

***Treeline Preserve  
Community Development District***

***May 17, 2018***

# Treeline Preserve

## Community Development District

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

May 10, 2018

**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 **May 17, 2018 at 10:00 a.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. Approval of the Minutes of the March 15, 2018 Meeting
3. Public Hearing to Adopt the Fiscal Year 2019 Budget
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2018-05** Annual Appropriation Resolution
  - D. Motion to Close the Public Hearing
4. Consideration of Engagement Letter with Lerner Reporting Services, Inc. to serve as Dissemination Agent
5. Ratification of Exotic Work Removal
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    - 1) Number of Registered Voters in the District - 0
    - 2) Consideration of Proposed Fiscal Year 2019 Meeting Schedule
    - 3) Discussion of Financial Disclosure Report from the Commission on Ethics
7. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
8. Supervisors Requests and Audience Comments
9. Adjournment

*Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.treelinepreserveccd.com>*

**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 15, 2018 at 9:30 a.m. at the offices of Barraco & Associates, Inc. 2271 McGregor Blvd., Ft. Myers, Florida.

Present and constituting a quorum were:

Barry Pollard	Chairman (by phone)
Clark Richards	Vice Chairman
Michael Dady	Assistant Secretary/ Chairman
Leah Popelka	Assistant Secretary/ Vice Chair
Adam Lerner	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. Michael Dady and Ms. Leah Popelka**

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Winkeljohn called the meeting to order and called the roll, and indicated the oath of office for Mr. Dady and Ms. Popelka had been administered prior to starting the meeting in order to have a quorum.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 5, 2018 Meeting**

Mr. Winkeljohn: Before we move on, Ginger, I had a chance to talk to Barry, who is on the phone, and he was thinking of resigning. If he resigns, can he resign verbally because he is part of this meeting, and can we act towards his position fulfillment?

Ms. Wald: He is physically there at the meeting?

Mr. Winkeljohn: No, he is here by phone.

Mr. Pollard: On the phone.

Ms. Wald: He needs to put it in writing.

Mr. Barraco: Hi, everyone. Sorry for coming in after the meeting has already started, but if you need anything let me or Nancy know.

Mr. Winkeljohn: And that was our report from our engineer. He told me earlier that he has another meeting he has to go to so he just came in to say hello and hope everyone enjoyed that. Back to the meeting. Ginger, you were helping us navigate this rather complex Board issue.

Ms. Wald: So Barry is attending by telephone.

Mr. Pollard: Correct.

Ms. Wald: Then Barry needs to provide in writing his letter of resignation, but he can state it on the record right now that he is resigning, and then follow up with a letter of resignation later. He can send you a quick e-mail, too. That would also help.

Mr. Winkeljohn: Okay. Then we would be able to fill the vacancy today?

Ms. Wald: And then they can accept it and you can fill the vacancy.

Mr. Winkeljohn: Barry, is that something you are comfortable with?

Mr. Pollard: Yes, that is fine.

Mr. Dady: And Barry, thanks very much for helping us on this District. We appreciate your help very, very much.

Mr. Winkeljohn: Yes, the Treeline Preserve Volunteer Award goes to Barry and Clark for sure.

Mr. Pollard: You're welcome.

Mr. Winkeljohn: So Barry, would you like to state on the record your intent to resign or that you would like to resign?

Mr. Pollard: Yes. I would like to state that I, Barry Pollard, will be resigning from the Treeline Preserve CDD.

Mr. Winkeljohn: Thank you. Is there a motion from the Board to accept his resignation?

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

Mr. Winkeljohn: And I have received an e-mail written notice, as well. So we will follow up with that to get the original signed letter and make sure that we have it in our records officially. So that does allow us to appoint someone to a vacancy.

On MOTION by Mr. Dady seconded by Ms. Popelka with all in favor Mr. Adam Lerner was appointed to fill the vacancy for Seat #3.

Mr. Winkeljohn, being a Notary Public of the State of Florida administered the oath of office to Mr. Lerner, and briefly went over the documents provided in the new Board member packet. The signed oath will become part of the public record.

Mr. Winkeljohn: Because of the shifts in membership of the Board, we now have quorum of developer people. Clark, I don't know what your schedule is like and if you would prefer to stay or go? That is totally up to you.

Mr. Richards: Doesn't matter. Do you want me to resign now?

Mr. Winkeljohn: That is up to you. If you want to stay you can.

Mr. Richards: I will submit my resignation.

Mr. Winkeljohn: So you would like to resign now?

Mr. Richards: Yes.

Mr. Dady: Thank you for your help and assistance, Clark. We really appreciate it.

Mr. Winkeljohn: Thank you. Is there a motion the Board to accept his resignation?

On MOTION by Mr. Dady seconded by Ms. Popelka with all in favor Mr. Richards's resignation was accepted.

Ms. Wald: Clark, if you could do us a favor before you leave and write that you are resigning at today's meeting.

Mr. Winkeljohn: We are doing that right now. He is signing it as you spoke so I guess you can't see through the phone. I am also handing him a Form 1 F and a Form 1. Believe it or not, you have to fill both of those out and get them to the Supervisor of Elections like you did with the original form.

Mr. Richards: Okay. So not by June.

Mr. Winkeljohn: No, within thirty days, but then you won't have to renew in June unless you are on another Board. Otherwise, by then you will be out of the system. So the effect of that, if you want to appoint someone else to Clark's vacancy you can do that now, or at a later time.

Mr. Dady: I think we will do it at a later time and allow some flexibility. We probably should get our officers, though.

Mr. Winkeljohn: That is the next step.

Mr. Richards: You all take care.

Mr. Dady: Thank you so much. Have a great week and stay tuned for the next economic cycle. It is probably coming soon.

