

***Adopted Budget
Fiscal Year 2018***

***Treeline Preserve Community
Development District***

June 27, 2017



***Treeline Preserve
Community Development District***

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Treeline Preserve

Community Development District

General Fund

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

⁽¹⁾ Assumes Collection of Assessments

Treeline Preserve
Community Development District
GENERAL FUND BUDGET

REVENUES:

Maintenance Assessments

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

EXPENDITURES:

Administrative:

Engineering Fees

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

Arbitrage

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

Dissemination

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

Attorney

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

Annual Audit

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

Treeline Preserve
Community Development District
GENERAL FUND BUDGET

Trustee Fees

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

Management Fees

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

Computer Time

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

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be 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 Adopted Budget</i>
REVENUES:		
⁽¹⁾ Special Assessments	\$784,720	\$783,160
TOTAL REVENUES	\$784,720	\$783,160
EXPENDITURES:		
Series 2007A		
Interest - 11/1	\$307,360	\$301,580
Interest - 5/1	\$307,360	\$301,580
Principal - 5/1	\$170,000	\$180,000
TOTAL EXPENDITURES	\$784,720	\$783,160
EXCESS REVENUES	\$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
Total			\$ 14,868,237.78	\$ 9,950,000.00	\$ 24,818,237.78