



**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
NOVEMBER 15, 2017
6:00 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.treeislandestatescdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
November 15, 2017
6:00 p.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 for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 17, 2017 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding ILA between the County and the CDD
- H. New Business
 - 1. Discussion Regarding Hurricane “Irma” Post Storm Community Cleanup
 - 2. Discussion Regarding Potential Landscaping and Irrigations System Upgrades
 - 3. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 6
- I. Administrative Matters
 - 1. Annual Audit – Consider and Approve 2- Year Renewal Option – Grau & Associates.....Page 11
 - 2. Financial Report.....Page 12
- J. Additional Board Member/Staff Comments and Requests
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

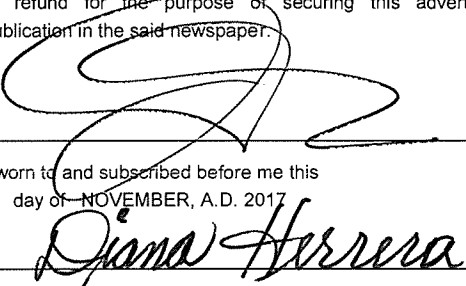
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

11/01/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade 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 neither 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.

Sworn to and subscribed before me this
1 day of NOVEMBER, A.D. 2017



(SEAL)

MARIA MESA personally known to me



TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Tree Island Estates Community Development District (the "District") will hold Regular Meetings in the conference room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 6:00 p.m., on the following dates:

November 15, 2017
March 21, 2018
May 15, 2018
June 20, 2018
August 15, 2018

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (305)777-0761 and/or toll free at 1-877-737-4922, prior to date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussion taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (305)777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

www.treeislandestatescdd.org
11/1

17-83/0000270491M

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 17, 2017**

A. CALL TO ORDER

The May 17, 2017, Regular Board Meeting of the Tree Island Estates Community Development District was called to order at 6:37 p.m. in the meeting room at the Kendall Executive Office located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on November 4, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Luis Delrio, Vice Chairperson Monica Suarez and Supervisors Oremia Delrio and Donville Morrison constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present was Andy Fuhrman of Allstate Resource Management, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 15, 2017, Regular Board Meeting

The minutes of the **March 15, 2017, Regular Board Meeting** were presented for approval.

A MOTION was made by Ms. Suarez, seconded by Mrs. Delrio and unanimously passed to approve the minutes of the March 15, 2017, Regular Board Meeting , as presented.

At approximately 7:31 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing & Regular Board Meeting had been published in the *Miami Daily Business Review* on April 27, 2017, and May 4, 2017, as legally required.

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 17, 2017**

2. Receive Public Comment on Adopting a Fiscal Year 2017/2018 Final Budget

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2017/2018 final budget and non-ad valorem special assessments.

There being no comments on the fiscal year 2017/2018 budget and assessments, Mr. Silva closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget

Mr. Silva presented Resolution No. 2017-03, entitled:

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that it provides for approving and adopting the fiscal year 2017/2018 Final Budget and the non-ad valorem special assessment tax roll.

A MOTION was made by Mr. Morrison, seconded by Mrs. Delrio and unanimously passed to adopt Resolution No. 2017-03, approving the Fiscal Year 2017/2018 Final Budget, as presented, setting the fiscal year 2017/2018 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).
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At approximately 7:31 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Update Regarding ILA between the County and the CDD

Mr. Silva advised the Board that Mrs. Perez and Ms. Wald had recently contacted Ms. Nadine Blake of the Miami-Dade Special Taxing Division regarding the status of the ILA process. They were advised that the ILA had not been placed on the Miami-Dade County Board of County Commissioners' agenda thus far. An update regarding this matter will be provided at a future meeting.

I. NEW BUSINESS

1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Mr. Silva presented Resolution No. 2017-04, entitled:

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 17, 2017**

**REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND
SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND
PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title of the resolution into the record and noted that meetings would remain at the same location of the Kendall Executive Office located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, with the new start time of 6:00 p.m.

