Sonitrol of Tallahassee	Fire Alarm Test & Inspection03/01/2024 - 03/31/2024	565.92
03/05/2024	524733	Sonitrol of Tallahassee	Finance Charges	8.49
03/25/2024	526891	Sonitrol of Tallahassee	Fire Alarm Test & Inspection04/01/2024 - 04/30/2024	588.55
Total 01-1817 · Fire Detection Services				3,662.64
<b>01-1820 · Security Monitoring R&amp;M</b>				
11/07/2023	508757	Sonitrol of Tallahassee	Montecito Community - 208 Montecito Drive, Satellite Beach, FL Trip Charge	59.00
Total 01-1820 · Security Monitoring R&M				59.00
<b>01-1821 · Telephone</b>				
10/11/2023		Spectrum	ACH PMT	99.99
10/11/2023		Spectrum	ACH PMT	99.99
10/12/2023		Spectrum	ACH PMT	321.13
11/13/2023		Spectrum		99.99
11/13/2023		Spectrum		99.99
11/13/2023		Spectrum		321.13
12/11/2023		Spectrum		99.99
12/11/2023		Spectrum		99.99
12/11/2023		Spectrum		321.13
01/11/2024		Spectrum		99.99
01/11/2024		Spectrum		99.99
01/12/2024		Spectrum		321.13
02/12/2024		Spectrum		99.99
02/12/2024		Spectrum		99.99
02/12/2024		Spectrum		321.13
03/09/2024		Spectrum		99.99
03/09/2024		Spectrum		99.99
03/10/2024		Spectrum		328.20
Total 01-1821 · Telephone				3,133.73
<b>01-1822 · Water &amp; Sewer-Recreation Fac</b>				
10/30/2023		City of Melbourne Utilities	ACH PMT	189.93
11/27/2023		City of Melbourne Utilities		148.15
01/02/2024		City of Melbourne Utilities		163.81
01/29/2024		City of Melbourne Utilities		124.82
02/26/2024		City of Melbourne Utilities		94.30
Total 01-1822 · Water & Sewer-Recreation Fac				721.01
<b>01-1825 · Landscape Enhancements</b>				
11/30/2023	18805	Progreen Services LLC	Provide labor and material to complete Artesian Well abandonment including Brevard County permit....	3,400.00
01/29/2024	19231	Progreen Services LLC	Removal of 5 Royal Poinciana Trees Tree Care	4,500.00
Total 01-1825 · Landscape Enhancements				7,900.00
<b>01-1828 · Mulch</b>				

