

***Treeline Preserve
Community Development District***

March 28, 2017

Treeline Preserve

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

March 21, 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 **March 28, 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. Oath of Office for Mr. John Conroy
2. Roll Call
3. 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
4. Approval of the Minutes of the August 23, 2016 Meeting
5. Consideration of **Resolution #2017-01** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing
6. Consideration of Engagement Letter with McDirmit Davis to perform the Audit for Fiscal Year Ending September 30, 2016
7. Discussion of Procedures for the Landowners Election - **November 28, 2017**
8. Discussion of Letter Regarding Termination of Dissemination Agreement with Prager & Co., LLC
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
10. Supervisors Requests and Audience Comments
11. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
12. Adjournment

A copy of the minutes from the August 23, 2016 meeting is enclosed for your review.

The fifth order of business is consideration of **Resolution #2017-01** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing. Copies of the resolution and proposed budget are enclosed for your review.

The sixth order of business is consideration of engagement letter with McDirmit Davis to perform the audit for fiscal year ending September 30, 2016. A copy of the engagement letter is enclosed for your review.

The seventh order of business is discussion of procedures for the landowners election. Copies of a sample agenda, sample proxy, sample ballot and instructions on how the landowners election will work are enclosed for your review. Staff suggests holding the landowners election on **November 28, 2017**, which will coincide with the regularly scheduled meeting date for the district.

The eighth order of business is discussion of letter regarding termination of dissemination agreement with Prager & Co., LLC. A copy of the letter is enclosed for your review.

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,

A handwritten signature in blue ink that reads "Paul Winkeljohn" followed by a stylized flourish.

Paul Winkeljohn
District Manager

CC: Dennis Lyles
Carl Barraco
Irv Weinstein

Stephen Sanford
Ed Bulleit

Denise Ganz
Vladimir Munoz

Don Monteith
Roy F. Hayman

**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 August 23, 2016 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 Blik	Vice Chairperson
Clark Richards	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Ginger Wald	District Counsel (by phone)
Wes Kayne	District Engineer

Organizational Matters

- **Acceptance of Resignation Letter from Ms. Annette Brennan**
- **Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office**
- **Oath of Office for Newly Appointed Supervisor(s)**
- **Election of Officers**

Mr. Winkeljohn: Before we can call the meeting to order, we have a problem where since our last meeting Ms. Annette Brennan has resigned. She was the third member of this board, so that means we do not have a quorum at this time. The statute allows the remaining members of the board to fill vacancies until there is a quorum so if there was one person then they would need to appoint two new board members. In this case we have two board members with us today, Mr. Barry Pollard and Mr. Clark Richards. We have identified that Ms. Marcy Blik is interested in serving on the board so at this time I would ask for remaining members on the board to consider appointing her by motion.

Ms. Wald: Don't we need to accept Annette's resignation first?

Mr. Winkeljohn: Yes, sorry, I got ahead of myself and skipped over that step. First we need a motion to accept her resignation.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor Ms. Brennan's resignation letter was accepted.

Mr. Winkeljohn: Then the second motion would be to appoint Marcy to one of the open seats.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor Ms. Blik was appointed to Seat #1.

Mr. Winkeljohn: Ginger, before the meeting started I was able to go over a lot of the basics of the position and I have to give her the oath at this time.

Mr. Winkeljohn, being a notary of the State of Florida, imposed the oath of office to Ms. Blik, and briefly went over the new board member documentation. The signed oath will be made part of the district's public records.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Ratification of Actions Taken Prior to Having a Quorum

Mr. Winkeljohn: Now that we were able to call the meeting to order, the first action I will ask of the board is to ratify the actions taken previously to having a quorum.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor the actions taken by the board prior to having a quorum were ratified.

Mr. Winkeljohn: Presently Barry serves as our Vice Chairman. There is no Chair for this board since Annette was our Chair and the statutes ask for you to have a Chair, Vice Chair, and I ask that the remaining board members and I to be named as Assistant Secretaries so we can sign documents on behalf of the CDD, and my office also provides the Treasurer and Secretary.

Mr. Richards: I will nominate Barry as Chair and Marcy as Vice Chair.

