



**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 8, 2017
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.trailsatmontereycdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TRAILS OF MONTEREY
COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, FL 33193
REGULAR BOARD MEETING & PUBLIC HEARING
August 8, 2017
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. April 25, 2017 Special Board Meeting Minutes.....Page 2
- J. Public Hearing
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Fiscal Year 2017/2018 Final Budget
 - 3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget.....Page 9
- K. Old Business
- L. New Business
 - 1. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Meeting Schedule.....Page 16
- M. Administrative Matters
 - 1. Financial Update.....Page 18
- N. Board Member/Staff: Additional Comments/Requests
- O. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING
SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

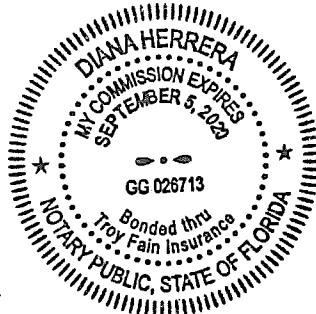
12/30/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
30 day of DECEMBER, A.D. 2016

(SEAL)

OCTELMA V. FERBEYRE personally known to me



**TRAILS AT MONTEREY COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017 REGULAR
MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Trails at Monterey Community Development District will hold Regular Meetings at 6:30 p.m. in the Conference Room at Kendall Executive Center located at 2785 SW 165th Avenue, Suite 200, Miami, Florida 33193, on the following dates:

- January 10, 2017
- April 11, 2017
- June 13, 2017
- August 8, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT

www.trailsatmontereyodd.org
12/30

16-107/0000182877M

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 25, 2016**

A. CALL TO ORDER

Mrs. Perez called the April 25, 2017, Special Board Meeting of the Trails at Monterey Community Development District to order at 6:39 p.m. in the Kendall Executive Center, Suite 200, located at 8785 SW 165th Avenue, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* April 10, 2017, as legally required.

C. SEAT NEW BOARD MEMBERS

GENERAL ELECTIONS

Pursuant to the 2016 General Election, Seats 1, 2 and 5 were up for election and only one individual, incumbent Ulises Blanco, who ran for Seat #1, had qualified and was declared active-unopposed.

Mrs. Perez welcomed and seated the newly elected Board Member: Supervisor Ulises Blanco (Seat #1) was elected via the November 8, 2016, General Election process to a 4-year term of office, which expires in November 2020.

Mrs. Perez stated that no candidates had qualified for Seats #2 and #5 during the qualifying period. Seat #2 is currently vacant and Seat #5 is held by Carlos Delgado as a holdover. Therefore, pursuant to Section 190.006, Florida Statutes, incumbents will serve no longer than ninety (90) days from November 22, 2016 (February 20, 2017) or until an appointment to the vacancy has been made.

In order to declare a vacancy and to appoint parties to said vacancy, a minimum quorum of 4 Supervisors need to be present at a meeting. Therefore this action will be addressed during an upcoming meeting when the Board has the proper number of Members present. In the interim, Carlos Delgado will remain as a holdover.

D. ADMINISTER OATH OF OFFICE

Since Mr. Blanco had previously indicated that he would not be able to attend today's meeting in person, the Oath of Office was forwarded to him via e-mail with instructions to return the original to District management's attention.

E. ESTABLISH A QUORUM

Mrs. Perez stated that the attendance of Chairman Ulises Blanco (via conference call), Vice Chairperson Ileana Hale and Supervisors Carlos Delgado and Ramon De Los Santos constituted a quorum and it was in order to proceed with the meeting.

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 25, 2016**

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

F. ELECTION OF OFFICERS

This item was deferred.

G. ADDITIONS OR DELETIONS TO AGENDA

Mrs. Perez advised the Board that she has added one proposal under Item M of the agenda, which pertains to tree trimming and debris removal. Chairman Blanco requested the addition of two items for discussion purposes and the Board's consideration, which consist of alternate meeting locations and an evaluation of the landscaping cost.

Meeting Location

Chairman Blanco asked the Board to reconsider an alternate meeting location due to the proximity of the community to that of which where the meetings are currently being held. At the Chairman's request, Mrs. Perez was able to speak with Alice, the Branch Manager of the Tamiami Public Library located at SW 132nd and SW 8th Street, who advised that this location does not offer meeting space accommodations. She referred Mrs. Perez to the branch located at North Kendall Drive.

Mrs. Perez followed up with St. Kevin Church and they confirmed that they do not offer meeting space. She also followed up with Belen Jesuit Preparatory School and indicated that she had spoken with Gigi Garcia-Chang, the Student Activities Coordinator, who advised that we should check back with them sometime after December, due to the construction that is currently on going. A message was also left for Sara of Just for Kids.

