



**AGENDA REPORT
May 22, 2018**

**ACKNOWLEDGE RECEIPT OF FY 2019 PROPOSED BUDGETS FOR
COMMUNITY DEVELOPMENT DISTRICTS**



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**ACKNOWLEDGE RECEIPT OF FY 2019 PROPOSED BUDGETS FOR
COMMUNITY DEVELOPMENT DISTRICTS**

SUBJECT:

Acknowledge receipt of the FY 2019 Proposed Budgets for Community Development Districts

FISCAL IMPACT:

N/A

DEPT/OFFICE:

Budget

REQUESTED ACTION:

It is requested that the Board acknowledge receipt of the FY 2019 Proposed Budgets for the following Community Development Districts:

- Baytree Community Development District
- Montecito Community Development District

SUMMARY EXPLANATION and BACKGROUND:

In accordance with Florida Statute 190.008 (2) (b), at least 60 days prior to adoption, the district board shall submit to the local governing authorities having jurisdiction over the area included in the district, for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year and any proposed long-term financial plan or program of the district for future operations.

CLERK TO THE BOARD INSTRUCTIONS:

Maintain necessary documents for records retention

ATTACHMENTS:

Description

- ▣ **Baytree Community Development District Proposed Budget**
- ▣ **Montecito Community Development District Proposed Budget**



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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Tammy.Rowe@brevardclerk.us

May 23, 2018

MEMORANDUM

TO: Jill Hayes, Budget Office Director

RE: Item II.C.5., Acknowledge Receipt of Fiscal Year 2019 Proposed Budgets for
Community Development Districts

The Board of County Commissioners, in regular session on May 22, 2018, acknowledged receipt of the FY 2019 proposed budgets for the Baytree Community Development District and the Montecito Community Development District.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

cc: Finance

Baytree
Community Development District

135 West Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 8, 2018

Brevard County Manager
Mr. Frank Abbate
2725 Judge Fran Jamieson Way, Bldg. C
Melbourne, Florida 32940

Re: Baytree Community Development District
Proposed Budget Fiscal Year 2019

Dear Mr. Abbate:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2019 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,



Katie Nixon
Administrative Assistant

Enclosures

RECEIVED
MAY 11 2018
County Manager's
Office

Baytree

Community Development District



Proposed Budget

FY 2019

Presented by:



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Baytree
Community Development District
Proposed Budget FY 2019
General Fund

Description	Adopted Budget FY2018	Actual thru 03/31/18	Projected Next 6 Months	Total Projected 09/30/18	Proposed Budget FY 2019
Revenues					
Maintenance Assessments	\$695,968	\$670,943	\$25,025	\$695,968	\$853,142
Interest Income	\$0	\$1	\$1	\$2	\$0
Miscellaneous Income (IOB Cost Share Agreement)	\$29,502	\$15,938	\$14,750	\$30,688	\$34,297
Miscellaneous Income	\$4,000	\$2,227	\$2,614	\$4,841	\$4,000
Total Revenues	\$729,470	\$689,109	\$42,390	\$731,499	\$891,439

Expenditures

Administrative

Supervisor Fees	\$8,000	\$1,600	\$4,000	\$5,600	\$8,000
FICA Expense	\$612	\$122	\$306	\$428	\$612
Engineering	\$25,000	\$6,278	\$12,210	\$18,488	\$25,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$6,420
Attorney Fees	\$17,750	\$8,258	\$9,000	\$17,258	\$17,750
Annual Audit	\$3,300	\$0	\$3,300	\$3,300	\$3,400
Management Fees	\$40,938	\$20,469	\$20,469	\$40,938	\$40,938
Information Technology	\$1,600	\$800	\$800	\$1,600	\$1,600
Telephone	\$150	\$0	\$150	\$150	\$150
Postage	\$1,500	\$363	\$1,137	\$1,500	\$1,500
Insurance	\$13,800	\$12,547	\$0	\$12,547	\$13,805
Tax Collector Fee	\$13,980	\$13,962	\$0	\$13,962	\$13,980
Printing & Binding	\$1,700	\$336	\$850	\$1,186	\$1,700
Legal Advertising	\$1,200	\$0	\$1,045	\$1,045	\$1,200
Other Current Charges	\$1,700	\$467	\$550	\$1,017	\$1,700
Office Supplies	\$200	\$74	\$120	\$194	\$200
Property Taxes	\$250	\$228	\$0	\$228	\$250
Property Appraiser	\$234	\$234	\$0	\$234	\$234
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$139,589	\$73,413	\$53,937	\$127,350	\$138,614

