

***Treeline Preserve
Community Development District***

June 27, 2017

Treeline Preserve

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

June 20, 2017

**Board of Supervisors
Treeline Preserve
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Treeline Preserve Community Development District** will be held on **June 27, 2017 at 2:00 p.m. at the offices of Barraco and Associates, Inc., 2271 McGregor Blvd., Fort Myers, Florida 33901.** Following is the advance agenda:

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat 2 - 11/2017)
 - B. Oath of Office for Newly Appointed Supervisors
 - C. Election of Officers
3. Approval of the Minutes of the March 28, 2017 Meeting
4. Public Hearing to Adopt the Fiscal Year 2018 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2017-02** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2017-03** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
5. Consideration to Retain Brian Crumbaker and Hopping, Green, & Sams as Co-Counsel for CDD Foreclosure Matter
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Number of Registered Voters in the District - 0
 - 2) Consideration of the Proposed Fiscal Year 2018 Meeting Schedule
 - 3) Discussion of Financial Disclosure Report from the Commission on Ethics
7. Supervisors Requests and Audience Comments
8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
9. Adjournment

A copy of the minutes from the March 28, 2017 meeting is enclosed for your review.

The fourth order of business is the public hearing to adopt the fiscal year 2018 budget. Copies of the budget, **Resolution #2017-02** Annual Appropriation Resolution, and **Resolution #2017-03** Levy of Non Ad Valorem Assessments are enclosed for your review.

The sixth order of business is staff reports. Enclosed under the manager's report is a letter from the Lee County Supervisor of Elections office indicating that there are currently 0 registered voters in the District, as well as the proposed fiscal year 2018 meeting schedule and the financial disclosure report from the Commission on Ethics indicating which Supervisors still need to their annual forms.

The financials are also enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

Paul Winkeljohn
District Manager

CC: Dennis Lyles
Carl Barraco

Ed Bulleit
Stephen Sanford

Don Monteith
Denise Ganz

Roy F. Hayman
Irv Weinstein

**MINUTES OF MEETING
TREELINE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Treeline Preserve Community Development District was held on March 28, 2017 at 2:00 p.m. at the offices of Barraco & Associates, Inc. 2271 McGregor Blvd., Ft. Myers, Florida.

Present and constituting a quorum were:

Barry Pollard	Chairman
Marcy Blick	Vice Chairperson
John Conroy	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Ginger Wald	District Counsel (by phone)
Carl Barraco	District Engineer

FIRST ORDER OF BUSINESS

Oath of Office for Mr. John Conroy

SECOND ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and called the roll, being a notary of the State of Florida, imposed the oath of office to Mr. Conroy and briefly went over the new Board member documentation. The signed oath will be made part of the district's public records.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat #2 - 11/2017)**
- B. Oath of Office for Newly Elected Supervisor**
- C. Election of Officers**

Mr. Winkeljohn: Now that we have sworn John in we need to verify the slate of officers. Barry is Chair, Marcy is Vice Chair, Clark is an Assistant Secretary, and my office gives you a Secretary and Treasurer by contract. What I would do is move to keep it the same and add John as an Assistant Secretary by motion.

On MOTION by Mr. Pollard seconded by Ms. Blick with all in favor Mr. Conroy was elected as an Assistant Secretary and the Board retained the same slate of officers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 23, 2016 Meeting

Mr. Winkeljohn: The minutes from the August 23rd meeting were circulated. If those are in order, a motion to approve them would be in order.

On MOTION by Ms. Blick seconded by Mr. Pollard with all in favor the Minutes of the August 23, 2016 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2017-01 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing

Mr. Winkeljohn: You all know why we are here today. We have to propose the budget assessment level before June 15th so that is why we try to have an early spring meeting. The other thing we have to do is set the public hearing to adopt the budget. That has to be more than 60 days from today. That lines up with June 27th as our next meeting that would work. Does that work for everyone? If not we can always re-advertise it for an acceptable date. We just can't have it any sooner than that. So if that works, I would ask for a motion to approve Resolution #2017-01, which will approve the budget and set the time and location for here at 2:00 p.m. You run on an administrative barebones budget so you are not going to increase this budget. That would affect a whole other administrative and procedural actions that we don't have to worry about so we are setting the ceiling, but if something crazy happens between now and then and somebody buys this property and wants to do something, we can cancel the meeting and start all over. We have lots of options between now and June 15th, that is when we would have to set the assessment level by. And if someone else buys it, they will have to live with the assessment level no matter what anyway, so I don't see any problems or issues with that and I will ask for a motion to approve Resolution #2017-01 and set the public hearing date for June 27th.

