



**MONTECITO
COMMUNITY DEVELOPMENT
DISTRICT**

**BREVARD COUNTY
REGULAR BOARD MEETING
SEPTEMBER 11, 2024
9:30 A.M.**

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

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

September 11, 2024

9:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments From the Public Related to Agenda Items (Limited to 3 Minutes per Person)
- F. Approval of Consent Agenda
 - 1. August 12, 2024 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Landscape and Irrigation Report
 - 1. ProGreen.....Page 7
- H. Old Business
 - 1. Status of Consumptive Use Permit (CUP) Compliance
 - 2. Status of Parcel Conveyance – Final 11 Parcels from Montecito CDD Holdings
 - 3. Montecito Clubhouse Facility Use Agreement by HOAs.....Page 11
- I. New Business
 - 1. Consider Approval of Second Amendment & Extension to General Operations & Facilities Management Agreement.....Page 27
 - 2. Consider Approval of Proposal to Repair/Update Pedestrian Gates.....Page 31
- J. General Manager’s Report and Related Business Items
 - 1. General Manager’s Report.....Page 32
 - 2. Homeowner Request
 - 3. Supervisor Request
- K. Administrative Matters
 - 1. Legal Report
 - 2. Engineer Report
 - 3. Managers’ Report
 - a. Financials.....Page 39
- L. Board Member Requests
- M. Comments From the Audience
- N. Announcement of Next Scheduled Board Meeting
- 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 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

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 & PUBLIC HEARING
AUGUST 14, 2024**

A. CALL TO ORDER

The August 14, 2024, Regular Board Meeting of the Montecito Community Development District (the “District”) was called to order at 9:31 a.m. at 208 Montecito Drive, Satellite Beach, Florida 32937.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Regular Board Meeting had been published in *Florida Today* on July 25, 2024, and August 1, 2024, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

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

Also in attendance were District Managers Frank Sakuma and 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 (via Zoom), Tina Campbell of Vesta Property Services (via Zoom), Kisha Wagner of Vesta Property Services and Lea Stokes of Vesta Property Services.

D. ADDITIONS OR DELETIONS TO THE AGENDA

***Mr. Henson added a quality control item to the end of the Landscape and Irrigation Report.*

There were no further additions or deletions to the agenda.

General Manager’s Report

The General Manager’s Report was provided in the Board package. Ms. Campbell was present via Zoom to answer any questions. Ms. Campbell provided an update on the pedestrian gates. She notified the Board that she would have an estimate for fixing the closures and adding hydraulic closers for the gates that do not currently have them. Ms. Campbell also stated that the Clubhouse pool was closed due to a leak of chemicals and is in the process of being inspected to locate the leak.

E. COMMENTS FROM THE PUBLIC RELATED TO AGENDA ITEMS

James Bourdeau (137 Clemente Drive) discussed the concerns raised regarding the Rental Agreement Proposal for HOAs including liability coverage for non-residents using the facility and the inclusion of social gatherings.

Mark Nehiba (284 Point Lobos Drive) voiced his concern over the increase in the Amenity Field Management line item of the budget.

Carolyn Caos (305 Point Lobos Drive) asked if an official social committee would still be required to provide a deposit for the use of the Clubhouse.

Deborah Belanger (744 Simeon Drive) voiced her concerns regarding landscaping to include overgrown weeds, lack of grass in certain areas and lack of efficient cleanup.

Micheal Scarfo (727 Ventura Drive) asked questions about the bond payoff process.

Robert Freeman (744 Simeon Drive) voiced his concern about landscaping work and does not agree with the proposed mailbox cleaning fee in the 2024/2025 budget.

F. APPROVAL OF CONSENT MINUTES

1. July 10, 2024, Regular Board Meeting Minutes

Mr. Sakuma requested that the July 10, 2024, Regular Board Meeting minutes be removed from consent for a name correction.

A **motion** was made by Ms. LeCesne, seconded by Mr. Smith, and passed unanimously to approve the July 10, 2024, Regular Board Meeting minutes, as edited.

G. LANDSCAPING AND IRRIGATION REPORTS

1. ProGreen

Mr. Sakuma announced the report was included in the Board package. Rusty Kahue from ProGreen was in the audience to answer questions. Mr. Kahue provided a landscaping plan to the Board for review and recommended starting with the outside perimeter wall, with the overall goal of reducing the irrigation footprint.

The Board considered the following items:

- ProGreen Proposal #7061

After Board discussion, Ms. Glynn made a **motion**, seconded by Mr. Wellman, approving ProGreen Proposal #7061, Zoysia Landscaping Installation in the amount of \$10,450. The **motion** passed unanimously.

2. Consider Ratification of Landscape Proposals

Ms. Glynn made a **motion**, seconded by Mr. Smith, approving ratification of Landscape Proposal numbers #6985, #6986, #6987 and #6988. The **motion** passed unanimously.

**Note At approximately 11:07 a.m., Mr. Sakuma recessed the Regular Board Meeting and opened the Public Hearing on the Amenity Center Rules.*

H. PUBLIC HEARING-AMENITY CENTER RULES

1. Proof of Publication

The Notice of the Public Hearing for Amenity Center Rules was published in *Florida Today* on July 25, 2024 & August 1, 2024, as legally required.

2. Receive Public Comments on Amending the Adopted Rules, Policies and Fees for the Montecito Amenity Center

There were no comments from the public.

3. Consider Resolution No. 2024-08 Amending the Adopted Rules, Policies, and Fees for the Montecito Amenity Center

Resolution No. 2024-08 was presented 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 AMEND THE FISHING AND LAKE POLICY TO LIMIT FISHING TO HOOK AND LINE, ROD AND REEL, OR HANDLINE ONLY; TO AMEND THE USE OF PROPERTY PARAGRAPHS (3)i AND (3)h TO PROVIDE THAT THE COMPLETED AND APPROVED REQUEST FORM FOR CONDITIONAL TEMPORARY ACCESS OVER DISTRICT PROPERTY FOR LIMITED PURPOSES SHALL BE EXECUTED BY THE DISTRICT MANAGER OF THE DISTRICT; PROVIDING DIRECTION TO DISTRICT COUNSEL AND THE DISTRICT MANAGER; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

Ms. Glynn made a **motion**, seconded by Mr. Smith, adopting Resolution 2024-08 Amending the Adopted Rules, Policies, and Fees for the Montecito Amenity Center as presented. The **motion** passed unanimously.

**Note At approximately 11:12 a.m., Mr. Sakuma closed the Public Hearing for the Amenity Center Rules and opened the Public Hearing on the Fiscal Year 2024/2025 Final Budget.*

I. PUBLIC HEARING-FINAL BUDGET

1. Proof of Publication

The Notice of the Public Hearing for Amenity Center Rules was published in *Florida Today* on July 25, 2024, & August 1, 2024, as legally required.

2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget

There were no comments from the public.

3. Consider Resolution No. 2024-09 Adopting a Fiscal Year 2024/2025 Final Budget

Resolution No. 2024-09 was presented entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MONTECITO COMMUNITY DEVELOPMENT DISTRICT
APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 FINAL
BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND
PROVIDING AN EFFECTIVE DATE.**

After Board discussion, Mr. Smith made a **motion**, seconded by Ms. LeCesne, adopting Resolution 2024-09 Fiscal Year 2024/2025 as amended, changing the Field Management title under the Definitions and Expenditures and Maintenance section to Amenity Manager/General Manager and Facility Attendant and General Manager Contract. The **motion** passed unanimously.

**Note At approximately 11:42 a.m., Mr. Sakuma closed the Public Hearing for the Fiscal Year 2024/2025 Final Budget and reconvened the Regular Board Meeting.*

J OLD BUSINESS

1. Status of Consumptive Use Permit (CUP) Compliance

District Engineer Stef Mathes notified the Board that all usage has been updated and aligned with what was expected and he is still in the process of trying to locate a vendor to perform proper water testing.

2. Status of Parcel Conveyance-Final 11 Parcels from Montecito CDD Holdings

District Attorney Michael Pawelczyk notified the Board that he is awaiting final documents from Montecito CDD Holdings legal counsel and the SPEC needs consent from the Trustee to convey the property.

3. Consider HOA Room Rental Agreement Proposal for HOA's

Due to the agreement not being returned by the HOA, there was no action taken on this item.

K. NEW BUSINESS

1. Consider Approval of the District Management Agreement between the District and PFM Group Consulting LLC

After Board discussion, Ms. Glynn made a **motion**, seconded by Ms. LeCesne, approving the District Management Agreement with PFM Group Consulting LLC as presented. The **motion** passed unanimously.

L. GENERAL MANAGER'S REPORT & RELATED BUSINESS ITEMS

1. General Manager's Report

This item was considered at the beginning of the Board Meeting.

2. Homeowner Requests

There were no homeowner requests.

3. Supervisor Requests

Mr. Wellman discussed the June Board Meeting audio recording concerning the transition in District management. He suggested that vendors have the opportunity to address and improve upon any issues prior to seeking a new one.

M. ADMINISTRATIVE MATTERS

1. Legal Report

District Attorney Michael Pawelczyk notified the Board that as of July 1, 2024, all vendors that conduct business with the District are required to sign a non-coercion affidavit.

2. Engineer's Report

There was no Engineer's Report at this time.

3. Manager's Report

a. Financials

Mr. Sakuma advised that the financial report was included in the Board package and answered several questions from the Board.

N. BOARD MEMBER REQUESTS

There were no Board Member requests.

O. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

P. ANNOUNCEMENT OF NEXT SCHEDULED BOARD MEETING

Mr. Sakuma announced that the next scheduled meeting was September 11, 2024, at 9:30 a.m.

Q. ADJOURNMENT

There being no further business to come before the Board, Ms. LeCesne made a **motion**, seconded by Mr. Smith, adjourning the meeting at 12:23 p.m. The meeting adjourned without objection.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Date: 9/6/24

Montecito CDD Monthly Executive Summary – ProGreen Services

Completed Projects:

Meetings:

Met with Tina and Kisha new General Manager weekly during the month. Provided Kisha with a summary of existing projects and tour of the property.

Task:

Week of 8/1 –

- Performed scheduled maintenance in the CDD areas.
- Trimmed CDD areas on Ventura / Clemente / Simeon HOA - We are sprayed growth regulator on the Ficus on the back of the west side of Ventura after they finish trimming.
- We have replacement dwarf Holly shrubs scheduled to be installed at the shearwater entrance.
- Sprayed the sidewalks on the Single Family and Townhomes sections.
- The 4” mainline has been repaired off the club house controller. It’s back operational.

Week of 8/5 -

- Performed scheduled maintenance in the CDD areas.
- Sprayed the club house and surrounding pool area for weeds.
- Sprayed the park for weeds.
- Trimmed the sidewalk area from the Single – Family section to the playground.
- Performed wet checks off the Single Family and Clubhouse Controllers

Week of 8/12 -

- Performed scheduled maintenance in the CDD areas.

Date: 9/6/24

Montecito CDD Monthly Executive Summary – ProGreen Services

Completed Projects:

Meetings:

Met with Tina and Kisha new General Manager weekly during the month. Provided Kisha with a summary of existing projects and tour of the property.

Task:

Week of 8/1 –

- Performed scheduled maintenance in the CDD areas.
- Trimmed CDD areas on Ventura / Clemente / Simeon HOA - We are sprayed growth regulator on the Ficus on the back of the west side of Ventura after they finish trimming.
- We have replacement dwarf Holly shrubs scheduled to be installed at the shearwater entrance.
- Sprayed the sidewalks on the Single Family and Townhomes sections.
- The 4” mainline has been repaired off the club house controller. It’s back operational.

Week of 8/5 -

- Performed scheduled maintenance in the CDD areas.
- Sprayed the club house and surrounding pool area for weeds.
- Sprayed the park for weeds.
- Trimmed the sidewalk area from the Single – Family section to the playground.
- Performed wet checks off the Single Family and Clubhouse Controllers

Week of 8/12 -

- Performed scheduled maintenance in the CDD areas.