Baytree
Community Development District
Proposed Budget FY 2019
General Fund

Description	Adopted Budget FY2018	Actual thru 03/31/18	Projected Next 6 Months	Total Projected 09/30/18	Proposed Budget FY 2019
<i>Operation and Maintenance</i>					
Security Contract	\$119,566	\$55,933	\$63,633	\$119,566	\$143,687
Security - Speed Control	\$10,296	\$2,772	\$5,000	\$7,772	\$10,296
Gate Maintenance Contract	\$1,200	\$1,100	\$0	\$1,100	\$1,200
Maintenance - Gatehouse	\$10,000	\$10,362	\$9,000	\$19,362	\$12,000
Telephone - Gatehouse/Pool	\$7,500	\$3,132	\$3,000	\$6,132	\$6,420
Transponders	\$4,500	\$4,015	\$485	\$4,500	\$4,500
Field Management Fees	\$27,849	\$13,925	\$13,925	\$27,849	\$27,849
Electric	\$55,000	\$25,311	\$27,000	\$52,311	\$55,000
Water & Sewer	\$6,200	\$4,603	\$4,200	\$8,803	\$9,476
Gas	\$6,800	\$5,461	\$1,695	\$7,156	\$7,200
Maintenance - Lakes	\$36,600	\$15,528	\$15,528	\$31,056	\$36,600
Maintenance - Landscape Contract	\$90,000	\$45,000	\$45,000	\$90,000	\$90,000
Maintenance - Additional Landscape	\$19,000	\$30,850	\$5,500	\$36,350	\$19,000
Maintenance - Pool	\$17,000	\$5,822	\$10,484	\$16,306	\$17,000
Maintenance - Irrigation	\$6,000	\$3,710	\$2,100	\$5,810	\$6,000
Maintenance - Lighting	\$9,000	\$2,507	\$6,200	\$8,707	\$9,000
Maintenance - Monuments	\$6,000	\$0	\$3,000	\$3,000	\$6,000
Maintenance - Other Field (R&M General)	\$4,000	\$2,284	\$1,600	\$3,884	\$4,000
Maintenance - Playground/Pavillion	\$500	\$0	\$250	\$250	\$2,000
Maintenance - Tennis Court Area	\$1,000	\$1,060	\$0	\$1,060	\$1,000
Holiday Landscape Lighting	\$4,000	\$4,116	\$0	\$4,116	\$4,000
Operating Supplies	\$750	\$0	\$750	\$750	\$750
Sidewalk/Curb Cleaning	\$11,000	\$1,700	\$8,900	\$10,600	\$11,000
Miscellaneous	\$1,000	\$748	\$500	\$1,248	\$1,000
O&M Expenses	\$454,761	\$239,939	\$227,750	\$467,689	\$484,978
<i>Reserves</i>					
Transfer Out - Capital Projects- Paving - Baytree	\$61,542	\$61,542	\$0	\$61,542	\$66,466
Transfer Out - Capital Projects - Paving - IOB Funds	\$20,108	\$20,108	\$0	\$20,108	\$21,716
Transfer Out - Capital Projects - Reserves	\$8,202	\$8,202	\$0	\$8,202	\$110,000
Transfer Out - Community Beautification Fund	\$45,268	\$45,268	\$0	\$45,268	\$45,268
Transfer Out - Rebalance First Quarter Operating	\$0	\$0	\$0	\$0	\$24,397
Reserves	\$135,120	\$135,120	\$0	\$135,120	\$267,847
Total Expenses	\$729,470	\$448,473	\$281,687	\$730,160	\$891,439
Excess Revenues/(Expenditures)	\$0	\$240,636	(\$239,297)	\$1,339	\$0

Baytree Community Development District

REVENUES:

Maintenance Assessments

The District will levy a non-ad valorem assessment on all taxable property within the Baytree Community Development District in order to pay for operating & maintenance expenditures for the fiscal year.

Interest Income

Represents estimated interest earnings from cash balances in the District's operating account with Wells Fargo and investments through US Bank.

Miscellaneous Income (IOB Cost Share Agreement)

Represents estimated earnings from Isles of Baytree.

Miscellaneous Income

Represents estimated earnings from the sale of security gate transponders, pool access cards and tennis court instructor fees.

EXPENDITURES

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated \$200 per meeting. This amount for the fiscal year is based upon 5 Supervisors attending 8 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District currently has a contract with Adkins Engineering to provide engineering service to the District. The contract includes preparation for board meetings, contract specifications, bidding, etc.

Assessment Administration

Expenses related to administering the annual assessments on the tax roll with the Brevard County Tax Collector.

Attorney Fees

The District currently has a contract with Billing, Cochran, Lyles, Mauro & Ramsey, P.A. to provide legal counsel services. This contract includes preparation for board meetings, review of contracts, review of agreements and resolutions and other research as directed by the Board of Supervisors and the District Manager.

Baytree Community Development District

Annual Audit

The District is required by Florida Statutes to arrange for an Independent audit of its financial records on an annual basis. The budget is based on the current rate for the annual audit.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing Board meeting agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Insurance

The District's general liability, public official's liability and property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

Tax Collector Fee

Represents charges from Brevard County Tax Collector's office for administration of the tax collection process.

Printing & Binding

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, photocopies and other printed material.

Legal Advertising

The District does most of its legal advertising in the Florida Today. Publication amount is based on prior years cost for advertising regular meetings, special meetings, public hearings, etc.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Baytree Community Development District

Property Taxes

Represents the estimated non-ad valorem assessment from Brevard County that will be charged to the District.

Property Appraiser

Represents the Brevard County Property Appraiser fee to cover the cost of processing and distributing of non-ad valorem assessment information.

Dues, License & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

Operation and Maintenance:

Security Contract

The District currently has a contract with Universal Protection Services DBA Allied Universal to provide security service for the District.

DESCRIPTION	ANNUAL AMOUNT
REGULAR HOURS: CONTRACT COST OF \$16.09 PER HOUR FOR 356 DAYS	\$137,473
HOLIDAY HOURS: CONTRACT COST OF \$24.14 PER HOUR FOR 9 DAYS	\$5,214
CONTINGENCY	\$1,000
	\$143,687

Security – Speed Control

The District utilizes police officers from the Brevard County Sheriff's Office to patrol the area and mitigate speeding issues within the District.

DESCRIPTION	WEEKLY AMOUNT	ANNUAL AMOUNT
POLICE PATROL (2 PATROLS PER WEEK @ \$99 PER PATROL)	\$198	\$10,296
		\$10,296

Gate Maintenance Contract

Represents annual contract amount for maintenance of the automated gate entrance systems. The District currently has a contract with Access Control Technologies.

Maintenance - Gatehouse

Represents maintenance contract for gates, and any other maintenance cost the District may incur at the security gate house, i.e. plumbing, gate repairs, etc.

Baytree Community Development District

Telephone - Gatehouse/Pool

The District has a telephone at the front entrance for the security staff to make local calls. Additionally, the District has a phone line at the front and rear entrance for the automated gate access system, and an IP line at the front gate for the access system and the line for the emergency phone at the pool. The amount is based on projected monthly charges from AT&T.

	DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
131679593	201 BAYTREE DR FRONT GATE	\$120	\$1,440
321 254-0017 857 3148	201 BAYTREE DR FRONT GATE	\$260	\$3,120
321 751-1034 001 3145	630 BAYTREE DR BACK GATE	\$70	\$840
321 751-0214 454 3143	8207 NATIONAL DR POOL AREA	\$85	\$1,020
			\$6,420

Transponders

Accounts for costs associated with purchasing new transponders to replace those purchased by residents.

