



**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 21, 2018
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
March 21, 2018
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. November 15, 2017 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding ILA between the County and the CDD
- H. New Business
 - 1. Consider Approval of Proposal for Landscaping and Irrigation System Upgrades.....Page 5
 - 2. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 6
- I. Administrative Matters
 - 1. Financial Report.....Page 13
- 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

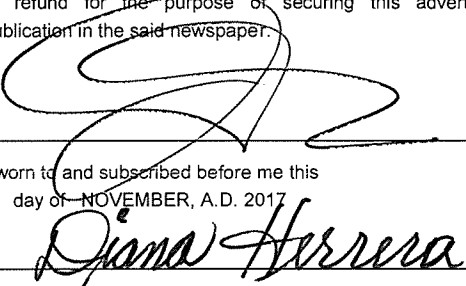
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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
NOVEMBER 15, 2017**

A. CALL TO ORDER

The November 15, 2017, Regular Board Meeting of the Tree Island Estates Community Development District was called to order at 6:38 p.m. at the Kendall Executive Center 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 1, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Luis Delrio, Vice Chairperson Monica Suarez and Supervisors Oremia Delrio and Monica Suarez 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.

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. May 17, 2017, Regular Board Meeting

The minutes of the **May 17, 2017, Regular Board Meeting** were presented for approval.

A MOTION was made by Ms. Suarez, seconded by Mr. Delrio and unanimously passed to approve the minutes of the May 17, 2017, Regular Board Meeting , as presented.
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G. OLD BUSINESS

1. Update Regarding ILA between the County and the CDD

Both District Counsel and District management advised the Board that we are still awaiting a response from Miami-Dade County as to any advancements with regard to the ILA process. Several messages have been sent by both parties with no response or updates as of yet.

H. NEW BUSINESS

1. Discussion Regarding Hurricane Irma Post Storm Community Cleanup

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 15, 2017**

Mr. Silva outlined the actions taken by the District post Hurricane Irma. Miami Dade County departments were notified of downed street signage, clogged stormwater drainage structures and where debris was stacked on street/road rights of ways (the debris has since been removed by the County). Mr. Delrio stated that there were several concrete slabs that were lifted as a result of trees that had fallen and the roots had lifted above the ground. In addition, there are holes in the County owned swales that were created from the uprooted trees and pose a hazard to pedestrians. Mr. Silva stated that he would have District Field Staff inspect the community for raised sidewalks so that they could be reported to Miami-Dade County 3-1-1. In regard to the aforementioned holes in the swales, District Field Staff has already sent an email to the County regarding this potential hazard and we are still awaiting a response. Additional information on this matter will be provided at an upcoming meeting.

2. Discussion Regarding Potential Landscaping and Irrigation System Upgrades

Mr. Silva advised that the District had been successful in receiving a grant under the Landscape Irrigation Evaluations and Rebate Program (LIERP) of the Urban Conservation Unit (UCU) of the Miami-Dade County Extension Service. The grant is for approximately \$2,850 and will correspond to an existing irrigation pump station and related irrigation parts/equipment.

Mr. Silva also stated that as soon as the irrigation system upgrades and repairs have been completed the District will work on upgrading the landscaping located in District owned/maintained areas. Additional information on this matter will be provided at an upcoming meeting.

3. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget

Mr. Silva presented Resolution No. 2017-05, entitled:

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.

Mr. Silva explained, as is done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2017. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A MOTION was made by Ms. Delrio, seconded by Mr. Delrio and unanimously passed to adopt Resolution No. 2017-05, thereby Adopting and Approving the Amended Fiscal Year 2016/2017 Budget, as presented.