On MOTION by Mr. Conroy seconded by Ms. Blick with all in favor Resolution #2017-01 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled for June 27, 2017 at 2:00 p.m. at the offices of Barraco & Associates, Inc. 2271 McGregor Blvd., Ft. Myers, Florida.

SIXTH ORDER OF BUSINESS

Consideration of Engagement Letter with McDirmit Davis to perform the Audit for Fiscal Year Ending September 30, 2016

Mr. Winkeljohn: One of the other annual procedures is you have an audit. Each year you have to approve an engagement letter.

On MOTION by Mr. Conroy seconded by Mr. Pollard with all in favor the engagement letter with McDirmit Davis to perform the audit for fiscal year ending September 30, 2016 was accepted.

SEVENTH ORDER OF BUSINESS

Discussion of Procedures for the Landowners Election - November 28, 2017

Mr. Winkeljohn: In your packet are the landowners election documents. None of us are landowners, so it is not relevant to us today, but it is part of the procedures to put it on the agenda for discussion and if somebody had questions, we would go through it.

EIGHTH ORDER OF BUSINESS

Discussion of Letter Regarding Termination of Dissemination Agreement with Prager & Co., LLC

Mr. Winkeljohn: There is an item regarding the dissemination agent, which is a little unusual. Prager isn't doing it anymore. They make sure that you are in compliance with everything for your bonds. I am not sure if we are doing that now?

Ms. Wald: Most of my districts the District Manager does it. Are you guys doing it?

Mr. Winkeljohn: We can match that price or lower. We have it in our contract if we are the dissemination agent. It is a procedural thing and it is already in our contract to do

it unless someone else is in place. So that is fine and we just need a motion accepting the termination of Prager and authorizing GMS to complete the dissemination requirements.

On MOTION by Mr. Conroy seconded by Ms. Blick with all in favor the Board accepted the termination of the dissemination agreement with Prager & Co., LLC and authorized for GMS to provide those services going forward.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Winkeljohn: Staff Reports. Ginger, do you have anything to update the Board on with the lawsuit?

Ms. Wald: It is still around. We had a hearing yesterday. A motion to intervene was filed a few months ago to try to move things along because the tax certificates are going to expire. So that was taken under advisement by the court, but the court did not offer an opinion. Once we have an opinion, we will see what we need to do next.

Mr. Pollard: Interesting. Okay.

Ms. Wald: So we will see what happens. We are kind of in flux right now. Nothing has changed as to the title owner of the property or the property itself.

Mr. Winkeljohn: And nothing to affect our procedures today. Maybe by June we will have more information.

Mr. Conroy: What is that regarding?

Mr. Winkeljohn: The land. For years all of the tax bills weren't paid so they issued certificates and apparently somebody bought one at one point and after so many years, they can apply for a deed and they are in that process now. The CDD bonds will still be in place, but if they take over the deed, they have to settle the taxes for the rest of the certificates. I have seen all kinds of different things. I have seen counties wipe out everyone's debts and keep the land. This one that didn't happen, though.

Ms. Wald: It depends on the language in the final judgement. This has been a little different. If something doesn't happen in their favor by the end of May, the tax certificate disappears and they lose the investment. That is the only update I have to report.

B. Engineer

Mr. Winkeljohn: Carl, anything to report today?

Mr. Barraco: No, nothing to report.

C. Manager

There not being any report, the next item followed.

**TENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Item #11 is the financial reports. Those were included in your packets and if there are any questions, I can take those now. Nothing unusual about those. The check run was just administrative procedures. If there aren't any questions, then a motion to approve the check run summary, balance sheet and income statement would be welcomed at this time.

