



**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
SPECIAL BOARD MEETING  
APRIL 9, 2019  
6:30 P.M.**

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

[www.treeislandestatescdd.org](http://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 165<sup>th</sup> Avenue, Suite 200  
Miami, Florida 33193  
**SPECIAL BOARD MEETING**  
April 9, 2019  
6:30 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 27, 2018 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update Regarding ILA between the County and the CDD
  - 2. Update Regarding Installation of Entrance Feature – SW 26<sup>th</sup> Street & SW 152<sup>nd</sup> Avenue
- H. New Business
  - 1. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget.....Page 5
  - 2. Staff Report as Required
- I. Administrative Matters
  - 1. Financial Report.....Page 12
- J. Additional Board Member/Staff Comments and Requests
- K. Adjourn

**Miami Daily Business Review**

March 29, 2019

Miscellaneous Notices

TREE ISLAND ESTATES COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL BOARD MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Tree Island Estates Community Development District (the "District") will hold a Special Board Meeting in the conference room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at 6:30 p.m., on the April 9, 2019.

The purpose of the Special Board Meeting is for the Board to consider any District business which may lawfully and properly come before the Board. The Special Board Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the Special Board Meeting 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 Special Board 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 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 the Special Board Meeting, 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 the Special Board Meeting 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 Special Board Meeting.

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

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

[www.treeislandestatescdd.org](http://www.treeislandestatescdd.org)  
3/29 19-94/0000389709M

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 27, 2018**

**A. CALL TO ORDER**

The November 27, 2018, Regular Board Meeting of the Tree Island Estates Community Development District was called to order at 6:20 p.m. at the Kendall Executive Center located at 8785 SW 165<sup>th</sup> 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 15, 2018, as part of the District's Fiscal Year 2018/2019 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. September 25, 2018, Regular Board Meeting**

The minutes of the **September 25, 2018 Regular Board Meeting** were presented for approval.

A <b>MOTION</b> was made by Ms. Suarez, seconded by Mr. Delrio and unanimously passed to approve the minutes of the <b>September 25, 2018, Regular Board Meeting</b> , as presented.
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**G. OLD BUSINESS**

**1. Update Regarding ILA between the County and the CDD**

Mr. Silva advised the Board that we were still awaiting a response from Miami-Dade County (the "County") as to any advancements with regard to the ILA process. Several messages had been sent with no response or updates as of yet.

**2. Update Regarding Installation of Entrance Feature – SW 26<sup>th</sup> Street & SW 152<sup>nd</sup> Avenue**

Mr. Silva advised that the permitting process pertaining to the installation of the entrance feature at the intersection of SW 26<sup>th</sup> Street and SW 152<sup>nd</sup> Avenue had encountered another obstacle. The Contractor's permitting team informed District Field Staff that the County Zoning Department was not approving the proposed project due to the zoning designation of the area, where the sign is being proposed to be installed. Mr. Silva stated he would meet with the County Zoning Department, once again, to clarify what next steps needed to be taken in order to have the project approved. More information regarding this matter will be presented at an upcoming meeting.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2018-05 – Adopting a Fiscal Year 2017/2018 Amended Budget**

Mr. Silva presented Resolution No. 2018-05, entitled:

**RESOLUTION NO. 2018-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2017/2018 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, 2018. 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 <b>MOTION</b> was made by Mr. Morrison, seconded by Mr. Delrio and unanimously passed to adopt Resolution No. 2018-05, thereby Adopting and Approving the Amended Fiscal Year 2017/2018 Budget, as presented.
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**2. Staff Report as Required**

There was no staff report at this time.

**I. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Mr. Silva presented the Financial Reports through September 2018, and the Assessment Collections, which were provided in the meeting booklet. He indicated that available funds as of September 30, 2018, were \$149,122.12

**J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS**

Mr. Silva stated there had been no qualified electors that qualified for Seat #2 during the qualifying period for the District election and since the Board could possibly not meet again until sometime in

the New Year (2019), it would be in order to declare a vacancy in Seat #2, effective immediately. A discussion ensued after which:

A **motion** was made by Mr. Delrio, seconded by Ms. Suarez and unanimously passed to declare a vacancy on the District's Board of Supervisors in Seat #2, **effective as of November 20, 2018**; and the Board shall appoint a qualified elector within ninety (90) days from November 20, 2018, to fill said vacancy.