Mr. Winkeljohn: Don't worry. I know how to reach him. Success. So whenever you add or subtract people from the Board, it is required that you reaffirm the officers of the Board. A motion might sound something like I move and then you can name a Chair, Vice Chair, and then what I ask is all other Board members be Assistant Secretaries, including myself as your manager. My firm also gives you a Treasurer and Secretary in the names of Patti Powers as Rich Hans respectively. So I just need a motion to that effect.

On MOTION by Mr. Dady seconded by Ms. Popelka with all in favor the slate of officers were elected as follows: Michael Dady as Chair, Leah Popelka as Vice Chair, Adam Lerner, John Conroy, and Paul Winkeljohn as Assistant Secretaries, Rich Hans as Secretary, and Patti Powers as Treasurer.
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Mr. Winkeljohn: The only thing I will need to remind you, Mike, is now that you are Chair to not introduce new business. Other members should introduce the motions. You can entertain the motions, and you can do procedural motions, though.

Mr. Dady: I haven't heard that one before. Is that a Ginger special or is that something in the Florida Statutes?

Mr. Winkeljohn: That is our policy.

Mr. Dady: That was the old policy under the old regime. The new regime, Ginger, is that a hard and fast rule, or is it subject to interpretation?

Ms. Wald: The elected office positions are merely as-stated. Not one Supervisor has any additional authority over any additional Supervisor. Therefore, one Supervisor cannot act independently on behalf of the Board unless the Board as a collective body has moved to appoint that Supervisor to act as such. That is the law.

Mr. Dady: Okay. I understand that fully and we will stay within the law. Thank you very much.

Mr. Winkeljohn: Thanks, Ginger.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution #2018-04 Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing**

Mr. Winkeljohn: Item #4 is Consideration of Resolution #2018-04 Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing. There are a couple moving parts here, one of which is to set the public hearing to adopt the budget. The public hearing has to be more than sixty days from today. You have a lot of moving targets because you may not want to keep this meeting at this time or locations.

Mr. Dady: Can we reset the meetings for 10:00 a.m.? I think that extra half an hour will be valuable to us.

Mr. Winkeljohn: Right now you would have a meeting that would line up nicely on May 17<sup>th</sup> and we can set the time for 10:00 a.m.

Mr. Dady: That sounds great because we have another District that operates on this day that is in Fort Myers.

Mr. Winkeljohn: As convenient as possible is ideal. That is part of the resolution. The second part of course is about the assessment level, which has been set before you and will generate \$50,000 in new income as it is. The budget has a history of cash that accumulated over the years so it may not be necessary to assess for operating, but you want to keep the assessment level on the books. You can just direct staff not to bill it.

Ms. Popelka: That was going to be my only comment with the operating reserve. I noted that you had the surplus cash. So if it is an actual assessment levy to the property

owners, then I think I would feel more comfortable with removing that just to make sure that there is not an overage in assessment collections.

Mr. Winkeljohn: If the Board is more comfortable with not having an assessment level approved by the Board, we can do a direct bill.

Mr. Dady: If we were able to keep the maintenance assessment but simply direct that it not be collected this year given the District's state.

Mr. Winkeljohn: We would then have an on-demand payment. If we incur the costs and don't have the money, then you are obligated to pay it.

Mr. Dady: Or we could install a deficit fund mechanism with the same concept. Do we have a tri-party agreement?

Mr. Winkeljohn: What we can do, because we have to come back and adopt this budget, I would propose it as-is, we will follow-up offline with staff and attorneys. The intent is obviously that we don't want to bill for something we don't need. And we will get there one way or the other. So my advice is to approve it as-stated.

Mr. Dady: Well since this is a draft budget, I would like to look at it and actually put some pockets where we are. Just a suggestion. As you know, the District has been in a state of stasis for some time with all of the legal maneuvers that have been dragging on these seven years past so now a new era of action and determined effort is needed.

Mr. Winkeljohn: For the proposed budget we don't have to worry about any of that detail. It is really just setting level.

Mr. Dady: Don't we want to set some buckets for you to think about?

Mr. Winkeljohn: We want to approve the resolution to set the public hearing and then we can amend the budget between now and the adoption to look any way you want. We just can't exceed the assessment levels you set today.

Ms. Popelka: I agree. I think this is the maximum amount we would use.

Mr. Dady: If we should have items that would exceed this budget?

Mr. Winkeljohn: We would amend the budget to reflect the needs.

Mr. Dady: Even if it is greater than this budget?

Mr. Winkeljohn: It is about the assessment level. The resolution sets that.



On MOTION by Ms. Popelka seconded by Mr. Dady with all in favor Resolution #2018-04 Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled for May 15, 2018 at 10:00 a.m. at the offices of Barraco & Associates, Inc. 2271 McGregor Blvd., Ft. Myers, Florida.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Winkeljohn: Staff Reports. Ginger, do you have anything for our friends today?

Ms. Wald: No, but don't forget to go back and approve the minutes. I don't think we ever did that.

Mr. Winkeljohn: You are right we didn't.

On MOTION by Mr. Dady seconded by Ms. Popelka with all in favor the Minutes of the January 5, 2018 Meeting were approved.

**B. Engineer**

Mr. Winkeljohn: We already heard from our engineer. He was fabulous as always, but he had to step out. I am going to guess that Mike, you are going to want to talk to him and sort out a lot.

Mr. Dady: Yes. We have some housekeeping that needs to be done in terms of compliance with the District property. This includes some necessary work to the stormwater system and lakes. As a matter of fact, I had some offline discussions with the engineer and feel comfortable with asking staff to pursue a proposal with the help of Passarella & Associates, who did the previous work for the District to provide for exotic species removal, water control structure maintenance, inlets that are clogged, wetlands and overgrown ponds that the lake banks need to be cut back and removed. So we need a proposal that we could entertain from a couple local firms. I think Passarella can help us most likely.