A **MOTION** was made by Mrs. Delrio, seconded by Mr. Delrio and unanimously passed to adopt Resolution No. 2017-04, *as revised*, changing the meeting time from 6:30 p.m. to 6:00 p.m.; thereby setting the fiscal year 2017/2018 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

**2. Discussion Regarding the Benefits of Lake Fish Stocking – Allstate Resource Management
(This item was discussed prior to agenda item F-1.)**

Mr. Silva introduced Mr. Andy Fuhrman from Allstate Resource Management, Inc. who was in attendance to discuss the benefits of stocking the lakes with fish that serve as biological control agents. Mr. Fuhrman described several species of fish, such as mosquitofish (consume the larvae of mosquitos and aquatic midges), channel catfish (eat a variety of food and spend a majority of their time scavenging lake bottoms) and grass carp (weed eating fish species). Mr. Delrio asked Mr. Fuhrman if there were any products that could be used to control the spread of mosquitos, which tend to breed in the stormwater catch basins. Mr. Fuhrman explained that there are mosquito larvacide briquettes that are applied to the stormwater catch basins that eliminate mosquito larvae living in the stormwater catch basins. A discussion ensued after which;

A **MOTION** was made by Mr. Morrison, seconded by Mr. Delrio and unanimously passed authorizing District Staff to purchase mosquito larvacide briquettes from Allstate Resource Management, Inc. in the event that Miami-Dade County Mosquito Control is not able to apply mosquito control agents to the stormwater catch basins within the District.

A **MOTION** was made by Ms. Suarez, seconded by Mr. Delrio and unanimously passed authorizing District Staff to engage Allstate Resource Management, Inc. for stocking the lakes with mosquitofish & channel catfish for an amount not to exceed \$2,000.

At this juncture, Mr. Fuhrman thanked the Board for their time and exited the meeting.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interests (Disclosure) – 2016 Form 1 Filing Deadline: July 1, 2017

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2017 Statement of Financial Interests Form 1. The deadline for submittal is July 1, 2017.

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 17, 2017**

2. Financial Report

Mr. Silva presented the financial report and assessment collections through April 2017. He announced that, thus far, nothing out of the ordinary had occurred. Available funds as of April 30, 2017, were \$175,275.32.

K. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS

There were no additional Board Member of Staff comments.

L. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Mr. Delrio, seconded by Mrs. Delrio to adjourn the Regular Board Meeting at 7:54 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Tree Island Estates Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 15th day of November, 2017.

ATTEST:

**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Tree Island Estates
Community Development District

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

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

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

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 09/30/17	AMENDED FINAL BUDGET 10/1/16 - 09/30/17	YEAR TO DATE ACTUAL 10/1/16 - 09/29/17
REVENUES			
Administrative Assessments	71,095	71,085	71,085
Maintenance Assessments	49,567	49,386	49,386
Debt Assessments	124,143	123,691	123,691
Other Revenues	0	1,165	1,165
Interest Income	180	333	333
Total Revenues	\$ 244,985	\$ 245,660	\$ 245,660
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	2,200	2,200
Employer Taxes - Payroll	400	272	272
Management	23,784	23,784	23,784
Secretarial	3,900	3,900	3,900
Legal	10,500	6,336	6,336
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,700	3,700	3,700
Insurance	6,100	5,778	5,778
Legal Advertisements	600	600	355
Miscellaneous	1,200	750	386
Postage	300	105	99
Office Supplies	550	625	615
Website	500	500	500
Dues & Subscriptions	175	175	175
Trustee Fee	3,800	3,225	3,225
Continuing Disclosure Fee	500	350	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,009	\$ 58,300	\$ 57,675
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	4,000	3,600	3,360
Lawn/Landscape Maintenance	9,000	11,800	11,301
Preserve Maintenance	16,000	15,300	15,300
Maintenance Contingency	15,594	2,000	1,160
Engineering/Inspections	2,000	1,550	1,550
TOTAL MAINTENANCE EXPENDITURES	\$ 46,594	\$ 34,250	\$ 32,671
TOTAL EXPENDITURES	\$ 113,603	\$ 92,550	\$ 90,346
REVENUES LESS EXPENDITURES	\$ 131,382	\$ 153,110	\$ 155,314
Bond Payments	(116,694)	(117,957)	(117,957)
Balance	\$ 14,688	\$ 35,153	\$ 37,357
County Appraiser & Tax Collector Fee	(4,896)	(2,352)	(2,352)
Discounts For Early Payments	(9,792)	(8,956)	(8,956)
EXCESS/ (SHORTFALL)	\$ -	\$ 23,845	\$ 26,049
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 23,845	\$ 26,049

