



**TREE ISLAND ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 22, 2022
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.treeislandestatescdd.org

786.303.3661 Telephone
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AGENDA
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida
REGULAR BOARD MEETING
March 22, 2022
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 23, 2021 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Installation of Entrance Feature – SW 26th Street & SW 152nd Avenue
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 4
- I. Administrative Matters
 - 1. Financial Report.....Page 11
 - 2. Discussion Regarding General Election Qualifying Period
- 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 GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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 2021/2022 REGULAR MEETING SCHEDULE

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

10/13/2021

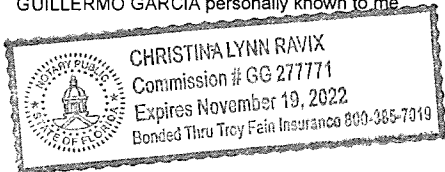
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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.

Guillermo Garcia

Sworn to and subscribed before me this
13 day of OCTOBER, A.D. 2021

Christina Lynn Ravix

(SEAL)
GUILLERMO GARCIA personally known to me



TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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:

- October 26, 2021
- November 23, 2021
- March 22, 2022
- April 26, 2022
- May 24, 2022
- June 28, 2022
- July 26, 2022
- August 23, 2022

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 786-313-3661 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 786-313-3661 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
10/13

21-18/0000556315M

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 23, 2021**

A. CALL TO ORDER

The November 23, 2021, Regular Board Meeting of the Tree Island Estates Community Development District (the “{District}”) was called to order at 6:02 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 October 13, 2021, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Luis Delrio, Vice Chairperson Monica Suarez and Supervisor Oremia Delrio 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 Gregory George 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. July 27, 2021, Regular Board Meeting & Public Hearing

The minutes of the **July 27, 2021, Regular Board Meeting & Public Hearing** were presented for approval.

A MOTION was made by Mr. Delrio, seconded by Ms. Suarez and unanimously passed approving the minutes of the July 27, 2021, Regular Board Meeting & Public Hearing , amended to reflect changing the name “Ginger Wald” to “Gregory George” under agenda item C.; paragraph 2; line 2.

G. OLD BUSINESS

1. Update Regarding Installation of Entrance Feature – SW 26th Street & SW 152nd Avenue

Mr. Silva advised that the entrance feature had been installed and painted. The next part of the project will involve the installation of the landscape material, which was approved as part of the Entrance Feature Plans that were submitted to Miami-Dade County. This will take place in the upcoming weeks. More information regarding this item will be provided at a future meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mr. Silva presented Resolution No. 2021-06, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 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, 2021. 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 Mr. Morrison, seconded by Mr. Delrio and unanimously passed adopting Resolution No. 2021-06, adopting and approving the Amended Fiscal Year 2020/2021 Budget, as presented.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mr. Silva presented the Financial Reports through September 2021, and the Assessment Collections, which were provided in the meeting booklet. He indicated that available funds as of September 30, 2021, were \$187,068.

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS AND REQUESTS

There were no additional Board Member/Staff comments or 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 6:36 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2022-01

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 2022/2023; 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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 28, 2022 at 6:00 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 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 22nd day of March, 2022.

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 2022/2023
October 1, 2022 - September 30, 2023**

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

DETAILED PROPOSED BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	66,021
Maintenance Assessments	54,638
Debt Assessments	124,143
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 245,042
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	26,412
Secretarial	3,900
Legal	9,250
Assessment Roll	6,000
Audit Fees	3,800
Insurance	6,200
Legal Advertisements	550
Miscellaneous	1,200
Postage	250
Office Supplies	550
Website	750
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,387
MAINTENANCE EXPENDITURES	
Aquatic Maintenance	3,500
Lawn/Landscape Maintenance	17,000
Preserve Maintenance	16,000
Maintenance Contingency	10,000
Irrigation System Maintenance	2,860
Entrance Feature	0
Engineering/Inspections	2,000
TOTAL MAINTENANCE EXPENDITURES	\$ 51,360
TOTAL EXPENDITURES	\$ 119,747
REVENUES LESS EXPENDITURES	\$ 125,295
Bond Payments	(116,694)
Balance	\$ 8,601
County Appraiser & Tax Collector Fee	(4,896)
Discounts For Early Payments	(9,792)
EXCESS/ (SHORTFALL)	\$ (6,087)
Carryover From Prior Year	6,087
NET EXCESS/ (SHORTFALL)	\$ (0)