Mr. Winkeljohn: So at this point do you think those would come back in time for the May meeting for approval?

Mr. Dady: I think there's no reason you couldn't get a proposal in two months.

Mr. Winkeljohn: I was leaning a little further forward, thinking you could go for a not-to-exceed now and then you would have the authority to with legal counsel review and approve the forms so you could move forward.

Mr. Dady: Well would you like a motion to that effect?

Mr. Winkeljohn: I would say something along the lines of not-to-exceed \$50,000 for items which were just discussed to bring the land into compliance. We have an engineer who would be able to clean up the specifications of that work and we could authorize the engineer to do that in this motion, as well as authorize legal counsel to review any forms or documents to bring into legal acceptance, and also authorize the Chair to execute them all in on motion.

Ms. Wald: Is that going to be enough?

Mr. Dady: Between now and May, it is more than enough. What is probably going to occur is first a \$5,000 to \$10,000 effort to go out there, pull the permits, get the monitoring reports, do a field visit, have them officially assess it, and then it is going to be some quantity of work to bring it back into compliance in order to have the permit.

Mr. Winkeljohn: That sounds like more than enough then. Is there a motion?

On MOTION by Ms. Popelka seconded by Mr. Lerner with all in favor the Board authorized staff to negotiate a contract for cleanup work for exotic species removal, water control structure maintenance, clogged inlets, trimming around wetlands, ponds, and lake banks; not-to-exceed an amount \$50,000; and subject to review by District Counsel and staff; and the Chair was authorized to execute any related documentation once finalized.

Mr. Dady: Is this the correct time to talk about things that need to get done? This is more budget. The other items that will need to be looked at are more from a land use perspective. That may involve legal or outside counsel obtaining local use representation to assist with a PUD rezoning. That is something we can continue to report on, but I know that is going to be one of the expenses to get the project out of moth balls.

Mr. Winkeljohn: Do you want to bring something back for May on that?

Mr. Dady: Yes. I think we will at least have a report.

Ms. Wald: Are we talking about the owner being the SPE?

Mr. Dady: What we will be doing is asking outside counsel to look at the validity of the zoning, check on its compliance, and make sure we have the ability to develop what we need to according to the assessment methodology that is currently approved.

Ms. Wald: Okay. The SPE can go ahead and do that on its own without the District. If the District is going to be required to provide some type of approval as to proceed forward with whatever needs to occur if anything, then you would need to find out exactly what that will be and we will take that up at another meeting.

Mr. Dady: So noted. Good point and that is how we will proceed. The third order of business is a legal letter that Ginger, I previously asked your firm to prepare dealing with the impact fee credits that the project had garnered through the use of bond proceeds for improvements to MLK Boulevard to the tune of \$3.5 million. That work was completed and the City of Fort Myers recognized that contribution being eligible for impact fee credits that run with the project, but they are in the name of the developer. So we had previously asked your firm to prepare a letter to the City of Fort Myers, explaining the default of the developer and of course now we have a new developer SPE entity there. I would like to ask you to brush that letter off, take a look at it, and update it with an eye towards a submittal to the City of Fort Myers to obtain those impact fee credits in the name of the District that can be utilized for benefit of the project in the CDD. I had previously seen a draft that was well-written, but it needs to be updated.

Ms. Wald: Okay. We will work on that.

Mr. Dady: Great.

**C. Manager – Ratification of Revised Fiscal Year 2018 Meeting Schedule**

Mr. Winkeljohn: Manager's report, I just need a motion ratifying the actions taken to advertise the meetings. Because we have already spent the money and the ads are pretty expensive here for the ten o'clock meetings going forward rather than 9:30 a.m.



***Proposed Budget  
Fiscal Year 2019***

***Treeline Preserve Community  
Development District***

***May 17, 2018***



**Treeline Preserve  
Community Development District**

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# Treeline Preserve

Community Development District

General Fund

Description	FY2018 Adopted Budget	Actual thru 4/30/2018	Projected Next 5 Months	Total Projected 9/30/2018	FY2019 Proposed Budget
<b>Revenues</b>					
Maintenance Assessments <sup>(1)</sup>	\$50,726	\$0	\$50,726	\$50,726	\$0
Interest Earned	\$150	\$2,966	\$500	\$3,466	\$3,000
Unassigned Fund Balance	\$50,726	\$197,358	\$0	\$197,358	\$110,326
<b>Total Revenues</b>	<b>\$101,601</b>	<b>\$200,324</b>	<b>\$51,226</b>	<b>\$251,550</b>	<b>\$113,326</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$2,400	\$1,000	\$1,000	\$2,000	\$2,400
Fica Expense	\$184	\$77	\$77	\$153	\$184
Engineering	\$10,000	\$645	\$7,355	\$8,000	\$10,000
Arbitrage	\$1,250	\$0	\$1,200	\$1,200	\$1,250
Dissemination	\$5,000	\$2,917	\$2,083	\$5,000	\$5,000
Attorneys Fees	\$20,000	\$58,502	\$2,500	\$61,002	\$20,000
Annual Audit	\$4,100	\$0	\$4,100	\$4,100	\$4,100
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$3,500
Management Fees	\$40,000	\$23,333	\$16,667	\$40,000	\$40,000
Computer Time	\$1,000	\$583	\$417	\$1,000	\$1,000
Website Compliance	\$500	\$292	\$208	\$500	\$500
Telephone	\$25	\$1	\$24	\$25	\$25
Postage	\$75	\$63	\$12	\$75	\$75
Insurance	\$6,003	\$5,750	\$0	\$5,750	\$6,003
Printing & Binding	\$200	\$127	\$48	\$175	\$200
Legal Advertising	\$2,000	\$2,377	\$1,022	\$3,399	\$2,000
Office Supplies	\$50	\$6	\$25	\$31	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Other Current Charges	\$400	\$295	\$106	\$400	\$400
Capital Outlay	\$275	\$0	\$275	\$275	\$275
1st Quarter Operating	\$4,464	\$0	\$4,464	\$4,464	\$16,190
<b>Administrative Expenditures</b>	<b>\$101,601</b>	<b>\$96,142</b>	<b>\$45,082</b>	<b>\$141,224</b>	<b>\$113,326</b>
<b>Assigned Fund Balance</b>	<b>\$0</b>	<b>\$104,182</b>	<b>\$6,144</b>	<b>\$110,326</b>	<b>\$0</b>

<sup>(1)</sup> 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.*

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**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.