- Notified by Angie of Insights about the new map platform this is the new link for the Montecito Irrigation map. This was communicated out to the various groups by Angie.
<https://experience.arcgis.com/experience/d5e278bde6724216a740ba92ca82d43f>
- Notified Angie at Insights of the West Controller having a leak at the filter section during the Sunday 8/18 evening schedule. The pump was shutdown remotely and Hoover was dispatched for the repair.
- Trimmed CDD areas in the town home sections along Ventura and Clemente.
- Performed wet checks off the Clubhouse and East Controllers

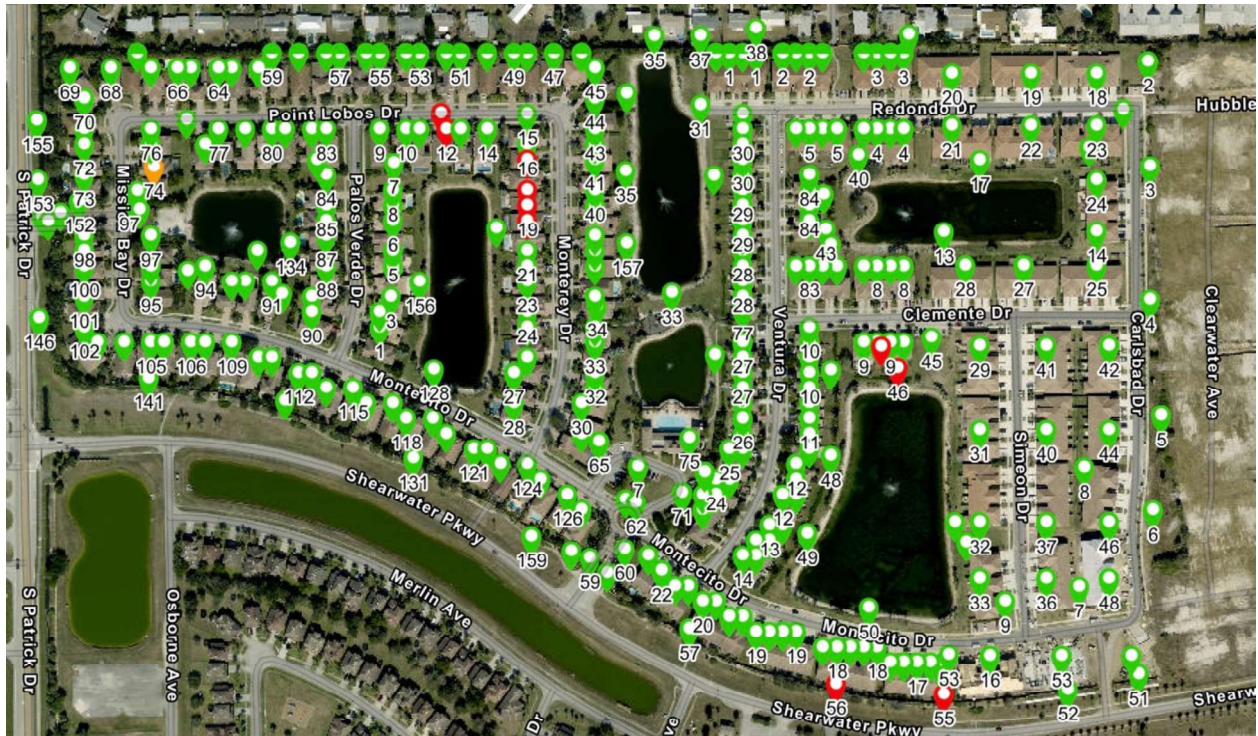
Week of 8/19 –

- Performed scheduled maintenance in the CDD areas.
- Trimmed outer perimeter Ficus shrubs along the sidewalk and front entrance on South Patrick.
- Sprayed the clubhouse and roundabout for weeds.
- Trimmed shrubs at the roundabout and clubhouse.
- Trimmed CDD areas in the town home sections along Montecito and Carlsbad.
- Irrigation - Burial of wire along the back yards of Point Lobos approx. 240' quote 6804. Received request from homeowners at 274 and 284 Point Lobos to replace the mulch in the areas where the conduit pipe was installed. Additionally, a request was made to relevel and repair some clamps on a table that needed to be removed as it was over top of the irrigation wire.

Week of 8/26 –

- Performed scheduled maintenance in the CDD areas.
- Sprayed the fence line on Carlsbad with weed/grass killer as the grasses from the Vue properties are growing under the fence.
- Completed Burial of wire Zones 25-26 off the club house controller approx. 160' quote 6803 / Researched outage on West controller.
- Completed burial of wire along Zones 88-89 off the west controller approx. 100' quote 6987. Completed burial of wire along Zones 56-58 off the west controller approx. 115' quote 6845.
- Repaired the 2-wire outage off the west controller and submitted quote 7137 for approval to bury the wire and conduit.
- Trimmed along the pool fencing, roundabout, front entrances and front hedge by the club house

Current Irrigation Map: 9/6/24



Maintenance Service Schedule:

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

- Mowing Schedule for September - weekly. Subject to change depending on weather
- Detail Schedule – Weekly
- Bed Weed Treatments - Weekly

**FACILITY USE AGREEMENT
(Montecito Clubhouse)**

THIS FACILITY USE AGREEMENT (the "Agreement"), made and entered into this ____ day of _____, 2024 (the "Effective Date"), by and between:

MONTECITO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in City of Satellite Beach, Brevard County, Florida, whose mailing address is ~~2501A Burns Road, Palm Beach Gardens, Florida 33410~~ 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District"),

and

MONTECITO MASTER COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 6972 Lake Gloria Boulevard, Orlando, Florida 32809, **MONTECITO TOWNHOMES OF BREVARD HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 6972 Lake Gloria Boulevard, Orlando, Florida 32809, and **MONTECITO OF BREVARD HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose addresses are 6972 Lake Gloria Boulevard, Orlando, Florida 32809 (collectively, the "Associations" and each an "Association"),

WHEREAS, the Associations desire to use the clubhouse facility and certain furniture and equipment, at the Montecito Clubhouse property located at 208 Montecito Drive, Satellite Beach, Florida and owned by the District (the "Facility") for Association meetings ~~and community events;~~ **(including those of the Boards of Directors, Committees, and Annual Membership);** and

WHEREAS, the District desires to allow the Associations to use the Facility for the purpose of hosting the Associations' meetings ~~and community events~~ under the terms provided herein; and

WHEREAS, the District has indicated a willingness to permit the Associations to use the Facility for the described purposes under certain specified conditions; and

WHEREAS, each Association agrees to hold harmless and indemnify the District in connection with its respective use of the Facility.

WITNESSETH:

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and agreements herein and the permission granted by the District to the Associations to use the District's Facility for the purposes stated herein, the Associations and District agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

2. **Facility and Use.** The District does hereby grant limited use to the Associations, as provided herein, and each Association does hereby accept and take, on a NON-EXCLUSIVE basis, the use of the Facility, located at 208 Montecito Drive, Satellite Beach, Florida, to be used by the Associations solely for the purpose of hosting the Associations' meetings ~~or community events~~ under the conditions set forth in this Agreement. Those capitalized terms not specifically defined herein shall have the meaning ascribed to them in the Adopted Rules, Policies, and Fees of the Montecito Amenity Center (the "Rules").

2.1 Utilize the Facility. The District hereby authorizes each Association to utilize the Facility as follows:

2.1.1 Each Association may utilize those certain portions of the Facility for the purpose of hosting the Association's meetings ~~or community events~~, including the main room, kitchen and bathrooms.

2.1.2 The Facility may be utilized by each Association for the purpose of hosting the Association's meetings ~~or community events~~ by reserving, in accordance herewith, the Facility in advance with the General Manager or District Manager of the District.

2.1.3. Each Association shall pre-arrange access to the Facility for the use of the Facility with the General Manager, or in the General Manager's absence, the District Manager, when an Association is using the Facility after normal business hours of the Facility.

~~2.1.4 When an Association is utilizing the Facility for a community event, the community event shall be open to all Montecito residents and Non-Resident Users of the Facility and the Association hosting the event shall be the Renter, and shall be the entity responsible for all aspects of the community event, including, but not limited to, security and safety, insurance, any damages to the Facility or which arise out of or are in any way connected to the event and which are incurred by the District, its officers, agents, and employees, any Members, Annual Members or their guests.~~

2.2 Use of Facility Equipment. The Associations may utilize the certain equipment and items along with the use of the Facility for the Associations' meetings ~~and community events~~ as follows:

~~2.2.1 The District's kitchen appliances, provided that the Association utilizing the same shall clean all such appliances prior to and after each use.~~

~~2.2.21~~ The Associations are not allowed to use any ~~other~~ equipment ~~or appliances~~ owned by the District without the written permission of the District Manager or General Manager.

~~2.2.32~~ The Associations may use the Facility furnishings and move the furnishings in advance of a meeting ~~or community event~~ and shall return such furnishings to their original location immediately after each meeting or ~~community event~~.

~~2.3 Community Events. Each Association may, individually or jointly, rent the Facility for community events, which rental shall be subject to the section of the Rules, entitled "Amenity Center Clubhouse Room at the Amenity Center: Rental Policies," as amended by the District from time to time, except as specifically provided herein. An excerpt of this section of the Rules is attached hereto and incorporated herein as Exhibit A.~~

~~2.3.1 The deposit and rental fees as set forth in the Rules are hereby waived for community events. This does not include any additional fees or costs incurred by the District for additional cleaning and damages to the Facility, furnishings, walls, equipment, appliances, or any other District property so affected, impacted, or damaged, as a result of the Association's community event.~~

~~2.3.2 The Association shall comply with the Rules, and specifically those provided in Exhibit A.~~

~~2.3.3 Nothing herein shall prohibit the Association(s) from assessing or charging a fee to attendees to be applied towards the costs of the Association's community event, provided that the fee is the same for all attendees.~~

~~2.3.4 Should any fees or costs be owed to the District (as determined by the District) from an Association in connection with its use of the Facility, said Association shall be prohibited from using the Facility for future community events or Association meetings until such time as the amounts due the District are paid in full.~~

~~2.3.5 For each community event, an authorized representative of the Association shall execute, on behalf of and with the authority of the Association, a Rental Room Application using the form attached hereto as Exhibit B.~~

3. **Term.** This Agreement shall commence on the Effective Date and shall continue through September 30, 2027, unless terminated by either party pursuant to

Section 6 below. Thereafter, the Agreement shall renew for periods of one (1) year each, unless otherwise terminated pursuant to Section 6 below.

4. Conditions of Facility Use.

4.1 Facility. The Associations have each inspected the Facility and accept said Facility in "AS IS" condition at the time of entering this Agreement and throughout its term. Each Association agrees that after each use of the Facility in accordance with this Agreement, the Association using the Facility will return the Facility to the District in a neat and sanitary condition, disposing of all garbage and waste in designated receptacles, and returning the Facility to its condition prior to the use by the Association. The Associations shall make no alterations, additions, improvements, or otherwise to the Facility without the express written consent of the District.

4.2 Utilities. District agrees to furnish reasonable electric, water, and sewer service, while the Associations are utilizing the Facility.

4.3 Indemnification and Hold Harmless. Each Association agrees to conduct its respective activities upon the Facility in a manner so as to not endanger any person lawfully thereon and to, indemnify and hold harmless the District, its officers, agents, and employees from and against all claims, suits, actions, damages, liabilities, expenditures, or causes of action of any kind arising out or in any way connected to any act, omission, or negligence of the respective Association, or its respective officers, agents, employees, or guests, and resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted Facility or improvements thereto, or arising from the use of said Facility by each Association. The Associations agree that this indemnification provision is applicable beginning on the Effective Date of this Agreement and that it shall survive the termination or expiration of the term of this Agreement.

~~4.5 Insurance. Each Association shall furnish to the District, prior to its use of the Facility, a Certificate of Insurance showing General Liability/Public Liability and Property Damage Insurance of not less than \$1,000,000 combined single limits, and naming the Montecito Community Development District as an additional insured. The proofs of insurance provided by the Associations are subject to the review and approval of District. If requested by the District, each Association shall provide District with an updated Certificate of Insurance.~~

4.5 Insurance. Each Association shall furnish to the District, at the time of entering into this Agreement and upon the request of the District, a Certificate of Insurance showing General Liability and Property Damage Insurance of not less than \$1,000,000 combined single limits, and naming the Montecito Community Development District (defined to include its officers, agents, and employees) as an additional insured. The proofs of insurance provided by the Associations are subject to the review and approval of District. If requested by the District, each Association shall provide District with an updated Certificate of Insurance.

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4.6 Compliance with laws, rules and regulations. The Associations shall comply with the Rules and all laws of the United States, and of the State of Florida, all ordinances of the City of Satellite Beach, all rules and requirements of the Police, Fire Departments, or other municipal authorities of the City of Satellite Beach, any other applicable local laws, ordinances and regulations and the Rules of the District (as defined above), will obtain and pay for all necessary permits and licenses, and will not do, nor suffer to be done, anything on said Facility during the terms of this Agreement in violation of any such laws, ordinances, rules or requirements, and if the attention of an Association or the Associations is called to any such violation on the part of the Associations or any Association, or any person employed by or admitted to the Facility by an Association, said responsible Association or Associations will immediately desist from and correct the violation.

4.7 Non-discrimination. The District does not tolerate discrimination in any of its programs, services or activities. Pursuant to Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 and other federal and state authorities, the Associations will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

5. **General Provisions.**

5.1 Permission to Enter Property. In accordance with direction provided by or the consent of the General Manager or the District Manager, the Associations shall be permitted to enter the Facility to access the Facility when the Facility is open at any time during which this Agreement is effective for purposes of preparing for, hosting, and cleaning up after Association meetings ~~or community events~~. The Associations agree that the authorized representatives of the District may enter into the Facility at any given time to conduct District-related business. Notwithstanding, the Associations agree that published and advertised meetings of the District Board of Supervisors shall not be interrupted or disturbed.

5.2 Evacuation. The District reserves the right, without any liability therefor, to evacuate the Facility during any activity in progress where it is deemed, in the discretion of the District, the General Manager, the District Manager, or an authorized representative to be necessary for the safety of the general public, patrons, or guests.

5.3 This Agreement is Non-Exclusive. The Associations understand and agree that during the term of this Agreement, other events, may be held in other parts of the Facility and the facilities in the area of the Facility, and it is understood and agreed that such other events can be held, serviced or moved in or out of the Facility during the term hereof even though they may cause inconvenience to the Associations. The District will make every effort to minimize impact on the Associations' use of the Facility.