The Board reviewed the options and a discussion ensued after which District management was directed to keep the meetings at the current location.

Landscaping Price

At the request of Chairman Blanco late last week, District management is in the process of gathering pricing for the landscape service currently being performed at the District.

District management looked into the following companies:

All American Landscaping recommended by the Chairman – they provided a proposal in the amount of \$490 per cut for a total of \$11,760 for twenty-four (24) cuts; however, this company does not have Workers' Compensation and as such; is not qualified to work for the District;

Turf Management – looked into bidding this project and opted out due to the competitive rate presently in place; and

Crespo Landscaping – they provided a proposal in the amount of \$600 per cut for a total of \$14,400, which matches the current amount being paid to Modern Image.

Mrs. Perez indicated that landscaping quotes had previously been looked into two years ago and that pursuant to the July 14, 2015, Regular Board meeting minutes:

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 25, 2016**

“An update was given regarding the on-site landscaping meeting, which, as a result of this meeting, the landscapers are now providing pictures of each of the services. During the on-site meeting, Chairman Blanco asked about the possibility of lowering the landscaping costs. In response to that inquiry, Modern Image responded as follows:

*From: Lynda [mailto:lyndamodernimage@bellsouth.net]
Sent: Tuesday, June 16, 2015 3:54 PM
To: Gloria Perez
Cc: 'Jeff Bowie'
Subject: Monthly Fee - Trails at Monterey*

Hi Gloria,

Per the TAM BOD Chairman’s request, Jeff and I had a chance to review our numbers for Trails at Monterey to see if it was possible to lower our current monthly rate of \$1,200 per month without eliminating any scheduled cuts. As I may have mentioned to you before, we’ve lowered our monthly maintenance twice since we took on the project back in 2007 without eliminating any scheduled cuts (24) or man hours on-site. We believe our current price of \$1,200 per month is fair and reasonable and we are not able to lower that price any further. We hope that you and the BOD agree.

Please feel free to call me if you have any questions.

We appreciate your business!

*Lynda Bowie
Modern Image Landscape & Design”*

A lengthy discussion ensued amongst the Board Members during which Chairman Blanco requested that Modern Image provide service schedule dates in advance as well as pictures when conducting services on site.

A MOTION was then made by Supervisor Delgado, seconded by Supervisor Hale and unanimously passed to keep the current landscaping services being provided by Modern Image Landscape.
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H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. October 11, 2016, Regular Board Meeting

The minutes of the October 11, 2016, Regular Board Meeting were presented for approval.

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 25, 2016**

There being no changes, a **MOTION** was made by Supervisor De Los Santos, seconded by Supervisor Delgado and unanimously passed to approve the minutes of the October 11, 2016, Regular Board Meeting, as presented.

J. OLD BUSINESS

There were no Old Business items to come before the Board.

K. NEW BUSINESS

1. Consider Resolution No. 2017-01 – Adopting a Fiscal year 2017/2018 Proposed Budget

Mrs. Perez presented Resolution No. 2017-01, entitled:

RESOLUTION NO. 2017-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS
AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018;
AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and indicated that the Debt Service Assessment was the same (maximum) as last year. The Lake Easement/Landscape Maintenance Budget had been lowered by \$2,000 (from \$23,450 to \$21,450) and the Aquatic/Stormwater Management Budget had been lowered by \$2,000 (from \$13,300 to \$11,300). The past few years, the District has spent less than half of the budgets for these line items. The Administrative Budget is slightly higher than last year. The estimated available funds as of September 30, 2017, are anticipated to be approximately \$185,000, should no unexpected expenses occur. A prior year carryover of \$22,840 has been setup (last year's carryover was \$28,500). The estimate assumes that the entire budget is spent, so the available funds could be a lot higher. We could give similar carryovers for at least the next five years without having to raise assessments (assuming there are no extraordinary expenses). Because the overall assessments for 2017/2018 are currently less than that of the 2016/2017 assessment, letters to residents would not be required.

A discussion ensued during which District Counsel Wald addressed inquiries made by Chairman Blanco pertaining to the existing Bond terms.

A **MOTION** was made by Supervisor Delgado, seconded by Supervisor Hale to approve and adopt Resolution No. 2017-01, as presented, and sets the public hearing to adopt the 2017/2018 Fiscal Year Final Budget and Assessments for June 27, 2017, at 6:30 p.m. in Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, FL 33193 and thereby authorizes the advertising of the Public Hearing, as required by law.