On MOTION by Ms. Blick seconded by Mr. Pollard with all in favor the Check Run Summary, Balance Sheet and Income Statement were approved.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: And if there is no other business to discuss, we just need a motion to adjourn the meeting.

On MOTION by Mr. Pollard seconded by Ms. Blick with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

***Proposed Budget
Fiscal Year 2018***

***Treeline Preserve Community
Development District***

June 27, 2017



**Treeline Preserve
Community Development District**

TABLE OF CONTENTS

General Fund

Budget
Narrative

Page 1
Page 2-4

Debt Service Fund

Series 2007A
Budget
Amortization Schedule - 2007A

Page 5
Page 6

Treeline Preserve

Community Development District

General Fund

Description	FY2017 Adopted Budget	Actual thru 5/31/2017	Projected Next 4 Months	Total Projected 9/30/2017	FY2018 Proposed Budget
Revenues					
Maintenance Assessments ⁽¹⁾	\$101,451	\$0	\$101,451	\$101,451	\$50,726
Interest Earned	\$150	\$2,284	\$400	\$2,684	\$150
Unassigned Fund Balance	\$0	\$388,337	\$0	\$388,337	\$50,726
Total Revenues	\$101,601	\$390,622	\$101,851	\$492,473	\$101,601
Expenditures					
Administrative					
Supervisor Fees	\$2,400	\$600	\$600	\$1,200	\$2,400
Fica Expense	\$184	\$46	\$46	\$92	\$184
Engineering	\$10,000	\$215	\$7,785	\$8,000	\$10,000
Arbitrage	\$1,250	\$0	\$1,200	\$1,200	\$1,250
Dissemination	\$5,000	\$3,333	\$1,667	\$5,000	\$5,000
Attorneys Fees	\$20,000	\$3,518	\$6,482	\$10,000	\$20,000
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,100
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Management Fees	\$40,000	\$26,667	\$13,333	\$40,000	\$40,000
Computer Time	\$1,000	\$667	\$333	\$1,000	\$1,000
Website Compliance	\$500	\$333	\$167	\$500	\$500
Telephone	\$100	\$4	\$21	\$25	\$25
Postage	\$150	\$30	\$45	\$75	\$75
Insurance	\$5,885	\$5,457	\$0	\$5,457	\$6,003
Printing & Binding	\$250	\$95	\$80	\$175	\$200
Legal Advertising	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Office Supplies	\$100	\$5	\$25	\$30	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Other Current Charges	\$400	\$246	\$154	\$400	\$400
Capital Outlay	\$275	\$0	\$275	\$275	\$275
1st Quarter Operating	\$4,432	\$0	\$4,432	\$4,432	\$4,464
Administrative Expenditures	\$101,601	\$48,891	\$38,645	\$87,536	\$101,601
Assigned Fund Balance	\$0	\$341,731	\$63,206	\$404,937	\$0

⁽¹⁾ Assumes Collection of Assessments

Treeline Preserve
Community Development District
GENERAL FUND BUDGET

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

EXPENDITURES:

Administrative:

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, resolutions etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Per Section 218.39 of the Florida Statutes, each special district with total revenues or expenditures in excess of \$100,000 OR any special district with revenue or expenses between \$50,000 and \$100,000 that has not been subject to a financial audit in the 2 preceding fiscal years must perform an independent annual audit.

Treeline Preserve
Community Development District
GENERAL FUND BUDGET

Trustee Fees

The District has issued bonds to be held with a Trustee at Regions Bank. The amount of the trustee fees is based on the agreement between Regions Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintenance by GMS-SF, LLC and updated monthly.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District will bind General Liability & Public Officials Liability Insurance with a firm that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Treeline Preserve
Community Development District
GENERAL FUND BUDGET

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

1st Quarter Operating

Represents funds needed for 1st Quarter of the next Fiscal Year, prior to the collection of Maintenance Assessments from the Tax Collector.