Mrs. Delrio, who qualified for Seat #1 and was the only candidate to qualify for this Seat, was declared *elected unopposed* by the Miami-Dade County Elections' Department. Since the Board could possibly not meet again until sometime after the New Year, Mrs. Delrio will be sent an Oath of Office form so that she can take the Oath of Office by a Florida Notary Public; and the completed Oath form will be returned to the District Manager's office.

**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**

**RESOLUTION NO. 2019-01**

**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 2019/2020; 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 2019/2020 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 2019/2020 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 25, 2019 at 6:00 p.m. in the Kendall Executive Center, 8785 SW 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2019/2020 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 9<sup>th</sup> day of April, 2019.

**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 2019/2020  
October 1, 2019 - September 30, 2020**



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- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	<b>FISCAL YEAR 2019/2020 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	62,298
Maintenance Assessments	58,362
Debt Assessments	124,143
Other Revenues	0
Interest Income	300
<b>TOTAL REVENUES</b>	<b>\$ 245,103</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	24,723
Secretarial	3,900
Legal	9,500
Assessment Roll	6,000
Audit Fees	3,500
Insurance	6,360
Legal Advertisements	550
Miscellaneous	1,200
Postage	300
Office Supplies	625
Website	750
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 66,933</b>
<b>MAINTENANCE EXPENDITURES</b>	
Aquatic Maintenance	3,500
Lawn/Landscape Maintenance	12,500
Preserve Maintenance	16,000
Maintenance Contingency	8,000
Irrigation System Maintenance	2,860
Entrance Feature	10,000
Engineering/Inspections	2,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 54,860</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 121,793</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 123,310</b>
Bond Payments	(116,694)
<b>Balance</b>	<b>\$ 6,616</b>
County Appraiser & Tax Collector Fee	(4,896)
Discounts For Early Payments	(9,792)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (8,072)</b>
Carryover From Prior Year	8,072
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	71,910	60,490	62,298	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	49,748	60,172	58,362	Expenditures /.94
Debt Assessments	124,597	124,143	124,143	Bond Payments/.94
Other Revenues	2,558	0	0	
Interest Income	383	300	300	Estimated At \$25 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 249,196</b>	<b>\$ 245,105</b>	<b>\$ 245,103</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	4,000	5,000	5,000	No Change From 2018/2019 Budget
Employer Taxes - Payroll	306	400	400	Projected At 8% Of Supervisor Fees
Management	23,784	24,276	24,723	CPI Adjustment
Secretarial	3,900	3,900	3,900	No Change From 2018/2019 Budget
Legal	7,745	10,000	9,500	\$500 Decrease From 2018/2019 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2018/2019 Budget
Audit Fees	3,800	3,900	3,500	Accepted Amount For 2018/2019 Audit
Insurance	5,778	6,360	6,360	Insurance Estimate
Legal Advertisements	542	550	550	No Change From 2018/2019 Budget
Miscellaneous	717	1,200	1,200	No Change From 2018/2019 Budget
Postage	153	300	300	No Change From 2018/2019 Budget
Office Supplies	298	650	625	\$25 Decrease From 2018/2019 Budget
Website	500	500	750	\$250 Increase From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,225	3,600	3,600	Trustee (US Bank) Increased Fees In 2018/2019
Continuing Disclosure Fee	350	350	350	No Change From 2018/2019 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 61,273</b>	<b>\$ 67,161</b>	<b>\$ 66,933</b>	
<b>MAINTENANCE EXPENDITURES</b>				
Aquatic Maintenance	2,700	4,000	3,500	\$500 Decrease From 2018/2019 Budget
Lawn/Landscape Maintenance	18,238	11,000	12,500	\$1,500 Increase From 2018/2019 Budget
Preserve Maintenance	15,300	16,000	16,000	No Change From 2018/2019 Budget
Maintenance Contingency	3,890	10,702	8,000	\$2,702 Decrease From 2018/2019 Budget
Irrigation System Maintenance	0	2,860	2,860	No Change From 2018/2019 Budget
Entrance Feature	1,425	10,000	10,000	No Change From 2018/2019 Budget
Engineering/Inspections	850	2,000	2,000	No Change From 2018/2019 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 42,403</b>	<b>\$ 56,562</b>	<b>\$ 54,860</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 103,676</b>	<b>\$ 123,723</b>	<b>\$ 121,793</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 145,520</b>	<b>\$ 121,382</b>	<b>\$ 123,310</b>	
Bond Payments	(118,810)	(116,694)	(116,694)	2020 P & I Payments Less Earned Interest
<b>Balance</b>	<b>\$ 26,710</b>	<b>\$ 4,688</b>	<b>\$ 6,616</b>	
County Appraiser & Tax Collector Fee	(2,371)	(4,896)	(4,896)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,045)	(9,792)	(9,792)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 15,294</b>	<b>\$ (10,000)</b>	<b>\$ (8,072)</b>	
Carryover From Prior Year	0	10,000	8,072	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 15,294</b>	<b>\$ -</b>	<b>\$ -</b>	