Mr. Winkeljohn: And the others as stated?

Mr. Richards: Yes.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor the slate of officers were elected as follows: Barry Pollard as Chairman, Marcy Blik as Vice Chairperson, Clark Richards and Paul Winkeljohn as Assistant Secretaries, Rich Hans as Secretary, and Patti Powers as Treasurer.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 24, 2016 Meeting

Mr. Winkeljohn: The May 24th minutes have been circulated. If there are any changes, I will take those. Otherwise a motion to approve them would be in order.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor the Minutes of the May 24, 2016 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2017 Budget

A. Motion to Open the Public Hearing

Mr. Winkeljohn: The main functions we have to do each year are propose a budget and adopt it. It has to be at least 60 days away from each other. Today is the second portion of that so I will need a motion to open today's public hearing.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor the public hearing was opened.

B. Public Comment and Discussion

Mr. Winkeljohn: At this time we would entertain comments from the general public or have discussion, but for the record at this time there are no members of the public here, so I believe we can conclude that portion of today's public hearing.

C. Consideration of Resolution #2016-04 Annual Appropriation Resolution

Mr. Winkeljohn: Item C is Resolution #2016-04 Annual Appropriation Resolution, which adopts the proposed budget as the final budget. I have no information since our last meeting that would alter the assessment level or the budget assigned to it so it is the same budget that was proposed at the last meeting and I would recommend approving Resolution #2016-04.

Mr. Richards: So our budget is remaining basically the same.

Mr. Winkeljohn: Yes. There are no changes. If we were to become responsible for an additional service or something we would assess, we would have increased it back when we proposed it. We didn't do that, so we cannot increase it today. We can only go down. The money identified in the budget is basically the base barebones amount to keep the district functioning.

Mr. Richards: And we are receiving some revenue from the tax certificates?

Mr. Winkeljohn: Yes. I don't have the latest history, but I do recall Gerry telling us at a previous meeting that one or two of the tax certificates were taken. Ginger, do you have any updates on the tax certificate history for Clark? Have you heard anything or seen anything recently?

Ms. Wald: Tax certificates? No. My understanding is it is still status quo and it hasn't moved forward.

Mr. Winkeljohn: So whoever had that tax certificate, if they didn't apply for a deed, I don't know what happened then.

Mr. Richards: And presumably the bondholder monitors that?

Ms. Wald: Yes, and when it gets to my portion I will give you an update on what is going on with all that.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor Resolution #2016-04 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2016-05 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: Resolution #2016-05 Levy of Non Ad Valorem Assessments is the collection method we use, which is the tax roll. It is in the form of a non ad valorem assessment and sometimes we even get tax certificates to help us pay some of the fees. So we start with the tax levy and go from there. That is our best opportunity to receive funds and I would just need a motion to approve that.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor Resolution #2016-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: And with that concluded, we can close the public hearing.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney - Discussion of 2016 Supplement Legislative Session Memorandum

Ms. Wald: As to the pending litigation involving the foreclosure the district has brought against various defendants, as you were made aware at the last meeting that we did obtain a success in our motion for summary of judgment and the final piece of that litigation will be proceeding with the final judgment. The final judgment will bring forward the final numbers to add input in the judgment itself, which will be recorded. Prior to that moving forward, the bondholders and the remaining defendant we were trying to get summary of judgment against, decided to enter into some sort of settlement negotiations. That has been ongoing and we have been directed to hold off on moving forward with the final judgment proceedings report while that has been going on. That has not concluded and we have not received any indication that a final settlement has been reached. If a final settlement is not reached then we won't move forward with that final judgment. As you were asking in regards to the tax certificate and tax sales that is a matter than I am sure is being taken into consideration with any settlement negotiations on behalf of both parties. We are not actively involved with the settlement negotiations themselves, but that is something that will be important as to any type of sale in regards to the property. So we are kind of in a holding pattern, waiting to see if there is going to be a resolution. If not, then getting the go-ahead to move forward with the final judgement will be the next step, but that is where we are with the litigation and I will try to answer any questions you may have.

Mr. Richards: I have a question. Is the reason why the negotiating with the bondholders and Busey Bank is because they have the right to appeal?