**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1828 · Mulch	12/31/2023	19097	Progreen Services LLC	12/29/2023 Provide labor and material to install red Java Rock in beds aroundthe clubhouse, Not ...	12,575.00
<b>01-1829 · Fountain Repairs &amp; Maint</b>					12,575.00
	11/13/2023	31721A	Fountain Design Group Inc.	LAKE PACIFICA: INSTALLATION OF A NEW 5HP 230V 1PHINSTALLATION OF A NEW 5HP S6XC PUMP	5,038.00
	11/13/2023	31720A	Fountain Design Group Inc.	INTERMATIC TIMER T-101TECHNICIAN INSTALLED A NEW TIMER FOR THE LIGHTING SYSTEM	244.31
	12/14/2023	31952A	Fountain Design Group Inc.	QUARTERLY FOUNTAIN CLEANING SERVICE- Dec 2023	480.00
	12/14/2023	31953A	Fountain Design Group Inc.	250 8/4 SOWA CABLE 2 82-A2 SPLICE KIT LAKE COQUINA: TECHNICIANS REPLACED 250' OF 8/4SOW	4,534.50
	12/14/2023	31957A	Fountain Design Group Inc.	1 LAKE COQUINA: INSTALLATION OF A NEW 5HP 230V 1PH 6" MOTOR 15HP S6XC PUMP END	5,038.00
	12/14/2023	31954A	Fountain Design Group Inc.	1 LAKE COQUINA: 5HP 230V, 1PH UL LISTED ELECTRICAL CONTROL PANEL	3,439.00
	02/12/2024	32423A	Fountain Design Group Inc.	TECHNICIAN PERFORMED A ONE TIME CLEANING TOREMOVE ALGAE FROM THE LAKE CATALINA FOUNTAIN.	240.00
Total 01-1829 · Fountain Repairs & Maint					19,013.81
<b>01-1830 · Irrigation Repairs</b>					
	01/02/2024	2248	Insight Irrigation Monitoring	Replace Clubhouse Controller. Included installation of Hunter ACC2, expansion module, LTE card, ...	6,900.00
	02/09/2024	19497	Progreen Services LLC	Irrigation Repair Mainline Repair	632.26
	02/29/2024	19660	Progreen Services LLC	Irrigation Repairs	1,000.25
	02/29/2024	19659	Progreen Services LLC	Irrigation Repair - Mainline Repair	677.12
	03/15/2024	19890	Progreen Services LLC	One time cleanup of the vines growing through the hedge to the right of the clubhouse, Remove th...	1,500.00
	03/18/2024	19910	Progreen Services LLC	Irrigation Repair Inspection and Work Order Repairs Irrigation Repair 1" laterals Irrigation Rep...	554.50
	03/18/2024	19911	Progreen Services LLC	Irrigation Repair Inspection and Work Order Repairs	445.75
	03/22/2024	19944	Progreen Services LLC	Irrigation Repair 6" spray with Nozzle Irrigation Repair Lateral Irrigation Repair Labor	254.00
	03/22/2024	19942	Progreen Services LLC	Irrigation Repair - 6" spray with nozzles Irrigation Repair - Lateral Irrigation Repair Solenoid...	223.00
	03/22/2024	19945	Progreen Services LLC	Irrigation Repair Round Green Valve Box Irrigation Repair Labor	122.50
	03/26/2024	19970	Progreen Services LLC	Irrigation Repair	1,436.21
Total 01-1830 · Irrigation Repairs					13,745.59
<b>01-1831 · Irrigation Monitoring</b>					
	10/01/2023	2112	Insight Irrigation Monitoring	MonitoringMonitoring irrigation clocks and Hoover Pumps	499.00
	10/23/2023	2135	Insight Irrigation Monitoring	Consulting Irrigation Analysis and Inspection of Montecito Irrigation System	4,000.00
	10/23/2023	2136	Insight Irrigation Monitoring	Consulting East Controller Replacement	6,900.00
	11/01/2023	2153	Insight Irrigation Monitoring	MonitoringMonitoring irrigation clocks and Hoover Pumps at Montecito.	499.00
	12/01/2023	2167	Insight Irrigation Monitoring	MonitoringMonitoring irrigation clocks and Hoover Pumps at Montecito.Dec 2023	499.00
	01/01/2024	2247	Insight Irrigation Monitoring	Montecito Monthly Irrigation Monitoring Jan 2024	499.00
	01/18/2024	2262	Insight Irrigation Monitoring	Annual Communication Fee	450.00
	02/01/2024	2312	Insight Irrigation Monitoring	Montecito Monthly Irrigation Monitoring Feb 2024	548.90
	03/01/2024	2355	Insight Irrigation Monitoring	Montecito Monthly Irrigation Monitoring March 2024	548.90
Total 01-1831 · Irrigation Monitoring					14,443.80
<b>01-1833 · Hoover Pumps - Repairs</b>					
	11/09/2023	176874	Hoover Pumping Systems Corporation	8563-Montecito Phase 2C:PM 8563- INV #176874, Due 11/21/2023, Orig. Amount \$4,198.33,	4,198.33
	12/01/2023	169744	Hoover Pumping Systems Corporation	Nature of Call Five Year Service Agreement MA #4001, Annual Billing Invoice 1 of 1, Yr 5 of 5 ye...	2,590.00
	12/08/2023	176873	Hoover Pumping Systems Corporation	Hoover technician Tony sent email/text to Denise prior to arrival.	193.47
	02/16/2024	178946	Hoover Pumping Systems Corporation	Work Performed Hoover technician Tony sent email/text to Rusty and Tina prior to arrival.	210.00
	03/26/2024	179221	Hoover Pumping Systems Corporation	1/0 - Artesian Well Discharge Header Reconfiguration	7,332.66
Total 01-1833 · Hoover Pumps - Repairs					14,524.46
<b>01-1834 · Gate Maintenance</b>					
	01/08/2024	1079453	Florida Door Control Of Orlando Inc.	1/5/2024 1:45:24 PM Customer approved having the batteries replaced.	248.00