DETAILED FINAL BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	61,926	61,766	66,021	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	58,893	58,893	54,638	Expenditures /.94
Debt Assessments	124,143	124,143	124,143	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	246	300	240	Estimated At \$20 Per Month
TOTAL REVENUES	\$ 245,208	\$ 245,102	\$ 245,042	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,400	5,000	5,000	No Change From 2021/2022 Budget
Employer Taxes - Payroll	184	400	400	Projected At 8% Of Supervisor Fees
Management	25,296	25,644	26,412	CPI Adjustment (Capped At 3%)
Secretarial	3,900	3,900	3,900	No Change From 2021/2022 Budget
Legal	6,055	9,500	9,250	\$250 Decrease From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2021/2022 Budget
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
Insurance	5,618	6,200	6,200	Insurance Estimate
Legal Advertisements	428	550	550	No Change From 2021/2022 Budget
Miscellaneous	1,641	1,200	1,200	No Change From 2021/2022 Budget
Postage	91	250	250	No Change From 2021/2022 Budget
Office Supplies	102	575	550	\$25 Decrease From 2021/2022 Budget
Website	750	750	750	No Change From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,547	3,600	3,600	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 60,137	\$ 67,794	\$ 68,387	
MAINTENANCE EXPENDITURES				
Aquatic Maintenance	2,700	3,500	3,500	No Change From 2021/2022 Budget
Lawn/Landscape Maintenance	15,449	16,500	17,000	\$500 Increase From 2021/2022 Budget
Preserve Maintenance	15,300	15,500	16,000	\$500 Increase From 2021/2022 Budget
Maintenance Contingency	3,452	5,000	10,000	Maintenance Contingency
Irrigation System Maintenance	0	2,860	2,860	No Change From 2021/2022 Budget
Entrance Feature	13,371	10,000	0	Fiscal Year 2020/2021 Expenditure
Engineering/Inspections	975	2,000	2,000	No Change From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 51,247	\$ 55,360	\$ 51,360	
TOTAL EXPENDITURES	\$ 111,384	\$ 123,154	\$ 119,747	
REVENUES LESS EXPENDITURES	\$ 133,824	\$ 121,948	\$ 125,295	
Bond Payments	(118,325)	(116,694)	(116,694)	2023 P & I Payments Less Earned Interest
Balance	\$ 15,499	\$ 5,254	\$ 8,601	
County Appraiser & Tax Collector Fee	(2,358)	(4,896)	(4,896)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,117)	(9,792)	(9,792)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,024	\$ (9,434)	\$ (6,087)	
Carryover From Prior Year	0	9,434	6,087	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 4,024	\$ (0)	\$ (0)	

DETAILED FINAL DEBT SERVICE BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	7	25	10	Projected Interest For 2022/2023
NAV Tax Collection	118,325	116,694	116,694	Maximum Debt Service Collection
Total Revenues	\$ 118,332	\$ 116,719	\$ 116,704	
EXPENDITURES				
Principal Payments	75,000	75,000	80,000	Principal Payment Due In 2023
Interest Payments	40,625	36,969	34,450	Interest Payments Due In 2023
Bond Redemption	0	4,750	2,254	Estimated Excess Debt Collections
Total Expenditures	\$ 115,625	\$ 116,719	\$ 116,704	
Excess/ (Shortfall)	\$ 2,707	\$ -	\$ -	

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 1/1/22 = \$1,175,000

Tree Island Estates CDD Assessment Comparison

	Fiscal Year 2019/2020 Assessment <u>Before Discount*</u>	Fiscal Year 2020/2021 Assessment <u>Before Discount*</u>	Fiscal Year 2021/2022 Assessment <u>Before Discount*</u>	Fiscal Year 2022/2023 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 227.37	\$ 225.43	\$ 225.43	\$ 240.95
Maintenance	\$ 213.00	\$ 214.94	\$ 214.94	\$ 199.42
<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 2022**