5.4 Inspection of Facility. The Associations further represent that its representatives and agents have independently inspected the Facility and that the same are in proper condition for the uses contemplated in this Agreement.

5.5 Security. The Associations acknowledge and understand that District bears no responsibility whatsoever, for negligence of the District, its officials, agents, or employees, for damages to person or property, arising out of the lack or insufficiency of security, safety measures, or protection from vandalism during the use of the Facility. Each Association shall be responsible for the security, safety, and protection of those attending Association meetings ~~and community events.~~

5.6 Damages to Facility. The Associations shall not damage said Facility, and will not make, nor allow to be made any alterations of any kind therein without the District's written permission. Following the use of the Facility, the Associations shall return the Facility to the condition the Facility **was in** prior to Associations' use of the Facility. Any damage whatsoever occurring as a result of a breach of this provision shall be the responsibility of the Associations.

6. Termination or Cancellation.

6.1 District shall have the right to terminate and rescind this Agreement in its entirety or in part at the option and discretion of the District: (1) for any reason whatsoever upon the providing of at least thirty (30) days' notice to an Association or the Associations.

6.2 Each Association shall have the right to terminate and rescind this Agreement in its entirety (as applicable to such Association) or in part at the option and discretion of the Association(s) for any reason whatsoever upon the providing of at least thirty (30) days' notice to District.

6.3 The termination of this Agreement shall not relieve the Associations or any Association, individually, of any liabilities or obligations hereunder which shall have accrued prior to the effective date of cancellation or rescission.

7. Public Records.

7.1. Associations shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- A. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- B. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or

allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Associations do not transfer the records to the District; and
- D. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of an Association or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If an Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

7.2. Each Association acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of an Association, the Association shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Each Association acknowledges that should Association fail to provide the public records to the District within a reasonable time, Association may be subject to penalties pursuant to Section 119.10, Florida Statutes.

7.3. IF AN ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, THE ASSOCIATIONS MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

~~SPECIAL DISTRICT SERVICES PFM GROUP
CONSULTING LLC, INC.
2501A BURNS ROAD 3501 QUADRANGLE
BOULEVARD, SUITE 270
PALM BEACH GARDENS ORLANDO, FLORIDA, FL
33410 32817
TELEPHONE: (561407) 630-4922723-5900
EMAIL: BBARBA@SDSINC.ORG RECORD
REQUEST@PFM.COM~~

8. **Assignment Prohibited.** This Agreement shall not be assigned, sublet, sold, made a part of a merger, takeover, or sale of a business, or otherwise transferred in any manner whatsoever, by any party, without the prior written consent of the other parties endorsed thereon.

9. **Notice.** Any notice required or permitted to be given or served by either party to this Agreement shall be deemed to have been given or served when made in writing, by certified mail, return receipt requested, or by hand delivery, and addressed as follows:

As to ASSOCIATIONS:

Montecito Master Community Association, Inc.
6972 Lake Gloria Blvd
Orlando, Florida 32809
Attention: President

Formatted: Spanish (Spain)

Montecito of Brevard Homeowners Association, Inc.
6972 Lake Gloria Blvd
Orlando, Florida 32809
Attention: President

Formatted: Spanish (Spain)

Montecito Townhomes of Brevard Homeowners Association, Inc.
6972 Lake Gloria Blvd
Orlando, Florida 32809
Attention: President

Formatted: Spanish (Spain)

As to DISTRICT:

Montecito Community Development District
~~2501A Burns Road 3501 Quadrangle Boulevard, Suite 270
Palm Beach Gardens Orlando, Florida 33410 32817~~

Attn: District Manager

With copy to:

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

10. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Florida, with venue, for purposes of any litigation, lying in Brevard County, Florida.

11. **Entire Agreement.** That all terms and conditions of this written Agreement shall be binding upon the parties, their heirs or representatives, and assigns, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto, unless the same be in writing and mutually signed by the duly authorized agent or agents who execute this Agreement.

12. **Waiver.** No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of any covenant or condition of this Agreement.

13. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because of conflicts with any provision(s) hereof or any constitution, statute, ordinance, rule, or law or public policy, or for any reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portion of this Agreement or any part thereof.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

**MONTECITO COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Frank Sakuma, Secretary

Catherine LeCesne, Chairman

_____ day of _____, 2024

WITNESSES:

Print Name: _____

Print Name: _____

(CORPORATE SEAL)

MONTECITO MASTER COMMUNITY ASSOCIATION, INC.

By: _____

Name: _____

Title: _____

_____ day of _____, 2024

WITNESSES:

Print Name: _____

Print Name: _____

(CORPORATE SEAL)

MONTECITO OF BREVARD COMMUNITY ASSOCIATION, INC.

By: _____

Name: _____

Title: _____

_____ day of _____, 2024

WITNESSES:

Print Name: _____

Print Name: _____

(CORPORATE SEAL)

MONTECITO TOWNHOMES OF BREVARD COMMUNITY ASSOCIATION, INC.

By: _____

Name: _____

Title: _____

_____ day of _____, 2024

Exhibit A
Excerpt of Rules

AMENITY CENTER CLUBHOUSE ROOM AT THE AMENITY CENTER:
RENTAL POLICIES

~~Residents and Non Resident Users may reserve the Amenity Center Clubhouse Room through the General Manager's office for various meetings, classes, events, etc. for a maximum of five (5) hours per event. The five (5) hour limitation can only be exceeded upon specific authorization from the Board. Patrons may not reserve the Amenity Center Clubhouse Room more than four (4) times in any twelve (12) month period. The maximum number of persons attending any event shall not exceed seventy five (75) persons. Reservation of the Amenity Center Clubhouse Room is on a first come, first serve basis and is subject to approval by the General Manager. Upon application (Exhibit "B") for use of the Amenity Center Clubhouse Room, the General Manager will determine if a paid attendant will be necessary. If an attendant is necessary, the party requesting the Amenity Center Clubhouse Room will be required to pay the costs associated with the attendant. The Amenity Center Clubhouse Room will not be available for rental on the following days:~~

~~December 24th ————— December 25th ————— Thanksgiving Day ———
December 31st ————— January 1st —————
Easter Sunday ————— July 4th —————
Memorial Day ————— Labor Day —————~~

~~The Amenity Center Clubhouse Room is not available for rentals during Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday.~~

~~The Montecito pool and pool area (including the surrounding decks and furniture), fitness training room, game room, and playground are not available for reservation and shall remain open to all Patrons and their Guests during normal operating hours.~~

~~A refundable deposit in the amount established by District rule is required and will be returned after the function is complete provided there is no evidence of damage to the facility.~~

~~A cleanup fee in the amount established by District may be required depending on the function. The General Manager should be contacted to make proper arrangements regarding the reservation of the Amenity Center Clubhouse Room and to obtain the amounts of the deposit and cleanup fee.~~

~~No open or burning flames or campfires are allowed at the Amenity Facilities.~~

~~Below are the policies and guidelines set forth and agreed upon by the Board and District Manager regarding events in the Amenity Center Clubhouse Room:~~

Policies

- ~~(1) Applicant must be a Patron who will be responsible for ensuring that their Guests adhere to the policies set forth herein.~~
- ~~(2) All applicants will be required to fill out and sign the Amenity Center Rental Room Application as approved by the General Manager or District Manager.~~

- (3) ~~Additional Event Liability Insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. This policy regarding insurance coverage also pertains to certain events the District determines should require additional Event Liability coverage on a case by case basis (to be reviewed by the District Manager or the Board of Supervisors). The District shall be named as an additional insured party on any such policies, and a certificate of insurance illustrating the appropriate coverage amount and parties is to be provided to the District Manager prior to the event.~~

Schedule of Fees/Deposits

- (1) ~~A non refundable room rental fee for the Amenity Center Clubhouse Room will be charged as follows: \$50.00 for up to 25 guests, \$100.00 for 26 through 50 guests, and \$150.00 for 51 through 75 guests (as stated in Exhibit "A"). A final guarantee (number) of Guests is to be conveyed to the General Manager no later than five (5) days before the date of the scheduled event. In the absence of a final guarantee, the number indicated on the original application will be considered correct. A personal check, cashier's check, or money order shall be made out to the "Montecito Community Development District" and submitted to the General Manager's Office.~~

- (2) ~~A refundable security deposit of \$400.00 (or \$500.00 with events including preauthorized alcohol as stated in Exhibit "A") shall be charged to the persons making the reservation and shall be submitted to the General Manager's Office in the form of a separate personal check, cashier's check or money order (which shall be made payable to the "Montecito Community Development District"). To receive a full refund of the deposit, the following must be completed:~~

- ~~1. Ensure that all garbage is removed and placed in the appropriate trash bins.~~
- ~~2. Remove all displays, favors, or remnants of the event. (No adhesives are permitted on walls or windows.)~~
- ~~3. Wipe off and restore the furniture and other items to their original position.~~
- ~~4. Wipe off counters, table tops, and sink area.~~
- ~~5. Ensure that no damage has occurred to the Amenity Center Clubhouse Room and its surrounding property and facilities if used by Patron and their Guests.~~

~~If additional cleaning is required, the Patron reserving the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. Note: The District Manager shall determine the amount of the deposit or a portion thereof to be returned, if any. Any damages to District Property, including but limited the Amenity Facility and the furniture, equipment, and appurtenances of the Amenity Facility, shall be the responsibility of the Patron who signed the Amenity Center Rental Room Application, even if said damages exceed any deposit posted with the rental.~~

Indemnification

~~Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, its officers, agents, contractors and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.~~

Exhibit B
Montecito Amenity Center Rental Room Application (Associations)

MONTECITO AMENITY CENTER RENTAL ROOM APPLICATION (Associations)

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

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

I have read, understand, and agree to abide by all policies and rules of the District governing the Amenity Center. Failure to adhere to the District's policies and rules may result in the suspension or termination of any privileges to use the facility. Association also understands that it is financially responsible for any damages caused by Association, its officers, employees, and its guests. If requested, Association will obtain an event insurance policy naming the Montecito Community Development District, and their agents, supervisors, officers, directors, employees, and staff as additional insured.

 Signature of Authorized User (on behalf of Association) _____ Date _____

Please initial by each:

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

9. _____ All deposit and Fee checks will be deposited prior to event. The refund check will be processed within 7 to 10 business days after a complete clean-up inspection by District Staff has taken place without incident.

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

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

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

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

12. _____ I have read and understand the Amenity Center Rental Policies.

13. _____ Game room and pool are not included as part of the Montecito Center Room rental.

14. _____ In accordance with the Adopted Rules, Policies, and Fees of the Montecito Amenity Center, any unscheduled events or parties held in the Montecito Amenity Center Room without prior written approval of the District shall be a violation of said rules and may result in a suspension of Amenity Center privileges in accordance with said rules.

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

**MONTECITO COMMUNITY DEVELOPMENT DISTRICT
SECOND AMENDMENT AND EXTENSION TO GENERAL OPERATIONS AND
FACILITIES MANAGEMENT AGREEMENT**

THIS SECOND AMENDMENT AND EXTENSION TO GENERAL OPERATIONS AND FACILITIES MANAGEMENT AGREEMENT (the “2nd Amendment”) is made and entered into this 1st day of October, 2024 (the “Effective Date”), by and between:

MONTECITO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Satellite Beach, Brevard County, Florida, and having offices at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “District”), and

VESTA PROPERTY SERVICES, INC., a Florida corporation, having its principal address at 245 Riverside Avenue, Suite 250, Jacksonville, Florida 32202 (the “Contractor”).

RECITALS

WHEREAS, District and Contractor are parties to that certain General Operations and Facilities Management Agreement, dated April 17, 2023, as amended by the First Amendment to General Operations and Facilities Management Agreement, dated July 19, 2023, and the First Extension to General Operations and Facilities Management Agreement, dated August 2, 2023 (collectively, the “Agreement”); and

WHEREAS, Section 2.B. of the Agreement, entitled “Term,” as amended, provides that the term of the Agreement shall expire on September 30, 2024, unless otherwise extended in writing for an extension term of one year upon the mutual agreement of the parties; and

WHEREAS, the parties have agreed to increase the management fee paid to Contractor under the Agreement by 3%; and

WHEREAS, the District and the Contractor mutually consent to this amendment and extending
The term of the Agreement for one (1) year through September 30, 2025, unless otherwise terminated earlier pursuant the terms of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

Section 1. The foregoing recitals are true and correct and are hereby incorporated into this Amendment and Agreement.

Section 2. The Initial Term of the Agreement is hereby extended for an extension term of one year through September 30, 2024, which term may be further extended for up to one (1) additional annual extension terms of one (1) year pursuant to Section 2.B. of the Agreement.

Section 3. The Annual Contract Amount, as defined in the Agreement shall be increased by three (3%) percent from \$159,920.04 to \$164,717.64, payable monthly in accordance with the Agreement. The monthly payment increases from \$13,326.67 to \$13,726.47.