1<sup>st</sup> Quarter Operating

Represents funds needed for 1<sup>st</sup> 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>FY2018 Adopted Budget</i>	<i>FY2019 Proposed Budget</i>
<b>REVENUES:</b>		
(1) <i>Special Assessments</i>	\$783,160	\$785,920
<b>TOTAL REVENUES</b>	\$783,160	\$785,920
<b>EXPENDITURES:</b>		
<i>Series 2007A</i>		
<i>Interest - 11/1</i>	\$301,580	\$295,460
<i>Interest - 5/1</i>	\$301,580	\$295,460
<i>Principal - 5/1</i>	\$180,000	\$195,000
<b>TOTAL EXPENDITURES</b>	\$783,160	\$785,920
<b>EXCESS REVENUES</b>	\$0	\$0

(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
<b>Total</b>			\$ 14,868,237.78	\$ 9,950,000.00	\$ 24,818,237.78

## RESOLUTION 2018-05

### 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, 2018, AND ENDING SEPTEMBER 30, 2019.

**WHEREAS**, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2018, 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 15, 2018**, the Board set **May 17, 2018** 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 2018 and/or revised projections for fiscal year 2019.
- 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, 2019, as Adopted by the Board of Supervisors on **May 17, 2018.**"

**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, 2018, and ending September 30, 2019 the sum of \$ 899,246 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:

<b>Total General Fund</b>	<u>\$ 113,336</u>
<b>Total Debt Service</b>	<u>\$ 785,920</u>
<b>Total All Funds</b>	<u><u>\$ 899,246</u></u>

### 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 17<sup>th</sup> day of May, 2018.

**Treeline Preserve Community Development  
District**

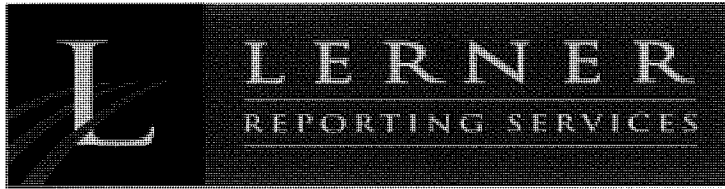
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Chairman / Vice Chairman

Attest:

---

Secretary / Assistant Secretary



March 15, 2018

Board of Supervisors  
Treeline Preserve Community Development District  
c/o Paul Winkeljohn  
Governmental Management Services

Dear Supervisors:

Lerner Reporting Services, Inc. (“LRS, Inc.” or the “Dissemination Agent”) hereby proposes to act as the Dissemination Agent for the Treeline Preserve Community Development District (the “District”) Series 2016 Special Assessment Bonds. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the “Agreement”) and in that certain Continuing Disclosure Agreement dated August 30, 2007 (the “Continuing Disclosure Agreement”). The purpose of this Agreement is to facilitate the District’s compliance with the Securities and Exchange Commission’s (the “SEC’s”) Rule 15c2-12(b)(5) (the “Rule”) related to continuing disclosure. LRS, Inc. is acting as an independent contractor for purposes of facilitating the District’s Rules and obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreement.

1. Duties:

The Dissemination Agent’s duties shall consist of the following:

- (a) To assist the District in developing information collection systems to be used in complying with the requirements of the Continuing Disclosure Agreements.
- (b) To collect, from District Management, the Developer, Landowner, or other parties, together and individually “Obligated Person(s)” as appropriate, financial data and other factual information required by the Continuing Disclosure Agreements information noted in the attached and to distribute such information supplied to us by the respective parties, including quarterly and annual development and financial data, the audited financial statements for the District (collectively, the “Annual Report”), to the Electronic Municipal Market Access system (“EMMA”).
- (c) To work with the District and the Trustee and report any “Significant Events”, disclosed to LRS, Inc. by the District, all in accordance with the Continuing Disclosure Agreements.
- (d) To file quarterly and annual reports through EMMA detailing development updates, financial performance, and all other relevant data.



(e) To collect and disseminate directly to the Beneficial Owners through the use of EMMA the following Annual Financial information in an Annual Report, which is beyond the requirements of the Rule, and as is set forth in more detail in the Continuing Disclosure Agreements:

- (i) The amount of Assessments levied for the most recent prior Fiscal Year.
- (ii) The amount of Assessments collected from the property owners during the most recent prior Fiscal Year.
- (iii) If available, the amount of delinquencies greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.
- (iv) If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.
- (v) All fund balances in all Funds and Accounts for the Bonds.
- (vi) The total amount of Bonds Outstanding.
- (vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.
- (viii) The most recent Audited Financial Statements of the Issuer.