Tree Island Estates Community Development District
Budget vs. Actual
October 2021 through February 2022

	<u>Oct 21 - Feb 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin. Assessment Income	57,537.08	61,766.00	-4,228.92	93.15%
363.101 · Maint. Assessment Income	54,860.67	58,893.00	-4,032.33	93.15%
363.810 · Debt Assessment	115,641.19	124,143.00	-8,501.81	93.15%
363.820 · Debt Assessment-Paid To Trustee	-109,944.65	-116,694.00	6,749.35	94.22%
363.830 · Assessment Fees	-2,189.95	-4,896.00	2,706.05	44.73%
363.831 · Discounts For Early Payments	-9,044.66	-9,792.00	747.34	92.37%
369.401 · Interest Income	89.56	300.00	-210.44	29.85%
369.402 · Carryover From Prior Year	0.00	9,434.00	-9,434.00	0.0%
Total Income	<u>106,949.24</u>	<u>123,154.00</u>	<u>-16,204.76</u>	<u>86.84%</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	1,147.00	3,500.00	-2,353.00	32.77%
511.304 · Lawn/Landscape Maintenance	8,750.00	16,500.00	-7,750.00	53.03%
511.305 · Maintenance/Contingency	0.00	5,000.00	-5,000.00	0.0%
511.306 · Preserve Maintenance	6,503.00	15,500.00	-8,997.00	41.96%
511.307 · Irrigation System Maintenance	0.00	2,860.00	-2,860.00	0.0%
511.308 · Entrance Feature Project	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	10,685.00	25,644.00	-14,959.00	41.67%
511.312 · Secretarial Fees	1,625.00	3,900.00	-2,275.00	41.67%
511.315 · Legal Fees	2,085.00	9,500.00	-7,415.00	21.95%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.320 · Audit Fees	0.00	3,700.00	-3,700.00	0.0%
511.450 · Insurance	5,815.00	6,200.00	-385.00	93.79%
511.480 · Legal Advertisements	111.90	550.00	-438.10	20.35%
511.512 · Miscellaneous	338.98	1,200.00	-861.02	28.25%
511.513 · Postage and Delivery	43.09	250.00	-206.91	17.24%
511.514 · Office Supplies	68.45	575.00	-506.55	11.9%
511.515 · Website	312.50	750.00	-437.50	41.67%
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%
Total Expense	<u>38,521.12</u>	<u>123,154.00</u>	<u>-84,632.88</u>	<u>31.28%</u>
Net Income	<u><u>68,428.12</u></u>	<u><u>0.00</u></u>	<u><u>68,428.12</u></u>	<u><u>100.0%</u></u>

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Feb-22	Year To Date Actual 10/1/21 - 2/28/22
REVENUES			
Administrative Assessments	61,766	451	57,537
Maintenance Assessments	58,893	430	54,861
Debt Assessments	124,143	906	115,641
Other Revenues	0	0	0
Interest Income	300	0	90
Total Revenues	\$ 245,102	\$ 1,787	\$ 228,129
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	0	800
Employer Taxes - Payroll	400	0	61
Management	25,644	2,137	10,685
Secretarial	3,900	325	1,625
Legal	9,500	0	2,085
Assessment Roll	6,000	0	0
Audit Fees	3,700	0	0
Insurance	6,200	0	5,815
Legal Advertisements	550	0	112
Miscellaneous	1,200	26	339
Postage	250	3	43
Office Supplies	575	7	68
Website	750	62	313
Dues & Subscriptions	175	0	175
Trustee Fee	3,600	0	0
Continuing Disclosure Fee	350	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 67,794	\$ 2,560	\$ 22,121
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	3,500	236	1,147
Lawn/Landscape Maintenance	16,500	4,010	8,750
Preserve Maintenance	15,500	1,339	6,503
Maintenance Contingency	5,000	0	0
Irrigation System Maintenance	2,860	0	0
Entrance Feature Project	10,000	0	0
Engineering/Inspections	2,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 55,360	\$ 5,585	\$ 16,400
TOTAL EXPENDITURES	\$ 123,154	\$ 8,145	\$ 38,521
REVENUES LESS EXPENDITURES	\$ 121,948	\$ (6,358)	\$ 189,608
Bond Payments	(116,694)	(875)	(109,945)
Balance	\$ 5,254	\$ (7,233)	\$ 79,663
County Appraiser & Tax Collector Fee	(4,896)	(17)	(2,190)
Discounts For Early Payments	(9,792)	(45)	(9,045)
Excess/ (Shortfall)	\$ (9,434)	\$ (7,295)	\$ 68,428
Carryover From Prior Year	9,434	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (7,295)	\$ 68,428
Bank Balance As Of 2/28/22	\$ 270,016.24		
Accounts Payable As Of 2/28/22	\$ 11,708.74		
Accounts Receivable As Of 2/28/22	\$ -		
Available Funds As Of 2/28/22	\$ 258,307.50		