Ms. Wald: Well they can appeal.

Mr. Richards: Then what is their motivation? Why bother negotiating with them?

Ms. Wald: I really couldn't answer that. As to why they would want to do that or not do that, there are many reasons. There is a substantial amount of taxes due on the property and I am sure that is a consideration that whomever wants this property is going to have to pay off those certificates. It was in excess of \$200,000 last time I checked and I am assuming it is closer to \$300,000 at this point. That is a substantial sum that whoever is going to pay will have to take care of and consider.

Mr. Richards: The bondholders already have the property or does the district?

Ms. Wald: Legally it is still deeded in the developer's name.

Mr. Richards: But that goes away when this judgment is complete?

Ms. Wald: When the final judgment is recorded, there will be a sale and then usually we have a special purpose entity established who will be the owner of the property.

Mr. Richards: And the person who makes the special district or special entity is the district or the bondholders?

Ms. Wald: Usually the bondholders go ahead and do that.

Mr. Richards: And at that point the district is extinguished or is it not because there is still a bond issued?

Ms. Wald: The only way a district can be dissolved is a dissolution, would be a petition to the legal entity that established the district, which I believe in this case would be the City of Ft. Myers. It is a process that you have to file a petition with the city, we have to provide the financial statements and the ordinance of the district.

Mr. Richards: Okay. Thank you very much.

Ms. Wald: As for the information in your books, it is the supplement legislative session memo. The first item went into effect already, but it doesn't really affect you. It is regarding establishing new districts. The second one deals with records exemptions from the Sunshine Laws. If you are dealing with competitive solicitations and negotiations, you can now do it outside of the public in a shade meeting and when it is completed all of those records become part of the public records. This doesn't directly affect you, but it could if this district gets going again and starts completing some of the infrastructure. That is pretty much it. If anyone has questions you can ask now or contact my office anytime.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Consideration of Proposed Fiscal Year 2017 Meeting Schedule

Mr. Winkeljohn: The next item is fiscal year 2017 schedule. We publish an entire year's worth of monthly meeting dates at one time since we don't always know which ones we will hold or cancel, but we keep you notified of that and to meet the requirement, if these dates and times still work for everyone we propose to keep it the same and a motion to approve the meeting dates would be in order.

Mr. Richards: December 27th?

Mr. Winkeljohn: We will probably cancel that one anyhow. But I can remove it.

Mr. Richards: Let's just remove it then. We can always call a special meeting if for some reason we need to meet.

Mr. Winkeljohn: Yes.

On MOTION by Mr. Richards seconded by Mr. Pollard with all in favor the proposed fiscal year 2017 meeting schedule was approved as-amended; subject to removing the December meeting date.

2) Discussion of Financial Disclosure Report from the Commission on Ethics - everyone has filed

Mr. Winkeljohn: Everyone has filed their annual disclosure forms so congratulations to all of you. You are not in trouble with the state.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: The financial reports were included in your packets and unless there are any questions, a motion to approve them would be welcomed at this time.

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

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: And now we just need a motion to adjourn the meeting.

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

Mr. Winkeljohn: The Chairman has asked to reopen the meeting. Is there a motion to do that?

On MOTION by Mr. Richards seconded by Ms. Blik with all in favor the meeting was re-opened.

Mr. Winkeljohn: One item we did not cover was appointing our new friend John Conroy. He has also shown interest in joining the board and can be appointed to Seat #4.

On MOTION by Mr. Richards seconded by Ms. Blik with all in favor the Mr. Conroy was appointed to Seat #4.