**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	01/29/2024	1079760	Florida Door Control Of Orlando Inc.	Stinger2 300MHz, 10 Dip, Gray Button, Viso 50Freight Charges	925.00
	01/29/2024	1079737	Florida Door Control Of Orlando Inc.	1/17/2024 10:25:50 AM On 01/14 the gates were not open per the set scheduled times.	360.00
	03/17/2024	1422	Truist Bank	LOWES	42.91
Total 01-1834 · Gate Maintenance					1,575.91
<b>01-1836 · Common Area Repairs &amp; Maint</b>					
	10/09/2023	09-15314	GAULT ELECTRIC LLC	REPLACED DEFECTIVE LAMP IN LIGHT ON THE CORNEROF MISSION BAY AND POINT LOBOS	238.50
	10/17/2023	1422	Truist Bank	LOWES - Lighting	-14.94
	10/17/2023	1422	Truist Bank	LOWES - Lighting	16.03
	10/17/2023	1422	Truist Bank	INDIAN HARBOUR BEACH	7.05
	10/17/2023	1422	Truist Bank	LOWES - Lighting	52.32
	10/17/2023	1422	Truist Bank	LOWES - Lighting	9.26
	10/17/2023	1422	Truist Bank	AMAZON - Lighting	258.99
	11/17/2023	1422	Truist Bank	LOWES - Lighting	12.98
	11/17/2023	1422	Truist Bank	LOWES - Lighting	28.71
	12/17/2023	1422	Truist Bank	LOWES	34.99
	01/17/2024	1422	Truist Bank	AMZN	119.97
Total 01-1836 · Common Area Repairs & Maint					763.86
<b>01-1852 · Facility A/C &amp; Heating R&amp;M</b>					
	11/15/2023	i10140	Complete Air and Heat Inc	quarterly maintenance (agreement goodfor 1 year) on 4 A/C systems atclubhouse,	1,700.00
	11/17/2023	1422	Truist Bank	Complete Air and Heat SATELLITE BCHFL	252.78
	11/30/2023	415620	Vesta Property Services, Inc.	Maintenance - Work on AC Water - November	50.00
	12/12/2023	i10260	Complete Air and Heat Inc	Completed system checks on all 4systems, Flushed and treated all drainlines	228.00
Total 01-1852 · Facility A/C & Heating R&M					2,230.78
<b>01-1853 · Amenity Ctr Office Supplies</b>					
	10/17/2023	1422	Truist Bank	Staples - Paper Towels	36.57
	11/17/2023	1422	Truist Bank	Staples - Paper Towels	36.57
	11/17/2023	1422	Truist Bank	Arrzn.com/billWA	16.89
	12/17/2023	1422	Truist Bank	Staples	44.89
	12/17/2023	1422	Truist Bank	Amazon.com*JT7NX7K13	86.33
	01/17/2024	1422	Truist Bank	LOWES	80.44
	01/17/2024	1422	Truist Bank	Amazon.com	46.86
	02/17/2024	1422	Truist Bank	LOWES	39.98
	02/17/2024	1422	Truist Bank	Amazon.com	23.98
	03/17/2024	1422	Truist Bank	LOWES	9.98
	03/17/2024	1422	Truist Bank	Amazon.com	47.98
	03/17/2024	1422	Truist Bank	AMZN	225.99
Total 01-1853 · Amenity Ctr Office Supplies					696.46
<b>01-1855 · Amnty Ctr Janitorial Svs</b>					
	10/30/2023	1580039669	Coverall North America	Special Commercial Cleaning Service - Deep scrub andwash all pool cushions - billed on behalf of...	1,510.00
	11/01/2023	1580039774	Coverall North America	Commercial Cleaning Services - Nov 2023	2,660.00
	01/31/2024	1580041476	Coverall North America	Commercial Cleaning Services - Jan 2024	650.00
	02/01/2024	1580041142	Coverall North America	Commercial Cleaning Services - Jan 2024	650.00
	02/29/2024	2024-0231	Special District Services	Staples	150.87
	03/01/2024	1580041602	Coverall North America	Commercial Cleaning Services - March 2024	650.00