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 25, 2016**

2. Consider Resolution No. 2017-02 – Electronic Approval Process and Authorized Signatories

Mrs. Perez presented Resolution No. 2017-02, entitled:

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and provided an explanation for the document. She stated that this action was necessary due to changes at the corporate office with the announcement that Pete Pimentel, one of the current signatories, was in the process of retiring. She added that the purpose of this action was to designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account. A discussion ensued after which;

A **MOTION** was made by Supervisor De Los Santos, seconded by Supervisor Hale and unanimously passed to approve and adopt Resolution No. 2017-02, as presented, designating Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Gloria Perez and Ulises Blanco as authorized signatories on the established operating account and authorizing the electronic approval process.

3. Consider Approval of Proposal for Fish Stocking

A proposal from Allstate Resource Management, Inc. for the stocking of the large lake with approximately 5,000 mosquitofish (1-2 inches in size) at a cost of \$150 was presented in the meeting book. It was noted that the mosquitofish is a larvivorous fish species that feeds on midge fly and mosquito larvae, thus acting as a bio-controller. A discussion ensued after which;

A **MOTION** was made by Supervisor De Los Santos, seconded by Supervisor Blanco and unanimously passed approving the proposal from Allstate Resource Management, Inc. dated February 15, 2017, in the amount not to exceed \$150, as specified in the proposal, to add five-thousand (5,000) mosquitofish to District lakes.

L. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez reviewed the monthly financial statements, which had been presented in the meeting book. She indicated that available funds as of March 31, 2017, were \$257,083.36.

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
APRIL 25, 2016**

A **MOTION** was then made by Supervisor De Los Santos, seconded by Supervisor Delgado and unanimously passed to approve and ratify the financial transactions and reports, as presented.

M. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS

Mrs. Perez presented a proposal in the amount of \$716.25 for Modern Image to trim one large hardwood tree, one Sable palm and to pick up debris along the north tract of Trails at Monterey, located at the dry retention area in Tract "A."

A **MOTION** was made by Supervisor Delgado, seconded by Supervisor De Los Santos and unanimously passed to approve the Modern Image proposal, dated April 25, 2017, in the amount of \$716.25, and consists of the trimming of one large hardwood tree, one Sable palm and to pick up debris located at Tract "A".

It was noted that the next meeting was scheduled for June 13, 2017 Mrs. Perez noted that since the Public Hearing had been set for June 27, 2017, she recommended that the June 13, 2017, meeting be cancelled and for the regular business to be addressed during the June 27, 2017, meeting.

N. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairman Blanco to adjourn the meeting at 7:32 p.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

**Notice of Public Hearing
and Regular Board Meeting of the
Trails at Monterey Community Development District**

The Board of Supervisors (the "Board") of the Trails at Monterey Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 8, 2017, at 6:30 p.m., or as soon thereafter as the meeting can be heard, in the Conference Room at the Kendall Executive Center located at 8785 SW 165th Avenue, #200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the Trails at Monterey Community Development District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any/all business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 Ext 2011 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Trails at Monterey Community Development District

www.trailsatmontereycdd.org

PUBLISH: Miami Daily Business Review 07/19/17 & 07/26/17

RESOLUTION NO. 2017-03

A RESOLUTION OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2017/2018 BUDGET.

WHEREAS, the Trails At Monterey Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 8th day of August, 2017.

ATTEST:

**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Trails At Monterey
Community Development District

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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- IV ASSESSMENT COMPARISON