Mr. Winkeljohn: It will be good for quorum to have four board members. We should be able to keep things going with four board members in case one of you isn't available. If he is here at the next meeting we will give him his oath. 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. Blik with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2017-01

A RESOLUTION OF THE TREELINE PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2018; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes; and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2018 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2017

Chairman/Vice Chairman

Secretary/Assistant Secretary

***Proposed Budget
Fiscal Year 2018***

***Treeline Preserve Community
Development District***

March 28, 2017



**Treeline Preserve
Community Development District**

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Treeline Preserve

Community Development District

General Fund

Description	FY2017 Adopted Budget	Actual thru 2/28/2017	Projected Next 7 Months	Total Projected 9/30/2017	FY2018 Proposed Budget
Revenues					
Maintenance Assessments ⁽¹⁾	\$101,451	\$0	\$101,451	\$101,451	\$101,451
Interest Earned	\$150	\$1,348	\$0	\$1,348	\$150
Unassigned Fund Balance	\$0	\$388,337	\$0	\$388,337	\$0
Total Revenues	\$101,601	\$389,686	\$101,451	\$491,137	\$101,601
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$2,400	\$0	\$1,200	\$1,200	\$2,400
Fica Expense	\$184	\$0	\$92	\$92	\$184
Engineering	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Arbitrage	\$1,250	\$0	\$1,200	\$1,200	\$1,250
Dissemination	\$5,000	\$2,083	\$2,917	\$5,000	\$5,000
Attorneys Fees	\$20,000	\$2,014	\$17,986	\$20,000	\$20,000
Annual Audit	\$4,000	\$0	\$4,000	\$4,000	\$4,100
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Management Fees	\$40,000	\$16,667	\$23,333	\$40,000	\$40,000
Computer Time	\$1,000	\$417	\$583	\$1,000	\$1,000
Website Compliance	\$500	\$208	\$292	\$500	\$500
Telephone	\$100	\$4	\$21	\$25	\$25
Postage	\$150	\$25	\$50	\$75	\$75
Insurance	\$5,885	\$5,457	\$0	\$5,457	\$6,003
Printing & Binding	\$250	\$39	\$136	\$175	\$200
Legal Advertising	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Office Supplies	\$100	\$0	\$25	\$25	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Other Current Charges	\$400	\$167	\$233	\$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	\$30,756	\$68,774	\$99,531	\$101,601
Assigned Fund Balance	\$0	\$358,929	\$32,677	\$391,606	\$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 maintained 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>
<i>TOTAL REVENUES</i>	<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>
<i>TOTAL EXPENDITURES</i>	<i>\$784,720</i>	<i>\$783,160</i>
<i>EXCESS REVENUES</i>	<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

MCDIRMIT DAVIS

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

November 30, 2016

Board of Supervisors
Treeline Preserve Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

The following represents our understanding of the services we will provide *Treeline Preserve Community Development District*.

You have requested that we audit the financial statements of the governmental activities and each major fund of *Treeline Preserve Community Development District*, as of September 30, 2016, and for the year then ended and the related notes to the financial statements, which collectively comprise *Treeline Preserve Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit.

Accounting principles generally accepted in the United States of America require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

The Objective of an Audit

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

MCDIRMIT DAVIS & COMPANY, LLC

934 N. MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

General Audit Procedures

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Internal Control Audit Procedures

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards*.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

Compliance with Laws and Regulations

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of *Treeline Preserve Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by the entity's auditor;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities; and

- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of the audit, we will assist preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with preparation of the financial statements and that you have accepted responsibility for them.

With respect to any nonattest services we perform, the District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities. *Government Auditing Standards* require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

Reporting

We will issue a written report upon completion of our audit of *Treeline Preserve Community Development District's* basic financial statements. Our report will be addressed to the governing body of *Treeline Preserve Community Development District*. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in December 2016 and the audit reports and all corresponding reports will be issued no later than May 31, 2017.

Elden McDirmit is the engagement partner for the audit services specified in this letter. His responsibilities include supervising McDirmit Davis & Company, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will not exceed \$4,000 for the year ended September 30, 2016, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed, the assistance that Treeline Preserve Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Whenever possible, we will attempt to use Treeline Preserve Community Development District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

Public Records

Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and

- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

GMS
5385 N. Nob Hill Road
Sunrise, Florida 33351
TELEPHONE: 954-721-8681
EMAIL: ppowers@gmssf.com

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

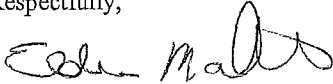
- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis & Company, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis & Company, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



McDirmit Davis & Company, LLC

RESPONSE:

This letter correctly sets forth our understanding.