Section 4. Section 8.C. of the Agreement is hereby replaced, in its entirety, with the following:

- C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**PFM GROUP CONSULTING, LLC
3501 QUADRANGLE BLVD., SUITE 270
ORLANDO, FLORIDA 32817
TELEPHONE: 407-723-5900
EMAIL: waldenj@pfm.com**

Section 5. Section 16, entitled “Notices” of the Agreement is hereby replaced, in its entirety, with the following:

16. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Contractor:** Vesta Property Services, Inc.
245 Riverside Avenue, Suite 250
Jacksonville, Florida 32202
Attn: Roy Deary, Vice President

B. If to District: Montecito Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Attn: District Manager

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Section 6. In all other respects, the original Agreement between the parties dated, and all amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

Section 7. This 2nd Amendment shall be effective October 1, 2024.

[THE REMINADER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this 2nd Amendment the day and year first written above.

Attest:

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

By: _____

Catherine LeCesne, Chairperson
Board of Supervisors

Print name: _____
Secretary/Assistant Secretary

Date: _____, 2024

VESTA PROPERTY SERVICES, INC. a Florida Corporation

WITNESSES:

By: _____

Dan Armstrong, CFO

Print name

Date: _____, 2024

Print Name

2300 COLUMBIA BLVD.
TITUSVILLE, FL 32780

Estimator: Julio Mercado
Cell: 321-446-5092

Julio@SecureFenceandRail.com
SecureFenceandRail.com

Office 321-338-7868

LEAD TIME: 4-6 weeks

Secure

Fence and Rail.com

"A Good Fence Makes A Good Neighbor"

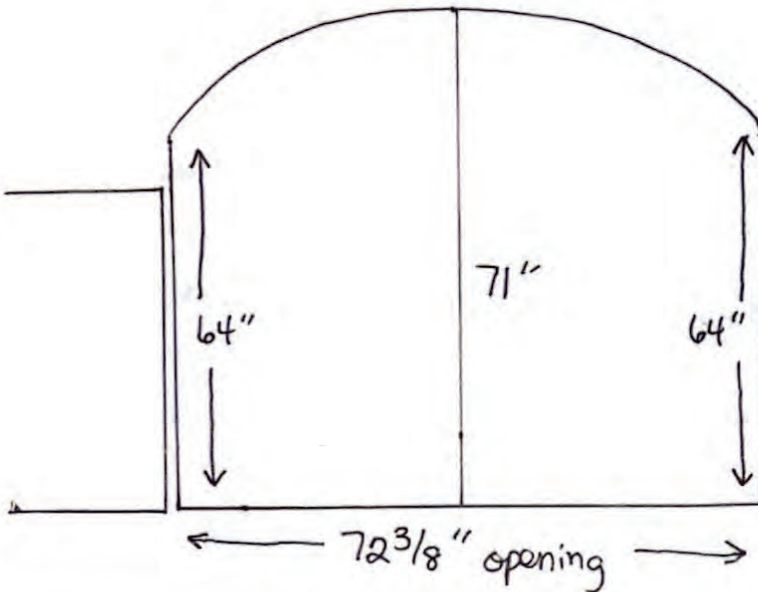


Quote



Montecito CDD

LICENSE #: 14-FE-CT-00044



Customer Name: Tira Campbell Phone: 321-987-6749

Email: tcampbell@vestapropertyservices.com

Billing Address: 208 Montecito Dr.

City: Satellite Bch State: FL Zip: 32937

Project Info:

- Install (1) 71" Tall, 72 3/8" Wide
Black Arched 3-rail Aluminum
Gate

- Add Shot Gun Closers to
Gates. (5)

- Switch out knobs for handle
knobs on Gates. (5)

- Add Paddings to Gates (6)

EXCLUSIONS: DEMOLITION, SITE CLEARING & GRUBBING, ASPHALT OR CONCRETE CUTTING SITE RESTORATION, SIGNED & SEALED DRAWINGS & CALCS, GROUNDING, MOT

STYLE OF FENCE: CHAIN LINK WOOD VINYL ALUMINUM

FOOTAGE	SPECIAL NOTES AND OPTIONS	SUBTOTAL	6,578.00
Height		Discount	Applied
Color		Total Price	6,578.00
Hardware		Less Deposit	3,289.00
Removal		Permit Cost	N/A
		Balance On Completion	3,289.00

Quote valid for thirty (30) days. All deposits are NON-refundable. You as the property owner are responsible for locating all water lines, water pipes and any buried objects not related to public utilities. You release the company of all formal liabilities resulting from such damage. Signs must remain on fence or warranty is voided. All posts are set in concrete. Vinyl, chainlink, aluminum labor is warranted for 5 years. Wood labor is warranted for 1 year. This warranty does not cover damage resulting from: misuse, abuse, or damage caused by events beyond human control including but not limited to damage caused by animals or natural events; impact of foreign objects, hurricane, tornado, extreme wind, acts of God, or splitting, warping, cracking of wood products.

SECURE FENCE AND RAIL

DATE 8/12/24

Montecito Community District Development (CDD)

Monthly Board of Supervisors Meeting

208 Montecito Drive, Satellite Beach, FL 32937

Amenity General Manager Report

Office and Clubhouse

- Ticket system: All service tickets have been addressed, and service areas have been assigned to the vendor based on the required attention.
- Weekly report has been submitted providing detailed information.
- Weekly meeting with ProGreen to ensure all areas on CDD property are taken care of to a high standard.
- Clubhouse janitorial service has been provided three times per week.
- Gym equipment has been deep cleaned and inspected.
- Security Camara System has been serviced and repaired.
- Sonitrol emergency panel has been serviced for a continuous beeping
- Air Conditioner located in the clubhouse gym has been replaced due to a malfunction.

Weekend Facility Attendance / Victor

- Pool water testing to ensure chemicals are in balance.
- Shoveled and blow debris and dirt from sidewalk located on Shearwater.
- Extracted water from a/c water overflow.
- Monitor the pool area during business hours.
- Re-installed signs located on Lake Pacifica.
- Placed caution tape around broken bench.
- AM & PM Community drive through.
- Ticket parking violators when needed.
- Identify areas that need attention and work on providing a possible solution.

- Walks the facility to make sure gym equipment, bathrooms, lighting, plumbing, HVAC system and pool are clean and working properly.

Swimming Pool and Pool Area

- Pool is open
- Brevard Pools discovered that when the fountains were activated, the fountain covers obstructed the water flow, causing a leak.
- Stenner pump replaced due to malfunction.
- Furniture was deeply cleaned.
- Bathrooms cleaned three times per week.
- Shower head inspected for leak / Drain working properly.
- Pool gates are working properly. System allowing entry to residents with key card only from 7:00 am – 8:00pm.

Pond Fountains

- All fountains have been inspected by Solitude.
 - Fountain #1 (Lake Coquina) – Working properly
 - Fountain #2 (Lake Pacifica) – No power to the fountain control panel
 - Fountain #3 (Lake Sonoma) - Working properly
 - Fountain #4 (Lake Cataline)- working properly
 - Fountain #5 (Lake Valencia) – Quote received, waiting for approval.
 - Fountain #6 (Lake Pasadena) – working properly, however, may experience timer issues due to corrosion soon.

Upon the technician's arrival on 9/6, the timer control box was found open with a broken locking latch. After completing the service, the door was secured with a zip tie as a temporary repair.

- On 9/7, Victor located and repaired the issue with the control panel affecting fountain #2. The fountain is now back and running.

Parking Violations / Street / Parking lots

- Six vehicles were ticketed. Information was added to the assigned binder.
- Identified oil stains on parking spot – suggest pressure washing and sealing for longer durability.
- Identified and reported weeds growing between sidewalks and paving stones.

***GM SUGGESTION**

- Initiate towing at the owner's expense immediately after the vehicle receives its first parking ticket.

Pending Quotes / Proposals

- Playground shrubs removal – Pending
- Broken bench – In process
- Pedestrian gates – Pending approval
- Fountain replacement – In process
- No Parking sign for emergency access located in front of 174 Redondo Drive – In process

CDD Property / Lawn Care / ProGreen

The following information has been provided by ProGreen

Montecito CDD Monthly Executive Summary – ProGreen Services

Completed Projects:

Week of 8/1 –

- Performed scheduled maintenance in the CDD areas.
- Trimmed CDD areas on Ventura / Clemente / Simeon - We are sprayed growth regulator on the Ficus on the back of the west side of Ventura after they finish trimming.
- We have replacement dwarf Holly shrubs scheduled to be installed at the shearwater entrance.
- Sprayed the sidewalks on the Single Family and Townhomes sections.

- The 4” mainline has been repaired off the club house controller. It’s back operational.

Week of 8/5 -

- Performed scheduled maintenance in the CDD areas.
- Sprayed the club house and surrounding pool area for weeds.
- Sprayed the park for weeds.
- Trimmed the sidewalk area from the Single – Family section to the playground.
- Performed wet checks off the Single Family and Clubhouse Controllers

Week of 8/12 -

- Performed scheduled maintenance in the CDD areas.
- Notified by Angie of Insights about the new map platform this is the new link for the Montecito Irrigation map. This was communicated out to the various groups by Angie.
- Notified Angie at Insights of the West Controller having a leak at the filter section during the Sunday 8/18 evening schedule. The pump was shutdown remotely and Hoover was dispatched for the repair.
- Trimmed CDD areas in the town home sections along Ventura and Clemente.
- Performed wet checks off the Clubhouse and East Controllers

Week of 8/19 –

- Performed scheduled maintenance in the CDD areas.
- Trimmed outer perimeter Ficus shrubs along the sidewalk and front entrance on South Patrick.
- Sprayed the clubhouse and roundabout for weeds.
- Trimmed shrubs at the roundabout and clubhouse.
- Trimmed CDD areas in the town home sections along Montecito and Carlsbad.
- Irrigation - Burial of wire along the back yards of Point Lobos approx. 240' quote 6804. Received request from homeowners at 274 and 284 Point Lobos to replace the mulch in the areas where the conduit pipe was installed. Additionally, a request was made to relevel and repair some clamps on a table that needed to be removed as it was over top of the irrigation wire.

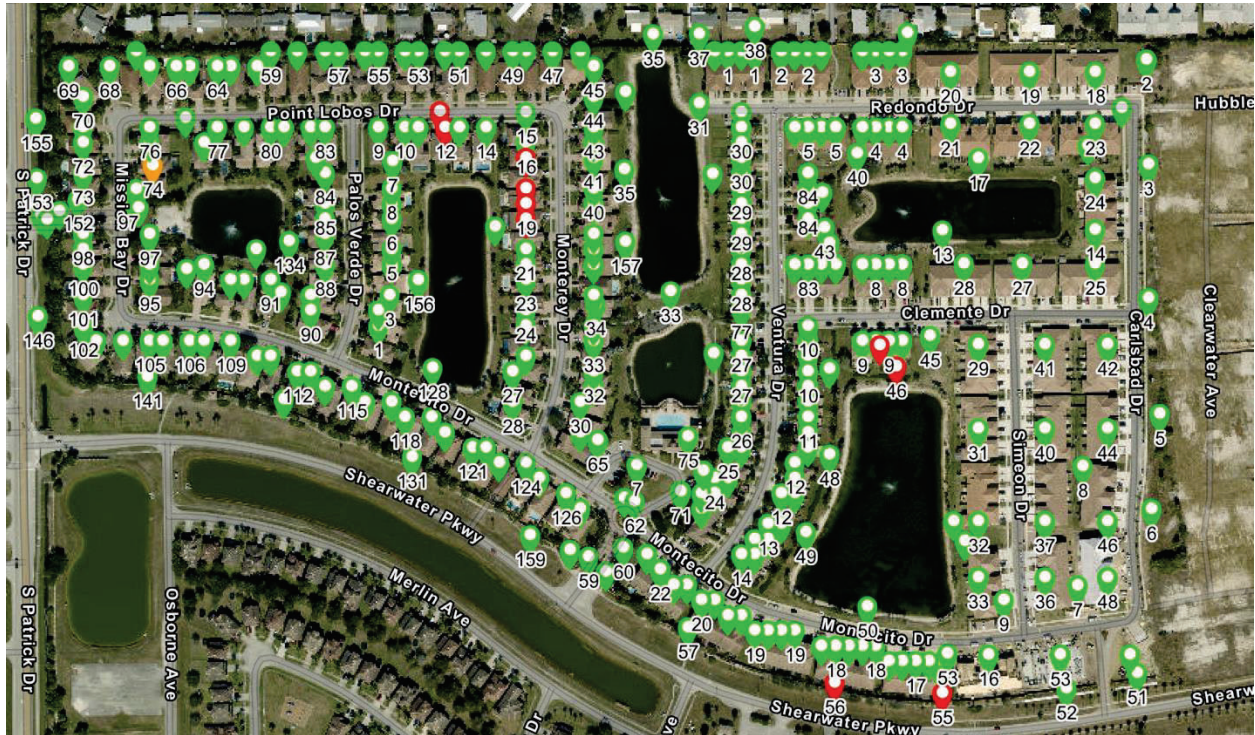
Week of 8/26 –

- Performed scheduled maintenance in the CDD areas.
- Sprayed the fence line on Carlsbad with weed/grass killer as the grasses from the Vue properties are growing under the fence.
- Completed Burial of wire Zones 25-26 off the club house controller approx. 160' quote 6803 / Researched outage on West controller.
- Completed burial of wire along Zones 88-89 off the west controller approx. 100' quote 6987. Completed burial of wire along Zones 56-58 off the west controller

approx. 115' quote 6845.