FINAL BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	54,311
MAINTENANCE ASSESSMENTS	40,835
DEBT ASSESSMENTS	219,413
OTHER REVENUES	0
INTEREST INCOME	360
TOTAL REVENUES	\$ 314,919
EXPENDITURES	
MAINTENANCE EXPENDITURES	
AQUATIC/STORMWATER MANAGEMENT	11,300
MITIGATION MAINTENANCE	3,135
LAKE EASEMENT/LANDSCAPE MAINTENANCE	21,450
ENGINEERING/INSPECTIONS	2,500
TOTAL MAINTENANCE EXPENDITURES	\$ 38,385
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	400
MANAGEMENT	29,424
SECRETARIAL	3,600
LEGAL	12,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,000
INSURANCE	6,003
LEGAL ADVERTISING	750
MISCELLANEOUS	1,800
POSTAGE	400
OFFICE SUPPLIES	700
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,252
TOTAL EXPENDITURES	\$ 112,637
REVENUES LESS EXPENDITURES	\$ 202,282
BOND PAYMENTS	(206,248)
BALANCE	\$ (3,966)
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,291)
DISCOUNTS FOR EARLY PAYMENTS	(12,583)
EXCESS/ (SHORTFALL)	\$ (22,840)
CARRYOVER FROM PRIOR YEAR	22,840
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	43,349	50,323	54,311	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	52,537	45,090	40,835	Expenditures/.94
DEBT ASSESSMENTS	219,413	219,413	219,413	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	527	240	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 315,826	\$ 315,066	\$ 314,919	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
AQUATIC/STORMWATER MANAGEMENT	4,740	13,300	11,300	\$2,000 Decrease From 2016/2017 Budget
MITIGATION MAINTENANCE	1,500	3,135	3,135	No Change From 2016/2017 Budget
LAKE EASEMENT/LANDSCAPE MAINTENANCE	14,400	23,450	21,450	\$2,000 Decrease From 2016/2017 Budget
ENGINEERING/INSPECTIONS	700	2,500	2,500	No Change From 2016/2017 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 21,340	\$ 42,385	\$ 38,385	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,000	7,000	5,000	\$2,000 Decrease From 2016/2017 Budget
PAYROLL TAXES (EMPLOYER)	153	560	400	Projected At 8% Of Supervisor Fees
MANAGEMENT	28,632	28,824	29,424	CPI Adjustment
SECRETARIAL	3,600	3,600	3,600	No Change From 2016/2017 Budget
LEGAL	6,314	12,500	12,500	No Change From 2016/2017 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,100	3,200	3,000	Accepted Amount For 2016/2017 Budget
INSURANCE	5,350	5,885	6,003	Insurance Company Estimate
LEGAL ADVERTISING	329	750	750	No Change From 2016/2017 Budget
MISCELLANEOUS	554	1,800	1,800	No Change From 2016/2017 Budget
POSTAGE	157	400	400	No Change From 2016/2017 Budget
OFFICE SUPPLIES	364	700	700	No Change From 2016/2017 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2016/2017 Budget
TRUSTEE FEES	3,098	3,650	3,500	\$150 Decrease From 2016/2017 Budget
CONTINUING DISCLOSURE FEE	500	500	500	No Change From 2016/2017 Budget
WEBSITE MANAGEMENT	0	500	500	No Change From 2016/2017 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 60,326	\$ 76,044	\$ 74,252	
TOTAL EXPENDITURES	\$ 81,666	\$ 118,429	\$ 112,637	
REVENUES LESS EXPENDITURES	\$ 234,160	\$ 196,637	\$ 202,282	
BOND PAYMENTS	(208,248)	(206,248)	(206,248)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 25,912	\$ (9,611)	\$ (3,966)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,040)	(6,296)	(6,291)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,304)	(12,593)	(12,583)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ 11,568	\$ (28,500)	\$ (22,840)	
CARRYOVER FROM PRIOR YEAR	0	28,500	22,840	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 11,568	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Interest Income	418	50	0	Projected Interest For 2017/2018
NAV Tax Collection	208,248	206,248	206,248	Maximum Debt Service
Total Revenues	\$ 208,666	\$ 206,298	\$ 206,248	
EXPENDITURES				
Principal Payments	105,000	105,000	110,000	Principal Payment Due In 2018
Additional Principal Payments	0	2,807	850	Additional Principal Payments
Interest Payments	102,560	98,491	95,398	Interest Payments Due In 2018
Total Expenditures	\$ 207,560	\$ 206,298	\$ 206,248	
Excess/ (Shortfall)	\$ 1,106	\$ -	\$ -	

Series 2012 Refunding Bonds Information

Original Par Amount =	\$2,830,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.75% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2012		
Maturity Date =	May 2033		

Trails At Monterey Community Development District Assessment Comparison

	Fiscal Year 2013/2014 <u>Assessment*</u>	Fiscal Year 2014/2015 <u>Assessment*</u>	Fiscal Year 2015/2016 <u>Assessment*</u>	Fiscal Year 2016/2017 <u>Assessment*</u>	Fiscal Year 2017/2018 <u>Projected Assessment*</u>
Administrative	\$ 118.52	\$ 118.52	\$ 103.08	\$ 120.68	\$ 130.24
Maintenance	\$ 151.50	\$ 151.50	\$ 126.00	\$ 108.13	\$ 97.93
Debt	<u>\$ 526.17</u>	<u>\$ 526.17</u>	<u>\$ 526.17</u>	<u>\$ 526.17</u>	<u>\$ 526.17</u>
Total	\$ 796.19	\$ 796.19	\$ 755.25	\$ 754.98	\$ 754.34

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 417

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Trails At Monterey Community Development District ("District") to establish a regular meeting schedule for fiscal year 2017/2018; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 8th day of August, 2017.

