



**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 23, 2022  
6:00 P.M.**

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

[www.treeislandestatescdd.org](http://www.treeislandestatescdd.org)

786.303.3661 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  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
August 23, 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. March 22, 2022 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. 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. 2022-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2022/2023 Final Budget.....Page 5
  - 2. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 6
- I. Public Hearing
  - 1. Proof of Publication.....Page 8
  - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
  - 3. Consider Resolution No. 2022-04 – Adopting Fiscal Year 2022/2023 Final Budget.....Page 9
- J. Administrative Matters
  - 1. Financial Report.....Page 16
- K. Additional Board Member/Staff Comments and Requests
- L. Adjourn

## Miscellaneous Notices



Published in Miami Daily Business Review on August 10, 2022

### Location

Miami-Dade County,

### Notice Text

#### NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Tree Island Estates Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 23, 2022, at 6:00 p.m., or as soon thereafter as the meeting can be heard, in a Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may come before the Board. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Tree Island Estates Community Development District

[www.treeislandestatescdd.org](http://www.treeislandestatescdd.org)

8/3-10 22-20/0000611591M

**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 22, 2022**

**A. CALL TO ORDER**

The March 22, 2022, Regular Board Meeting of the Tree Island Estates Community Development District (the "District") was called to order at 6:00 p.m. in the meeting room at the Kendall Executive Office 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 October 13, 2021, as part of the District's Fiscal Year 2021/2022 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 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.

**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. November 23, 2021, Regular Board Meeting**

The minutes of the **November 23, 2021, Regular Board Meeting** were presented for approval.

A <b>MOTION</b> was made by Mr. Morrison, seconded by Mr. Delrio and unanimously passed approving the minutes of the <b>November 23, 2021, Regular Board Meeting</b> , as presented.
--

**G. OLD BUSINESS**

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

Mr. Silva informed the Board that the construction of the entrance feature located at the intersection of SW 26<sup>th</sup> Street (Coral Way) and SW 152<sup>nd</sup> Avenue has been completed. At the start of the rainy season, oak trees will be planted since there is no irrigation system in the area. In addition, Solar LED

lamps will be installed in the upcoming weeks which will illuminate the entrance feature at night. More information will be provided at an upcoming meeting.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed**

Mr. Silva presented Resolution No. 2022-01, entitled:

**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.**

Mr. Silva read the title of the resolution into the record and provided a brief overview of the proposed budget. Mr. Silva stated that the overall assessment for the fiscal year 2022/2023 would remain the same as the fiscal year 2021/2022 assessment, so letters to residents would not be required. A discussion ensued after which;

A **MOTION** was made by Mr. Morrison, seconded by Ms. Delrio and unanimously passed to approve and adopt Resolution No. 2022-01, as presented, setting the public hearing to adopt the 2022/2023 Fiscal Year Final Budget and Assessments for June 28, 2022, at 6:00 p.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

**I. ADMINISTRATIVE MATTERS**

**1. Financial Report**

Mr. Silva presented the Financial Reports through March 2021, and the Assessment Collections, which were provided in the meeting booklet. He indicated that available funds as of February 28, 2021, were \$258,307.50.

**2. Discussion Regarding General Election Qualifying Period (Seat #1 & #2): Noon, Monday, June 13, 2022 through Noon, Friday, June 17, 2022**

Mr. Silva advised the Board that the two (2) seats whose terms are expiring in November 2022 are Seat #1 (Oremia Delrio) and Seat #2 (vacant). Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 13, 2022, through noon on June 17, 2022.

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

There were no additional Board Member or Staff Closing Comments.

**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 6:28 p.m. There were no objections.

**ATTESTED BY:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairman/Vice-Chair**

**RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2022-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2022/2023 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board previously adopted Resolution 2022-01 approving a proposed budget and setting a public hearing for June 28, 2022; and

**WHEREAS**, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

**WHEREAS**, the public hearing has been rescheduled for August 23, 2022, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. Resolution No. 2022-01 is hereby amended to change the date and time of the Public Hearing to August 23, 2022 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 2022/2023 Budget.