Field Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide on-site field management of contracts for the District services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Electric

Represents costs for electric for projects such as streetlights, signs, electric for well pumps, guardhouse, entrance features, fountain and pool house. Florida Power & Light provides this service.

	DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
00533-81406	8002 BRADWICK WAY # WALL	\$14	\$165
02781-39043	8207 NATIONAL DR # POOL HSE	\$542	\$6,500
04080-73153	609 BAYTREE DR # WALL	\$17	\$200
04396-25492	8205 NATIONAL DR # COURTS	\$50	\$600
09459-03086	8147 OLD TRAMWAY DR # ENTRANCE	\$20	\$240
11105-10375	7948 DAVENTRY DR # WALL	\$12	\$140
14771-79517	345 BAYTREE DR # PUMP	\$100	\$1,200
15604-14425	8005 KINGSWOOD WAY # FOUNTAIN	\$342	\$4,100
36008-52200	602 BAYTREE DR # SIGN	\$20	\$240
46619-40025	8253 OLD TRAMWAY DR # ENT SIGN	\$29	\$350
47131-19107	1409 SOUTHPOINTE CT# ENT SIGN	\$15	\$175
67950-66148	7951 DAVENTRY DR # PUMP STREET	\$65	\$780
724916-0156	7942 KINGSWOOD WAY #LIGHTS	\$36	\$432
73679-10572	201 BAYTREE DR # GRD HSE	\$125	\$1,500
83711-46575	8005 KINGSWOOD WAY # STREET LIGHTS	\$2,760	\$33,120
86596-45173	8005 KINGSWOOD WAY # PUMP	\$167	\$2,000
88573-27285	687 DEERHURST DR # PUMP	\$150	\$1,800
91260-64568	8128 OLD TRAMWAY DR # SIGN	\$12	\$140
99142-26460	8005 KINGSWOOD WAY# GATE	\$17	\$200
	Contingency		\$1,118
			\$55,000

Baytree Community Development District

Water & Sewer

Represents cost for water & sewer for expenses associated with the front guardhouse and community pool. City of Cocoa Utilities provides this utility service.

	DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
121573-112400	201 BAYTREE DR #GUARDHOUSE	\$50	\$600
167895-118058	8207 NATIONAL DR #POOL	\$718	\$8,616
	CONTINGENCY		\$260
			\$9,476

Gas

Represents cost of gas required for heating the community pool. Florida City Gas provides this utility service.

	DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
2932702542	8205 NATIONAL DR POOL HEATER	\$560	\$6,720
	CONTINGENCY		\$480
			\$7,200

Maintenance - Lakes

The District currently has a contract with ECOR to maintain its 66.46 acres of lakes. Additional funds are allocated for the installation of grass carp and unanticipated lake maintenance.

	DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
	LAKE MAINTENANCE	\$2,413	\$28,956
	NATURAL AREAS MANAGEMENT: CONTRACT COST OF \$350 BI-MONTHLY	\$480	\$2,880
	GRASS CARP INSTALLATION		\$4,000
	CONTINGENCY		\$764
			\$36,600

Maintenance - Landscape Contract

The District currently has a contract with Tropic Care, Inc. to maintain its 352,000 Square Feet of Landscaping.

	DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
	LANDSCAPE MAINTENANCE	\$7,500	\$90,000
			\$90,000

Maintenance - Additional Landscape

Funding for trimming, replacement of trees/plants, and other routine landscape maintenance not covered under the landscape vendor contract.

Baytree Community Development District

Maintenance - Pool

The District has constructed a community swimming pool, which requires maintenance service five times per week.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
VENDOR: BEACH POOLS		
POOL MAINTENANCE		
SEPTEMBER THRU MAY - 3 DAYS/WEEK	\$625	\$5,625
JUNE THRU AUGUST - 5 DAYS/WEEK	\$800	\$2,400
CONTINGENCY - POOL REPAIRS		\$4,507
VENDOR: COVERALL		
JANITORIAL SERVICES	\$289	\$3,468
SUPPLIES		\$1,000
		\$17,000

Maintenance - Irrigation

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

Maintenance - Lighting

Estimated cost for routine/replacement of fixtures.

Maintenance - Monuments

Estimated cost to pressure clean and paint monuments.

Maintenance - Other Field

Miscellaneous costs related to additional pond work, cleaning storm drains, etc

Maintenance - Playground

Estimated cost for routine maintenance, such as paint, mulch, or repairs to playground area.

Maintenance - Tennis Court Area

Estimated cost for routine maintenance, such as nets, facility repair, or minor improvements to tennis court area.

Holiday Landscape Lighting

Estimated cost for installation of holiday lights and décor as well as supplies.

Operating Supplies

Purchase of supplies for the District's pool, gatehouse, etc.

Sidewalk/Curb Cleaning

Estimated cost for pressure washing the District-owned sidewalks throughout the community.

Miscellaneous

Any other miscellaneous expenses incurred during the year.

Baytree Community Development District

Reserves:

Transfer Out - Capital Projects - Paving - Baytree/IOB

The District has established a Pavement Management Fund in order to pay for resurfacing of roadways.

Transfer Out - Capital Projects - Reserves

Renewal and replacement costs such as replacement cost of the sidewalks, drainage repair, playground equipment, etc. See attached Capital Improvement Program Chart.

Transfer Out - Community Beautification Fund

Represents the assessments dedicated to the Community Beautification Fund.