Treeline Preserve
Community Development District

Debt Service Fund
Series 2007A

<i>Description</i>	<i>FY2017 Adopted Budget</i>	<i>FY2018 Proposed Budget</i>
<u>REVENUES:</u>		
(1) <i>Special Assessments</i>	<i>\$784,720</i>	<i>\$783,160</i>
TOTAL REVENUES	<i>\$784,720</i>	<i>\$783,160</i>
<u>EXPENDITURES:</u>		
<i>Series 2007A</i>		
<i>Interest - 11/1</i>	<i>\$307,360</i>	<i>\$301,580</i>
<i>Interest - 5/1</i>	<i>\$307,360</i>	<i>\$301,580</i>
<i>Principal - 5/1</i>	<i>\$170,000</i>	<i>\$180,000</i>
TOTAL EXPENDITURES	<i>\$784,720</i>	<i>\$783,160</i>
EXCESS REVENUES	<i>\$0</i>	<i>\$0</i>

(1) *This amount represents the amount due based on the original amortization schedule. The District is the plaintiff in pending foreclosure proceedings and the Series 2007A Assessment has been accelerated.*

Treeline Preserve
COMMUNITY DEVELOPMENT DISTRICT

Series 2007A, Special Assessment Revenue Bonds
Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-07	\$ 9,950,000	6.800%	\$ 142,837.78	\$ -	\$ 142,837.78
1-May-08	\$ 9,950,000	6.800%	\$ 338,300.00	\$ -	\$ -
1-Nov-08	\$ 9,950,000	6.800%	\$ 338,300.00	\$ -	\$ 676,600.00
1-May-09	\$ 9,950,000	6.800%	\$ 338,300.00	\$ -	\$ -
1-Nov-09	\$ 9,950,000	6.800%	\$ 338,300.00	\$ -	\$ 676,600.00
1-May-10	\$ 9,950,000	6.800%	\$ 338,300.00	\$ 105,000.00	\$ -
1-Nov-10	\$ 9,845,000	6.800%	\$ 334,730.00	\$ -	\$ 778,030.00
1-May-11	\$ 9,845,000	6.800%	\$ 334,730.00	\$ 110,000.00	\$ -
1-Nov-11	\$ 9,735,000	6.800%	\$ 330,990.00	\$ -	\$ 775,720.00
1-May-12	\$ 9,735,000	6.800%	\$ 330,990.00	\$ 120,000.00	\$ -
1-Nov-12	\$ 9,615,000	6.800%	\$ 326,910.00	\$ -	\$ 777,900.00
1-May-13	\$ 9,615,000	6.800%	\$ 326,910.00	\$ 130,000.00	\$ -
1-Nov-13	\$ 9,485,000	6.800%	\$ 322,490.00	\$ -	\$ 779,400.00
1-May-14	\$ 9,485,000	6.800%	\$ 322,490.00	\$ 140,000.00	\$ -
1-Nov-14	\$ 9,345,000	6.800%	\$ 317,730.00	\$ -	\$ 780,220.00
1-May-15	\$ 9,345,000	6.800%	\$ 317,730.00	\$ 145,000.00	\$ -
1-Nov-15	\$ 9,200,000	6.800%	\$ 312,800.00	\$ -	\$ 775,530.00
1-May-16	\$ 9,200,000	6.800%	\$ 312,800.00	\$ 160,000.00	\$ -
1-Nov-16	\$ 9,040,000	6.800%	\$ 307,360.00	\$ -	\$ 780,160.00
1-May-17	\$ 9,040,000	6.800%	\$ 307,360.00	\$ 170,000.00	\$ -
1-Nov-17	\$ 8,870,000	6.800%	\$ 301,580.00	\$ -	\$ 778,940.00
1-May-18	\$ 8,870,000	6.800%	\$ 301,580.00	\$ 180,000.00	\$ -
1-Nov-18	\$ 8,690,000	6.800%	\$ 295,460.00	\$ -	\$ 777,040.00
1-May-19	\$ 8,690,000	6.800%	\$ 295,460.00	\$ 195,000.00	\$ -
1-Nov-19	\$ 8,495,000	6.800%	\$ 288,830.00	\$ -	\$ 779,290.00