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 15, 2017**

I. ADMINISTRATIVE MATTERS

1. Annual Audit – Consider and Approve One-Year Renewal Option – Grau & Associates

At the September 17, 2014, Board meeting the firm of Grau & Associates was selected to perform the September 30, 2014, the September 30, 2015, and the September 30, 2016, year end audits with an option to perform the September 30, 2017, audit. The fee for the September 30, 2014, audit was \$3,500; the fee for the September 30, 2015, audit was \$3,600; and the fee for the September 30, 2016, audit was \$3,700. The proposed fee for the September 30, 2017, audit is \$3,800, which is the budgeted amount for fiscal year 2017/2018. Mr. Silva explained that management has been pleased with the professionalism and competence of the Grau & Associates' partners and staff and recommends approval of the renewal option for the fiscal year ended September 30, 2017, audit for Grau & Associates. A discussion ensued after which;

A **MOTION** was made by Mr. Delrio, seconded by Ms. Suarez and passed unanimously approving the 1-year renewal option for the fiscal year ended September 30, 2017, and further authorizes management to engage the firm of Grau & Associates to perform the referenced annual audits and approves the annual proposal fee of \$3,800 per year per audit.

2. Financial Report

Mr. Silva presented the Financial Reports through September 2017, and the Assessment Collections, which were provided in the meeting booklet. He indicated that available funds as of September 30, 2017, were \$135,328.04.

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS

There were no additional Board Member or staff comments and requests.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Mr. Delrio, seconded by Mr. Morrison to adjourn the Regular Board Meeting at 7:14 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

PROPOSAL

CRESPO LAWN SERVICE, INC

544 SW 6 ST, HOMESTEAD FL 33034

Crespo222@aol.com

(305) 219-5425

TO. TREE ISLAND ESTATES

C/O Special District Services

2501A Burns Road

Palm Beach Gardens, FL 33410

DESCRIPTION OF SERVICES

DATE. Jan 13, 2018

At Island beds

Removal of dead grass and setting of 2 pallets of sod	550.00
Spreading of 5 pallets of red mulch	1300.00
Removal of existing Trinette Arvaricolas at lake area	00.00
Planting of 150 Clussias	1350.00
Planting of 20 ixoras plants	180.00
Planting of 64 green island ficus plants	576.00
Planting of 73 Red Cooper Leaves plants	657.00

At circle

Planting of 32 Red Cooper leaves plants	288.00
Planting of 1 Roubellini palm tree	175.00

INCLUDING MATERIALS AND LABOR

TOTAL \$ 5076.00

ACCEPTANCE OF PROPOSAL BY _____

PRINT NAME _____

TITLE _____

DATE _____

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Tree Island Estates Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 20, 2018 at 6:30 p.m. in the Kendall Executive Center, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

PASSED, ADOPTED and EFFECTIVE this 21st day of March, 2018.

ATTEST:

**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Tree Island Estates
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
Administrative Assessments	71,129
Maintenance Assessments	49,533
Debt Assessments	124,143
Other Revenues	0
Interest Income	300
TOTAL REVENUES	\$ 245,105
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	24,276
Secretarial	3,900
Legal	10,000
Assessment Roll	6,000
Audit Fees	3,900
Insurance	6,360
Legal Advertisements	550
Miscellaneous	1,200
Postage	300
Office Supplies	650
Website	500
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,161
MAINTENANCE EXPENDITURES	
Aquatic Maintenance	4,000
Lawn/Landscape Maintenance	11,000
Preserve Maintenance	16,000
Maintenance Contingency	10,702
Irrigation System Maintenance	2,860
Engineering/Inspections	2,000
TOTAL MAINTENANCE EXPENDITURES	\$ 46,562
TOTAL EXPENDITURES	\$ 113,723
REVENUES LESS EXPENDITURES	\$ 131,382
Bond Payments	(116,694)
Balance	\$ 14,688
County Appraiser & Tax Collector Fee	(4,896)
Discounts For Early Payments	(9,792)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	71,085	71,095	71,129	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	49,386	49,567	49,533	Expenditures /.94
Debt Assessments	123,691	124,143	124,143	Bond Payments/.94
Other Revenues	1,165	0	0	
Interest Income	333	240	300	Estimated At \$25 Per Month
TOTAL REVENUES	\$ 245,660	\$ 245,045	\$ 245,105	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,200	5,000	5,000	No Change From 2017/2018 Budget
Employer Taxes - Payroll	272	400	400	Projected At 8% Of Supervisor Fees
Management	23,784	23,784	24,276	CPI Adjustment
Secretarial	3,900	3,900	3,900	No Change From 2017/2018 Budget
Legal	6,336	10,500	10,000	\$500 Decrease From 2017/2018 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2017/2018 Budget
Audit Fees	3,700	3,800	3,900	\$100 Increase From 2017/2018 Budget
Insurance	5,778	6,360	6,360	Insurance Company Estimate
Legal Advertisements	355	550	550	No Change From 2017/2018 Budget
Miscellaneous	386	1,200	1,200	No Change From 2017/2018 Budget
Postage	99	300	300	No Change From 2017/2018 Budget
Office Supplies	615	650	650	No Change From 2017/2018 Budget
Website	500	500	500	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,225	3,450	3,600	Trustee (US Bank) Increasing Fees In 2018/2019
Continuing Disclosure Fee	350	500	350	\$150 Decrease From 2017/2018 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,675	\$ 67,069	\$ 67,161	
MAINTENANCE EXPENDITURES				
Aquatic Maintenance	3,360	4,000	4,000	No Change From 2017/2018 Budget
Lawn/Landscape Maintenance	12,801	9,000	11,000	\$2,000 Increase From 2017/2018 Budget
Preserve Maintenance	15,300	16,000	16,000	No Change From 2017/2018 Budget
Maintenance Contingency	1,160	15,594	10,702	\$4,892 Decrease From 2017/2018 Budget
Irrigation System Maintenance	0	0	2,860	Irrigation System Maintenance
Engineering/Inspections	1,550	2,000	2,000	No Change From 2017/2018 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 34,171	\$ 46,594	\$ 46,562	
TOTAL EXPENDITURES	\$ 91,846	\$ 113,663	\$ 113,723	
REVENUES LESS EXPENDITURES	\$ 153,814	\$ 131,382	\$ 131,382	
Bond Payments	(117,957)	(116,694)	(116,694)	2019 P & I Payments Less Earned Interest
Balance	\$ 35,857	\$ 14,688	\$ 14,688	
County Appraiser & Tax Collector Fee	(2,352)	(4,896)	(4,896)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,956)	(9,792)	(9,792)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 24,549	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 24,549	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018/2019

OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	187	50	50	Projected Interest For 2018/2019
NAV Tax Collection	117,957	116,694	116,694	Maximum Debt Service Collection
Total Revenues	\$ 118,144	\$ 116,744	\$ 116,744	
EXPENDITURES				
Principal Payments	65,000	65,000	70,000	Principal Payment Due In 2019
Interest Payments	49,725	46,556	44,363	Interest Payments Due In 2019
Bond Redemption	0	5,188	2,381	Estimated Excess Debt Collections
Total Expenditures	\$ 114,725	\$ 116,744	\$ 116,744	
Excess/ (Shortfall)	\$ 3,419	\$ -	\$ -	

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

Par Amount As Of 1/1/18 = \$1,465,000

Tree Island Estates CDD Assessment Comparison

	Fiscal Year 2015/2016 Assessment <u>Before Discount*</u>	Fiscal Year 2016/2017 Assessment <u>Before Discount*</u>	Fiscal Year 2017/2018 Assessment <u>Before Discount*</u>	Fiscal Year 2018/2019 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 259.47	\$ 259.47	\$ 259.47	\$ 259.59
Maintenance	\$ 180.90	\$ 180.90	\$ 180.90	\$ 180.78
<u>Debt</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>
Total	\$ 893.45	\$ 893.45	\$ 893.45	\$ 893.45

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 274

Tree Island Estates
Community Development District

**Financial Report For
February 2018**

Tree Island Estates Community Development District
Budget vs. Actual
October 2017 through February 2018