(f) To work with the District and the Trustee to prepare reports no later than thirty (30) days after the end of each quarter of the calendar year and file these reports with EMMA and the Beneficial Owners. These quarterly reports may address the following information requirements of the Beneficial Owners, *if applicable*, as supplied to LRS, Inc. by the District, the Developer and/or Landowners and all as controlled by the Continuing Disclosure Agreements:

- i. The number and type of lots in the Assessment Areas subject to the Assessments.
- ii. The number and type of lots planned for the Assessment Areas.
- iii. The number and type of lots owned in the Assessment Areas by the Obligated Person.
- iv. The number and type of lots in the Assessment Areas owned by the Obligated Person under contract with a homebuilder and closed with a homebuilder and the name of such builder.

- v. The number and type of homes under construction and the number and type of homes constructed in the Assessment Areas by the Obligated Person.
  - vi. The number and type of homes under contract with homebuyers in the Assessment Areas by the Obligated Person.
  - vii. The number and type of homes closed with homebuyers (delivered to end users) in the Assessment Areas by the Obligated Person.
  - viii. Any change to the number or type of lots planned to be developed in the Assessment Areas by the Obligated Person.
  - ix. Materially adverse changes or determinations to permits/approvals for the development of the Assessment Areas, which necessitate changes to the land, use plans of any Obligated Person.
  - x. The occurrence of any new or modified mortgage debt on the land owned by the Obligated Person in the Assessment Areas, including the amount, interest rate and terms of repayment.
- (g) To collect and disseminate directly to the Beneficial Owners any additional information specifically requested by the Beneficial Owners at the time of closing or subsequent to the closing of the Bonds.
  - (h) To comply with the terms of the Continuing Disclosure Agreement as Dissemination Agent for the duration of this Agreement.

2. Fees:

LRS, Inc. will be responsible for all out-of-pocket expenses. The annual fee for LRS, Inc.'s services under this Agreement is:

- (a) \$4,000 beginning with the initial filing requirement for the third quarter of the Fiscal Year 2017/2018, commencing June 30, 2018 (per the Continuing Disclosure Agreements). This fee will be prorated for Fiscal Year 2017/2018 based upon the remaining number of reporting periods and billed annually thereafter.

3. Termination:

Both the District and LRS, Inc. will have the right to terminate this Agreement upon 30 days prior written notice.

4. Representation of the District:

The District represents and warrants that it will not withhold any information necessary for LRS, Inc. to carry out its duties under this Agreement and that it will supply all information requested by LRS, Inc.

5. Indemnification:

To the extent permitted by law, the District will indemnify LRS, Inc. for any action or actions brought by Beneficial Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreements.

6. Responsibility for Information:

The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District, the Developer and/or Landowners. The Dissemination Agent's duties are those of the collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District and the Developer.

7. Waiver of Jury Trial:

EACH OF THE DISTRICT AND LRS. INC. KNOWINGLY WAIVES ANY RIGHT TO TRIAL BY JURY.

8. Agreement Governed by Florida Law:

The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,

Scott H. Campbell  
Vice President  
Lerner Reporting Services, Inc.

Approved and Accepted:

Treeline Preserve Community Development District

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# Summerall Environmental

9941 West Bahia Vista rd.  
North Fort Myers  
FL 33917

TREELINE PRESERVE CDD  
PAUL WINKELJOHN, MANAGER  
MICHAEL DADY, CHAIRMAN

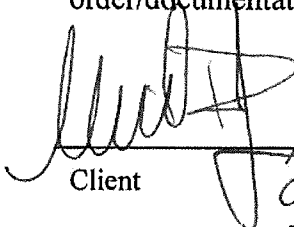
PAT SUMMERALL  
239-910-3602

## TREELINE PRESERVE PRESERVE MAINTENANCE/ EXOTIC REMOVAL

Summerall Environmental will provide the labor, equipment and supplies to remove where necessary and herbicide treat the category 1&2 exotics in the 11 acre conservation area known as Treeline Preserve in Lee County Florida. The exotics that are removed will be disposed of at SE expense and the remainder of woody and herbaceous species will be herbicide treated and left to decompose. Summerall Environmental will not be responsible for damages to sod, irrigation or other landscape items that may be damaged during the exotic removal process.

**\$5,900.00**

Please sign below if you agree to the scope and terms above or issue the appropriate purchase order/documentation from your organization.

  
\_\_\_\_\_  
Client      Chairman      Date  
Tree Line Preserve CDD

Pat Summerall      4-8-18  
\_\_\_\_\_  
Contractor      Date

# GOVERNMENTAL MANAGEMENT SERVICES

5385 N. Nob Hill Rd.  
Sunrise FL 33351

Lee County – Community Development Districts  
FLORIDA

04/15/2018

2018 PRECINCT	NAME OF CDD	# REG VOTERS
49	Bonita Village	12
122	Copper Oaks	417
20	Mirada	59
9	Portofino Cove	67
70	Portofino Springs	193
121	Portofino Vineyards	0
9	Treeline Preserve	0

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

Send to: Jennifer McConnell [jmccconnell@gmssf.com](mailto:jmccconnell@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 2019 at 10:00 AM at the offices of Barraco and Associates, Inc., 2271 McGregor Blvd., Fort Myers, FL 33901, the third Thursday of each month as follows:

October 18, 2018  
November 15, 2018  
December 20, 2018  
January 17, 2019  
February 21, 2019  
March 21, 2019  
April 18, 2019  
May 16, 2019  
June 20, 2019  
July 18, 2019  
August 15, 2019  
September 19, 2019

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](mailto:rhans@gmssf.com)

#### Narrow results to a particular suborg:

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

File ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
271273	2017	Conroy, John	• <a href="#">Treeline Preserve Community Development District-Board of Supervisors</a>	Form 1 with <a href="#">Collier County SOE</a>	☒ Form Receipt Not Recorded	<a href="#">View Filing History</a>
260185	2017	Pollard, Andrew Barry	• <a href="#">Treeline Preserve Community Development District-Board of Supervisors</a>	Form 1 with <a href="#">Lee County SOE</a>	☒ Form Receipt Not Recorded	<a href="#">View Filing History</a>
884	2017	Richards, Clark Read	• <a href="#">Treeline Preserve Community Development District-Board of Supervisors</a>	Form 1 with <a href="#">Lee County SOE</a>	☒ Form Receipt Not Recorded	<a href="#">View Filing History</a>