1-May-20	\$ 8,495,000	6.800%	\$ 288,830.00	\$ 205,000.00	\$ -
1-Nov-20	\$ 8,290,000	6.800%	\$ 281,860.00	\$ -	\$ 775,690.00
1-May-21	\$ 8,290,000	6.800%	\$ 281,860.00	\$ 220,000.00	\$ -
1-Nov-21	\$ 8,070,000	6.800%	\$ 274,380.00	\$ -	\$ 776,240.00
1-May-22	\$ 8,070,000	6.800%	\$ 274,380.00	\$ 235,000.00	\$ -
1-Nov-22	\$ 7,835,000	6.800%	\$ 266,390.00	\$ -	\$ 775,770.00
1-May-23	\$ 7,835,000	6.800%	\$ 266,390.00	\$ 255,000.00	\$ -
1-Nov-23	\$ 7,580,000	6.800%	\$ 257,720.00	\$ -	\$ 779,110.00
1-May-25	\$ 7,580,000	6.800%	\$ 257,720.00	\$ 270,000.00	\$ -
1-Nov-25	\$ 7,310,000	6.800%	\$ 248,540.00	\$ -	\$ 776,260.00
1-May-25	\$ 7,310,000	6.800%	\$ 248,540.00	\$ 290,000.00	\$ -
1-Nov-25	\$ 7,020,000	6.800%	\$ 238,680.00	\$ -	\$ 777,220.00
1-May-26	\$ 7,020,000	6.800%	\$ 238,680.00	\$ 310,000.00	\$ -
1-Nov-26	\$ 6,710,000	6.800%	\$ 228,140.00	\$ -	\$ 776,820.00
1-May-27	\$ 6,710,000	6.800%	\$ 228,140.00	\$ 335,000.00	\$ -
1-Nov-27	\$ 6,375,000	6.800%	\$ 216,750.00	\$ -	\$ 779,890.00
1-May-28	\$ 6,375,000	6.800%	\$ 216,750.00	\$ 355,000.00	\$ -
1-Nov-28	\$ 6,020,000	6.800%	\$ 204,680.00	\$ -	\$ 776,430.00
1-May-29	\$ 6,020,000	6.800%	\$ 204,680.00	\$ 380,000.00	\$ -
1-Nov-29	\$ 5,640,000	6.800%	\$ 191,760.00	\$ -	\$ 776,440.00
1-May-30	\$ 5,640,000	6.800%	\$ 191,760.00	\$ 410,000.00	\$ -
1-Nov-30	\$ 5,230,000	6.800%	\$ 177,820.00	\$ -	\$ 779,580.00
1-May-31	\$ 5,230,000	6.800%	\$ 177,820.00	\$ 435,000.00	\$ -
1-Nov-31	\$ 4,795,000	6.800%	\$ 163,030.00	\$ -	\$ 775,850.00
1-May-32	\$ 4,795,000	6.800%	\$ 163,030.00	\$ 465,000.00	\$ -
1-Nov-32	\$ 4,330,000	6.800%	\$ 147,220.00	\$ -	\$ 775,250.00
1-May-33	\$ 4,330,000	6.800%	\$ 147,220.00	\$ 500,000.00	\$ -
1-Nov-33	\$ 3,830,000	6.800%	\$ 130,220.00	\$ -	\$ 777,440.00
1-May-34	\$ 3,830,000	6.800%	\$ 130,220.00	\$ 535,000.00	\$ -
1-Nov-35	\$ 3,295,000	6.800%	\$ 112,030.00	\$ -	\$ 777,250.00
1-May-35	\$ 3,295,000	6.800%	\$ 112,030.00	\$ 575,000.00	\$ -
1-Nov-35	\$ 2,720,000	6.800%	\$ 92,480.00	\$ -	\$ 779,510.00
1-May-36	\$ 2,720,000	6.800%	\$ 92,480.00	\$ 615,000.00	\$ -
1-Nov-36	\$ 2,105,000	6.800%	\$ 71,570.00	\$ -	\$ 779,050.00
1-May-37	\$ 2,105,000	6.800%	\$ 71,570.00	\$ 655,000.00	\$ -
1-Nov-37	\$ 1,450,000	6.800%	\$ 49,300.00	\$ -	\$ 775,870.00
1-May-38	\$ 1,450,000	6.800%	\$ 49,300.00	\$ 700,000.00	\$ -
1-Nov-38	\$ 750,000	6.800%	\$ 25,500.00	\$ -	\$ 774,800.00
1-May-39	\$ 750,000	6.800%	\$ 25,500.00	\$ 750,000.00	\$ 775,500.00
Total			\$ 14,868,237.78	\$ 9,950,000.00	\$ 24,818,237.78