2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

**PASSED, ADOPTED and EFFECTIVE** this 23<sup>rd</sup> day of August, 2022.

**ATTEST:**

**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**RESOLUTION NO. 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Tree Island Estates Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 23<sup>rd</sup> day of August, 2022.

**ATTEST:**

**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 165<sup>th</sup> Avenue, Suite 200, Miami, Florida 33193 at 6:00 p.m., on the following dates:

**October 25, 2022  
November 22, 2022  
March 28, 2023  
April 25, 2023  
May 23, 2023  
June 27, 2023  
July 25, 2023  
August 22, 2023**

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](http://www.treeislandestatescdd.org)**

**PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/22**

## Miscellaneous Notices



Published in Miami Daily Business Review on August 10, 2022

### Location

Miami-Dade County,

### Notice Text

#### NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Tree Island Estates Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 23, 2022, at 6:00 p.m., or as soon thereafter as the meeting can be heard, in a Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may come before the Board. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Tree Island Estates Community Development District

[www.treeislandestatescdd.org](http://www.treeislandestatescdd.org)

8/3-10 22-20/0000611591M

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tree Island Estates Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 23<sup>rd</sup> day of August, 2022.

**ATTEST:**

**TREE ISLAND ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Tree Island Estates  
Community Development District

**Final Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

# **CONTENTS**

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	66,021
Maintenance Assessments	54,638
Debt Assessments	124,143
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 245,042</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 68,387</b>
<b>MAINTENANCE EXPENDITURES</b>	
Aquatic Maintenance	3,500
Lawn/Landscape Maintenance	17,000
Preserve Maintenance	16,000
Maintenance Contingency	9,000
Irrigation System Maintenance	2,860
Entrance Feature	0
Entrance Feature Lighting (FPL)	1,000
Engineering/Inspections	2,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 51,360</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 119,747</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 125,295</b>
Bond Payments	(116,694)
<b>Balance</b>	<b>\$ 8,601</b>
County Appraiser & Tax Collector Fee	(4,896)
Discounts For Early Payments	(9,792)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (6,087)</b>
Carryover From Prior Year	6,087
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (0)</b>

**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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 245,208</b>	<b>\$ 245,102</b>	<b>\$ 245,042</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 60,137</b>	<b>\$ 67,794</b>	<b>\$ 68,387</b>	
<b>MAINTENANCE EXPENDITURES</b>				
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	9,000	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
Entrance Feature Lighting (FPL)	0	0	1,000	Entrance Feature Lighting (FPL)
Engineering/Inspections	975	2,000	2,000	No Change From 2021/2022 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 51,247</b>	<b>\$ 55,360</b>	<b>\$ 51,360</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 111,384</b>	<b>\$ 123,154</b>	<b>\$ 119,747</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 133,824</b>	<b>\$ 121,948</b>	<b>\$ 125,295</b>	
Bond Payments	(118,325)	(116,694)	(116,694)	2023 P & I Payments Less Earned Interest
<b>Balance</b>	<b>\$ 15,499</b>	<b>\$ 5,254</b>	<b>\$ 8,601</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 4,024</b>	<b>\$ (9,434)</b>	<b>\$ (6,087)</b>	
Carryover From Prior Year	0	9,434	6,087	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 4,024</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	

**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
<b>REVENUES</b>				
Interest Income	7	25	10	Projected Interest For 2022/2023
NAV Tax Collection	118,325	116,694	116,694	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 118,332</b>	<b>\$ 116,719</b>	<b>\$ 116,704</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 115,625</b>	<b>\$ 116,719</b>	<b>\$ 116,704</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 2,707</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 1/1/22 = \$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 <b>Projected Assessment</b> <u>Before Discount*</u>
Administrative	\$ 227.37	\$ 225.43	\$ 225.43	\$ <b>240.95</b>
Maintenance	\$ 213.00	\$ 214.94	\$ 214.94	\$ <b>199.42</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:

---

Total Units 274

Tree Island Estates  
Community Development District

**Financial Report For  
July 2022**

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

	<u>Oct 21 - July 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin. Assessment Income	62,119.18	61,766.00	353.18	100.57%
363.101 · Maint. Assessment Income	58,893.15	58,893.00	0.15	100.0%
363.810 · Debt Assessment	124,144.05	124,143.00	1.05	100.0%
363.820 · Debt Assessment-Paid To Trustee	-118,349.15	-116,694.00	-1,655.15	101.42%
363.830 · Assessment Fees	-2,360.76	-4,896.00	2,535.24	48.22%
363.831 · Discounts For Early Payments	-9,071.46	-9,792.00	720.54	92.64%
369.401 · Interest Income	194.99	300.00	-105.01	65.0%
369.402 · Carryover From Prior Year	0.00	9,434.00	-9,434.00	0.0%
<b>Total Income</b>	<u>115,570.00</u>	<u>123,154.00</u>	<u>-7,584.00</u>	<u>93.84%</u>
<b>Expense</b>				
511.122 · Payroll Tax Expense	107.10	400.00	-292.90	26.78%
511.131 · Supervisors Fees	1,400.00	5,000.00	-3,600.00	28.0%
511.303 · Aquatic Maintenance	2,316.00	3,500.00	-1,184.00	66.17%
511.304 · Lawn/Landscape Maintenance	18,968.00	16,500.00	2,468.00	114.96%
511.305 · Maintenance/Contingency	9,582.50	5,000.00	4,582.50	191.65%
511.306 · Preserve Maintenance	13,134.00	15,500.00	-2,366.00	84.74%
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	1,975.00	2,000.00	-25.00	98.75%
511.311 · Management Fees	21,370.00	25,644.00	-4,274.00	83.33%
511.312 · Secretarial Fees	3,250.00	3,900.00	-650.00	83.33%
511.315 · Legal Fees	4,485.00	9,500.00	-5,015.00	47.21%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
511.450 · Insurance	5,815.00	6,200.00	-385.00	93.79%
511.480 · Legal Advertisements	359.63	550.00	-190.37	65.39%
511.512 · Miscellaneous	546.85	1,200.00	-653.15	45.57%
511.513 · Postage and Delivery	74.76	250.00	-175.24	29.9%
511.514 · Office Supplies	205.90	575.00	-369.10	35.81%
511.515 · Website	625.00	750.00	-125.00	83.33%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,547.50	3,600.00	-52.50	98.54%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
<b>Total Expense</b>	<u>91,637.24</u>	<u>123,154.00</u>	<u>-31,516.76</u>	<u>74.41%</u>
<b>Net Income</b>	<u><u>23,932.76</u></u>	<u><u>0.00</u></u>	<u><u>23,932.76</u></u>	<u><u>100.0%</u></u>

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

	Annual Budget 10/1/21 - 9/30/22	Actual Jul-22	Year To Date Actual 10/1/21 - 7/31/22
<b>REVENUES</b>			
Administrative Assessments	61,766	1,860	62,119
Maintenance Assessments	58,893	1,503	58,893
Debt Assessments	124,143	3,172	124,144
Other Revenues	0	0	0
Interest Income	300	0	195
<b>Total Revenues</b>	<b>\$ 245,102</b>	<b>\$ 6,535</b>	<b>\$ 245,351</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	5,000	0	1,400
Employer Taxes - Payroll	400	0	107
Management	25,644	2,137	21,370
Secretarial	3,900	325	3,250
Legal	9,500	0	4,485
Assessment Roll	6,000	0	0
Audit Fees	3,700	0	3,700
Insurance	6,200	0	5,815
Legal Advertisements	550	0	360
Miscellaneous	1,200	23	547
Postage	250	0	75
Office Supplies	575	4	206
Website	750	62	625
Dues & Subscriptions	175	0	175
Trustee Fee	3,600	0	3,548
Continuing Disclosure Fee	350	0	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,794</b>	<b>\$ 2,551</b>	<b>\$ 45,663</b>
<b>MAINTENANCE EXPENDITURES</b>			
Aquatic Maintenance	3,500	236	2,316
Lawn/Landscape Maintenance	16,500	3,440	18,968
Preserve Maintenance	15,500	1,339	13,134
Maintenance Contingency	5,000	6,183	9,582
Irrigation System Maintenance	2,860	0	0
Entrance Feature Project	10,000	0	0
Engineering/Inspections	2,000	0	1,974
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 55,360</b>	<b>\$ 11,198</b>	<b>\$ 45,974</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 123,154</b>	<b>\$ 13,749</b>	<b>\$ 91,637</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 121,948</b>	<b>\$ (7,214)</b>	<b>\$ 153,714</b>
Bond Payments	(116,694)	(3,140)	(118,349)
<b>Balance</b>	<b>\$ 5,254</b>	<b>\$ (10,354)</b>	<b>\$ 35,365</b>
County Appraiser & Tax Collector Fee	(4,896)	(65)	(2,361)
Discounts For Early Payments	(9,792)	0	(9,071)
<b>Excess/ (Shortfall)</b>	<b>\$ (9,434)</b>	<b>\$ (10,419)</b>	<b>\$ 23,933</b>
Carryover From Prior Year	9,434	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (10,419)</b>	<b>\$ 23,933</b>