FUND BALANCE AS OF 9/30/16
FY 2016/2017 ACTIVITY
FUND BALANCE AS OF 9/30/17

\$109,279
\$23,845
\$133,124

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

	FISCAL YEAR 2016/2017 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
REVENUES	10/1/16 - 09/30/17	10/1/16 - 09/30/17	10/1/16 - 09/29/17
Interest Income	50	186	186
NAV Tax Collection	116,694	117,957	117,957
Total Revenues	\$ 116,744	\$ 118,143	\$ 118,143
EXPENDITURES			
Principal Payments	65,000	65,000	65,000
Interest Payments	51,594	49,725	49,725
Additional Principal Payments	150	0	0
Total Expenditures	\$ 116,744	\$ 114,725	\$ 114,725
Excess/ (Shortfall)	\$ -	\$ 3,418	\$ 3,418

FUND BALANCE AS OF 9/30/16	\$96,865
FY 2016/2017 ACTIVITY	\$3,418
FUND BALANCE AS OF 9/30/17	\$100,283

Notes

Reserve Fund Balance = \$58,500*. Revenue Fund Balance = \$41,783*.

Revenue Fund Balance To Be Used To Make 11/1/2017 Interest Payment
Of \$23,806.

* Approximate Amounts

Series 2014 Bond Refunding Information

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

Par Amount As Of 9/30/17 = \$1,465,000

* Rate Is Adjustable After Ten Years

November 15, 2017

RE: Tree Island Estates Community Development District Auditor Renewal

At the September 17, 2014 Tree Island Estates Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2014, 9-30-2015 and 9-30-2016 year end audits of the District with an option to perform the 9-30-2017 audit.

The fees for the 9-30-2014 audit were \$3,500. The fees for the 9-30-2015 audit were \$3,600. And the fees for the 9-30-2016 audit were \$3,700. The proposed fee for the 9-30-2017 audit is \$3,800, which is the budgeted amount for audit fees for Fiscal Year 2017/2018.

Grau & Associates has been the district auditor for the past eight years. Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2017 audit for Grau & Associates.

Special District Services, Inc.

Tree Island Estates
Community Development District

**Financial Report For
September 2017**

Tree Island Estates Community Development District
Budget vs. Actual
October 2016 through September 2017

	<u>Oct '16 - Sep 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin. Assessment Income	71,084.98	71,095.00	-10.02	99.99%
363.101 · Maint. Assessment Income	49,386.05	49,567.00	-180.95	99.64%
363.810 · Debt Assessment	123,690.68	124,143.00	-452.32	99.64%
363.820 · Debt Assessment-Paid To Trustee	-117,957.10	-116,694.00	-1,263.10	101.08%
363.830 · Assessment Fees	-2,351.77	-4,896.00	2,544.23	48.04%
363.831 · Discounts For Early Payments	-8,956.40	-9,792.00	835.60	91.47%
369.400 · Other Income	1,164.87	0.00	1,164.87	100.0%
369.401 · Interest Income	332.71	180.00	152.71	184.84%
Total Income	<u>116,394.02</u>	<u>113,603.00</u>	<u>2,791.02</u>	<u>102.46%</u>
Expense				
511.122 · Payroll Tax Expense	271.60	400.00	-128.40	67.9%
511.131 · Supervisors Fees	2,200.00	5,000.00	-2,800.00	44.0%
511.303 · Aquatic Maintenance	3,360.00	4,000.00	-640.00	84.0%
511.304 · Lawn/Landscape Maintenance	11,300.75	9,000.00	2,300.75	125.56%
511.305 · Maintenance/Contingency	1,160.00	15,594.00	-14,434.00	7.44%
511.306 · Preserve Maintenance	15,300.00	16,000.00	-700.00	95.63%
511.310 · Engineering	1,550.00	2,000.00	-450.00	77.5%
511.311 · Management Fees	23,784.00	23,784.00	0.00	100.0%
511.312 · Secretarial Fees	3,900.00	3,900.00	0.00	100.0%
511.315 · Legal Fees	6,336.30	10,500.00	-4,163.70	60.35%
511.318 · Assessment/Tax Roll	6,000.00	6,000.00	0.00	100.0%
511.320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
511.450 · Insurance	5,778.00	6,100.00	-322.00	94.72%
511.480 · Legal Advertisements	354.38	600.00	-245.62	59.06%
511.512 · Miscellaneous	386.69	1,200.00	-813.31	32.22%
511.513 · Postage and Delivery	98.50	300.00	-201.50	32.83%
511.514 · Office Supplies	614.92	550.00	64.92	111.8%
511.515 · Website	500.04	500.00	0.04	100.01%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,225.00	3,800.00	-575.00	84.87%
511.734 · Continuing Disclosure Fee	350.00	500.00	-150.00	70.0%
Total Expense	<u>90,345.18</u>	<u>113,603.00</u>	<u>-23,257.82</u>	<u>79.53%</u>
Net Income	<u><u>26,048.84</u></u>	<u><u>0.00</u></u>	<u><u>26,048.84</u></u>	<u><u>100.0%</u></u>