## DETAILED PROPOSED DEBT SERVICE BUDGET

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020

OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
Interest Income	269	50	50	Projected Interest For 2019/2020
NAV Tax Collection	118,810	116,694	116,694	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 119,079</b>	<b>\$ 116,744</b>	<b>\$ 116,744</b>	
<b>EXPENDITURES</b>				
Principal Payments	65,000	70,000	70,000	Principal Payment Due In 2020
Interest Payments	47,613	44,363	41,763	Interest Payments Due In 2020
Bond Redemption	0	2,381	4,981	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 112,613</b>	<b>\$ 116,744</b>	<b>\$ 116,744</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 6,466</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

Par Amount As Of 1/1/19 = \$1,390,000

## Tree Island Estates CDD Assessment Comparison

	Fiscal Year 2016/2017 Assessment <u>Before Discount*</u>	Fiscal Year 2017/2018 Assessment <u>Before Discount*</u>	Fiscal Year 2018/2019 Assessment <u>Before Discount*</u>	Fiscal Year 2019/2020 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 259.47	\$ 259.47	\$ 220.76	\$ <b>227.37</b>
Maintenance	\$ 180.90	\$ 180.90	\$ 219.61	\$ <b>213.00</b>
<u>Debt</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>	<u>\$ 453.08</u>	<u>\$ <b>453.08</b></u>
<b>Total</b>	<b>\$ 893.45</b>	<b>\$ 893.45</b>	<b>\$ 893.45</b>	<b>\$ 893.45</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

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Total Units 274

Tree Island Estates  
Community Development District

**Financial Report For  
March 2019**

**Tree Island Estates Community Development District**  
**Budget vs. Actual**  
**October 2018 through March 2019**

	<u>Oct '18 - Mar 19</u>	<u>18-19 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin. Assessment Income	57,265.07	60,490.00	-3,224.93	94.67%
363.101 · Maint. Assessment Income	56,844.35	60,172.00	-3,327.65	94.47%
363.810 · Debt Assessment	117,276.20	124,143.00	-6,866.80	94.47%
363.820 · Debt Assessment-Paid To Trustee	-111,582.23	-116,694.00	5,111.77	95.62%
363.830 · Assessment Fees	-2,222.57	-4,896.00	2,673.43	45.4%
363.831 · Discounts For Early Payments	-9,006.62	-9,792.00	785.38	91.98%
369.401 · Interest Income	194.04	300.00	-105.96	64.68%
369.402 · Carryover From Prior Year	0.00	10,000.00	-10,000.00	0.0%
<b>Total Income</b>	<u>108,768.24</u>	<u>123,723.00</u>	<u>-14,954.76</u>	<u>87.91%</u>
<b>Expense</b>				
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	1,350.00	4,000.00	-2,650.00	33.75%
511.304 · Lawn/Landscape Maintenance	7,131.50	11,000.00	-3,868.50	64.83%
511.305 · Maintenance/Contingency	896.00	10,702.00	-9,806.00	8.37%
511.306 · Preserve Maintenance	6,990.00	16,000.00	-9,010.00	43.69%
511.307 · Irrigation System Maintenance	0.00	2,860.00	-2,860.00	0.0%
511.308 · Entrance Feature	0.00	10,000.00	-10,000.00	0.0%
511.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
511.311 · Management Fees	12,138.00	24,276.00	-12,138.00	50.0%
511.312 · Secretarial Fees	1,950.00	3,900.00	-1,950.00	50.0%
511.315 · Legal Fees	2,775.00	10,000.00	-7,225.00	27.75%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.450 · Insurance	5,000.00	6,360.00	-1,360.00	78.62%
511.480 · Legal Advertisements	105.77	550.00	-444.23	19.23%
511.512 · Miscellaneous	570.42	1,200.00	-629.58	47.54%
511.513 · Postage and Delivery	55.61	300.00	-244.39	18.54%
511.514 · Office Supplies	128.23	650.00	-521.77	19.73%
511.515 · Website	250.02	500.00	-249.98	50.0%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,600.00	-3,600.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
<b>Total Expense</b>	<u>40,376.75</u>	<u>123,723.00</u>	<u>-83,346.25</u>	<u>32.64%</u>
<b>Net Income</b>	<u><b>68,391.49</b></u>	<u><b>0.00</b></u>	<u><b>68,391.49</b></u>	<u><b>100.0%</b></u>