<b>Bank Balance As Of 7/31/22</b>	<b>\$ 227,793.55</b>
<b>Accounts Payable As Of 7/31/22</b>	<b>\$ 13,981.41</b>
<b>Accounts Receivable As Of 7/31/22</b>	<b>\$ -</b>
<b>Available Funds As Of 7/31/22</b>	<b>\$ 213,812.14</b>

**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	Int - 1	Miami-Dade Tax Collector	02/28/22	Interest		\$ 8.18			\$ 8.18	\$ 8.18			\$ 8.18			\$ -
8	7	Miami-Dade Tax Collector	03/07/22	NAV Taxes	\$ 2,680.35		\$ (26.53)	\$ (26.80)	\$ 2,627.02	\$ 676.29	\$ 644.82	\$ 1,359.24	\$ 662.82	\$ 632.00	\$ 1,332.20	\$ 1,332.20
9	8	Miami-Dade Tax Collector	04/12/22	NAV Taxes	\$ 4,926.01		\$ (49.26)		\$ 4,876.75	\$ 1,242.81	\$ 1,185.20	\$ 2,498.00	\$ 1,230.35	\$ 1,173.35	\$ 2,473.05	\$ 2,473.05
10	Int - 2	Miami-Dade Tax Collector	04/27/22	Interest		\$ 1.12			\$ 1.12	\$ 1.12			\$ 1.12			\$ -
11	9	Miami-Dade Tax Collector	05/06/22	NAV Taxes/Interest	\$ 2,680.35	\$ 53.60	\$ (27.34)		\$ 2,706.61	\$ 729.89	\$ 644.82	\$ 1,359.24	\$ 722.56	\$ 638.40	\$ 1,345.65	\$ 1,345.65
12	10	Miami-Dade Tax Collector	06/07/22	NAV Taxes/Interest	\$ 225.50	\$ 6.76	\$ (2.32)		\$ 229.94	\$ 63.66	\$ 54.25	\$ 114.35	\$ 62.99	\$ 53.70	\$ 113.25	\$ 113.25
13	11	Miami-Dade Tax Collector	07/05/22	NAV Taxes/Interest (TC)	\$ 6,254.15	\$ 281.42	\$ (65.36)		\$ 6,470.21	\$ 1,860.15	\$ 1,503.39	\$ 3,172.03	\$ 1,841.51	\$ 1,488.35	\$ 3,140.35	\$ 3,140.35
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 244,805.30	\$ 351.08	\$ (2,360.76)	\$ (9,071.46)	\$ 233,724.16	\$ 62,119.18	\$ 58,893.15	\$ 124,144.05	\$ 59,231.06	\$ 56,143.95	\$ 118,349.15	\$ 118,349.15

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, \$58,060, \$55,360 and \$116,694 are 2021/2022 Budgeted assessments before discounts and fees.

\$ 244,805.30	
\$ 351.08	\$ 233,724.16
\$ (62,119.18)	\$ (59,231.06)
\$ (58,893.15)	\$ (56,143.95)
\$ (124,144.05)	\$ (118,349.15)
\$ -	\$ -