	<u>Oct '17 - Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin. Assessment Income	66,371.73	71,095.00	-4,723.27	93.36%
363.101 · Maint. Assessment Income	46,211.90	49,567.00	-3,355.10	93.23%
363.810 · Debt Assessment	115,741.45	124,143.00	-8,401.55	93.23%
363.820 · Debt Assessment-Paid To Trustee	-110,051.85	-116,694.00	6,642.15	94.31%
363.830 · Assessment Fees	-2,192.09	-4,896.00	2,703.91	44.77%
363.831 · Discounts For Early Payments	-9,027.67	-9,792.00	764.33	92.19%
369.401 · Interest Income	130.69	240.00	-109.31	54.45%
Total Income	<u>107,184.16</u>	<u>113,663.00</u>	<u>-6,478.84</u>	<u>94.3%</u>
Expense				
511.122 · Payroll Tax Expense	61.20	400.00	-338.80	15.3%
511.131 · Supervisors Fees	800.00	5,000.00	-4,200.00	16.0%
511.303 · Aquatic Maintenance	1,125.00	4,000.00	-2,875.00	28.13%
511.304 · Lawn/Landscape Maintenance	4,124.50	9,000.00	-4,875.50	45.83%
511.305 · Maintenance/Contingency	3,825.00	15,594.00	-11,769.00	24.53%
511.306 · Preserve Maintenance	6,375.00	16,000.00	-9,625.00	39.84%
511.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
511.311 · Management Fees	9,910.00	23,784.00	-13,874.00	41.67%
511.312 · Secretarial Fees	1,625.00	3,900.00	-2,275.00	41.67%
511.315 · Legal Fees	2,200.00	10,500.00	-8,300.00	20.95%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.320 · Audit Fees	0.00	3,800.00	-3,800.00	0.0%
511.450 · Insurance	5,778.00	6,360.00	-582.00	90.85%
511.480 · Legal Advertisements	105.77	550.00	-444.23	19.23%
511.512 · Miscellaneous	185.32	1,200.00	-1,014.68	15.44%
511.513 · Postage and Delivery	24.48	300.00	-275.52	8.16%
511.514 · Office Supplies	64.55	650.00	-585.45	9.93%
511.515 · Website	208.35	500.00	-291.65	41.67%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,450.00	-3,450.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
Total Expense	<u>36,587.17</u>	<u>113,663.00</u>	<u>-77,075.83</u>	<u>32.19%</u>
Net Income	<u>70,596.99</u>	<u>0.00</u>	<u>70,596.99</u>	<u>100.0%</u>

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual Feb-18	Year To Date Actual 10/1/17 - 2/28/18
REVENUES			
Administrative Assessments	71,095	778	66,372
Maintenance Assessments	49,567	543	46,212
Debt Assessments	124,143	1,359	115,741
Other Revenues	0	0	0
Interest Income	240	0	131
Total Revenues	\$ 245,045	\$ 2,680	\$ 228,456
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	800
Employer Taxes - Payroll	400	0	61
Management	23,784	1,982	9,910
Secretarial	3,900	325	1,625
Legal	10,500	0	2,200
Assessment Roll	6,000	0	0
Audit Fees	3,800	0	0
Insurance	6,360	0	5,778
Legal Advertisements	550	0	106
Miscellaneous	1,200	9	185
Postage	300	8	24
Office Supplies	650	11	65
Website	500	42	208
Dues & Subscriptions	175	0	175
Trustee Fee	3,450	0	0
Continuing Disclosure Fee	500	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,069	\$ 2,377	\$ 21,137
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	4,000	225	1,125
Lawn/Landscape Maintenance	9,000	680	4,125
Preserve Maintenance	16,000	1,275	6,375
Maintenance Contingency	15,594	130	3,825
Engineering/Inspections	2,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 46,594	\$ 2,310	\$ 15,450
TOTAL EXPENDITURES	\$ 113,663	\$ 4,687	\$ 36,587
REVENUES LESS EXPENDITURES	\$ 131,382	\$ (2,007)	\$ 191,869
Bond Payments	(116,694)	(1,319)	(110,052)
Balance	\$ 14,688	\$ (3,326)	\$ 81,817
County Appraiser & Tax Collector Fee	(4,896)	(26)	(2,192)
Discounts For Early Payments	(9,792)	(53)	(9,028)
Excess/ (Shortfall)	\$ -	\$ (3,405)	\$ 70,597
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (3,405)	\$ 70,597
Bank Balance As Of 1/31/18	\$ 213,177.78		
Funds Received: 2/1/18 - 2/28/18	\$ 2,600.47		
Disbursements: 2/1/18 - 2/28/18	\$ 4,947.52		
Bank Balance As Of 2/28/18	\$ 210,830.73		
Accounts Payable As Of 2/28/18	\$ 6,405.70		
Accounts Receivable As Of 2/28/18	\$ -		
Available Funds As Of 2/28/18	\$ 204,425.03		