**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1855 · Amnty Ctr Janitorial Svcs	03/22/2024	1580042013	Coverall North America	Commercial Cleaning Services - March 2024	210,00
<b>01-1856 · Pool Service Contr &amp; Repairs</b>					<u>6,480.87</u>
	10/01/2023	204666	Brevard Pools Inc.	October maintenance customer request staying at 3 times a week between Oct through March.	938,00
	10/03/2023	205276	Brevard Pools Inc.	INSTALL NEW HAYWARD CAT2000 CHEMICAL CONTROLLER	4,495,00
	10/17/2023	1422	Truist Bank	PALM CASUAL FURNITURE - Repairs To Pool Umbrellas	570,00
	10/17/2023	1422	Truist Bank	PALM CASUAL FURNITURE - Repairs To Pool Umbrellas	60,00
	10/17/2023	1422	Truist Bank	BATTERIES PLUS - Pool Lift Battery	75,98
	11/01/2023	206207	Brevard Pools Inc.	November 2023 maintenance, Revised	643,00
	12/01/2023	207753	Brevard Pools Inc.	December 2023 maintenance.	643,00
	01/01/2024	209273	Brevard Pools Inc.	January 2024 maintenance.	643,00
	02/01/2024	210742	Brevard Pools Inc.	February 2024 maintenance.	643,00
	02/16/2024	11316	American Pump	Pool pump repair	3,360,24
	03/01/2024	212245	Brevard Pools Inc.	March 2024 maintenance.	643,00
Total 01-1856 · Pool Service Contr & Repairs					<u>12,714.22</u>
<b>01-1858 · FitnessEquip Maint &amp; Repairs</b>					
	12/06/2023	7779	Brown Fitness Services LLC	1 Service Call - 12/01/2023 Tech Time / Labor Lifefitness Lat/Row- replaced both cables due to ...	80,00
	12/06/2023	7778	Brown Fitness Services LLC	1 Preventative Maintenance - 12/01/2023 0 PM of all equipment. Inspect and check for proper func...	225,00
Total 01-1858 · FitnessEquip Maint & Repairs					<u>305,00</u>
<b>01-1859 · Pest Control &amp; Termite Bond</b>					
	11/20/2023	53732194	Stark Exterminators	Service Address: 208 Montecito Drive, Satellite Beach, FL 32937/10/16/2353732194Pest Control Service	80,00
	12/18/2023	54527713	Stark Exterminators	Service Address: 208 Montecito Drive, Satellite Beach, FL 32937Pest Control Service Dec 2023	80,00
	02/27/2024	55228935	Stark Exterminators	Service Address: 208 Montecito Drive, Satellite Beach, FL 32937Pest Control Service Feb 2024	80,00
Total 01-1859 · Pest Control & Termite Bond					<u>240,00</u>
<b>01-1862 · Amenity and Field Mgmt Contract</b>					
	10/01/2023	413755	Vesta Property Services, Inc.	General Manager	10,735,00
	11/01/2023	414431	Vesta Property Services, Inc.	General ManagerFacilities AttendantWebsite Maintenance	10,735,00
	12/01/2023	415295	Vesta Property Services, Inc.	General Manager	10,735,00
	01/02/2024	416187	Vesta Property Services, Inc.	General Manager	10,735,00
	02/01/2024	416717	Vesta Property Services, Inc.	General Manager	10,735,00
	03/01/2024	417587	Vesta Property Services, Inc.	General Manager	10,735,00
Total 01-1862 · Amenity and Field Mgmt Contract					<u>64,410,00</u>
<b>01-1863 · Facilities Attendant</b>					
	10/01/2023	413755	Vesta Property Services, Inc.	Facilities Attendant	2,391,67
	11/01/2023	414431	Vesta Property Services, Inc.	Facilities Attendant	2,391,67
	12/01/2023	415295	Vesta Property Services, Inc.	Facilities Attendant	2,391,67
	01/02/2024	416187	Vesta Property Services, Inc.	Facilities Attendant	2,391,67
	02/01/2024	416717	Vesta Property Services, Inc.	Facilities Attendant	2,391,67
	03/01/2024	417587	Vesta Property Services, Inc.	Facilities Attendant	2,391,67
Total 01-1863 · Facilities Attendant					<u>14,350,02</u>