Treeline Preserve Community Development District

Acknowledged and agreed on behalf of Treeline Preserve Community Development District by:

Title: _____

Date: _____

Sample
Treeline Preserve
Community Development District
Agenda
Landowners Meeting

Tuesday
November 28, 2017
2:00 p.m.

Barraco and Associates, Inc.
2271 McGregor Boulevard
Fort Myers, FL 33901

1. Call to Order
2. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
3. Determination of Number of Voting Units Represented
4. Nominations for the Position of Supervisors
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

Sample
LANDOWNER PROXY
LANDOWNERS MEETING - November 28, 2017

TREELINE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA

NOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Treeline Preserve Community Development District to be held at **2:00 p.m. at the offices of Barraco and Associates, Inc., 2271 McGregor Blvd., Fort Myers, Florida 33901, on November 28, 2017**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Fee Simple Landowner

Signature of Fee Simple Landowner

Date

Parcel Description

Acreage

Authorized Votes*

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

*Pursuant to section 190.006(2)(b), Florida Statutes (2004), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.)

Sample

OFFICIAL BALLOT

TREELINE PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY FLORIDA

LANDOWNERS MEETING TUESDAY NOVEMBER 28, 2017

For Interval Elections (3 Supervisors): The two candidates receiving the most votes will each receive a four (4) year term; the recipient of the next highest vote count will receive a two (2) year term.

The undersigned certifies that they are the fee simple owner or proxy holder of the landowner (proxy form attached) of the land described in the attachment hereto, which land lies within the boundaries of the Treeline Preserve Community Development District;

*****LEGAL DESCRIPTION OF PROPERTY ATTACHED*****

and cast their vote(s) for the following:

NAME OF CANDIDATE

NUMBER OF VOTES

1. _____
2. _____
3. _____

Dated: _____

Signed: _____

Name: _____

**INSTRUCTIONS RELATING TO
LANDOWNERS MEETING OF THE TREELINE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS MEETING: November 28, 2017

TIME: 2:00 p.m.

**LOCATION: Offices of Barraco and Associates, Inc., 2271 McGregor Blvd., Fort
Myers, Florida 33901**

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners' shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidate elected shall serve for a two (2) year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

PRAGER & CO., LLC

INVESTMENT BANKERS

TERMINATION OF DISSEMINATION AGREEMENT

September 28, 2016

Treeline Preserve Community Development District

c/o Darrin Mossing
Governmental Management Services

Dear Mr. Mossing:

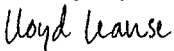
Pursuant to the Dissemination Agreement Section (3) Termination, PRAGER & CO., LLC hereby is providing notice to terminate the agreement as the District's Dissemination Agent effective October 28, 2016.

It has been a privilege to serve as your Dissemination Agent. Please let us know how we can assist with the transition. Thank you for all of your cooperation and support.

Very truly yours,

PRAGER & CO., LLC

DocuSigned by:



9FDF1292040F433...

Lloyd Leanse
Managing Director

Treeline Preserve
Community Development District
Check Run Summary - General Fund
1/1/2017 - 2/28/2017

<i>Check Date</i>	<i>Check #'s</i>	<i>Amount</i>
1/17/2017	283-285	\$7,875.47
Total		\$7,875.47

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/17/17	00005	11/30/16	138311	201611	310-51300	31500		BILLING, COCHRAN, HEATH, LYLES,	*	500.00	500.00	000283
1/17/17	00001	1/02/17	187	201701	310-51300	34000		JAN 2017 MGMT FEES	*	3,333.33		
		1/02/17	187	201701	310-51300	35100		JAN 2017 COMPUTER TIME	*	83.33		
		1/02/17	187	201701	310-51300	31300		JAN 2017 DISSEMINATION	*	416.67		
		1/02/17	187	201701	310-51300	35110		JAN 2017 WEBSITE ADM	*	41.67		
		1/02/17	187	201701	310-51300	42000		JAN 2017 POSTAGE	*	.47		
								GOVERNMENTAL MANAGEMENT SERVICES -			3,875.47	000284
1/17/17	00011	12/30/16	48788	201612	310-51300	32300		FY2017 TRUSTEE FEES	*	3,500.00		
								REGIONS BANK			3,500.00	000285
								TOTAL FOR BANK A		7,875.47		
								TOTAL FOR REGISTER		7,875.47		