Baytree
Community Development District
Exhibit " A "
Allocation of Operating Reserve

Allocation of Operating Reserves	
<u>Estimated Funds Available</u>	
Beginning Fund Balance Balance - Fiscal Year 2018	\$119,364
Projected Fiscal Year 2018 Excess (Deficit)	<u>\$1,339</u>
Total Estimated Funds Available First Quarter Operating Reserve- 9/30/18	<u>\$120,703</u>
Rebalance First Quarter Operating - FY 19	<u>\$24,397</u>
Total First Quarter at 9/30/19	<u>\$145,100</u>
<u>Allocation of Reserves</u>	
Estimated Capital Reserve Fund Balance (Carry forward Plus New FY19 Funds)	\$113,029
Estimated Beautification Fund Balance (Carry forward Plus New FY19 Funds)	<u>\$112,146</u>
Total Reserves for Capital Projects (Start of FY19)	<u>\$225,175</u>

Baytree
Community Development District
Proposed Budget FY 2019
Capital Projects Reserve

Description	Adopted Budget FY2018	Actual thru 03/31/18	Projected Next 6 Months	Total Projected 09/30/18	Proposed Budget FY 2019
Revenues:					
Beginning Fund Balance	\$60,358	\$54,866	\$0	\$54,866	\$3,029
Transfer In - Baytree	\$8,202	\$8,202	\$0	\$8,202	\$110,000
Interest Income	\$100	\$15	\$12	\$27	\$100
Total Revenues	\$68,660	\$63,083	\$12	\$63,095	\$113,129
Expenses:					
Lake Bank Restoration/Evaluation	\$15,000	\$0	\$30,000	\$30,000	\$30,000
Sidewalk/Gutter Repair	\$12,500	\$11,097	\$0	\$11,097	\$13,000
Drainage Maintenance	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Curb -Tree Trimming/Replacements	\$6,500	\$0	\$6,500	\$6,500	\$6,500
Benches	\$0	\$2,970	\$1,000	\$3,970	\$0
Tennis Court Resurfacing	\$0	\$0	\$0	\$0	\$16,200
Furniture for Pool	\$0	\$0	\$0	\$0	\$7,500
New LED Gate Arms	\$0	\$0	\$3,500	\$3,500	\$3,000
Rear Gate Camera System	\$0	\$0	\$0	\$0	\$4,000
Pavillion Parking	\$0	\$0	\$0	\$0	\$20,000
Total Expenses	\$44,000	\$14,067	\$46,000	\$60,067	\$110,200
Excess Revenues/(Expenditures)	\$24,660	\$49,017	(\$45,988)	\$3,029	\$2,929

Baytree CDD - Capital Improvement Program

Project Description	FY 2018	FY 2019	FY 2020	FY 2021
Lake Bank Restoration	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Sidewalk /Gutter Repair	\$ 12,500	\$ 13,000	\$ 13,500	\$ 13,500
Drainage Maintenance	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000
Curb - Tree Trimming/Replacements	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500
Tennis Court Surface		\$ 16,200		
Benches	\$ 3,970			
Pool Furniture		\$ 7,500		
LED Gate Arms	\$ 3,500	\$ 3,000		
Rear Gate Camera System		\$ 4,000		
Pavilion Parking		\$ 20,000		
Gate Operators				\$ 40,000
Total	\$ 61,470	\$ 110,200	\$ 60,000	\$ 100,000

Baytree
Community Development District
Proposed Budget FY 2019
Pavement Management

Description	Adopted Budget FY2018	Actual thru 03/31/18	Projected Next 6 Months	Total Projected 09/30/18	Proposed Budget FY 2019
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Revenues:

Beginning Fund Balance	\$103,715	\$102,628	\$0	\$102,628	\$122,359
Transfer In - Baytree	\$61,542	\$61,542	\$0	\$61,542	\$66,466
Transfer In - IOB	\$20,108	\$20,108	\$0	\$20,108	\$21,716
Interest Income	\$75	\$27	\$54	\$81	\$75
Total Revenues	\$185,440	\$184,305	\$54	\$184,359	\$210,616

Expenses:

Roadway Paving	\$0	\$0	\$62,000	\$62,000	\$0
Total Expenses	\$0	\$0	\$62,000	\$62,000	\$0

Excess Revenues/(Expenditures)	\$185,440	\$184,305	(\$61,946)	\$122,359	\$210,616
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	CARRY FORWARD SPLIT
BAYTREE	\$102,251 \$168,792
IOB	\$20,108 \$41,824
	<u>\$122,359 \$210,616</u>

Baytree
Community Development District
Proposed Budget FY 2019
Community Beautification

Description	Adopted Budget FY2018	Actual thru 03/31/18	Projected Next 6 Months	Total Projected 09/30/18	Proposed Budget FY 2019
Revenues:					
Beginning Fund Balance	\$23,411	\$26,760	\$0	\$26,760	\$66,878
Transfer In - Baytree	\$45,268	\$45,268	\$0	\$45,268	\$45,268
Total Revenues	\$68,679	\$72,028	\$0	\$72,028	\$112,146
Expenses:					
Bank Fees	\$36	\$150	\$0	\$150	\$150
Beautification Projects	\$0	\$0	\$5,000	\$5,000	\$0
Total Expenses	\$36	\$150	\$5,000	\$5,150	\$150
Excess Revenues/(Expenditures)	\$68,643	\$71,878	(\$5,000)	\$66,878	\$111,996

Baytree

Community Development District

O&M Assessment Calculation

	FY 2018	FY 2019	
Net Assessments	\$695,968	\$853,142	
Discounts (4%)	\$29,116	\$35,691	
Gross Assessments	\$725,084	\$888,833	
Less : Golf Course (2.25%)	\$16,314	\$19,999	
Adjusted Gross	\$708,769	\$868,834	
Assessable Units:			
Phase 1	304	304	
Phase 2	157	157	
Total	461	461	
			Change From
			2018
Per Unit O & M Assessments	\$1,537.46	\$1,884.67	\$347.21

FY 2018 Baytree CDD Assessments	Phase 1	Phase 2
Per Unit O & M	\$1,885	\$1,885

Isles of Baytree
Baytree Roadway Maintenance Cost Sharing Agreement
Proposed Budget FY2018

	FY19 Proposed Budget
Security	\$143,687
Maintenance - Gatehouse/Agreement	\$13,200
Telephone - Gatehouse	\$6,420
Utilities ¹	\$5,340
Maintenance - Lighting	\$250
Capital Reserve - Paving Management ²	\$21,716
Total	\$190,614
 Less: Golf Course Contribution (2.25%)	(\$4,289)
 Total to be assessed To Baytree CDD & Isles of Baytree HOA	 \$186,325
 Total Number of Lots	
Baytree Phase I	304
Baytree Phase II	157
Isles of Baytree	104
	565
 Total Per Lot Assessment	 \$330
Total Expenses divided by Total Units	
 Proposed Amount for Isles of Baytree HOA for FY19	 \$34,297