**Montecito Community Development District  
Expenditures  
October 2023 through March 2024**

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1901 · Employee-P/R Taxes					
	11/17/2023	PR 11,08,23		mtg 10,11,23 & 11,08,23 ck 11,20,23 (Catherine L, George H, Tanja G, Richard W, Eric S)	167,00
	01/02/2024	PR 12,13,23		mtg 12,13,23 ck 12,28,23 (Catherine L, George H, Tanja G, Richard W, Eric S)	83,50
	01/24/2024	PR 01,10,24		mtg 01,10,24 ck 01,25,24 (Catherine L, George H, Tanja G, Richard W, Eric S)	83,50
	03/21/2024	PR 02,14,24		mtg 02,14,24 ck 03,19,24 (Catherine L, George H, Tanja G, Richard W, Eric S)	83,50
Total 01-1901 · Employee-P/R Taxes					<u>417,50</u>
<b>Total Expenditures</b>					<b><u>458,635.57</u></b>

**Montecito Community Development District  
Debt Service (Series 2022) Profit & Loss Report March 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Mar-24	Year To Date Actual 10/1/23 - 3/31/24
<b>Revenues</b>			
Interest Income (DS)	0	775	3,171
NAV Tax Collection	315,021	3,047	306,106
Bond Prepayments	0	0	0
<b>Total Revenues</b>	<b>\$ 315,021</b>	<b>\$ 3,822</b>	<b>\$ 309,277</b>
<b>Expenditures</b>			
Principal Payments	205,000	0	0
Interest Payments	110,021	0	55,641
Bond Redemption	0	0	0
<b>Total Expenditures</b>	<b>\$ 315,021</b>	<b>\$ -</b>	<b>\$ 55,641</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 3,822</b>	<b>\$ 253,636</b>

<b>Debt Service Fund Balance As Of 9/30/23</b>	<b>\$ 127,097.60</b>
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<b>Revenue Fund Balance As Of 3/31/24</b>	<b>\$ 344,010.70</b>
<b>Reserve Fund Balance As Of 3/31/24</b>	<b>\$ 33,676.75</b>
<b>A/R Non Ad Valorem Receipts Balance As Of 3/31/24</b>	<b>\$ 3,046.90</b>
<b>Total Debt Service Fund Balance As Of 3/31/24</b>	<b>\$ 380,734.35</b>