- Repaired the 2-wire outage off the west controller and submitted quote 7137 for approval to bury the wire and conduit.
- Trimmed along the pool fencing, roundabout, front entrances and front hedge by the club house

Current Irrigation Map: 9/6/24



Maintenance Service Schedule:

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

- Mowing Schedule for September - weekly. Subject to change depending on weather
- Detail Schedule – Weekly
- Bed Weed Treatments - Weekly

Pump Stations - Hoover

The following information has been provided by Hoover

- **Tasks to Focus on for Site #8845, Montecito Clubhouse**

- This station averaged 20.4 daily Main Pump starts, best practice is only a few pumps starts per day.
- This station has a total of 11 Flowguard Users.

• **Station Health for Site #8845, Montecito Clubhouse**

	Pump 1	Pump 2	Pump 3	Jockey	Total
Total Pump Starts	3,750	-	-	-	3,750
Average Daily Starts	20.4	-	-	-	20.4

• **Water Window**

Water Windows set the schedule for when this station is open to the field to provide water for irrigation. Closely matching the irrigation schedule allows the station to prevent cycling by not feeding minor field leaks while not irrigating.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	12:00 AM to 6:00 AM	12:00 AM to 7:10 AM		12:00 AM to 6:00 AM	12:00 AM to 7:10 AM	
10:45 PM to 12:00 AM	8:00 PM to 12:00 AM		10:45 PM to 12:00 AM	8:00 PM to 12:00 AM		
8:40 PM to 9:00 PM			8:40 PM to 9:00 PM		8:40 PM to 9:00 PM	

• **Valve Control**

Only when the Shutoff Valve is set to Auto will Flow guard provide its full benefits, using Water Windows and protecting the field when field leaks are detected. When the valve is Open, Flow guard can no longer protect against leaks and breaks.

% of Time Valve Set to:	Auto	Open	Closed
	91.6%	0.5%	7.9%

• **Min / Max Usage Alerts**

Setting Minimum and Maximum Alerts that match the irrigation schedule lets you receive emails whenever the irrigation doesn't run as expected. This makes you aware of missing zones/irrigation and field leaks before they cause damage to the field.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Minimum Usage	-	-	-	-	-	-	-
Maximum Usage	200,000	200,000	200,000	200,000	200,000	200,000	200,000

**GM General suggestion*

- A Code of Conduct should be in place to prevent residents from engaging in disruptive behavior, ensuring a peaceful and respectful living environment. This includes guidelines on noise levels, proper waste disposal, and respectful interactions with neighbors and staff. Additionally, the Code of Conduct should protect staff by outlining acceptable behavior towards them, prohibiting harassment, and ensuring a safe and supportive workplace.

Montecito
Community Development District

**Financial Report For
August 2024**

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

	ANNUAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 8/31/24
REVENUES		
O&M Assessments	956,658	959,996
Debt Assessments	335,129	335,129
Interest Income	0	2,092
Stormwater Control Cost Share	4,136	5,570
Miscellaneous Income	0	2,645
Clubhouse Rental	0	1,360
Total Revenues	\$ 1,295,923	\$ 1,306,792
EXPENDITURES		
Administrative Expenditures		
Supervisor Fees	12,000	11,400
Payroll Taxes	0	1,312
District Engineer	15,000	16,754
Legal Fees	40,000	64,240
District Management	58,300	49,500
Continuing Disclosure	0	0
Assessment Roll	5,300	0
Information Technology	1,908	0
Website Maintenance	1,272	4,807
Auditing Services	5,000	4,300
Arbitrage Rebate Calculation	450	0
Trustee Fees	3,250	3,000
Public Officials/General Liability Insurance	19,102	15,218
Legal Advertising	3,000	1,760
Dues, Licenses & Subscriptions	175	670
Property Appraiser Expenditure	250	0
Reimbursable Expenditures	1,200	0
Contingency/Miscellaneous	2,400	2,747
Postage and Delivery	0	1,499
Office Supplies	0	1,947
Lake Maintenance	0	6,060
Signs	0	3,454
Professional Fee & Permits	0	440
Total Administrative Expenditures	\$ 168,607	\$ 189,108
EXPENDITURES		
Maintenance Expenditures		
Field Management		
Amenity and Field Management Contract	157,520	144,393
Property Insurance	51,117	26,286
Employee - Workers Comp	0	0
ADP Fees	0	0
<i>Field Management Subtotal</i>	208,637	170,679
Amenity Center Operations		
Repairs & Maintenance (Non-HVAC)	12,000	0
HVAC Repairs & Maintenance	2,000	2,746
Office Supplies	1,500	1,260
Janitorial Supplies	1,850	0
Janitorial Services	12,540	10,381
Pest Control & Termite Bond	1,203	945
Fitness Equipment Repairs & Maintenance	3,000	935
Playground Repairs & Maintenance	1,000	0
Pool Service Repairs & Maintenance	15,000	25,614
Gate Maintenance	0	3,672
Pool Furniture	0	231
<i>Amenity Center Operations Subtotal</i>	50,093	45,784
Irrigation		
Irrigation Repairs & Maintenance	25,000	34,994
Irrigation Monitoring	6,388	17,188
Hoover Pumps Repairs & Maintenance	17,500	18,721
<i>Irrigation Subtotal</i>	48,888	70,903
Stormwater Control		
Aquatic Maintenance & Repairs	12,430	0
Fountain Service Repairs & Maintenance	9,000	22,989
<i>Stormwater Control Subtotal</i>	21,430	22,989

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

	ANNUAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 8/31/24
EXPENDITURES		
Landscaping		
Landscaping Contracted Services	103,425	0
Additional Landscaping Repairs & Maintenance	20,000	118,747
Entrance/Amenity Plant Replacement	2,400	0
Mulch	15,000	12,575
Palm Tree Maintenance	14,700	14,700
Oak Tree Maintenance	6,825	0
Landscaping Subtotal	162,350	146,022
Common Areas, Right of Ways & Perimeter Walls		
Street Light Repairs & Maintenance	9,000	0
Entrance Vehicular Gates Repairs & Maintenance	7,760	0
Pedestrian Entry Gates & Walls Maintenance	8,000	0
Common Area Repairs & Maintenance	6,000	764
Sidewalk Cleaning	8,000	0
Commons Areas, Right of Ways & Perimeter Walls Subtotal	38,760	764
Security Monitoring Services		
Fire Detection Services	2,432	7,298
Access Control Services	2,918	0
Intrusion Services	1,780	0
Security Monitoring Repairs & Maintenance	2,500	59
Security Monitoring Services Subtotal	9,630	7,357
Utilities		
Electric Services	54,394	35,463
Telephone, Fax & Internet	3,946	5,246
Water & Sewer Services	4,000	2,102
Gate Kiosk Internet Services	2,850	0
Utilities Subtotal	65,190	42,811
Other		
Contingency/Miscellaneous Expenditures	10,000	54,623
Other Subtotal	10,000	54,623
Total Operations & Maintenance Expenditures	\$ 614,978	\$ 561,932
Total Expenditures	\$ 783,585	\$ 751,040
Other Financing Uses		
Capital Reserve Transfer Out	59,810	0
Disaster Reserve Transfer Out	30,000	0
Roadway Reserve Transfer Out	30,000	0
Total Other Financing Uses	119,810	0
Total Expenditures & Reserves	903,395	751,040
REVENUES LESS EXPENDITURES	\$ 392,528	\$ 555,752
Bond Payments	(315,021)	(315,979)
BALANCE	\$ 77,507	\$ 239,773
County Appraiser & Tax Collector Fee	(25,836)	(25,000)
Discounts For Early Payments	(51,671)	(48,965)
EXCESS/ (SHORTFALL)	\$ -	\$ 165,808
Carryover From Prior Year	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 165,808

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

Bank Balance As Of 8/31/24	\$ 692,405.05
Accounts Payable As Of 8/31/24	\$ 40,167.38
Accounts Receivable As Of 8/31/24	\$ 7,513.54
Capital Reserve As Of 8/31/24	\$ 288,441.00
Disaster Reserve As Of 8/31/24	\$ 52,679.00
Roadway Reserve As Of 8/31/24	\$ 105,314.00
Available Funds As Of 8/31/24	\$ 213,317.21

Items To Be Deducted From Reserve Balances On 9-30-24
Amentity Center Roofing Repairs:
Collis Roofing: \$37,642
Pond Fountains: \$18,049
(Lake Pacifica: \$5,038)
(Lake Coquina: \$13,011)
Pool Lift: \$5,695
Central Florida Stairlift

Montecito Community Development District
Expenditures
October 2023 through August 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
01-1301 · Supervisor Fees					
	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
	04/04/2024	PR 03.13.24		mtg 03.13.24 & 03.27.24 ck 04.02.24 (Catherine L, George H, Tanja G, Richard W, Eric S)	1,800.00
	04/23/2024	PR 04.10.24		mtg 04.10.24 ck 04.22.24 (Catherine L, George H, Tanja G, Richard W, Eric S)	1,000.00
	05/14/2024	PR 05.01.24		mtg 05.01.24 ck 05.15.24 (Catherine L, George H, Tanja G, Eric S)	800.00
	07/15/2024	PR 06.12.24		mtg 06.12.24 ck 07.09.24 (Catherine L, George H, Tanja G, Eric S)	800.00
	07/30/2024	PR 07.10.24		mtg 07.10.24 ck 07.31.24 (Catherine L, George H, Tanja G, Eric S, Richard W)	1,000.00
	08/22/2024	PRO		mtg 08.14.24 ck 08.23.24 (Catherine L, George H, Tanja G, Eric S, Richard W)	1,000.00
Total 01-1301 · Supervisor Fees					<u>11,400.00</u>
01-1310 · Engineering					
	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
	02/29/2024	99351	Culpepper Terpening Inc.	Professional Services through February 29, 2024	2,065.90
	03/31/2024	99566	Culpepper Terpening Inc.	Professional Services through March 31, 2024	2,915.00
	04/30/2024	99893	Culpepper Terpening Inc.	Professional Services through April 30, 2024	1,698.66
	05/31/2024	99986	Culpepper Terpening Inc.	Professional Services through May 31, 2024	2,997.67
Total 01-1310 · Engineering					<u>16,754.55</u>
01-1311 · Management Fees					
	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
	04/30/2024	2024-0592	Special District Services	Management Fee April 2024	4,500.00
	05/31/2024	2024-0727	Special District Services	Management Fee May 2024	4,500.00
	06/30/2024	2024-0853	Special District Services	Management Fee June 2024	4,500.00
	07/31/2024	2024-0977	Special District Services	Management Fee July 2024	4,500.00
	08/31/2024	2024-1105	Special District Services	Management Fee Aug 2024	4,500.00
Total 01-1311 · Management Fees					<u>49,500.00</u>

Montecito Community Development District
Expenditures
October 2023 through August 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1315 · Legal Fees					
	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
	02/29/2024	186404	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees Feb 2024	4,745.00
	03/31/2024	186909	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees March 2024	7,827.50
	04/30/2024	187304	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees April 2024	3,762.50
	05/31/2024	187856	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees May 2024	6,542.50
	06/30/2024	188353	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees June 2024	6,037.50
	07/31/2024	188804	Billing, Cochran, Lyles, Mauro & Ramsey	Legal Fees July 2024	7,087.50
Total 01-1315 · Legal Fees					<u>64,240.00</u>
01-1320 · Audit Fees					
	07/01/2024	26139	Grau & Associates	FY 22/23 Audit 1st Progress Pmt	1,500.00
	08/08/2024	26277	Grau & Associates	FY 22/23 Audit -Final Pmt	2,800.00
Total 01-1320 · Audit Fees					<u>4,300.00</u>
01-1450 · Insurance (Liability)					
	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>
01-1451 · Property Insurance					
	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>
01-1480 · Legal Advertisements					
	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
	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
	03/31/2024	0006331430	Gannett Florida LocalQ	Notice of Budget Workshop	618.72
	05/31/2024	0006462981	Gannett Florida LocalQ	Notice of Qualifying Period	231.77
Total 01-1480 · Legal Advertisements					<u>1,757.59</u>

Montecito Community Development District
Expenditures
October 2023 through August 2024

Date	Invoice #	Vendor	Memo	Amount
01-1511 - Bank Service Charges				
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
03/21/2024			Service Charge	24.12
04/17/2024	1422	Truist Bank	LATE PAYMENT FEE	29.00
04/17/2024	1422	Truist Bank	PURCHASE *FINANCE CHARGE*	18.49
04/21/2024			Service Charge	23.71
05/21/2024			Service Charge	23.92
06/21/2024			Service Charge	23.72
07/21/2024			Service Charge	23.93
Total 01-1511 - Bank Service Charges				726.78
01-1512 - Miscellaneous				
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	penalty 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

Montecito Community Development District
Expenditures
October 2023 through August 2024

