

Tree Island Estates  
Community Development District

**Final Budget For  
Fiscal Year 2016/2017  
October 1, 2016 - September 30, 2017**

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**FINAL BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2016/2017 BUDGET
<b>REVENUES</b>	
Administrative Assessments	71,095
Maintenance Assessments	49,567
Debt Assessments	124,143
Other Revenues	0
Interest Income	180
<b>TOTAL REVENUES</b>	<b>\$ 244,985</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	23,784
Secretarial	3,900
Legal	10,500
Assessment Roll	6,000
Audit Fees	3,700
Insurance	6,100
Legal Advertisements	600
Miscellaneous	1,200
Postage	300
Office Supplies	550
Website	500
Dues & Subscriptions	175
Trustee Fee	3,800
Continuing Disclosure Fee	500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,009</b>
<b>MAINTENANCE EXPENDITURES</b>	
Aquatic Maintenance	4,000
Lawn/Landscape Maintenance	9,000
Preserve Maintenance	16,000
Maintenance Contingency	15,594
Engineering/Inspections	2,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 46,594</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 113,603</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 131,382</b>
Bond Payments	(116,694)
<b>Balance</b>	<b>\$ 14,688</b>
County Appraiser & Tax Collector Fee	(4,896)
Discounts For Early Payments	(9,792)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	64,130	71,095	71,095	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	28,723	49,567	49,567	Expenditures /.94
Debt Assessments	152,115	124,143	124,143	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	204	180	180	Estimated At \$15 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 245,172</b>	<b>\$ 244,985</b>	<b>\$ 244,985</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	6,000	5,000	5,000	No Change From 2015/2016 Budget
Employer Taxes - Payroll	408	400	400	Projected At 8% Of Supervisor Fees
Management	23,784	23,784	23,784	No Change From 2015/2016 Budget
Secretarial	3,900	3,900	3,900	No Change From 2015/2016 Budget
Legal	10,400	10,500	10,500	No Change From 2015/2016 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2015/2016 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2015/2016 Audit
Insurance	5,408	6,100	6,100	2015/2016 Expenditure Was \$5,665
Legal Advertisements	255	700	600	\$100 Decrease From 2015/2016 Budget
Miscellaneous	1,497	1,200	1,200	No Change From 2015/2016 Budget
Postage	297	300	300	No Change From 2015/2016 Budget
Office Supplies	342	550	550	No Change From 2015/2016 Budget
Website	417	500	500	No Change From 2015/2016 Budget
Dues & Subscriptions	175	175	175	No Change From 2015/2016 Budget
Trustee Fee	3,225	3,800	3,800	No Change From 2015/2016 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2015/2016 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 66,108</b>	<b>\$ 67,009</b>	<b>\$ 67,009</b>	
<b>MAINTENANCE EXPENDITURES</b>				
Aquatic Maintenance	2,650	4,000	4,000	No Change From 2015/2016 Budget
Lawn/Landscape Maintenance	6,017	9,000	9,000	No Change From 2015/2016 Budget
Preserve Maintenance	5,727	16,000	16,000	No Change From 2015/2016 Budget
Maintenance Contingency	0	15,594	15,594	No Change From 2015/2016 Budget
Engineering/Inspections	700	2,000	2,000	No Change From 2015/2016 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 15,094</b>	<b>\$ 46,594</b>	<b>\$ 46,594</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 81,202</b>	<b>\$ 113,603</b>	<b>\$ 113,603</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 163,970</b>	<b>\$ 131,382</b>	<b>\$ 131,382</b>	
Bond Payments	(144,488)	(116,694)	(116,694)	2017 P & I Payments Less Earned Interest
<b>Balance</b>	<b>\$ 19,482</b>	<b>\$ 14,688</b>	<b>\$ 14,688</b>	
County Appraiser & Tax Collector Fee	(2,360)	(4,896)	(4,896)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,981)	(9,792)	(9,792)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 8,141</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 8,141</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	27	50	50	Projected Interest For 2016/2017
NAV Tax Collection	144,488	116,694	116,694	2017 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 144,515</b>	<b>\$ 116,744</b>	<b>\$ 116,744</b>	
<b>EXPENDITURES</b>				
Principal Payments	60,000	65,000	65,000	Principal Payment Due In 2017
Interest Payments	52,477	51,594	48,669	Interest Payments Due In 2017
Additional Principal Payments	0	150	3,075	Additional Principal Payments
<b>Total Expenditures</b>	<b>\$ 112,477</b>	<b>\$ 116,744</b>	<b>\$ 116,744</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 32,038</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014 Bond Refunding Information**

Original Par Amount =	\$1,680,000	Annual Principal Payments Due:	May 1st
Interest Rate=	3.25%*	Annual Interest Payments Due :	May 1st & November 1st
Issue Date:	May 2014		
Maturity Date:	May 2034		

\* Rate Is adjustable After Ten Years