Notes

Total Utilities

201 Baytree Drive Guardhouse	\$3,360
201 Baytree Drive Guardhouse - Water	\$480
8005 Kingswood Way - Street Lights	\$1,500
	\$5,340

Capital Reserve Calculation is based on the following areas:

Baytree Boulevard
National Drive
Kindswood Drive

Total Area of Pavement	89,711
IOB Shared Roadway Area	22,093
Fraction of Shared Roadways	24.63%
 Total Projected FY18 Paving Management	 \$88,182
IOB Shared Cost	\$21,716

Montecito
Community Development District

135 West Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 8, 2018

Brevard County Manager

Mr. Frank Abbate
2725 Judge Fran Jamieson Way, Bldg. C
Melbourne, Florida 32940

Satellite Beach City Manager

Courtney Barker
565 Cassia Blvd
Satellite Beach, FL 32937

Re: Montecito Community Development District
Proposed Budget Fiscal Year 2019

Dear Sir/Madam:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2019 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,



Katie Nixon
Administrative Assistant

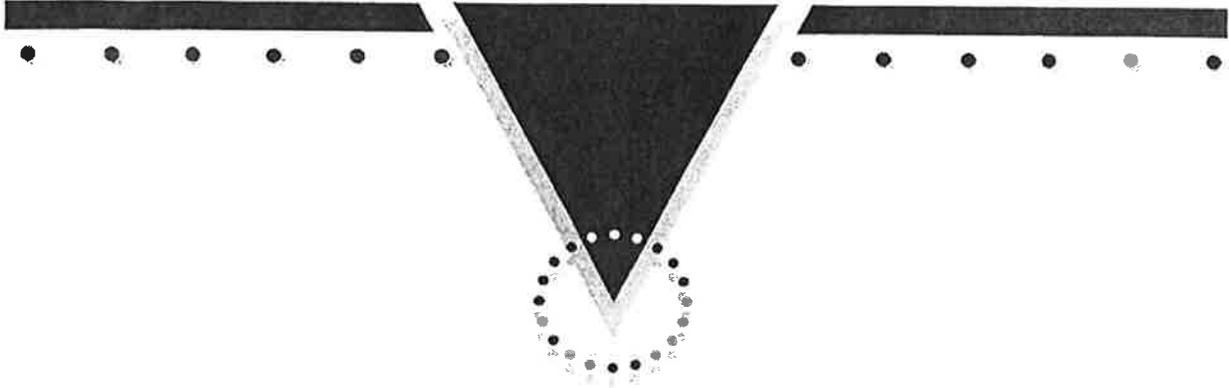
Enclosures

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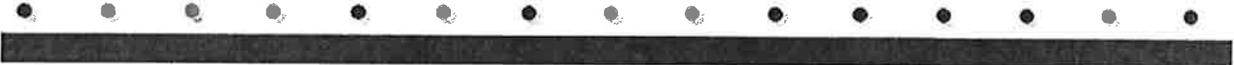
MAY 11 2018

County Manager's
Office



**Montecito
Community Development District**

**Proposed Budget
FY 2019**



**Montecito
Community Development District**

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Montecito
Community Development District
 General Fund
 Fiscal Year 2019

Adopted Budget FY 2016	Actuals Thru 3/31/18	Projected Next 6 Months	Total Thru 9/30/18	Proposed Budget FY 2019
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Revenues

Maintenance Assessments	\$ 723,971	\$ 640,492	\$ 83,479	\$ 723,971	\$ 723,971
Interest Income	-	6	-	6	-
Gate & Amenity Access Income	-	505	-	505	-
Clubhouse Rental Income	-	500	-	500	-
Miscellaneous Income	-	136	-	136	-

Total Revenues	\$ 723,971	\$ 641,639	\$ 83,479	\$ 725,118	\$ 723,971
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Expenditures

Administrative

Supervisor Fees	\$ 2,400	\$ 800	\$ 1,200	\$ 2,000	\$ 2,400
District Management	40,000	20,000	20,000	40,000	40,000
District Engineer	20,000	10,744	10,000	20,744	20,000
Disclosure Report	1,500	1,500	-	1,500	1,500
Trustee Fees	4,000	1,458	1,750	3,208	3,500
Assessment Roll	5,000	5,000	-	5,000	5,000
Auditing Services	5,300	-	5,300	5,300	5,300
Arbitrage Rebate Calculation	500	-	500	500	500
Public Officials/ General Liability Insurance	18,800	13,825	-	13,825	15,300
Legal Advertising	2,000	175	1,000	1,175	2,000
Dues, License, & Fees	175	175	-	175	175
Information Technology	1,200	600	600	1,200	1,200
District Counsel	30,000	12,645	15,000	27,645	30,000
Property Appraiser	250	136	-	136	250
Reimbursable Expenses	1,200	581	600	1,181	1,200
Contingency	500	81	250	331	500

Administration Subtotal	\$ 132,825	\$ 67,719	\$ 56,200	\$ 123,919	\$ 128,825
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Montecito
Community Development District
 General Fund
 Fiscal Year 2019

Adopted Budget FY 2018	Actuals Thru 3/31/18	Projected Next 6 Months	Total Thru 9/30/18	Proposed Budget FY 2019
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Field Operations

Security Operations

Security Monitoring Services	\$ 3,500	\$ 1,834	\$ 1,750	\$ 3,584	\$ 3,500
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Utilities

Electric Services	\$ 40,000	\$ 16,547	\$ 21,840	\$ 38,387	\$ 48,000
Water & Sewer - Recreation Facilities	4,200	1,424	2,100	3,524	4,200

Stormwater Control

Fountain Service Repairs & Maintenance	\$ 3,000	\$ 3,882	\$ 2,000	\$ 5,882	\$ 4,920
Aquatic Maintenance	2,760	2,550	2,550	5,100	5,100