Date	Invoice #	Vendor	Memo	Amount
04/04/2024	PR 03.13.24		mtg 03.13.24 & 03.27.24 ck 04.02.24 (Catherine L, George H, Tanja G, Richard W, Eric S)	53.75
04/17/2024	1422	Truist Bank	LOWES	19.98
04/23/2024	PR 04.10.24		mtg 04.10.24 ck 04.22.24 (Catherine L, George H, Tanja G, Richard W, Eric S)	53.75
04/30/2024	2024-0592	Special District Services	Travel March 2024	195.64
05/14/2024	PR 05.01.24		mtg 05.01.24 ck 05.15.24 (Catherine L, George H, Tanja G, Eric S)	53.00
05/31/2024	2024-0727	Special District Services	Travel April 2024	97.82
06/17/2024	1422	Truist Bank	LOWES	28.38
06/17/2024	1422	Truist Bank	LOWES	41.94
06/17/2024	1422	Truist Bank	CREDIT	-25.78
06/30/2024	2024-0853	Special District Services	Travel May 2024	97.82
07/15/2024	PR 06.12.24		mtg 06.12.24 ck 07.09.24 (Catherine L, George H, Tanja G, Eric S)	53.00
07/30/2024	PR 07.10.24		mtg 07.10.24 ck 07.31.24 (Catherine L, George H, Tanja G, Eric S, Richard W)	53.75
07/31/2024	2024-0977	Special District Services	Travel June 2024	97.82
08/22/2024	PR0		mtg 08.14.24 ck 08.23.24 (Catherine L, George H, Tanja G, Eric S, Richard W)	53.75
08/31/2024	2024-1105	Special District Services	Travel July 2024	97.82
08/31/2024	2024-1105	Special District Services	Mailouts	90.00
Total 01-1512 · Miscellaneous				2,019.73
01-1513 · Postage and Delivery				
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
03/31/2024	2024-0472	Special District Services	FedEx Feb 2024	92.61
04/09/2024		Brevard County Tax Collector	Postage and Delivery	1.07
04/30/2024	2024-0592	Special District Services	FedEx March 2024	40.83
05/09/2024		Brevard County Tax Collector	Postage and Delivery	76.74
05/31/2024	2024-0727	Special District Services	FedEx April 2024	44.35
06/30/2024	2024-0853	Special District Services	FedEx May 2024	11.20
07/31/2024	2024-0977	Special District Services	FedEx June 2024	124.36
07/31/2024	2024-0977	Special District Services	Postage June 2024	1.28
08/31/2024	2024-1105	Special District Services	FedEx July 2024	69.98
08/31/2024	2024-1105	Special District Services	Postage July 2024	288.54
Total 01-1513 · Postage and Delivery				1,499.49
01-1514 · Office Supplies				
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

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	02/29/2024	2024-0231	Special District Services	Meeting Books Dec 2023,Jan 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
	04/30/2024	2024-0592	Special District Services	Copier March 2024	119.25
	04/30/2024	2024-0592	Special District Services	Meeting Books March 2024	72.00
	05/31/2024	2024-0727	Special District Services	Copier April 2024	44.40
	05/31/2024	2024-0727	Special District Services	Meeting Books April 2024	28.00
	06/30/2024	2024-0853	Special District Services	Copier May 2024	87.90
	06/30/2024	2024-0853	Special District Services	Meeting Books May 2024	36.00
	07/31/2024	2024-0977	Special District Services	Copier June 2024	151.05
	07/31/2024	2024-0977	Special District Services	Meeting Books June 2024	36.00
	08/31/2024	2024-1105	Special District Services	Copier July 2024	283.95
	08/31/2024	2024-1105	Special District Services	Meeting Books July 2024	40.00
Total 01-1514 · Office Supplies					1,946.95
01-1540 · Dues, License & Subscriptions					
	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
	04/17/2024	1422	Truist Bank	Mailchimp	26.50
	06/17/2024	1422	Truist Bank	Mailchimp	26.50
	07/17/2024	1422	Truist Bank	Mailchimp	26.50
	08/17/2024	1422	Truist Bank	Mailchimp	26.50
Total 01-1540 · Dues, License & Subscriptions					670.29
01-1550 · Trustee Fees (GF)					
	05/17/2024	977347	UBM Bank (TTEE)	May 1, 2024 through April 30, 2025	3,000.00
Total 01-1550 · Trustee Fees (GF)					3,000.00
01-1570 · Website Maintenance					
	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

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	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
	03/26/2024	959	REALIGN WEB DESIGN	"Report an Issue" form and page creation, GravityForms plugin upbad and setup, Su...	131.25
	03/31/2024	2024-0472	Special District Services	Website Fee March 2024	300.00
	04/30/2024	2024-0592	Special District Services	Website Fee April 2024	300.00
	05/13/2024	974	REALIGN WEB DESIGN	Transactional email deliverability fix. Installation andsetup of email software...	168.75
	05/31/2024	2024-0727	Special District Services	Website Fee May 2024	300.00
	06/30/2024	2024-0853	Special District Services	Website Fee June 2024	300.00
	07/31/2024	2024-0977	Special District Services	Website Fee July 2024	300.00
	08/31/2024	2024-1105	Special District Services	Website Fee Aug 2024	300.00
Total 01-1570 · Website Maintenance					4,807.00
01-1801 · Landscaping Maintenance					
	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 fromoutage on 10/4/23. We ran an above g...	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 theOctober 2023 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. Additional charge of 35 p...	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 followingshrubs 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 12 Pallets sod 6,000 sq ft Jasm...	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
	04/01/2024	20153	Progreen Services LLC	Monthly Landscape Maintenance Service- April 2024	6,500.00
	05/01/2024	20548	Progreen Services LLC	Monthly Landscape Maintenance Service May 2024	6,500.00
	06/01/2024	20871	Progreen Services LLC	Monthly Landscape Maintenance June 2024	6,500.00
Total 01-1801 · Landscaping Maintenance					99,091.57
01-1802 · Lawn Maintenance					
	07/01/2024	21245	Progreen Services LLC	Monthly Landscape Maintenance Service July 2024	6,500.00
Total 01-1802 · Lawn Maintenance					6,500.00
01-1807 · Lake Maintenance					
	10/11/2023	31393A	Fountain Design Group Inc.	CONTROL PANEL PADLOCK TECHNICIAN INSTALLED NEW CONTROL PANEL LOCKS ON ALL SIX PANELS FOR THE LAK...	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
	04/02/2024	PSI063884	Solitude Lake Management	Annual Maintenance April Billing 4/1/2024 - 4/30/2024	1,220.00
	05/02/2024	PSI071754	Solitude Lake Management	Annual MaintenanceMay Billing 5/1/2024 5/31/2024	1,220.00
Total 01-1807 · Lake Maintenance					6,060.02
01-1809 · Grounds Maintenance					
	06/04/2024	1004	Junk Force Tampa LLC	Chair Lift Removal	250.00

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Total 01-1809 · Grounds Maintenance					250.00
01-1811 · Professional Fee & Permits (GF)					
	03/07/2024	PE24-0018	City of Satellite Beach	Work Description: REPLACE OUTDOOR 400AMP MAIN PANEL	90.25
	04/30/2024	05-BID-7152158	Florida Department of Health		350.00
Total 01-1811 · Professional Fee & Permits (GF)					440.25
01-1812 · Signs					
	11/13/2023	INV-228	Paradise Signs and Graphics	DESCRIPTION: Multiple signs for the Montecito Community	2,151.33
	03/14/2024	INV-578	Paradise Signs and Graphics	(2) 18" x 24" Black on Yellow Reflective ,080 SLOW Children Playing SignsTravel and Install Incl...	598.50
	06/07/2024	INV-792	Paradise Signs and Graphics	(3) 24" X 36" Pool Signs Signs 3M IJ35C - Matte - 24" X 36" Pool Signs Briteline Shield - 3 mil ...	435.00
	06/12/2024	INV-796	Paradise Signs and Graphics	24" X 36" Full Color Print on Poster Paper	90.00
	07/02/2024	INV-812	Paradise Signs and Graphics	1 18" X 28" Full Color Print on Poster Paper	90.00
	07/10/2024	INV-812	Paradise Signs and Graphics	18" X 28" Full Color Print on Poster Paper	90.00
Total 01-1812 · Signs					3,454.83
01-1814 · Electricity					
	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
	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

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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
03/26/2024		FPL		367.47
03/26/2024		FPL		48.91
03/26/2024		FPL		49.63
03/26/2024		FPL		1,055.12
03/26/2024		FPL		274.14
03/26/2024		FPL		847.57
03/26/2024		FPL		744.09
03/26/2024		FPL		400.21
04/29/2024		FPL		385.07
04/29/2024		FPL		48.79
04/29/2024		FPL		49.49
04/29/2024		FPL		1,073.54
04/29/2024		FPL		323.34
04/29/2024		FPL		924.22
04/29/2024		FPL		779.97
04/29/2024		FPL		409.87
05/28/2024		FPL		338.34
05/28/2024		FPL		42.26
05/28/2024		FPL		43.54
05/28/2024		FPL		966.73
05/28/2024		FPL		265.67
05/28/2024		FPL		848.97
05/28/2024		FPL		736.42
05/28/2024		FPL		314.41
06/26/2024		FPL		337.72
06/26/2024		FPL		40.97
06/26/2024		FPL		33.30
06/26/2024		FPL		917.07
06/26/2024		FPL		196.53
06/26/2024		FPL		886.54
06/26/2024		FPL		651.47
06/26/2024		FPL		330.07
07/29/2024		FPL		360.45

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	07/29/2024		FPL		43.05
	07/29/2024		FPL		44.15
	07/29/2024		FPL		1,004.62
	07/29/2024		FPL		186.56
	07/29/2024		FPL		1,138.53
	07/29/2024		FPL		565.83
	07/29/2024		FPL		372.97
Total 01-1814 · Electricity					<u>35,463.21</u>
01-1815 · Maintenance Contingency					
02-1815 · Maintenance Contingency - Cap					
	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
	01/11/2024	3252277	Collis Roofing Inc.	Final Installment Original BID	<u>3,764.20</u>
Total 02-1815 · Maintenance Contingency - Cap					<u>37,642.00</u>
01-1815 · Maintenance Contingency - Other					
	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 and remove comb.	145.00
	02/01/2024	122268	Markle Construction, LLC	MONTECITO CLUBHOUSE Modify opening and install new microwaves. Labor \$75/hr/4 hours Plywood, scre...	308.00
	02/19/2024	9010-D	Secure Fence and Rail, LLC	-INSTALL 14' OF 6" TALL TAN VINYL PRIVACY FENCE-INSTALL (6) 8'-9" TALL BLACK COMMERCIAL ALUMINUM...	6,066.00
	02/20/2024	29814	Lock Haven-1	***MONE CITO CLUB HOUSE *** Service Call Passage lever locksets (Women & Men Restroom door) Hr L...	420.00
	05/30/2024	35120	Brevard Electric Services Inc	TOTAL LABOR AND MATERIAL COST TO REPLACE 400AMP MAIN PANEL INCLUDES REUSING BRANCH BREAKERS	5,923.00
	08/09/2024	35355	Brevard Electric Services Inc	TOTAL LABOR AND MATERIAL COST TO REPLACE 10 K RATED QO BREAKERS FOR 22KA BREAKERS AND NORTH POND ...	1,035.50
	08/13/2024	5081	florida plumbing plus inc.	Commercial Flat Rate Labor Charge, Commercial Flat Rate Labor Charge, to replace men's urinal flu...	685.00
	08/17/2024	1422	Truist Bank	AQUAMAN LEAK DETECTION	<u>936.00</u>
Total 01-1815 · Maintenance Contingency - Other					<u>16,980.50</u>
Total 01-1815 · Maintenance Contingency					<u>54,622.50</u>
01-1817 · Fire Detection Services					
	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 Services 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
	11/29/2023	512016	Sonitrol of Tallahassee	Fire Alarm Test & Inspection- Trip Charge	59.00
	12/01/2023	509814	Sonitrol of Tallahassee	Fire Alarm Test & Inspection- Dec 2023	565.92
	12/06/2023	512396	Sonitrol of Tallahassee	Fire Alarm Test & Inspection- Trip Charge	59.00
	01/01/2024	513698	Sonitrol of Tallahassee	Fire Alarm Test & Inspection 01/01/2024-01/31/2024	565.92
	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 & Inspection 02/01/2024 - 02/29/2024	565.92
	03/01/2024	522358	Sonitrol of Tallahassee	Fire Alarm Test & Inspection 03/01/2024 - 03/31/2024	565.92
	04/01/2024	526891	Sonitrol of Tallahassee	Fire Alarm Test & Inspection 04/01/2024 - 04/30/2024	588.55
	04/04/2024	529623	Sonitrol of Tallahassee	Finance Charges	16.98
	05/01/2024	530979	Sonitrol of Tallahassee	Fire Alarm Test & Inspection 05/01/2024 - 05/31/2024	588.55
	05/06/2024	534074	Sonitrol of Tallahassee	Trip Charge Replaced batteries on all smoke detectors.	59.00
	05/25/2024	535442	Sonitrol of Tallahassee	Fire Alarm Test & Inspection 06/01/2024 - 06/30/2024	588.55
	06/25/2024	540152	Sonitrol of Tallahassee	Fire Alarm Test & Inspection 07/01/2024 - 07/31/2024	588.55