RESOLUTION 2017-02

A RESOLUTION OF THE **TREELINE PRESERVE COMMUNITY DEVELOPMENT DISTRICT** (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on **March 28, 2017**, the Board set **June 27, 2017** as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
TREELINE PRESERVE COMMUNITY DEVELOPMENT DISTRICT, THAT;

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2017 and/or revised projections for fiscal year 2018.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Treeline Preserve Community Development District** for the Fiscal Year Ending September 30, 2018, as Adopted by the Board of Supervisors on **June 27, 2017.**"

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Treeline Preserve Community Development District**, for the fiscal year beginning October 1, 2017, and ending September 30, 2018 the sum of **\$ 884,761** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 101,601
Total Debt Service	\$ 783,160
Total All Funds	\$ 884,761

Section 3. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **27th day of June, 2017.**

Treeline Preserve Community Development District

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2017-03

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE **TREELINE PRESERVE COMMUNITY DEVELOPMENT DISTRICT** FOR FISCAL YEAR 2018

WHEREAS, certain improvements exist within the **Treeline Preserve Community Development District** (the "District") and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **Treeline Preserve Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2018, will amount to \$ 107,927; and

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE **TREELINE PRESERVE COMMUNITY DEVELOPMENT DISTRICT** OF LEE COUNTY, FLORIDA, THAT;

Section 1. A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as "assessment" or "assessments") is hereby levied on all assessable land within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Lee County** ("Tax Collector") and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 190.021(3), Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 3. That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit "A", are hereby certified to the **Lee County Property Appraiser**, to be extended on the **Lee County Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Lee County** taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit "A", are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

Section 4. The District Manager shall keep appraised of all updates made to the **Lee County** property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Lee County** property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

Section 5 Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 27th day of June, 2017, by the Board of Supervisors of the **Treeline Preserve Community Development District, Lee County, Florida.**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

EXHIBIT "A"

Parcel ID	Owner	Acres	2017 Maintenance Assessment on Tax Roll*	2017 Maintenance Assessment direct billed
25-44-25-P1-00066.0000	TREELINE PRESERVE DEVELOPERS,LLC	89.680	\$102,551.99	\$0.00
25-44-25-P1-00066.0030	TREELINE PRESERVE DEVELOPERS,LLC	4.030	\$4,608.44	\$0.00
26-44-25-P2-00001.2000	TREELINE PRESERVE DEVELOPERS,LLC	0.670	\$766.17	\$0.00
Total		94.380	\$107,926.60	\$0.00

* Includes 6% gross up for early discounts and County collection fees.

GOVERNMENTAL MANAGEMENT SERVICES

5385 N. Nob Hill Rd.
Sunrise FL 33351

Lee County – Community Development Districts
FLORIDA

04/15/2017

2017 PRECINCT	NAME OF CDD	# REG VOTERS
49	Bonita Village	10
122	Copper Oaks	390
20	Mirada	6
9	Portofino Cove	57
70	Portofino Springs	131
121	Portofino Vineyards	0
9	Treeline Preserve	0
58	Verona	0

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Jennifer McConnell jmcconnell@gmssf.com Phone: 954-721-8681 x203

**NOTICE OF MEETING DATES
TREELINE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Treeline Preserve Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018 at 2:00 PM at the offices of Barraco and Associates, Inc., 2271 McGregor Blvd., Fort Myers, FL 33901, on the fourth Tuesday of each month as follows:

October 24, 2017
November 28, 2017 Landowners Meeting
December 26, 2017
January 23, 2018
February 27, 2018
March 27, 2018
April 24, 2018
May 22, 2018
June 26, 2018
July 24, 2018
August 28, 2018
September 25, 2018

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact Paul Winkeljohn at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Paul Winkeljohn
Manager



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

If you filed a form and no date appears in the "Filing Requirement Fulfilled" column, then the Supervisor of Elections or Commission on Ethics has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of Judges and Judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to 5 business days. Processing times for Form 6 disclosures filed with the Department of State at qualifying may exceed 5 business days. Those forms may be available for viewing on the [Department of State](#) website before they are available here.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

Your Search for "Treeline Preserve Community Development District - Board of Supervisors" returned the following results:

Coordinator:

Rich Hans

Governmental Management Services

5385 N. Nob Hill Rd
Sunrise, FL, 33351
(954) 721-8681
rhans@gmssf.com

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
266134	2016	Blick, Marcy	<ul style="list-style-type: none"> Treeline Preserve Community Development District-Board of Supervisors 	Form 1 with Lee County SOE	Form Receipt Not Recorded	View Filing History
260185	2016	Pollard, Andrew Barry	<ul style="list-style-type: none"> Treeline Preserve Community Development District-Board of Supervisors 	Form 1 with Lee County SOE	Form Receipt Not Recorded	View Filing History
884	2016	Richards, Clark Read	<ul style="list-style-type: none"> Treeline Preserve Community Development District-Board of Supervisors 	Form 1 with Lee County SOE	05/30/2017	View Filing History

[Search Again](#)

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Treeline Preserve
Community Development District
Check Run Summary - General Fund
3/1/2017 - 5/31/2017

<i>Check Date</i>	<i>Check #'s</i>	<i>Amount</i>
3/16/2017	286-287	\$8,753.78
Total		\$8,753.78

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/17	00005	12/31/16	138916	201612	310-51300	31500				*	500.00		
			DEC 16	-	GENERAL COUNSEL								
		1/31/17	139323	201701	310-51300	31500				*	500.00		
			JAN 17	-	GENERAL COUNSEL								
BILLING, COCHRAN, HEATH, LYLES,											1,000.00	000286	
3/16/17	00001	2/01/17	188	201702	310-51300	34000				*	3,333.33		
			MANAGEMENT FEES										
		2/01/17	188	201702	310-51300	35100				*	83.33		
			COMPUTER TIME										
		2/01/17	188	201702	310-51300	31300				*	416.67		
			DISSEMINATION										
		2/01/17	188	201702	310-51300	35110				*	41.67		
			WEBSITE ADMIN										
		2/01/17	188	201702	310-51300	42000				*	.93		
			POSTAGE										
		2/01/17	188	201702	310-51300	42500				*	2.85		
			COPIES										
		3/01/17	189	201703	310-51300	34000				*	3,333.33		
			MANAGEMENT FEES										
		3/01/17	189	201703	310-51300	35100				*	83.33		
			COMPUTER TIME										
		3/01/17	189	201703	310-51300	31300				*	416.67		
			DISSEMINATION										
		3/01/17	189	201703	310-51300	35110				*	41.67		
			WEBSITE ADMIN										
GOVERNMENTAL MANAGEMENT SERVICES -											7,753.78	000287	
TOTAL FOR BANK A											8,753.78		
TOTAL FOR REGISTER											8,753.78		

TREE TREELINE PRES MPHILLIPS

Treeline Preserve
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
May 31, 2017

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$10,998	---	---	\$10,998
Investments:				
SBA	\$344,235	---	---	\$344,235
Series 2007A				
Reserve	---	\$310,645	---	\$310,645
Working Capital Use	---	---	\$872,742	\$872,742
TOTAL ASSETS	<u>\$355,233</u>	<u>\$310,645</u>	<u>\$872,742</u>	<u>\$1,538,619</u>
LIABILITIES:				
Accounts Payable	\$13,502	---	---	\$13,502
Matured Bonds Payable	---	\$975,000	---	\$975,000
Matured Interest Payable	---	\$4,296,750	---	\$4,296,750
FUND BALANCES:				
Restricted for Capital Projects	---	---	\$872,742	\$872,742
Unassigned	\$341,731	(\$4,961,105)	---	(\$4,619,374)
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$355,233</u>	<u>\$310,645</u>	<u>\$872,742</u>	<u>\$1,538,619</u>