**TREE ISLAND ESTATES CDD
TAX COLLECTIONS
2021-2022**

#	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
									\$ 244,802	\$ 61,766	\$ 58,893	\$ 124,143	\$ 61,766	\$ 58,893	\$ 124,143	
									\$ 230,114	\$ 58,060	\$ 55,360	\$ 116,694	\$ 58,060	\$ 55,360	\$ 116,694	\$ 116,694
1	1	Miami-Dade Tax Collector	11/26/21	NAV Taxes	\$ 19,631.81		\$ (188.05)	\$ (826.44)	\$ 18,617.32	\$ 4,953.11	\$ 4,723.40	\$ 9,955.30	\$ 4,697.12	\$ 4,479.30	\$ 9,440.90	\$ 9,440.90
2	2	Miami-Dade Tax Collector	12/03/21	NAV Taxes	\$ 144,738.90		\$ (1,389.49)	\$ (5,789.88)	\$ 137,559.53	\$ 36,519.66	\$ 34,820.28	\$ 73,398.96	\$ 34,707.83	\$ 33,093.25	\$ 69,758.45	\$ 69,758.45
3	3	Miami-Dade Tax Collector	12/08/21	NAV Taxes	\$ 33,951.10		\$ (325.93)	\$ (1,358.12)	\$ 32,267.05	\$ 8,566.34	\$ 8,167.72	\$ 17,217.04	\$ 8,141.30	\$ 7,762.60	\$ 16,363.15	\$ 16,363.15
4	4	Miami-Dade Tax Collector	12/20/21	NAV Taxes	\$ 23,229.70		\$ (223.44)	\$ (884.55)	\$ 22,121.71	\$ 5,861.18	\$ 5,588.44	\$ 11,780.08	\$ 5,581.41	\$ 5,321.95	\$ 11,218.35	\$ 11,218.35
5	5	Miami-Dade Tax Collector	01/11/22	NAV Taxes	\$ 4,700.53		\$ (45.61)	\$ (141.00)	\$ 4,513.92	\$ 1,185.93	\$ 1,130.95	\$ 2,383.65	\$ 1,138.77	\$ 1,086.10	\$ 2,289.05	\$ 2,289.05
6	6	Miami-Dade Tax Collector	02/07/22	NAV Taxes	\$ 1,786.90		\$ (17.43)	\$ (44.67)	\$ 1,724.80	\$ 450.86	\$ 429.88	\$ 906.16	\$ 435.10	\$ 414.95	\$ 874.75	\$ 874.75
7									\$ -							\$ -
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15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 228,038.94	\$ -	\$ (2,189.95)	\$ (9,044.66)	\$ 216,804.33	\$ 57,537.08	\$ 54,860.67	\$ 115,641.19	\$ 54,701.53	\$ 52,158.15	\$ 109,944.65	\$ 109,944.65

Assessment Roll =
\$244,805.30

Note: \$244,802, \$61,766, \$58,893 and \$124,143 are 2021/2022 Budgeted assessments after discounts and fees.

Note: \$230,114, \$56,060, \$55,360 and \$116,694 are 2021/2022 Budgeted assessments before discounts and fees.

\$ 228,038.94	
\$ -	\$ 216,804.33
\$ (57,537.08)	\$ (54,701.53)
\$ (54,860.67)	\$ (52,158.15)
\$ (115,641.19)	\$ (109,944.65)
\$ -	\$ -