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	07/18/2024	544010	Sonitrol of Tallahassee	Montecito Community - 208 Montecito Drive, Satellite Beach, FL Trip Charge	59.00
	07/25/2024	544894	Sonitrol of Tallahassee	Fire Alarm Test & Inspection 08/01/2024 - 08/31/2024	588.55
	08/25/2024	550175	Sonitrol of Tallahassee	Fire Alarm Test & Inspection 09/01/2024 09/30/2024	588.55
Total 01-1817 · Fire Detection Services					7,297.80
01-1820 · Security Monitoring R&M					
	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
01-1821 · Telephone					
	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
	04/10/2024		Spectrum		328.20
	04/10/2024		Spectrum		99.99
	04/10/2024		Spectrum		99.99
	05/10/2024		Spectrum		328.20
	05/10/2024		Spectrum		99.99
	05/10/2024		Spectrum		99.99
	06/09/2024		Spectrum		99.99
	06/09/2024		Spectrum		99.99
	06/09/2024		Spectrum		328.20
	07/10/2024		Spectrum		328.20
	07/10/2024		Spectrum		99.99
	07/10/2024		Spectrum		99.99
Total 01-1821 · Telephone					5,246.45
01-1822 · Water & Sewer-Recreation Fac					
	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

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	02/26/2024		City of Melbourne Utilities		94.30
	04/01/2024		City of Melbourne Utilities		419.84
	04/29/2024		City of Melbourne Utilities		125.89
	05/28/2024		City of Melbourne Utilities		210.49
	06/24/2024		City of Melbourne Utilities		319.11
	07/22/2024		City of Melbourne Utilities		305.28
Total 01-1822 · Water & Sewer-Recreation Fac					2,101.62
01-1825 · Landscape Enhancements					
	11/30/2023	18805	Progreen Services LLC	Provide labor and material to complete Artesian Well abandonmentincluding Brevard County permit...	3,400.00
	01/29/2024	19231	Progreen Services LLC	Removal of 5 Royal Poinciana Trees Tree Care	4,500.00
	03/15/2024	19890	Progreen Services LLC	One time cleanup of the vines growing through the hedge to the right of the club house. Remove th...	1,500.00
	03/29/2024	20023	Progreen Services LLC	Install Drench Fertilizer treatment on Fox Tail Palms around theclubhouse and pool deck.	975.00
	05/17/2024	20697	Progreen Services LLC	Provide Labor and Material to remove 2" soil below sidewalk and install 11 yards of 3/4" x 1" Red...	2,530.00
Total 01-1825 · Landscape Enhancements					12,905.00
01-1826 · Palm Tree Maintenance					
	05/31/2024	20766	Progreen Services LLC	Provide labor and material to complete Annual Palm Trimming	14,700.00
Total 01-1826 · Palm Tree Maintenance					14,700.00
01-1828 · Mulch					
	12/31/2023	19097	Progreen Services LLC	12/29/2023 Provide labor and material to install red lava Rock in beds aroundthe clubhouse. Not ...	12,575.00
Total 01-1828 · Mulch					12,575.00
01-1829 · Fountain Repairs & Maint					
02-1829 · Fountain Repairs & Maint - Cap					
	11/13/2023	31721A	Fountain Design Group Inc.	LAKE PACIFICA: INSTALLATION OF A NEW 5HP 230V 1PHINSTALLATION OF A NEW 5HP S6XC PUMP END ON THEF...	5,038.00
	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 SUBMERSI...	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
Total 02-1829 · Fountain Repairs & Maint - Cap					18,049.50
01-1829 · Fountain Repairs & Maint - Other					
	11/13/2023	31720A	Fountain Design Group Inc.	INTERMATIC TIMER T-101TECHNICIAN INSTALLED A NEW TIMER FOR THE LIGHTING SYSTEM ON THE LAKE SONOM...	244.31
	12/14/2023	31952A	Fountain Design Group Inc.	QUARTERLY FOUNTAIN CLEANING SERVICE- Dec 2023	480.00
	02/12/2024	32423A	Fountain Design Group Inc.	TECHNICIAN PERFORMED A ONE TIME CLEANING TOREMOVE ALGAE FROM THE LAKE CATALINA FOUNTAIN.	240.00
	05/16/2024	PS1074658	Solitude Lake Management	Fountain/Aerator Service & Repairs	315.00
	06/02/2024	PS1079839	Solitude Lake Management	Annual Maintenance June Billing 6/1/2024 6/30/2024	1,220.00
	07/02/2024	PS1088235	Solitude Lake Management	Annual Maintenance July Billing 7/1/2024 7/31/2024	1,220.00
	08/01/2024	PS1096705	Solitude Lake Management	Annual Maintenance August Billing 8/1/2024 8/31/2024	1,220.00
Total 01-1829 · Fountain Repairs & Maint - Other					4,939.31
Total 01-1829 · Fountain Repairs & Maint					22,988.81
01-1830 · Irrigation Repairs					
	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
	03/18/2024	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

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03/22/2024	19944	Progreen Services LLC	Irrigation Repair 6" spray with Nozzle Irrigation Repair Lateral Irrigation Repair Labor	254.00
03/22/2024	19945	Progreen Services LLC	Irrigation Repair Round Green Valve Box Irrigation Repair Labor	122.50
03/22/2024	19942	Progreen Services LLC	Irrigation Repair - 6" spray with nozzles Irrigation Repair - Lateral Irrigation Repair Solenoid...	223.00
03/26/2024	19970	Progreen Services LLC	Irrigation Repair	1,436.21
03/30/2024	20573	Progreen Services LLC	Irrigation Repair	866.86
03/31/2024	20206	Progreen Services LLC	Irrigation Repair Montecito Clubhouse Zone 10 bad wireconnection Irrigation Repair 150' 14-2 Wir...	2,220.00
04/30/2024	20570	Progreen Services LLC	Irrigation Repair	253.00
04/30/2024	20572	Progreen Services LLC	Irrigation Repair	507.52
05/21/2024	20717	Progreen Services LLC	Irrigation Repair - East Entrance - Shearwater	209.00
05/21/2024	20718	Progreen Services LLC	Irrigation Repair West Entrance - Shearwater Irrigation Repair 2" Hunter ICV Valve Irrigation Re...	443.75
05/21/2024	20719	Progreen Services LLC	Irrigation Repair Clubhouse Zone 58 and 59	202.50
05/31/2024	20830	Progreen Services LLC	Irrigation Repair Clubhouse Wireless Module ReplacementIrrigation Repair Labor	195.00
06/14/2024	21058	Progreen Services LLC	Irrigation Repair Wet check Repairs Zones 1 -134 West Clock Irrigation Repair Labor Irrigation R...	443.75
06/14/2024	21059	Progreen Services LLC	Irrigation Repair Wet Checks Clubhouse Controller Zones 23-70repairs Irrigation Repair 6" Spray ...	171.50
06/18/2024	21075	Progreen Services LLC	Irrigation Repair Zone 39 West Controller Irrigation Repair ICD 100 Decoder Irrigation Repair Tw...	298.86
06/18/2024	21076	Progreen Services LLC	Irrigation Repair West Wet Check Inspections Irrigation Repair 6" Spray Nozzles Irrigation Repai...	398.00
06/19/2024	21091	Progreen Services LLC	Irrigation Repair East Clock Zone 21 85-95 RedondoIrrigation Repair 2" Hunter PGV Valve Irrigati...	395.00
06/19/2024	21092	Progreen Services LLC	Irrigation Repair Emergency 4" Mainline Repair East Controller Zone 28 Irrigation Repair 4" Fitt...	566.20
06/20/2024	21112	Progreen Services LLC	Irrigation Repair West Controller - Replace bad wire Behind 644Mission Bay Dr.	2,590.00
07/29/2024	21555	Progreen Services LLC	Irrigation Repair From Estimate 6778 - NTE \$1000	883.78
07/29/2024	21559	Progreen Services LLC	Irrigation Repair West Controller Wet Check	146.00
07/29/2024	21557	Progreen Services LLC	Irrigation Repair West Controller Zone 131 Lateral	458.25
07/29/2024	21563	Progreen Services LLC	Irrigation Repair Wet Checks Clubhouse	401.49
07/29/2024	21553	Progreen Services LLC	Irrigation Repair Clubhouse Zones 73 +75	217.50
07/29/2024	21556	Progreen Services LLC	Irrigation Repair East Controller Wet Check	403.50
07/31/2024	21864	Progreen Services LLC	Emergency Irrigation Repair 4" mainline repair behind 776-786Simeon	1,169.77
08/01/2024	21661	Progreen Services LLC	Monthly Landscape Maintenance Service- Aug 2024	6,500.00
08/12/2024	21925	Progreen Services LLC	Irrigation Repair - Clubhouse Controller - Zone 21	262.50
08/15/2024	21867	Progreen Services LLC	Irrigation Repair Zone 54 - West Controller Irrigation Repair- 1.5" PGV Valves Irrigation Repair...	247.50
08/15/2024	21866	Progreen Services LLC	Irrigation Repair Zone 53 - West Controller Irrigation Repair- 1.5" PGV Valves Irrigation Repair...	385.00
08/26/2024	21924	Progreen Services LLC	Irrigation Repair West Controller - Replace bad wire Zones 46-51	1,912.50
Total 01-1830 · Irrigation Repairs				34,994.32
01-1831 · Irrigation Monitoring				
10/01/2023	2112	Insight Irrigation Monitoring	MonitoringMonitoring irrigation docks 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 docks and Hoover Pumps at Montecito.	499.00
12/01/2023	2187	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
04/01/2024	2397	Insight Irrigation Monitoring	Montecito Monthly Irrigation Monitoring April 2024	548.90
05/01/2024	2436	Insight Irrigation Monitoring	Montecito Monthly Irrigation Monitoring May 2024	548.90

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	06/01/2024	2479	Insight Irrigation Monitoring	Montecito Monthly Irrigation Monitoring June 2024	548.90
	07/01/2024	2528	Insight Irrigation Monitoring	Montecito Monthly Irrigation Monitoring July 2024	548.90
	08/01/2024	2571	Insight Irrigation Monitoring	Montecito Monthly Irrigation Monitoring Aug 2024	548.90
Total 01-1831 · Irrigation Monitoring					17,188.30
01-1833 - Hoover Pumps - Repairs					
	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
	03/29/2024	179088	Hoover Pumping Systems Corporation	Nature of Call S/O-6" Check Valve Only Lake Replacement	3,527.00
	05/28/2024	177154	Hoover Pumping Systems Corporation	5/22/2024 - The station is currently down on a Loss of prime after a putty reset. Hoover technic...	157.57
	08/19/2024	183051	Hoover Pumping Systems Corporation	Nature of Call Per Insight Irrigation: Leak in station reported as "geyser spewing from pump". P...	511.79
Total 01-1833 · Hoover Pumps - Repairs					18,720.82
01-1834 - Gate Maintenance					
	01/08/2024	1079453	Florida Door Control Of Orlando Inc.	1/5/2024 1:45:24 PM Customer approved having the batteries replaced, 1/5/2024 RB 1HR Arrived- Re...	248.00
	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. Gates should...	360.00
	03/13/2024	1080354	Florida Door Control Of Orlando Inc.	Tech-Labor (Mel/Tam/Ord)12V 7Ah Battery	496.00
	03/17/2024	1422	Truist Bank	LOWES	42.91
	04/08/2024	1080700	Florida Door Control Of Orlando Inc.	4/5/2024 2:36:48 PM Tina - The vehicle gate at Shearwater Dr. is stuck open and making a beeping	290.00
	04/17/2024	1422	Truist Bank	LOWES	70.44
	05/23/2024	1081275	Florida Door Control Of Orlando Inc.	5/9/2024 10:14:35 AM Tina called and approved EMS services, Sheer Water exit gate will not open, RW	430.00
	08/21/2024	1082537	Florida Door Control Of Orlando Inc.	8/1/2024 12:24:56 PM Quote approved - This quote is to Correct bound hinges at the main exit gat...	810.00
Total 01-1834 · Gate Maintenance					3,672.35
01-1836 - Common Area Repairs & Maint					
	10/09/2023	09-15314	GAULT ELECTRIC LLC	10/6/2023: REPLACED DEFECTIVE LAMP IN LIGHT ON THE CORNEROF MISSION	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
01-1851 - Amenity Center R&M					
	08/17/2024	1422	Truist Bank	LOWES	42.42
	08/17/2024	1422	Truist Bank	LOWES	38.42
Total 01-1851 · Amenity Center R&M					80.84
01-1852 - Facility A/C & Heating R&M					
	11/15/2023	i10140	Complete Air and Heat Inc	quarterly maintenance (agreement goodfor 1 year) on 4 A/C systems atclubhouse.	1,700.00