Other Physical Environment

Property Insurance	\$ 27,600	\$ 25,076	\$ -	\$ 25,076	\$ 30,000
Field Management	-	11,333	9,000	20,333	18,000
Entry & Walls Maintenance	5,000	-	2,500	2,500	5,000
Landscape Maintenance	46,548	22,600	22,600	45,200	71,200
Landscape Maintenance - Other	-	5,400	2,000	7,400	15,000
Irrigation Repairs	25,000	22,360	10,000	32,360	30,000
Hoover Pumps - Maintenance	-	-	-	-	6,874
Hoover Pumps - Repairs	6,000	19,339	5,000	24,339	20,000
Mulch	8,400	-	4,200	4,200	8,400
Palm Tree Maintenance	6,670	36	3,335	3,371	6,670
Common Area Repairs & Maintenance	-	-	-	-	3,000

Road & Street Facilities

Gate Kiosk Internet	\$ 2,900	\$ 1,080	\$ 1,080	\$ 2,160	\$ 2,500
Gate Maintenance	5,000	4,254	2,500	6,754	7,000
Street Light Decorative Light Maintenance	2,000	7,716	2,000	9,716	5,000

Amenities

Salaries	\$ 37,000	\$ 18,100	\$ 18,200	\$ 36,300	\$ 36,400
Payroll Taxes	3,060	1,434	1,500	2,934	3,060
Workers Compensation	1,600	1,597	-	1,597	1,600
Cell Phone & Mileage Reimbursement	600	150	300	450	600
ADP Fees	2,400	565	500	1,065	2,400
Amenity Center - Repairs & Maintenance	10,000	4,252	5,000	9,252	10,000
Telephone, Fax & Internet	3,600	1,424	1,450	2,874	3,600
Facility A/C & Heating Repairs & Maintenance	2,000	510	1,000	1,510	2,000
Amenity Center - Office Supplies	500	2,144	250	2,394	1,000
Amenity Center - Janitorial Supplies	850	281	425	706	850
Amenity Center - Janitorial Services	4,500	2,250	2,250	4,500	5,040
Pool Service Contract & Repairs	12,500	4,287	6,250	10,537	12,500
Fitness Equipment Maintenance & Repairs	5,000	525	2,500	3,025	5,000
Playground Repairs & Maintenance	-	-	-	-	1,000
Pest Control & Termite Bond	880	240	661	921	921

Contingency

Contingency	\$ 5,000	\$ 12,449	\$ 5,000	\$ 17,449	\$ 5,000
Operating Reserves	119,780	-	119,780	119,780	-
Capital Reserves	193,298	-	146,019	146,019	209,811

Field Expenditures Subtotal

\$ 591,146	\$ 195,638	\$ 405,560	\$ 601,198	\$ 595,146
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Total Expenditures

\$ 723,971	\$ 263,358	\$ 461,760	\$ 725,118	\$ 723,971
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Excess Revenues/ (Expenditures)

\$ -	\$ 378,281	\$ (378,281)	\$ -	\$ -
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Montecito
Community Development District
General Fund Budget
Fiscal Year 2019

Revenues:

Maintenance Assessments

The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year.

Expenditures:

Administrative

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount for the fiscal year is based upon 1 Supervisor attending 12 monthly meetings.

District Management

The District has contracted with Governmental Management Services-Central Florida, LLC to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

District Engineer

The District's Engineer, Dewberry Engineers, Inc., will be providing general engineering services to the District, e.g., attendance and preparation for the monthly Board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Disclosure Report

The District is required to prepare an annual disclosure report in accordance with the Continuing Disclosure Agreement and Rule 15c2-12(b)(5) promulgated by Securities and Exchange Commission. The annual report is filed on the Municipal Securities Rulemaking Board (EMMA) website.

Trustee Fees

The District pays monthly fees plus reimbursable expenses to UMB Bank as Trustee for the District's Series 2006AB, Special Assessment Revenue Bonds.

Assessment Roll

The District has contracted with Governmental Management Services-CF, LLC to maintain the assessment roll and annually certify for collection a Non-Ad Valorem assessment for operating and debt service expenses, calculate, collect, record and transmit prepaid assessments, maintain the District's lien book along with various other responsibilities.

Montecito
Community Development District
General Fund Budget
Fiscal Year 2019

Auditing Services

The District is required by Florida Statutes to have an independent certified public accounting firm to conduct an annual audit of its financial records. The District's current auditing firm is Grau & Associates.

Arbitrage Rebate Calculation

The District is required to annually have an arbitrage rebate calculation on the District's Series 2006 Special Assessment Revenue Bonds. The District has contracted with LLS Tax Solutions, Inc. to calculate the arbitrage rebate liability and submit a report to the District.

Public Officials/General Liability Insurance

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA) who specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only anticipated expenditure for this category.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

District Counsel

The District's Legal Counsel, Billings, Cochran, Lyles, Mauro & Ramsey P.A., provides general legal services to the District. Among these services are attendance at and preparation for monthly Board meetings, review of operating and maintenance contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Property Appraiser

Represents a fee charged by the Brevard County Property Appraiser's office for assessment administration services.

Reimbursable Expenses

Represents expenses incurred that are considered reimbursable by the district, such as: mailing of agenda packages, overnight deliveries, correspondence, printing and binding agenda packages for board meetings, printing of computerized checks, stationery, envelopes, miscellaneous office supplies, etc.

Montecito
Community Development District
 General Fund Budget
 Fiscal Year 2019

Contingency

Represents any miscellaneous expenses incurred during the fiscal year.

Field Operations

Security Operations:

Security Monitoring Services

Represents monitoring and maintenance services provided by Sonitrol for the District's burglary, access control and fire alarm systems.

Description	Monthly	Annually
208 Montecito Drive	\$210	\$2,520
Contingency		\$980
Total		\$3,500

Utilities:

Electric Services

The District has the following electric accounts with Florida Power & Light Company for general purposes.

Description	Monthly	Annually
140 Clemente Drive #Pump	\$250	\$3,000
208 Montecito Drive #Clubhouse	\$650	\$7,800
308 Montecito Drive #Irrigation Pump	\$800	\$9,600
654 Mission Bay Drive #Gate	\$350	\$4,200
686 Carlsbad Drive #Irrigation (Phase 2C - estimated)	\$300	\$3,600
688 Carlsbad Drive #Irrigation (Phase 2C - estimated)	\$300	\$3,600
711 Monterey Drive #Irrigation	\$900	\$10,800
790 Palisades Drive #Entrance	\$100	\$1,200
Contingency		\$4,200
Total		\$48,000

Water & Sewer Services – Recreation Facilities

The District has the following water and sewer service account with the City of Melbourne for its recreational facilities.