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MARCH 2019**

	Annual Budget 10/1/18 - 9/30/19	Actual Mar-19	Year To Date Actual 10/1/18 - 3/31/19
<b>REVENUES</b>			
Administrative Assessments	60,490	662	57,265
Maintenance Assessments	60,172	659	56,844
Debt Assessments	124,143	1,359	117,276
Other Revenues	0	0	0
Interest Income	300	0	194
<b>Total Revenues</b>	<b>\$ 245,105</b>	<b>\$ 2,680</b>	<b>\$ 231,579</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	5,000	0	800
Employer Taxes - Payroll	400	0	61
Management	24,276	2,023	12,138
Secretarial	3,900	325	1,950
Legal	10,000	0	2,775
Assessment Roll	6,000	0	0
Audit Fees	3,900	0	0
Insurance	6,360	0	5,000
Legal Advertisements	550	0	106
Miscellaneous	1,200	232	570
Postage	300	6	56
Office Supplies	650	0	128
Website	500	42	250
Dues & Subscriptions	175	0	175
Trustee Fee	3,600	0	0
Continuing Disclosure Fee	350	0	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,161</b>	<b>\$ 2,628</b>	<b>\$ 24,009</b>
<b>MAINTENANCE EXPENDITURES</b>			
Aquatic Maintenance	4,000	225	1,350
Lawn/Landscape Maintenance	11,000	680	7,131
Preserve Maintenance	16,000	1,275	6,990
Maintenance Contingency	10,702	0	896
Irrigation System Maintenance	2,860	0	0
Entrance Feature Project	10,000	0	0
Engineering/Inspections	2,000	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 56,562</b>	<b>\$ 2,180</b>	<b>\$ 16,367</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 123,723</b>	<b>\$ 4,808</b>	<b>\$ 40,376</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 121,382</b>	<b>\$ (2,128)</b>	<b>\$ 191,203</b>
Bond Payments	(116,694)	(1,328)	(111,582)
<b>Balance</b>	<b>\$ 4,688</b>	<b>\$ (3,456)</b>	<b>\$ 79,621</b>
County Appraiser & Tax Collector Fee	(4,896)	(26)	(2,223)
Discounts For Early Payments	(9,792)	(35)	(9,007)
<b>Excess/ (Shortfall)</b>	<b>\$ (10,000)</b>	<b>\$ (3,517)</b>	<b>\$ 68,391</b>
Carryover From Prior Year	10,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (3,517)</b>	<b>\$ 68,391</b>

Bank Balance As Of 2/28/19	\$ 231,567.64
Funds Received: 3/1/19 - 3/31/19	\$ 2,618.15
Disbursements: 3/1/19 - 3/31/19	\$ 9,556.92
Bank Balance As Of 3/31/19	\$ 224,628.87
Accounts Payable As Of 3/31/19	\$ 8,635.26
Accounts Receivable As Of 3/31/19	\$ -
Available Funds As Of 3/31/19	\$ 215,993.61