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Sep-17	Year To Date Actual 10/1/16 - 9/30/17
REVENUES			
Administrative Assessments	71,095	0	71,085
Maintenance Assessments	49,567	0	49,386
Debt Assessments	124,143	0	123,691
Other Revenues	0	0	1,165
Interest Income	180	25	333
Total Revenues	\$ 244,985	\$ 25	\$ 245,660
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	2,200
Employer Taxes - Payroll	400	0	272
Management	23,784	1,982	23,784
Secretarial	3,900	325	3,900
Legal	10,500	400	6,336
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,700	0	3,700
Insurance	6,100	0	5,778
Legal Advertisements	600	0	355
Miscellaneous	1,200	19	386
Postage	300	9	99
Office Supplies	550	3	615
Website	500	42	500
Dues & Subscriptions	175	0	175
Trustee Fee	3,800	0	3,225
Continuing Disclosure Fee	500	350	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,009	\$ 9,130	\$ 57,675
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	4,000	225	3,360
Lawn/Landscape Maintenance	9,000	680	11,301
Preserve Maintenance	16,000	1,275	15,300
Maintenance Contingency	15,594	0	1,160
Engineering/Inspections	2,000	850	1,550
TOTAL MAINTENANCE EXPENDITURES	\$ 46,594	\$ 3,030	\$ 32,671
TOTAL EXPENDITURES	\$ 113,603	\$ 12,160	\$ 90,346
REVENUES LESS EXPENDITURES	\$ 131,382	\$ (12,135)	\$ 155,314
Bond Payments	(116,694)	0	(117,957)
Balance	\$ 14,688	\$ (12,135)	\$ 37,357
County Appraiser & Tax Collector Fee	(4,896)	0	(2,352)
Discounts For Early Payments	(9,792)	0	(8,956)
Excess/ (Shortfall)	\$ -	\$ (12,135)	\$ 26,049
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (12,135)	\$ 26,049

Bank Balance As Of 8/31/17	\$ 153,541.64
Funds Received: 9/1/17 - 9/30/17	\$ 24.62
Disbursements: 9/1/17 - 9/30/17	\$ 5,678.89
Bank Balance As Of 9/30/17	\$ 147,887.37
Accounts Payable As Of 9/30/17	\$ 12,559.33
Accounts Receivable As Of 9/30/17	\$ -
Available Funds As Of 9/30/17	\$ 135,328.04