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	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 and drain pans, adde...	228.00
	08/19/2024	112248	Complete Air and Heat Inc	South West system not running found motor starter bad, replaced and checked system and everythin...	434.86
Total 01-1852 · Facility A/C & Heating R&M					2,665.64
01-1853 · Amenity Ctr Office Supplies					
	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	Amzn.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
	04/17/2024	1422	Truist Bank	LOWES	22.47
	04/17/2024	1422	Truist Bank	Amazon.com	541.08
Total 01-1853 · Amenity Ctr Office Supplies					1,260.01
01-1855 · Amnty Ctr Janitorial Svs					
	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
	03/22/2024	1580042013	Coverall North America	Commercial Cleaning Services - March 2024	210.00
	04/01/2024	1580042052	Coverall North America	Commercial Cleaning Services - April 2024	650.00
	05/01/2024	1580042483	Coverall North America	Commercial Cleaning Services - May 2024	650.00
	05/28/2024	1580042900	Coverall North America	Commercial Cleaning Services -May 2024	650.00
	06/01/2024	1580042931	Coverall North America	Commercial Cleaning Services -June 2024	650.00
	07/01/2024	1580043356	Coverall North America	Commercial Cleaning Services -July 2024	650.00
	08/01/2024	1580043763	Coverall North America	Commercial Cleaning Services -Aug 2024	650.00
Total 01-1855 · Amnty Ctr Janitorial Svs					10,380.87
01-1856 · Pool Service Contr & Repairs					
02-1856 · Pool Serv Contr & Repairs - Cap					
	04/29/2024	4/29/2024	Central Florida Stairlift LLC	Aqua Creek Ranger 2 ADA Pool Lift Aqua Creek Ranger 2 ADA Anchor System Special Concrete Base Su...	5,695.00
Total 02-1856 · Pool Serv Contr & Repairs - Cap					5,695.00
01-1856 · Pool Service Contr & Repairs - Other					
	10/01/2023	204666	Brevard Pools Inc.	October maintenance customer request staying at 3 times a week between Oct throughMarch.	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

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	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
	04/01/2024	213797	Brevard Pools Inc.	April 2024 pool maintenance.	938.00
	05/01/2024	215365	Brevard Pools Inc.	May 2024 Maintenance.	938.00
	06/01/2024	216965	Brevard Pools Inc.	June 2024 Maintenance.	938.00
	06/12/2024	217741	Brevard Pools Inc.	1 REPLACE STENNER CHEM FEEDER LINES AND PINCH TUBES RESOLUTION: COMPLETED 06/12/2024	230.00
	06/26/2024	219243	Brevard Pools Inc.	1 PERFORM UNDERWATER POOL SURFACE PATCH RESOLUTION: COMPLETED 06/26/2024	600.00
	07/01/2024	218644	Brevard Pools Inc.	July 2024 Maintenance.	938.00
	08/01/2024	220320	Brevard Pools Inc.	Aug 2024 Maintenance.	938.00
	08/07/2024	221035	Brevard Pools Inc.	REPLACE 36 DE POOL FILTER GRIDS (17.5" X 24") RESOLUTION: COMPLETED 8/7/2024 1 Thirty Six DE FIL..	1,685.00
					19,919.22
Total 01-1856 · Pool Service Contr & Repairs - Other					25,614.22
Total 01-1856 · Pool Service Contr & Repairs					
01-1857 · Pool Furniture					
	06/17/2024	1422	Truist Bank	LOWES	208.13
	07/17/2024	1422	Truist Bank	LOWES	22.98
					231.11
Total 01-1857 · Pool Furniture					
01-1858 · FitnessEquip Maint & Repairs					
	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
	03/14/2024	7941	Brown Fitness Services Llc	1 Preventative Maintenance - 03/14/2024 -- PM of all equipment: Inspect and check for proper fun...	250.00
	04/10/2024	7988	Brown Fitness Services Llc	1 Service Call - 04/08/2204 1 Cable 3/16"	130.00
	06/17/2024	8102	Brown Fitness Services Llc	1 Preventative Maintenance - 06/13/2024 - - PM of all equipment: Inspect and check for proper fu...	250.00
					935.00
Total 01-1858 · FitnessEquip Maint & Repairs					
01-1859 · Pest Control & Termite Bond					
	11/20/2023	53732194	Stark Exterminators	Service Address: 208 Montecito Drive, Satellite Beach, FL 3293710/16/2353732194Pest 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
	04/18/2024	56087068	Stark Exterminators	Service Address: 208 Montecito Drive, Satellite Beach, FL 32937Pest Control Service April 2024	82.00
	06/11/2024	56956990	Stark Exterminators	Service Address: 208 Montecito Drive, Satellite Beach, FL 32937Pest Control Service June 2024	82.00
	06/12/2024	2024 RENEWAL	Price Termite & Pest Control	Annual Termite Agreement RENEWAL NOTICE 2024Work Location: 103576	458.64
	08/13/2024	57816223	Stark Exterminators	Service Address: 208 Montecito Drive, Satellite Beach, FL 32937Pest Control Service Aug 2024	82.00
					944.64
Total 01-1859 · Pest Control & Termite Bond					
01-1862 · Amenity and Field Mgmt Contract					
	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

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	03/01/2024	417587	Vesta Property Services, Inc.	General Manager	10,735.00
	04/30/2024	418283	Vesta Property Services, Inc.	General Manager	10,735.00
	05/01/2024	419034	Vesta Property Services, Inc.	General Manager	10,735.00
	06/10/2024	420164	Vesta Property Services, Inc.	General Manager	10,735.00
	07/01/2024	420299	Vesta Property Services, Inc.	General Manager	10,735.00
	08/01/2024	420884	Vesta Property Services, Inc.	General Manager	10,735.00
Total 01-1862 · Amenity and Field Mgmt Contract					118,085.00
01-1863 · Facilities Attendant					
	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
	04/30/2024	418283	Vesta Property Services, Inc.	Facilities Attendant	2,391.67
	05/01/2024	419034	Vesta Property Services, Inc.	Facilities Attendant	2,391.67
	06/10/2024	420164	Vesta Property Services, Inc.	Facilities Attendant	2,391.67
	07/01/2024	420299	Vesta Property Services, Inc.	Facilities Attendant	2,391.67
	08/01/2024	420884	Vesta Property Services, Inc.	Facilities Attendant	2,391.67
Total 01-1863 · Facilities Attendant					26,308.37
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
	04/02/2024			tax liabilities	366.00
	04/04/2024	PR 03.13.24		mtg 03.13.24 & 03.27.24 ck 04.02.24 (Catherine L, George H, Tanja G, Richard W, Eric S)	144.70
	04/23/2024	PR 04.10.24		mtg 04.10.24 ck 04.22.24 (Catherine L, George H, Tanja G, Richard W, Eric S)	83.50
	05/14/2024	PR 05.01.24		mtg 05.01.24 ck 05.15.24 (Catherine L, George H, Tanja G, Eric S)	66.80
	07/15/2024	PR 06.12.24		mtg 06.12.24 ck 07.09.24 (Catherine L, George H, Tanja G, Eric S)	61.20
	07/15/2024	PR 06.12.24		FUTA SUTA	5.60
	07/30/2024	PR 07.10.24		mtg 07.10.24 ck 07.31.24 (Catherine L, George H, Tanja G, Eric S, Richard W)	76.50
	07/30/2024	PR 07.10.24		mtg 07.10.24 ck 07.31.24 (Catherine L, George H, Tanja G, Eric S, Richard W)	7.00
	08/22/2024	PRO		mtg 08.14.24 ck 08.23.24 (Catherine L, George H, Tanja G, Eric S, Richard W)	76.50
	08/22/2024	PRO		mtg 08.14.24 ck 08.23.24 (Catherine L, George H, Tanja G, Eric S, Richard W)	7.00
Total 01-1901 · Employee-P/R Taxes					1,312.30
Total Expenditures					751,040.09

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

	Annual Budget 10/1/23 - 9/30/24	Actual Aug-24	Year To Date Actual 10/1/23 - 8/31/24
Revenues			
Interest Income (DS)	0	501	8,279
NAV Tax Collection	315,021	3,370	315,979
Bond Prepayments	0	0	0
Total Revenues	\$ 315,021	\$ 3,871	\$ 324,258
Expenditures			
Principal Payments	205,000	0	205,000
Interest Payments	110,021	0	111,282
Bond Redemption	0	0	0
Total Expenditures	\$ 315,021	\$ -	\$ 316,282
Excess/ (Shortfall)	\$ -	\$ 3,871	\$ 7,976

Debt Service Fund Balance As Of 9/30/23	\$ 127,097.60
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Revenue Fund Balance As Of 8/31/24	\$ 97,370.73
Reserve Fund Balance As Of 8/31/24	\$ 34,333.76
A/R Non Ad Valorem Receipts Balance As Of 8/31/24	\$ 3,369.65
Total Debt Service Fund Balance As Of 8/31/24	\$ 135,074.14

Series 2022 Bond Balance As Of 8/31/24	\$ 3,339,000
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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	\$ 11,050.60	\$ 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	8	Brevard County Tax Collector	04/09/24	NAV Taxes	\$ 21,858.03		\$ (437.16)		\$ 21,420.87	\$ 16,188.03	\$ 5,670.00	\$ 15,864.27	\$ 5,556.60	\$ 5,556.60
11	Int - 2	Brevard County Tax Collector	04/19/24	Interest		\$ 196.54			\$ 196.54	\$ 196.54		\$ 196.54		\$ -
12	9	Brevard County Tax Collector	05/09/24	NAV Taxes/Interest	\$ 3,725.06	\$ 111.75	\$ (76.74)		\$ 3,760.07	\$ 2,870.51	\$ 966.30	\$ 2,813.07	\$ 947.00	\$ 947.00
13	10	Brevard County Tax Collector	06/11/24	NAV Taxes/Interest	\$ 6,584.02	\$ 197.53	\$ (135.63)		\$ 6,645.92	\$ 5,073.65	\$ 1,707.90	\$ 4,972.17	\$ 1,673.75	\$ 1,673.75
14	11	Brevard County Tax Collector	06/20/24	NAV Taxes/Interest	\$ 6,518.86	\$ 195.56	\$ (134.29)		\$ 6,580.13	\$ 4,983.92	\$ 1,730.50	\$ 4,884.23	\$ 1,695.90	\$ 1,695.90
15	Int - 3	Brevard County Tax Collector	07/15/24	Interest		\$ 62.66			\$ 62.66	\$ 62.66		\$ 62.66		\$ -
16					\$ 1,291,786.57	\$ 3,339.05	\$ (25,077.02)	\$ (48,965.52)	\$ 1,221,083.08	\$ 959,996.52	\$ 335,129.10	\$ 905,103.93	\$ 315,979.15	\$ 315,979.15

Note

2-9-24 Deposit Was For \$21,434.92, which included postage expenditure deduction of \$30.38
 4-19-24 Deposit Was For \$21,419.80, which included postage expenditure deduction of \$1.07

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

Collections
100.00%

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

\$ 1,291,786.57
 \$ 3,339.05
 \$ (959,996.52)
 \$ (335,129.10)
 \$ -

\$ 1,221,083.08
 \$ (905,103.93)
 \$ (315,979.15)
 \$ -

**Montecito Community Development District
Balance Sheet
As of August 31, 2024**

	<u>Operating Fund</u>	<u>Debt Service Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
Bank Balance	692,405.05	0.00	0.00	0.00	692,405.05
Total Checking/Savings	<u>692,405.05</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>692,405.05</u>
Total Current Assets	692,405.05	0.00	0.00	0.00	692,405.05
Other Assets					
Accounts Receivable	7,513.54	3,369.65	0.00	0.00	10,883.19
Investments - Reserve Fund (2022)	0.00	34,333.76	0.00	0.00	34,333.76
Investments - Revenue Fund (2022)	0.00	97,370.73	0.00	0.00	97,370.73
Land & Land Improvements	0.00	0.00	6,788,410.00	0.00	6,788,410.00
Infrastructure	0.00	0.00	14,084,185.00	0.00	14,084,185.00
Accumulated Depreciation	0.00	0.00	-8,938,386.00	0.00	-8,938,386.00
Amount Available In DSF	0.00	0.00	0.00	135,074.14	135,074.14
Amount To Be Provided	0.00	0.00	0.00	3,203,925.86	3,203,925.86
Total Other Assets	<u>7,513.54</u>	<u>135,074.14</u>	<u>11,934,209.00</u>	<u>3,339,000.00</u>	<u>15,415,796.68</u>
TOTAL ASSETS	<u>699,918.59</u>	<u>135,074.14</u>	<u>11,934,209.00</u>	<u>3,339,000.00</u>	<u>16,108,201.73</u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Capital Reserve	288,441.00	0.00	0.00	0.00	288,441.00
Disaster Reserve	52,679.00	0.00	0.00	0.00	52,679.00
Roadway Reserve	105,314.00	0.00	0.00	0.00	105,314.00
Accounts Payable	40,167.38	0.00	0.00	0.00	40,167.38
Total Current Liabilities	<u>486,601.38</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>486,601.38</u>
Long Term Liabilities					
Special Assessment Debt (2022)	0.00	0.00	0.00	3,339,000.00	3,339,000.00
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,339,000.00</u>	<u>3,339,000.00</u>
Total Liabilities	486,601.38	0.00	0.00	3,339,000.00	3,825,601.38
Equity					
Retained Earnings	47,509.17	127,097.60	-8,938,386.00	0.00	-8,763,779.23
Net Income	165,808.04	7,976.54	0.00	0.00	173,784.58
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assests	0.00	0.00	20,872,595.00	0.00	20,872,595.00
Total Equity	<u>213,317.21</u>	<u>135,074.14</u>	<u>11,934,209.00</u>	<u>0.00</u>	<u>12,282,600.35</u>
TOTAL LIABILITIES & EQUITY	<u>699,918.59</u>	<u>135,074.14</u>	<u>11,934,209.00</u>	<u>3,339,000.00</u>	<u>16,108,201.73</u>