[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](mailto: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  
3/1/2018 - 4/30/2018

<i>Check Date</i>	<i>Check #'s</i>	<i>Amount</i>
3/5/2018	315-318	\$23,095.33
3/6/2018	319-325	\$41.67
<b>Total</b>		<b>\$23,137.00</b>



\*\*\* CHECK DATES 03/01/2018 - 04/30/2018 \*\*\*

TREELINE PRESERVE - GF  
BANK A TREELINE PRESERVE GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
3/05/18	00008	1/30/18	18103	201801	310	51300	31100			*	430.00			
			ENGINEERING SVC-01/30/18											
			BARRACO AND ASSOCIATES, INC.										430.00	000315
-----														
3/05/18	00001	2/01/18	200	201802	310	51300	34000			*	3,333.33			
			MGMT FEES-FEB 18											
		2/01/18	200	201802	310	51300	35100			*	83.33			
			COMPUTER TIME-FEB 18											
		2/01/18	200	201802	310	51300	31300			*	416.67			
			WEB ADMIN-FEB 18											
		2/01/18	200	201802	310	51300	51000			*	5.88			
			SUPPLIES-FEB 18											
		2/01/18	200	201802	310	51300	42000			*	6.42			
			POSTAGE-FEB 18											
		2/01/18	200	201802	310	51300	42500			*	15.90			
			COPIES-FEB 18											
		3/01/18	201	201803	310	51300	34000			*	3,333.33			
			MGMT FEES-MAR 18											
		3/01/18	201	201803	310	51300	35100			*	83.33			
			COMPUTER TIME-MAR 18											
		3/01/18	201	201803	310	51300	31300			*	416.67			
			DISSEM AGNT SVC-MAR 18											
		3/01/18	201	201803	310	51300	35110			*	41.67			
			WEB ADMIN-MAR 18											
		3/01/18	201	201803	310	51300	42000			*	.47			
			POSTAGE-MAR 18											
		3/01/18	201	201803	310	51300	42500			*	17.55			
			COPIES-MAR 18											
		2/01/18	200	201802	310	51300	34000			V	3,333.33-			
			MGMT FEES-FEB 18											
		2/01/18	200	201802	310	51300	35100			V	83.33-			
			COMPUTER TIME-FEB 18											
		2/01/18	200	201802	310	51300	31300			V	416.67-			
			WEB ADMIN-FEB 18											
		2/01/18	200	201802	310	51300	51000			V	5.88-			
			SUPPLIES-FEB 18											
		2/01/18	200	201802	310	51300	42000			V	6.42-			
			POSTAGE-FEB 18											
		2/01/18	200	201802	310	51300	42500			V	15.90-			
			COPIES-FEB 18											
		3/01/18	201	201803	310	51300	34000			V	3,333.33-			
			MGMT FEES-MAR 18											
		3/01/18	201	201803	310	51300	35100			V	83.33-			
			COMPUTER TIME-MAR 18											
		3/01/18	201	201803	310	51300	31300			V	416.67-			
			DISSEM AGNT SVC-MAR 18											

TREE TREELINE PRES MPHILLIPS

\*\*\* CHECK DATES 03/01/2018 - 04/30/2018 \*\*\*

TREELINE PRESERVE - GF  
BANK A TREELINE PRESERVE GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/18		201	201803	310-51300-35110		WEB ADMIN-MAR 18	V	41.67-		
3/01/18		201	201803	310-51300-42000		POSTAGE-MAR 18	V	.47-		
3/01/18		201	201803	310-51300-42500		COPIES-MAR 18	V	17.55-		
GOVERNMENTAL MANAGEMENT SERVICES -									.00	000316
3/05/18	00026	12/31/17	98292	201712 310-51300-31500		DEC 17 - GENERAL COUNSEL	*	14,581.30		
HOPPING GREEN & SAMS									14,581.30	000317
3/05/18	00016	1/15/18	1889008	201801 310-51300-48000		NOTICE OF MEETING	*	329.48		
NAPLES DAILY NEWS									329.48	000318
3/06/18	00001	2/01/18	200	201802 310-51300-34000		MGMT FEES-FEB 18	*	3,333.33		
		2/01/18	200	201802 310-51300-35100		COMPUTER TIME-FEB 18	*	83.33		
		2/01/18	200	201802 310-51300-31300		DISSEM AGNT SVC-FEB 18	*	416.67		
		2/01/18	200	201802 310-51300-35110		WEBSITE ADMIN-FEB 18	*	41.67		
		2/01/18	200	201802 310-51300-51000		SUPPLIES-FEB 18	*	5.88		
		2/01/18	200	201802 310-51300-42000		POSTAGE-FEB 18	*	6.42		
		2/01/18	200	201802 310-51300-42500		COPIES-FEB 18	*	15.90		
		3/01/18	201	201803 310-51300-34000		MGMT FEES-MAR 18	*	3,333.33		
		3/01/18	201	201803 310-51300-35100		COMPUTER TIME-MAR 18	*	83.33		
		3/01/18	201	201803 310-51300-31300		DISSEM AGNT SVC-MAR 18	*	416.67		
		3/01/18	201	201803 310-51300-35110		WEB ADMIN-MAR 18	*	41.67		
		3/01/18	201	201803 310-51300-42000		POSTAGE-MAR 18	*	.47		
		3/01/18	201	201803 310-51300-42500		COPIES-MAR 18	*	17.55		
GOVERNMENTAL MANAGEMENT SERVICES -									7,796.22	000319
3/06/18	00008	3/27/18	18252	201803 310-51300-31100		ENGINEER SVC-MARCH 2018	*	215.00		