TREELINE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending May 31, 2017

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/2017	ACTUAL THRU 5/31/2017	VARIANCE
Revenue				
Maintenance Assessments	\$101,451	\$101,451	\$0	(\$101,451)
Interest Earned	\$150	\$100	\$2,284	\$2,184
Total Revenue	\$101,601	\$101,551	\$2,284	(\$99,267)
Expenditures				
Administrative				
Supervisors Fees	\$2,400	\$1,600	\$600	\$1,000
FICA Expense	\$184	\$122	\$46	\$77
Engineering	\$10,000	\$6,667	\$215	\$6,452
Arbitrage	\$1,250	\$0	\$0	\$0
Dissemination	\$5,000	\$3,333	\$3,333	(\$0)
Attorneys Fees	\$20,000	\$13,333	\$3,518	\$9,816
Annual Audit	\$4,000	\$4,000	\$4,000	\$0
Trustee Fees	\$3,500	\$3,500	\$3,500	\$0
Management Fees	\$40,000	\$26,667	\$26,667	\$0
Computer Time	\$1,000	\$667	\$667	\$0
Website Compliance	\$500	\$333	\$333	(\$0)
Telephone	\$100	\$67	\$4	\$63
Postage	\$150	\$100	\$30	\$70
Insurance	\$5,885	\$5,885	\$5,457	\$428
Printing & Binding	\$250	\$167	\$95	\$71
Legal Advertising	\$2,000	\$1,333	\$0	\$1,333
Other Current Charges	\$400	\$267	\$246	\$21
Office Supplies	\$100	\$67	\$5	\$62
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$275	\$183	\$0	\$183
1st Quarter Operating	\$4,432	\$2,955	\$0	\$2,955
Total Expenditures	\$101,601	\$71,420	\$48,891	\$22,529
Excess Revenues/Expenditures	\$0		(\$46,607)	
Fund Balance - Beginning	\$0		\$388,337	
Fund Balance - Ending	\$0		\$341,731	

Treeline Preserve
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending May 31, 2017

ADOPTED BUDGET	PRORATED THRU 5/31/2017	ACTUAL THRU 5/31/2017	VARIANCE
-------------------	----------------------------	--------------------------	----------

REVENUES:

Interest Income	\$0	\$0	\$800	\$800
Assessments	\$784,720	\$784,720	\$0	(\$784,720)
TOTAL REVENUES	\$784,720	\$784,720	\$800	(\$783,920)

EXPENDITURES:

Series 2007A

Interest - 11/1	\$307,360	\$307,360	\$307,360	\$0
Interest - 5/1	\$307,360	\$307,360	\$307,360	\$0
Principal - 5/1	\$170,000	\$170,000	\$170,000	\$0

TOTAL EXPENDITURES

	\$784,720	\$784,720	\$784,720	\$0
--	-----------	-----------	-----------	-----

EXCESS REVENUES (EXPENDITURES)

	\$0		(\$783,920)	
--	-----	--	-------------	--

FUND BALANCE - Beginning

	\$0		(\$4,177,185)	
--	-----	--	---------------	--

FUND BALANCE - Ending

	<u>\$0</u>		<u>(\$4,961,105)</u>	
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Treeline Preserve

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED THRU 5/31/2017	ACTUAL THRU 5/31/2017	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2,284	\$2,284
TOTAL REVENUES	\$0	\$0	\$2,284	\$2,284
<u>EXPENDITURES:</u>				
<u>OTHER SOURCES/USES:</u>				
Other Costs	\$0	\$0	\$18,684	(\$18,684)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$18,684	(\$18,684)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$16,399)	
FUND BALANCE - Beginning			\$889,141	
FUND BALANCE - Ending			\$872,742	