

Tree Island Estates  
Community Development District

**Amended Final Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

# **CONTENTS**

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

**AMENDED FINAL BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
<b>REVENUES</b>			
Administrative Assessments	61,766	62,124	62,124
Maintenance Assessments	58,893	58,893	58,893
Debt Assessments	124,143	124,144	124,144
Other Revenues	0	0	0
Interest Income	300	235	233
<b>Total Revenues</b>	<b>\$ 245,102</b>	<b>\$ 245,396</b>	<b>\$ 245,394</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
Supervisor Fees	5,000	2,200	2,200
Employer Taxes - Payroll	400	168	168
Management	25,644	25,644	25,644
Secretarial	3,900	3,900	3,900
Legal	9,500	6,800	5,760
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,700	3,700	3,700
Insurance	6,200	5,815	5,815
Legal Advertisements	550	700	530
Miscellaneous	1,200	1,000	629
Postage	250	135	124
Office Supplies	575	275	249
Website	750	750	750
Dues & Subscriptions	175	175	175
Trustee Fee	3,600	3,548	3,548
Continuing Disclosure Fee	350	350	350
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 67,794</b>	<b>\$ 61,160</b>	<b>\$ 59,542</b>
<b>MAINTENANCE EXPENDITURES</b>			
Aquatic Maintenance	3,500	2,788	2,788
Lawn/Landscape Maintenance	16,500	24,500	22,592
Preserve Maintenance	15,500	15,812	15,812
Maintenance Contingency	5,000	14,000	11,465
Irrigation System Maintenance	2,860	1,500	0
Entrance Feature Project	10,000	6,000	3,400
Engineering/Inspections	2,000	3,000	1,975
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 55,360</b>	<b>\$ 67,600</b>	<b>\$ 58,032</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 123,154</b>	<b>\$ 128,760</b>	<b>\$ 117,574</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 121,948</b>	<b>\$ 116,636</b>	<b>\$ 127,820</b>
Bond Payments	(116,694)	(118,349)	(118,349)
<b>Balance</b>	<b>\$ 5,254</b>	<b>\$ (1,713)</b>	<b>\$ 9,471</b>
County Appraiser & Tax Collector Fee	(4,896)	(2,361)	(2,361)
Discounts For Early Payments	(9,792)	(9,071)	(9,071)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (9,434)</b>	<b>\$ (13,145)</b>	<b>\$ (1,961)</b>
Carryover From Prior Year	9,434	9,434	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (3,711)</b>	<b>\$ (1,961)</b>

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$189,879
(\$13,145)
\$176,734

**Note**  
\$9,434 Of Fund Balance Used To Reduce 2021/2022 Assessments.  
\$6,087 Of Fund Balance To Be Used To Reduce 2022/2023 Assessments.

**AMENDED FINAL BUDGET**  
**TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21 - 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 9/29/22</b>
<b>REVENUES</b>			
Interest Income	25	6	6
NAV Tax Collection	116,694	118,349	118,349
<b>Total Revenues</b>	<b>\$ 116,719</b>	<b>\$ 118,355</b>	<b>\$ 118,355</b>
<b>EXPENDITURES</b>			
Principal Payments	75,000	75,000	75,000
Interest Payments	36,969	38,188	38,188
Bond Redemption	4,750	0	0
<b>Total Expenditures</b>	<b>\$ 116,719</b>	<b>\$ 113,188</b>	<b>\$ 113,188</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 5,167</b>	<b>\$ 5,167</b>

FUND BALANCE AS OF 9/30/21	\$109,403
FY 2021/2022 ACTIVITY	\$5,167
FUND BALANCE AS OF 9/30/22	\$114,570

Notes

Reserve Fund Balance = \$59,443\*. Revenue Fund Balance = \$55,127\*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment  
Of \$17,875.

\* Approximate Amounts

**Series 2014 Bond Refunding Information**

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

Par Amount As Of 9/30/22 = \$1,100,000

\* Rate Is Adjustable After Ten Years