Description	Monthly	Annually
208 Montecito Drive	\$250	\$3,000
Contingency		\$1,200
Total		\$4,200

Montecito
Community Development District
 General Fund Budget
 Fiscal Year 2019

Stormwater Control:

Fountain Service Repairs & Maintenance

Represents the estimated costs for any repairs and maintenance pertaining to the District's fountain.

Description	Quarterly	Annually
Fountain Maintenance	\$480	\$1,920
Repairs & Contingency		\$3,000
Total		\$4,920

Aquatic Maintenance

The District has contracted with American Ecosystems, Inc. for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

Description	Monthly	Annually
Aquatic Maintenance	\$425	\$5,100
Total		\$5,100

Other Physical Environment:

Property Insurance

Represents the cost of annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

Entry & Walls Maintenance

The District will incur expenditures to maintain the entry monuments and walls throughout the fiscal year.

Montecito
Community Development District
 General Fund Budget
 Fiscal Year 2019

Landscape Maintenance

The District has a contract with BrightView Landscape Services to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing, weeding, edging, blowing debris and shrubs and groundcover pruning, as well as; fertilization, insect control, weed control, and irrigation inspections. The annual amount is based upon the following:

Description	Monthly	Annually
Landscape Maintenance	\$3,767	\$45,200
Landscape Maintenance – Phase 2C (estimated)	\$2,000	\$24,000
Contingency		\$2,000
Total		\$71,200

Landscape Maintenance – Other

The District will incur landscape related expenditures that fall outside of the annual maintenance contract.

Irrigation Repairs

The District will incur expenditures related to the maintenance of the irrigation systems.

Hoover Pumps - Maintenance

The District will incur costs related to the preventative maintenance of its Hoover pumps which is provided by Hoover Pumping Systems.

Description	Annually
Hoover Pump 1 #4978	\$1,694
Hoover Pump 2 #5975	\$2,590
Hoover Pump Phase 2C (estimated)	\$2,590
Total	\$6,874

Hoover Pumps - Repairs

The District will incur costs related to the repairs and maintenance of its Hoover pumps.

Mulch

Represents estimated costs for supplemental mulch to be added during the fiscal year.

Palm Tree Maintenance

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

Montecito
Community Development District
General Fund Budget
Fiscal Year 2019

Common Area Repairs & Maintenance

Represents costs related to the maintenance of the District's common areas.

Road & Street Facilities:

Gate Kiosk Internet

The District will incur costs to provide internet services to the two gatehouses it owns. These services are provided by Spectrum.

Description	Monthly	Annually
1 Tortoise Drive - Gatehouse 1	\$90	\$1,080
1 Palisades Drive - Gatehouse 2	\$90	\$1,080
Contingency		\$340
Total		\$2,500

Gate Maintenance

Represents any gate repairs and maintenance costs the District may incur throughout the fiscal year. This also includes estimated preventative maintenance of \$4,700 annually.

Street Light Decorative Light Maintenance

The District will incur costs to maintain the street lights and decorative light fixtures throughout the District.

Amenities:

Salaries

The District incurs costs to employ a facility attendant who provides overall supervision of administration and appearance of the District's public facilities and amenities. The District pays its employee through ADP.

Payroll Taxes

Represents payroll taxes incurred for salaries paid throughout the fiscal year.

Workers Compensation

The District will incur costs related to insurance premiums for worker's compensation policies.

Cell Phone & Mileage Reimbursement

The District will incur costs related to cell phone and mileage reimbursements incurred throughout the year. Currently, the District provides its facility attendant a reimbursement of \$25 monthly for cell phone usage. The remaining \$300 pertains to estimated costs for mileage.

Montecito
Community Development District
 General Fund Budget
 Fiscal Year 2019

ADP Fees

Represents processing charges for salaries paid through ADP.

Amenity Center – Repairs and Maintenance

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

Telephone, Fax & Internet

The District will incur cost for telephone, fax and internet service related to the recreational facilities. These services are provided by Spectrum.

Description	Monthly	Annually
208 Montecito Drive	\$250	\$3,000
Contingency		\$600
Total		\$3,600

Facility A/C & Heating Repairs & Maintenance

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

Amenity Center – Office Supplies

The District incurs cost for various office supplies as part of the day-to-day operations of the Amenity Center.

Amenity Center – Janitorial Supplies

Represents any minimal costs for janitorial supplies and/or services.

Amenity Center – Janitorial Services

The District has contracted with Coverall Central Florida to provide commercial cleaning services for the clubhouse.

Description	Quarterly	Monthly	Annually
208 Montecito Drive		\$375	\$4,500
Window Cleaning	\$135		\$540
Total			\$5,040

Montecito
Community Development District
 General Fund Budget
 Fiscal Year 2019

Pool Service Contract & Repairs

The District has contracted with Brevard Pools for all expenses related to the repairs and maintenance of the swimming pool facilities. These services include, but are not limited to, general cleaning, water testing, chlorinating, balancing PH, adding algaecide, balancing alkalinity, cleaning filters, providing technical support, and advising the District of any necessary repairs.

Description	Monthly	Annually
Pool Maintenance – October to March	\$545	\$3,270
Pool Maintenance – April to September	\$795	\$4,770
Repairs & Contingency		\$4,460
Total		\$12,500

Fitness Equipment Maintenance & Repairs

Represents estimated costs for maintaining the fitness equipment owned by the District. Preventative Maintenance is provided by Brown Fitness Services, LLC.

Description	Quarterly	Annually
Preventative Maintenance	\$225	\$900
Repairs & Contingency		\$4,100
Total		\$5,000

Playground Repairs & Maintenance

Represents any repairs and maintenance costs incurred on the District's playground equipment.

Pest Control & Termite Bond

The District has contracted with Apex Pest Control, Inc. to provide bi-monthly pest control services. The District also incurs an annual termite bond fee with Price Termite & Pest Control.