<b>Series 2022 Bond Balance As Of 3/31/24</b>	<b>\$ 3,544,000</b>
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**MONTECITO CDD  
TAX COLLECTIONS  
2023/2024**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$1,291,787.00	\$956,658.00	\$ 335,129.00	\$956,658.00	\$ 335,129.00	
									\$1,214,279.00	\$899,258.00	\$ 315,021.00	\$899,258.00	\$ 315,021.00	\$ 315,021.00
1	1	Brevard County Tax Collector	11/20/23	NAV Taxes	\$ 16,074.19		\$ (304.51)	\$ (848.48)	\$ 14,921.20	\$ 11,904.54	\$ 4,169.65	\$ 11,050.80	\$ 3,870.60	\$ 3,870.60
2	2	Brevard County Tax Collector	11/28/23	NAV Taxes	\$ 195,525.05		\$ (3,754.09)	\$ (7,820.87)	\$ 183,950.09	\$ 144,805.85	\$ 50,719.20	\$ 136,233.39	\$ 47,716.70	\$ 47,716.70
3		Paid To Brevard County Property Appraiser	12/05/23	Property Appraiser Fee			\$ (210.50)		\$ (210.50)			\$ (210.50)		\$ -
4	3	Brevard County Tax Collector	12/14/23	NAV Taxes	\$ 943,372.54		\$ (18,112.76)	\$ (37,734.26)	\$ 887,525.52	\$ 698,661.69	\$ 244,710.85	\$ 657,301.37	\$ 230,224.15	\$ 230,224.15
5	4	Brevard County Tax Collector	12/22/23	NAV Taxes	\$ 27,157.89		\$ (525.19)	\$ (898.42)	\$ 25,734.28	\$ 20,113.09	\$ 7,044.80	\$ 19,058.73	\$ 6,675.55	\$ 6,675.55
6	5	Brevard County Tax Collector	01/10/24	NAV Taxes	\$ 36,514.09		\$ (708.38)	\$ (1,095.40)	\$ 34,710.31	\$ 27,042.34	\$ 9,471.75	\$ 25,706.46	\$ 9,003.85	\$ 9,003.85
7	Int - 1	Brevard County Tax Collector	01/31/24	Interest		\$ 2,575.01			\$ 2,575.01	\$ 2,575.01		\$ 2,575.01		\$ -
8	6	Brevard County Tax Collector	02/09/24	NAV Taxes	\$ 22,350.38		\$ (438.06)	\$ (447.02)	\$ 21,465.30	\$ 16,552.68	\$ 5,797.70	\$ 15,897.15	\$ 5,568.15	\$ 5,568.15
9	7	Brevard County Tax Collector	03/12/24	NAV Taxes	\$ 12,106.46		\$ (239.71)	\$ (121.07)	\$ 11,745.68	\$ 8,966.01	\$ 3,140.45	\$ 8,698.78	\$ 3,046.90	\$ 3,046.90
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
					\$ 1,253,100.60	\$ 2,575.01	\$ (24,293.20)	\$ (48,965.52)	\$ 1,182,416.89	\$ 930,621.21	\$ 325,054.40	\$ 876,310.99	\$ 306,105.90	\$ 306,105.90

**Note**

2-9-24 Deposit Was For \$21,434.92, which included postage expenditure deduction of \$30.38

Note: \$1,291,787, \$956,658 and \$335,129 are 2023/2024 Budgeted assessments before discounts and fees.  
\$1,214,279, \$899,258 and \$315,021 are 2023/2024 Budgeted assessments after discounts and fees.

23/24 Assessment Roll:  
\$1,291,786.57

O&M: \$956,657.81  
Debt: \$335,128.76  
\$1,291,786.57

\$ 1,253,100.60  
\$ 2,575.01  
\$ (930,621.21)  
\$ (325,054.40)  
\$ -

\$ 1,182,416.89  
\$ (876,310.99)  
\$ (306,105.90)  
\$ -