TREE TREELINE PRES MPHILLIPS

\*\*\* CHECK DATES 03/01/2018 - 04/30/2018 \*\*\*  
 TREELINE PRESERVE - GF  
 BANK A TREELINE PRESERVE GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/27/18 18252	201803 310-51300-31100	ENGINEER SVC-MARCH 2018	V	215.00-	
BARRACO AND ASSOCIATES, INC.							.00 000320
3/06/18	00005	1/31/18 147568	201801 310-51300-31500	LEGAL SVC0-JANUARY 2018	*	2,953.60	
		2/28/18 148187	201802 310-51300-31500	LEGAL SVC-FEBRUARY 2018	*	500.00	
		3/31/18 148706	201803 310-51300-31500	LEGAL SVC-MARCH 2018	*	750.00	
		1/31/18 147568	201801 310-51300-31500	LEGAL SVC0-JANUARY 2018	V	2,953.60-	
		2/28/18 148187	201802 310-51300-31500	LEGAL SVC-FEBRUARY 2018	V	500.00-	
		3/31/18 148706	201803 310-51300-31500	LEGAL SVC-MARCH 2018	V	750.00-	
BILLING, COCHRAN, HEATH, LYLES,							.00 000321
3/06/18	00003	2/27/18 6-100-94	201802 310-51300-42000	DELIVERIES THRU 02/20/18	*	25.98	
		2/27/18 6-100-94	201802 310-51300-42000	DELIVERIES THRU 02/20/18	V	25.98-	
FEDEX							.00 000322
3/06/18	00001	4/02/18 202	201804 310-51300-34000	MGMT FEES-APRIL 2018	*	3,333.33	
		4/02/18 202	201804 310-51300-35100	COMPUTER TIME-APRIL 2018	*	83.33	
		4/02/18 202	201804 310-51300-31300	DISSEMINATION-APRIL 2018	*	416.67	
		4/02/18 202	201804 310-51300-35110	WEBSITE ADMIN-APRIL 2018	*	41.67	
		4/02/18 202	201804 310-51300-42000	POSTAGE/DELIVERY-APRIL 18	*	25.57	
		4/02/18 202	201804 310-51300-42500	COPIES-APRIL 2018	*	52.05	
		5/01/18 203	201805 310-51300-34000	MGMT FEES-APRIL 2018	*	3,333.33	
		5/01/18 203	201805 310-51300-35100	COMPUTER TIME-MAY 2018	*	83.33	
		5/01/18 203	201805 310-51300-31300	DISSEMINATION-MAY 2018	*	416.67	
		5/01/18 203	201805 310-51300-35110	WEBSITE ADMIN-MAY 2018	*	41.67	
		5/01/18 203	201805 310-51300-42500	COPIES-MAY 2018	*	2.10	

TREE TREELINE PRES MPHILLIPS

\*\*\* CHECK DATES 03/01/2018 - 04/30/2018 \*\*\*  
 TREELINE PRESERVE - GF  
 BANK A TREELINE PRESERVE GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/18	203	201805	310-51300-41000	TELEPHONE-MAY 2018			*	10.00		
4/02/18	202	201804	310-51300-34000	MGMT FEES-APRIL 2018			V	3,333.33-		
4/02/18	202	201804	310-51300-35100	COMPUTER TIME-APRIL 2018			V	83.33-		
4/02/18	202	201804	310-51300-31300	DISSEMINATION-APRIL 2018			V	416.67-		
4/02/18	202	201804	310-51300-35110	WEBSITE ADMIN-APRIL 2018			V	41.67-		
4/02/18	202	201804	310-51300-42000	POSTAGE/DELIVERY-APRIL 18			V	25.57-		
4/02/18	202	201804	310-51300-42500	COPIES-APRIL 2018			V	52.05-		
5/01/18	203	201805	310-51300-34000	MGMT FEES-APRIL 2018			V	3,333.33-		
5/01/18	203	201805	310-51300-35100	COMPUTER TIME-MAY 2018			V	83.33-		
5/01/18	203	201805	310-51300-31300	DISSEMINATION-MAY 2018			V	416.67-		
5/01/18	203	201805	310-51300-35110	WEBSITE ADMIN-MAY 2018			V	41.67-		
5/01/18	203	201805	310-51300-42500	COPIES-MAY 2018			V	2.10-		
5/01/18	203	201805	310-51300-41000	TELEPHONE-MAY 2018			V	10.00-		
GOVERNMENTAL MANAGEMENT SERVICES -									.00	000323
3/06/18	00026	2/28/18	99012	201801 310-51300-31500		SPECIAL COINSEL-JAN 2018	*	28,848.08		
		3/15/18	99045	201802 310-51300-31500		SPECIAL COUNSEL-FEB 2018	*	2,255.15		
		3/15/18	99046	201802 310-51300-31500		BUSSEY BANK APPEAL-FEB 18	*	335.00		
		2/28/18	99012	201801 310-51300-31500		SPECIAL COINSEL-JAN 2018	V	28,848.08-		
		3/15/18	99045	201802 310-51300-31500		SPECIAL COUNSEL-FEB 2018	V	2,255.15-		
		3/15/18	99046	201802 310-51300-31500		BUSSEY BANK APPEAL-FEB 18	V	335.00-		
HOPPING GREEN & SAMS									.00	000324
3/06/18	00016	3/20/18	1962759	201803 310-51300-48000		NOTICE OF PUBLIC HEARING	*	686.92		
		3/20/18	1962759	201803 310-51300-48000		NOTICE OF PUBLIC HEARING	V	686.92-		
NAPLES DAILY NEWS									.00	000325
TOTAL FOR BANK A								23,137.00		
TREE TREELINE PRES MPHILLIPS										