Description	Bi-Monthly	Annually
208 Montecito Drive	\$80	\$480
Termite Bond		\$441
Total		\$921

Montecito
Community Development District
General Fund Budget
Fiscal Year 2019

Contingency:

Contingency

Monies collected and allocated for expenses that the District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Capital Reserves

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

Montecito
Community Development District
Capital Reserve Fund
Fiscal Year 2019

Adopted Budget FY 2018	Actuals Thru 3/31/18	Projected Next 6 Months	Total Thru 9/30/18	Proposed Budget FY 2019
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Revenues

Transfer In	\$ 193,298	\$ -	\$ 146,019	\$ 146,019	\$ 209,811
Total Revenues	\$ 193,298	\$ -	\$ 146,019	\$ 146,019	\$ 209,811

Expenditures

Capital Outlay	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ -
Total Expenditures	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ -
Excess Revenues/(Expenditures)	\$ 193,298	\$ -	\$ 111,019	\$ 111,019	\$ 209,811

Montecito
Community Development District
Debt Service Fund - Series 2006
Fiscal Year 2019

Adopted Budget FY 2018	Actuals Thru 3/31/18	Projected Next 6 Months	Total Thru 9/30/18	Proposed Budget FY 2019
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Revenues

Special Assessments- Tax Roll (1)	\$ 264,234	\$ 268,630	\$ 5,972	\$ 274,602	\$ 289,614
Special Assessments - Lot Closings - Series 2006A	-	191,504	-	191,504	-
Special Assessments - Lot Closings - Series 2006B	-	233,233	-	233,233	-
Prepayments - Series 2006A	-	37,350	-	37,350	-
Prepayments - Series 2006B	-	633,528	-	633,528	-
Interest	-	3,394	-	3,394	-
Total Revenues	\$ 264,234	\$ 1,367,639	\$ 5,972	\$ 1,373,611	\$ 289,614

Expenditures

Debt Service Obligation	\$ 264,234	\$ -	\$ -	\$ -	\$ 289,614
Trustee Fees	-	2,330	2,330	4,660	-
SPE Costs	-	94,991	-	94,991	-
Total Expenditures	\$ 264,234	\$ 97,320	\$ 2,330	\$ 99,650	\$ 289,614
Excess Revenues/(Expenditures)	\$ -	\$ 1,270,319	\$ 3,642	\$ 1,273,960	\$ -

Lot Size	Units	Gross Per Unit	Gross Annual
Townhomes	143	\$ 900	\$ 128,700
Single Family	127	\$ 1,200	\$ 152,400
Townhomes (Phase 2C)	30	\$ 900	\$ 27,000
			\$ 308,100
		Less: Discounts and Collections	\$ 18,486
		Net Annual Assessment	\$ 289,614

(1) Mid-Rise and High-Rise Condos are not encumbered by the Series 2006A Bonds.

Montecito Community Development District

Fiscal Year 2019 O&M and Debt Service Assessment Schedule

Description	Admin. Budget	Field Budget	Total
Total O&M Budget	\$128,825	\$595,146	\$723,971
Assess. Allocation - Settlement	\$0	\$0	\$0
Balance Forward	\$0	\$0	\$0
Net Assessments	\$128,825	\$595,146	\$723,971
Collection Cost (6%)	\$8,223	\$37,988	\$46,211
Gross Assessment	\$137,048	\$633,134	\$770,182

Admin. Budget Bonds	Admin. Budget No Bonds	Total
\$5,500	\$123,325	\$128,825
\$16,365	(\$16,365)	\$0
\$0	\$0	\$0
\$21,865	\$106,960	\$128,825
\$1,396	\$6,827	\$8,223
\$23,261	\$113,787	\$137,048

Operations and Maintenance

Lot Size	Units	EAU Factor	Total EAU's	% Total EAU's	% Total EAU Bond Expense	Admin. Budget Bonds	Admin. Budget No Bonds	Field Budget	Total	O&M Per Unit (Net)	O&M Per Unit (Gross)[1]
Townhomes	294	0.75	220.5	28%	63%	\$13,874	\$29,797	\$377,639	\$421,311	\$1,433.03	\$1,524.50
Single Family	127	1.00	127	16%	37%	\$7,991	\$17,162	\$217,507	\$242,660	\$1,910.71	\$2,032.67
Total			<u>347.5</u>		<u>100%</u>	<u>\$21,865</u>	<u>\$46,960</u>	<u>\$595,146</u>	<u>\$663,971</u>		
Condo's											
Mid-Rise	224	1.00	224	28%		\$0	\$30,270	\$0	\$30,270	\$135.14	\$143.76
High-Rise	176	1.25	220	28%		\$0	\$29,730	\$0	\$29,730	\$168.92	\$179.70
			<u>444</u>			<u>\$0</u>	<u>\$60,000</u>	<u>\$0</u>	<u>\$60,000</u>		
Total	821		791.5	100%		<u>\$21,865</u>	<u>\$106,960</u>	<u>\$595,146</u>	<u>\$723,971</u>		

Montecito Community Development District

Fiscal Year 2019 O&M and Debt Service Assessment Schedule

Series 2006A Debt Service Assessments

Lot Size	Debt Units Units	EAU Factor	Net Annual	% Total EAU's	Annual Debt Service	Net Annual Per Unit	Gross Annual Per Unit(1)
Townhomes (2)	293	0.75	220	63%	\$251,871	\$860	\$900
Single Family	127	1.00	127	37%	\$145,563	\$1,146	\$1,200
Total			<u>347</u>	<u>100%</u>	<u>\$397,434</u>		

Combined Operations and Maintenance and Debt Service Assessments

Lot Size	Gross O&M Per Unit	Gross Debt Per Unit	Total Gross Per Unit (1)
Townhomes(2)	\$1,525	\$900	\$2,425
Single Family	\$2,033	\$1,200	\$3,233
<u>Condo's</u>			
Mid-Rise	\$144	\$0	\$144
High-Rise	\$180	\$0	\$180

(1) Includes 6% for early payment discount and collection cost for tax collector.