**TREE ISLAND ESTATES CDD
TAX COLLECTIONS
2017-2018**

#	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	837	Miami-Dade Tax Collector	11/20/17	NAV Taxes	\$ 2,599.76		\$ (24.86)	\$ (113.83)	\$ 2,461.07	\$ 754.96	\$ 526.45	\$ 1,318.35	\$ 714.67	\$ 498.35	\$ 1,248.05	\$ 1,248.05
2	542	Miami-Dade Tax Collector	11/28/17	NAV Taxes	\$ 3,573.80		\$ (34.31)	\$ (142.96)	\$ 3,396.53	\$ 1,037.88	\$ 723.60	\$ 1,812.32	\$ 986.38	\$ 687.70	\$ 1,722.45	\$ 1,722.45
3	668	Miami-Dade Tax Collector	12/08/17	NAV Taxes	\$ 44,672.50		\$ (428.85)	\$ (1,787.00)	\$ 42,456.65	\$ 12,973.50	\$ 9,045.00	\$ 22,654.00	\$ 12,329.90	\$ 8,596.35	\$ 21,530.40	\$ 21,530.40
4	186	Miami-Dade Tax Collector	12/26/17	NAV Taxes	\$ 158,140.65		\$ (1,518.24)	\$ (6,317.04)	\$ 150,305.37	\$ 45,926.19	\$ 32,019.30	\$ 80,195.16	\$ 43,651.17	\$ 30,432.70	\$ 76,221.50	\$ 76,221.50
5	57	Miami-Dade Tax Collector	01/03/18	NAV Taxes	\$ 14,295.20		\$ (137.50)	\$ (545.02)	\$ 13,612.68	\$ 4,151.52	\$ 2,894.40	\$ 7,249.28	\$ 3,953.03	\$ 2,756.30	\$ 6,903.35	\$ 6,903.35
6	722	Miami-Dade Tax Collector	01/10/18	NAV Taxes	\$ 2,273.93		\$ (22.06)	\$ (68.21)	\$ 2,183.66	\$ 660.38	\$ 460.45	\$ 1,153.10	\$ 634.11	\$ 442.20	\$ 1,107.35	\$ 1,107.35
7	329	Miami-Dade Tax Collector	01/29/18	Interest		\$ 88.89			\$ 88.89	\$ 88.89			\$ 88.89			\$ -
8	715	Miami-Dade Tax Collector	02/09/18	NAV Taxes	\$ 2,680.35		\$ (26.27)	\$ (53.61)	\$ 2,600.47	\$ 778.41	\$ 542.70	\$ 1,359.24	\$ 755.17	\$ 526.55	\$ 1,318.75	\$ 1,318.75
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
					\$ 228,236.19	\$ 88.89	\$ (2,192.09)	\$ (9,027.67)	\$ 217,105.32	\$ 66,371.73	\$ 46,211.90	\$ 115,741.45	\$ 63,113.32	\$ 43,940.15	\$ 110,051.85	\$ 110,051.85

Note: \$244,805, \$71,095, \$49,567 and \$124,143 are 2017/2018 Budgeted assessments after discounts and fees.

Note: \$230,117, \$66,829, \$46,594 and \$116,694 are 2017/2018 Budgeted assessments before discounts and fees.

\$ 228,236.19	
\$ 88.89	\$ 217,105.32
\$ (66,371.73)	\$ (63,113.32)
\$ (46,211.90)	\$ (43,940.15)
\$ (115,741.45)	\$ (110,051.85)
\$ -	\$ -