

Montecito Community Development District

3501 Quadrangle Blvd., Ste 270 Orlando, FL 32817

407-382-3256

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May 19, 2025

County Finance Department
PO Box 1496
Titusville, FL 32781-1496

RE: Montecito Community Development District
Proposed FY 2026 Budgets

To Whom It May Concern:

In accordance with Chapter 190.008 F.S., attached are copies of the proposed Fiscal Year 2026 budgets for the Montecito Community Development District which is located within Brevard County. These budgets are for your review and comments, should you have any. However, no action is necessary on your part.

If you should have any questions regarding this matter, please feel free to contact me.

Sincerely,

Rick Montejano
District Accountant
PFM Group Consulting LLC
montejanor@pfm.com

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MAY 21 2025
COUNTY FINANCE



Montecito CDD
FY2026 Proposed Budget

	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>		
O&M Assessments	\$1,054,631.00	\$1,056,071.09
Debt Assessments (S2022)	336,100.00	335,128.76
Interest Income	500.00	23,882.28
Townhome Mailbox Maintenance	1,440.00	1,440.00
Stormwater Control Cost Share	-	4,136.00
Net Revenues	\$1,392,671.00	\$1,420,658.13
<u>General & Administrative Expenses</u>		
Supervisor Fees	\$12,000.00	\$6,000.00
District Engineer	45,000.00	45,000.00
Legal Fees	40,000.00	40,000.00
District Management	54,000.00	50,000.00
Assessment Roll	5,300.00	7,000.00
Website Maintenance	4,100.00	3,420.00
Auditing Services	4,400.00	4,576.00
Tax Preparation Fees	-	60.00
Arbitrage Rebate Calculation	450.00	500.00
Trustee Fees	3,250.00	3,250.00
Insurance	47,227.00	51,691.20
Legal Advertising	1,500.00	1,250.00
Dues, Licenses, and Fees	175.00	175.00
Contingency/Miscellaneous	2,400.00	2,400.00
Total General & Administrative Expenses	\$219,802.00	\$215,322.20
<u>Maintenance Expenses</u>		
Facility Attendant & General Mgmt. Contract	\$163,246.00	\$163,246.00
<u>Amenity Center Operations</u>		
Repairs & Maint. (Non-HVAC)	\$10,000.00	\$7,750.00
HVAC Repairs & Maint.	2,750.00	5,000.00
Office Supplies	1,000.00	1,000.00
Janitorial Supplies	1,250.00	1,250.00
Janitorial Services	12,540.00	18,000.00
Pest Control & Termite Bond	1,203.00	1,203.00
Fitness Equipment Repairs & Maint.	3,000.00	3,000.00
Playground Repairs & Maint.	1,000.00	1,000.00
Pool Service Repairs & Maint.	18,000.00	28,000.00
Total Amenity Center	\$50,743.00	\$66,203.00
<u>Irrigation</u>		
Irrigation Repairs & Maint.	\$50,000.00	\$50,000.00
Irrigation Monitoring	7,000.00	7,200.00
Hoover Pumps Repairs & Maint.	17,500.00	17,500.00
Total Irrigation	\$74,500.00	\$74,700.00
<u>Stormwater Control</u>		
Aquatic Repairs & Maint.	\$15,500.00	\$20,000.00

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COUNTY OFFICE



Montecito CDD
FY2026 Proposed Budget

	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Landscaping		
Landscaping Contracted Services	\$82,000.00	\$82,000.00
Additional Landscaping Repairs & Maint.	10,000.00	27,646.00
Plant Replacement	2,400.00	6,000.00
Mulch	15,000.00	15,000.00
Palm Tree Maint.	15,435.00	18,000.00
Oak Tree Maint.	7,167.00	10,000.00
Total Landscaping	\$132,002.00	\$158,646.00
Common Areas, Right of Ways & Walls		
Streetlight Repairs & Maint.	\$9,000.00	\$9,000.00
Entry Vehicular Gates Repairs & Maint.	20,000.00	15,000.00
Pedestrian Entry Gates & Walls Maint.	5,000.00	5,000.00
Common Area Repairs & Maint.	12,000.00	12,000.00
Total Common Areas, Right of Ways & Walls	\$46,000.00	\$41,000.00
Security Monitoring Services		
Fire Detection Services	\$2,432.00	\$7,130.00
Access Control Services	2,918.00	-
Intrusion Services	1,780.00	-
Security Monitoring Repairs & Maint.	2,870.00	2,870.00
Total Security Monitoring Services	\$10,000.00	\$10,000.00
Utilities		
Electric Services	\$65,000.00	\$65,000.00
Telephone, Internet	3,946.00	4,000.00
Water & Sewer Services	4,000.00	4,000.00
Gate Kiosk Internet Services	2,850.00	2,850.00
Total Utilities	\$75,796.00	\$75,850.00
Extraordinary Services		
Townhome Mailboxes Maint	\$1,440.00	\$1,440.00
Total Maintenance Expenses	\$569,227.00	\$611,085.00
Total Expenditures	\$789,029.00	\$826,407.20
Other Financing Uses		
Capital Reserve Transfer Out	174,264.00	\$64,872.93
Disaster Reserve Transfer Out	30,000.00	30,000.00
Roadway Reserve Transfer Out	-	100,000.00
Total Other Financing Uses	\$204,264.00	\$194,872.93
Total Expenditures & Reserves	\$993,293.00	\$1,021,280.13
Revenues Less Expenditures	\$399,378.00	\$399,378.00
Bond Payments (\$2022)	\$315,934.00	\$315,934.00
Balance	\$83,444.00	\$83,444.00
Assessment Fees & Discounts		
County Appraiser & Tax Collector Fee	\$27,815.00	\$27,815.00
Discounts	55,629.00	55,629.00
Excess / (Shortfall)	\$0.00	\$0.00

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COUNTY FINANCE