\*\*\* CHECK DATES 03/01/2018 - 04/30/2018 \*\*\*

TREELINE PRESERVE - GF  
BANK A TREELINE PRESERVE GF

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO DPT ACCT# SUB	SUBCLASS		AMOUNT #

TOTAL FOR REGISTER 23,137.00

TREE TREELINE PRES MPHILLIPS

**Treeline Preserve**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
 April 30, 2018

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>ASSETS:</b>				
Cash	\$55,260	---	---	\$55,260
Investments:				
SBA	\$318,561	---	---	\$318,561
Series 2007A Reserve	---	\$313,450	---	\$313,450
Working Capital Use	---	---	\$1,645,568	\$1,645,568
<b>TOTAL ASSETS</b>	<u>\$373,821</u>	<u>\$313,450</u>	<u>\$1,645,568</u>	<u>\$2,332,839</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$40,490	---	---	\$40,490
Matured Bonds Payable	---	\$975,000	---	\$975,000
Matured Interest Payable	---	\$4,653,070	---	\$4,653,070
<b>FUND BALANCES:</b>				
Restricted for Capital Projects	---	---	\$1,645,568	\$1,645,568
Unassigned	\$333,331	(\$5,314,620)	---	(\$4,981,289)
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u>\$373,821</u>	<u>\$313,450</u>	<u>\$1,645,568</u>	<u>\$2,332,839</u>

**TREELINE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending April 30, 2018

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/2018	ACTUAL THRU 4/30/2018	VARIANCE
<b>Revenue</b>				
Maintenance Assessments	\$50,725	\$0	\$0	\$0
Interest Earned	\$150	\$88	\$2,966	\$2,879
<b>Total Revenue</b>	<b>\$50,875</b>	<b>\$88</b>	<b>\$2,966</b>	<b>\$2,879</b>
<b>Expenditures</b>				
<b>Administrative</b>				
Supervisors Fees	\$2,400	\$1,400	\$1,000	\$400
FICA Expense	\$184	\$107	\$77	\$31
Engineering	\$10,000	\$5,833	\$645	\$5,188
Arbitrage	\$1,250	\$0	\$0	\$0
Dissemination	\$5,000	\$2,917	\$2,917	(\$0)
Attorneys Fees	\$20,000	\$11,667	\$58,502	(\$46,835)
Annual Audit	\$4,100	\$0	\$0	\$0
Trustee Fees	\$3,500	\$0	\$0	\$0
Management Fees	\$40,000	\$23,333	\$23,333	\$0
Computer Time	\$1,000	\$583	\$583	\$0
Website Compliance	\$500	\$292	\$292	(\$0)
Telephone	\$25	\$15	\$1	\$14
Postage	\$75	\$44	\$63	(\$20)
Insurance	\$6,003	\$6,003	\$5,750	\$253
Printing & Binding	\$200	\$117	\$127	(\$10)
Legal Advertising	\$2,000	\$1,167	\$2,377	(\$1,210)
Other Current Charges	\$400	\$233	\$295	(\$61)
Office Supplies	\$50	\$29	\$6	\$23
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$275	\$160	\$0	\$160
1st Quarter Operating	\$4,464	\$2,604	\$0	\$2,604
<b>Total Expenditures</b>	<b>\$101,601</b>	<b>\$56,679</b>	<b>\$96,142</b>	<b>(\$39,463)</b>
<b>Excess Revenues/Expenditures</b>	<b>(\$50,725)</b>		<b>(\$93,176)</b>	
<b>Fund Balance - Beginning</b>	<b>\$50,726</b>		<b>\$426,507</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$333,331</b>	

**Treeline Preserve**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND**

*Statement of Revenues, Expenditures and Changes in Fund Balance*

*For The Period Ending April 30, 2018*

	ADOPTED BUDGET	PRORATED THRU 4/30/2018	ACTUAL THRU 4/30/2018	VARIANCE
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**REVENUES:**

Interest Income	\$0	\$0	\$1,992	\$1,992
Assessments	\$783,160	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$783,160</b>	<b>\$0</b>	<b>\$1,992</b>	<b>\$1,992</b>

**EXPENDITURES:**

**Series 2007A**

Interest - 11/1	\$301,580	\$301,580	\$301,580	\$0
Interest - 5/1	\$301,580	\$0	\$0	\$0
Principal - 5/1	\$180,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$783,160</b>	<b>\$301,580</b>	<b>\$301,580</b>	<b>\$0</b>

**EXCESS REVENUES (EXPENDITURES)**

	\$0		(\$299,588)	
--	-----	--	-------------	--

	\$0		(\$5,015,032)	
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FUND BALANCE - Beginning

	\$0		(\$5,314,620)	
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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 April 30, 2018

	ADOPTED BUDGET	PRORATED THRU 4/30/2018	ACTUAL THRU 4/30/2018	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$6,916	\$6,916
Bond Holder Contributions	\$0	\$0	\$1,944,846	\$1,944,846
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,951,762</b>	<b>\$1,951,762</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2007A</u></b>				
Capital Outlay	\$0	\$0	\$1,125,266	(\$1,125,266)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,164,536</b>	<b>(\$1,125,266)</b>
<b><u>OTHER SOURCES/USES:</u></b>				
Other Costs	\$0	\$0	\$39,270	(\$39,270)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,270</b>	<b>(\$39,270)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$787,226</b>	
<b>FUND BALANCE - Beginning</b>			<b>\$858,342</b>	
<b>FUND BALANCE - Ending</b>			<b>\$1,645,568</b>	