**TREE ISLAND ESTATES CDD
TAX COLLECTIONS
2016-2017**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maint Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maint Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$ 244,805	\$ 71,095	\$ 49,567	\$ 124,143	\$ 71,095	\$ 49,567	\$ 124,143	
									\$ 230,117	\$ 66,829	\$ 46,594	\$ 116,694	\$ 66,829	\$ 46,594	\$ 116,694	\$ 116,694
1	52Q	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 2,715.91		\$ (25.73)	\$ (142.57)	\$ 2,547.61	\$ 788.71	\$ 549.95	\$ 1,377.25	\$ 739.86	\$ 515.85	\$ 1,291.90	\$ 1,291.90
2	52	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 3,573.80		\$ (34.31)	\$ (142.96)	\$ 3,396.53	\$ 1,037.88	\$ 723.60	\$ 1,812.32	\$ 986.43	\$ 687.70	\$ 1,722.40	\$ 1,722.40
3	89	Miami-Dade Tax Collector	11/25/16	NAV Taxes	\$ 34,844.55		\$ (334.51)	\$ (1,393.86)	\$ 33,116.18	\$ 10,119.33	\$ 7,055.10	\$ 17,670.12	\$ 9,617.33	\$ 6,705.20	\$ 16,793.65	\$ 16,793.65
4	364	Miami-Dade Tax Collector	12/12/16	NAV Taxes	\$ 163,501.35		\$ (1,569.61)	\$ (6,540.42)	\$ 155,391.32	\$ 47,483.01	\$ 33,104.70	\$ 82,913.64	\$ 45,127.52	\$ 31,462.70	\$ 78,801.10	\$ 78,801.10
5	384	Miami-Dade Tax Collector	12/19/16	NAV Taxes	\$ 10,721.40		\$ (103.01)	\$ (419.94)	\$ 10,198.45	\$ 3,113.64	\$ 2,170.80	\$ 5,436.96	\$ 2,962.05	\$ 2,064.85	\$ 5,171.55	\$ 5,171.55
6	1262	Miami-Dade Tax Collector	12/28/16	NAV Taxes	\$ 1,786.90		\$ (17.33)	\$ (53.60)	\$ 1,715.97	\$ 518.94	\$ 361.80	\$ 906.16	\$ 498.37	\$ 347.45	\$ 870.15	\$ 870.15
7	567	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 3,573.80		\$ (34.57)	\$ (116.14)	\$ 3,423.09	\$ 1,037.88	\$ 723.60	\$ 1,812.32	\$ 994.14	\$ 693.10	\$ 1,735.85	\$ 1,735.85
8	567Q	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 1,322.40		\$ (12.84)	\$ (39.69)	\$ 1,269.87	\$ 384.00	\$ 267.80	\$ 670.60	\$ 368.72	\$ 257.15	\$ 644.00	\$ 644.00
9	156	Miami-Dade Tax Collector	01/27/17	Interest		\$ 18.36			\$ 18.36	\$ 18.36			\$ 18.36			\$ -
10	267	Miami-Dade Tax Collector	02/07/17	NAV Taxes	\$ 2,680.35		\$ (26.27)	\$ (53.61)	\$ 2,600.47	\$ 778.41	\$ 542.70	\$ 1,359.24	\$ 755.22	\$ 526.55	\$ 1,318.70	\$ 1,318.70
11	158	Miami-Dade Tax Collector	03/08/17	NAV Taxes	\$ 3,573.80		\$ (35.29)	\$ (44.67)	\$ 3,493.84	\$ 1,037.88	\$ 723.60	\$ 1,812.32	\$ 1,014.69	\$ 707.40	\$ 1,771.75	\$ 1,771.75
12	458	Miami-Dade Tax Collector	04/11/17	NAV Taxes	\$ 10,035.80		\$ (100.27)	\$ (8.94)	\$ 9,926.59	\$ 2,914.40	\$ 2,032.25	\$ 5,089.15	\$ 2,882.69	\$ 2,010.15	\$ 5,033.75	\$ 5,033.75
13	44	Miami-Dade Tax Collector	04/26/17	Interest		\$ 3.52			\$ 3.52	\$ 3.52			\$ 3.52			\$ -
14	428	Miami-Dade Tax Collector	05/10/17	NAV Taxes/Interest	\$ 893.45	\$ 26.80	\$ (9.20)		\$ 911.05	\$ 286.27	\$ 180.90	\$ 453.08	\$ 283.40	\$ 179.10	\$ 448.55	\$ 448.55
15	467	Miami-Dade Tax Collector	06/09/17	NAV Taxes/Interest	\$ 1,114.54	\$ 33.43	\$ (11.48)		\$ 1,136.49	\$ 357.12	\$ 225.65	\$ 565.20	\$ 353.54	\$ 223.40	\$ 559.55	\$ 559.55
16	14	Miami-Dade Tax Collector	06/26/17	NAV Taxes/Interest(TC)	\$ 3,573.80	\$ 160.83	\$ (37.35)		\$ 3,697.28	\$ 1,198.71	\$ 723.60	\$ 1,812.32	\$ 1,186.73	\$ 716.35	\$ 1,794.20	\$ 1,794.20
17	541	Miami-Dade Tax Collector	07/19/17	Interest		\$ 6.92			\$ 6.92	\$ 6.92			\$ 6.92			
18									\$ -							
19									\$ -							
20									\$ -							
					\$ 243,911.85	\$ 249.86	\$ (2,351.77)	\$ (8,956.40)	\$ 232,853.54	\$ 71,084.98	\$ 49,386.05	\$ 123,690.68	\$ 67,799.49	\$ 47,096.95	\$ 117,957.10	\$ 117,957.10

Note: \$244,805, \$71,095, \$49,567 and \$124,143 are 2016/2017 Budgeted assessments after discounts and fees.

Note: \$230,117, \$66,829, \$46,594 and \$116,694 are 2016/2017 Budgeted assessments before discounts and fees.

\$ 243,911.85	
\$ 249.86	\$ 232,853.54
\$ (71,084.98)	\$ (67,799.49)
\$ (49,386.05)	\$ (47,096.95)
\$ (123,690.68)	\$ (117,957.10)
\$ -	\$ -