TREE TREELINE PRES MPHILLIPS

Treeline Preserve
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2017

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$20,477	---	---	\$20,477
Investments:				
SBA	\$343,299	---	---	\$343,299
Series 2007A				
Reserve	---	\$310,254	---	\$310,254
Working Capital Use	---	---	\$883,329	\$883,329
TOTAL ASSETS	<u>\$363,776</u>	<u>\$310,254</u>	<u>\$883,329</u>	<u>\$1,557,358</u>
LIABILITIES:				
Accounts Payable	\$4,846	---	---	\$4,846
Matured Bonds Payable	---	\$805,000	---	\$805,000
Matured Interest Payable	---	\$3,989,390	---	\$3,989,390
FUND BALANCES:				
Restricted for Capital Projects	---	---	\$883,329	\$883,329
Unassigned	\$358,929	(\$4,484,136)	---	(\$4,125,207)
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$363,776</u>	<u>\$310,254</u>	<u>\$883,329</u>	<u>\$1,557,358</u>

TREELINE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending February 28, 2017

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
Revenue				
Maintenance Assessments	\$101,451	\$0	\$0	\$0
Interest Earned	\$150	\$63	\$1,348	\$1,286
Total Revenue	\$101,601	\$63	\$1,348	\$1,286
Expenditures				
Administrative				
Supervisors Fees	\$2,400	\$1,000	\$0	\$1,000
FICA Expense	\$184	\$77	\$0	\$77
Engineering	\$10,000	\$4,167	\$0	\$4,167
Arbitrage	\$1,250	\$0	\$0	\$0
Dissemination	\$5,000	\$2,083	\$2,083	(\$0)
Attorneys Fees	\$20,000	\$8,333	\$2,014	\$6,319
Annual Audit	\$4,000	\$0	\$0	\$0
Trustee Fees	\$3,500	\$3,500	\$3,500	\$0
Management Fees	\$40,000	\$16,667	\$16,667	\$0
Computer Time	\$1,000	\$417	\$417	\$0
Website Compliance	\$500	\$208	\$208	(\$0)
Telephone	\$100	\$42	\$4	\$38
Postage	\$150	\$63	\$25	\$37
Insurance	\$5,885	\$5,885	\$5,457	\$428
Printing & Binding	\$250	\$104	\$39	\$65
Legal Advertising	\$2,000	\$833	\$0	\$833
Other Current Charges	\$400	\$167	\$167	(\$1)
Office Supplies	\$100	\$42	\$0	\$42
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$275	\$115	\$0	\$115
1st Quarter Operating	\$4,432	\$1,847	\$0	\$1,847
Total Expenditures	\$101,601	\$45,723	\$30,756	\$14,966
Excess Revenues/Expenditures	\$0		(\$29,408)	
Fund Balance - Beginning	\$0		\$388,337	
Fund Balance - Ending	\$0		\$358,929	

Treeline Preserve
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$409	\$409
Assessments	\$784,720	\$0	\$0	\$0
TOTAL REVENUES	\$784,720	\$0	\$409	\$409

EXPENDITURES:

Series 2007A

Interest - 11/1	\$307,360	\$307,360	\$307,360	\$0
Interest - 5/1	\$307,360	\$0	\$0	\$0
Principal - 5/1	\$170,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$784,720	\$307,360	\$307,360	\$0

EXCESS REVENUES (EXPENDITURES)	\$0		(\$306,951)	
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FUND BALANCE - Beginning	\$0		(\$4,177,185)	
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	\$0		(\$4,484,136)	
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FUND BALANCE - Ending

Treeline Preserve

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/2017	ACTUAL THRU 2/28/2017	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1,172	\$1,172
TOTAL REVENUES	\$0	\$0	\$1,172	\$1,172
<u>EXPENDITURES:</u>				
<u>OTHER SOURCES/USES:</u>				
Other Costs	\$0	\$0	\$6,984	(\$6,984)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$6,984	(\$6,984)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,812)	
FUND BALANCE - Beginning			\$889,141	
FUND BALANCE - Ending			\$883,329	