**TREE ISLAND ESTATES CDD  
TAX COLLECTIONS  
2018-2019**

#	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	\$ 60,490	\$ 60,172	\$ 124,143	\$ 60,490	\$ 60,172	\$ 124,143	
									\$ 230,117	\$ 56,861	\$ 56,562	\$ 116,694	\$ 56,861	\$ 56,562	\$ 116,694	\$ 116,694
1	707	Miami-Dade Tax Collector	10/19/18	NAV Taxes	\$ 3,668.78		\$ (34.76)	\$ (192.61)	\$ 3,441.41	\$ 906.53	\$ 901.80	\$ 1,860.45	\$ 850.31	\$ 845.90	\$ 1,745.20	\$ 1,745.20
2	511	Miami-Dade Tax Collector	11/20/18	NAV Taxes	\$ 6,254.15		\$ (60.04)	\$ (250.18)	\$ 5,943.93	\$ 1,545.32	\$ 1,537.27	\$ 3,171.56	\$ 1,468.68	\$ 1,461.00	\$ 3,014.25	\$ 3,014.25
3	435	Miami-Dade Tax Collector	11/30/18	NAV Taxes	\$ 36,631.45		\$ (351.66)	\$ (1,465.34)	\$ 34,814.45	\$ 9,051.16	\$ 9,004.01	\$ 18,576.28	\$ 8,602.10	\$ 8,557.40	\$ 17,654.95	\$ 17,654.95
4	323	Miami-Dade Tax Collector	12/10/18	NAV Taxes	\$ 157,247.20		\$ (1,509.57)	\$ (6,290.24)	\$ 149,447.39	\$ 38,853.76	\$ 38,651.36	\$ 79,742.08	\$ 36,926.20	\$ 36,734.26	\$ 75,786.93	\$ 75,786.93
5	505	Miami-Dade Tax Collector	12/21/18	NAV Taxes	\$ 13,401.75		\$ (128.83)	\$ (518.22)	\$ 12,754.70	\$ 3,311.40	\$ 3,294.15	\$ 6,796.20	\$ 3,151.55	\$ 3,135.10	\$ 6,468.05	\$ 6,468.05
6	383	Miami-Dade Tax Collector	01/14/19	NAV Taxes	\$ 4,231.35		\$ (41.21)	\$ (111.32)	\$ 4,078.82	\$ 1,045.55	\$ 1,040.05	\$ 2,145.75	\$ 1,007.82	\$ 1,002.55	\$ 2,068.45	\$ 2,068.45
7	769	Miami-Dade Tax Collector	01/29/19	Interest		\$ 122.99			\$ 122.99	\$ 122.99			\$ 122.99			\$ -
8	816	Miami-Dade Tax Collector	02/08/19	NAV Taxes	\$ 7,147.60		\$ (70.05)	\$ (142.96)	\$ 6,934.59	\$ 1,766.08	\$ 1,756.88	\$ 3,624.64	\$ 1,713.44	\$ 1,704.50	\$ 3,516.65	\$ 3,516.65
9	372	Miami-Dade Tax Collector	03/08/19	NAV Taxes	\$ 2,680.35		\$ (26.45)	\$ (35.75)	\$ 2,618.15	\$ 662.28	\$ 658.83	\$ 1,359.24	\$ 646.85	\$ 643.55	\$ 1,327.75	\$ 1,327.75
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 231,262.63	\$ 122.99	\$ (2,222.57)	\$ (9,006.62)	\$ 220,156.43	\$ 57,265.07	\$ 56,844.35	\$ 117,276.20	\$ 54,489.94	\$ 54,084.26	\$ 111,582.23	\$ 111,582.23

Assessment Roll =  
\$244,805.30

Note: \$244,805, \$60,490, \$60,172 and \$124,143 are 2018/2019 Budgeted assessments after discounts and fees.

Note: \$230,117, \$56,891, \$56,562 and \$116,694 are 2018/2019 Budgeted assessments before discounts and fees.

\$ 231,262.63	
\$ 122.99	\$ 220,156.43
\$ (57,265.07)	\$ (54,489.94)
\$ (56,844.35)	\$ (54,084.26)
\$ (117,276.20)	\$ (111,582.23)
\$ -	\$ -