ATTEST:

**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Trails at Monterey Community Development District will hold Regular Meetings at 6:30 p.m. in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, on the following dates:

**October 10, 2017
January 9, 2018
April 10, 2018
June 12, 2018
August 14, 2018**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext 2011 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT

www.trailsatmontereycdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2017

Trails At Monterey
Community Development District

**Financial Report For
July 2017**

Trails At Monterey Community Development District

Budget vs. Actual

October 2016 through July 2017

	<u>Oct '16 - Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Administrative Assessments	50,734.74	50,323.00	411.74	100.82%
363.101 · Maintenance Assessments	45,090.09	45,090.00	0.09	100.0%
363.810 · Debt Assessments	219,413.11	219,413.00	0.11	100.0%
363.820 · Debt Assessment-Paid To Trustee	-209,398.00	-206,248.00	-3,150.00	101.53%
363.830 · Assessment Fees	-3,038.63	-6,296.00	3,257.37	48.26%
363.831 · Assessment Discounts	-11,336.91	-12,593.00	1,256.09	90.03%
369.401 · Interest Income	398.60	240.00	158.60	166.08%
369.402 · Carryover From Prior Year	0.00	28,500.00	-28,500.00	0.0%
Total Income	<u>91,863.00</u>	<u>118,429.00</u>	<u>-26,566.00</u>	<u>77.57%</u>
Gross Profit	91,863.00	118,429.00	-26,566.00	77.57%
Expense				
511. · Professional Fees				
511.310 · Engineering	0.00	2,500.00	-2,500.00	0.0%
511.315 · Legal Fees	4,936.20	12,500.00	-7,563.80	39.49%
511.320 · Audit Fees	3,200.00	3,200.00	0.00	100.0%
Total 511. · Professional Fees	<u>8,136.20</u>	<u>18,200.00</u>	<u>-10,063.80</u>	<u>44.7%</u>
511.122 · Payroll Tax Expense	122.40	560.00	-437.60	21.86%
511.131 · Supervisor Fee	1,600.00	7,000.00	-5,400.00	22.86%
511.301 · Aquatic/Stormwater Management	3,855.00	13,300.00	-9,445.00	28.99%
511.302 · Mitigation Maintenance	1,125.00	3,135.00	-2,010.00	35.89%
511.303 · Lake Easement Maintenance	12,000.00	23,450.00	-11,450.00	51.17%
511.311 · Management Fees	24,020.00	28,824.00	-4,804.00	83.33%
511.312 · Secretarial Fees	3,000.00	3,600.00	-600.00	83.33%
511.314 · Website Management	416.70	500.00	-83.30	83.34%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	5,457.00	5,885.00	-428.00	92.73%
511.480 · Legal Advertisements	356.31	750.00	-393.69	47.51%
511.512 · Miscellaneous	269.97	1,800.00	-1,530.03	15.0%
511.513 · Postage and Delivery	155.61	400.00	-244.39	38.9%
511.514 · Office Supplies	360.39	700.00	-339.61	51.48%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	3,097.81	3,650.00	-552.19	84.87%
511.734 · Continuing Disclosure Fee	0.00	500.00	-500.00	0.0%
Total Expense	<u>64,147.39</u>	<u>118,429.00</u>	<u>-54,281.61</u>	<u>54.17%</u>
Net Income	<u><u>27,715.61</u></u>	<u><u>0.00</u></u>	<u><u>27,715.61</u></u>	<u><u>100.0%</u></u>

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2017**

	Annual Budget 10/1/16 - 9/30/17	Actual Jul-17	Year To Date Actual 10/1/16 - 7/31/17
REVENUES			
ADMINISTRATIVE ASSESSMENTS	50,323	11	50,735
MAINTENANCE ASSESSMENTS	45,090	0	45,090
DEBT ASSESSMENTS	219,413	0	219,413
OTHER REVENUES	0	0	0
INTEREST INCOME	240	0	399
Total Revenues	\$ 315,066	\$ 11	\$ 315,637
EXPENDITURES			
MAINTENANCE EXPENDITURES			
AQUATIC/STORMWATER MANAGEMENT	13,300	395	3,855
MITIGATION MAINTENANCE	3,135	125	1,125
LAKE EASEMENT/LANDSCAPE MAINTENANCE	23,450	1,200	12,000
ENGINEERING/INSPECTIONS	2,500	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 42,385	\$ 1,720	\$ 16,980
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	7,000	0	1,600
PAYROLL TAXES (EMPLOYER)	560	0	122
MANAGEMENT	28,824	2,402	24,020
SECRETARIAL	3,600	300	3,000
LEGAL	12,500	0	4,936
ASSESSMENT ROLL	6,000	0	0
AUDIT FEES	3,200	0	3,200
INSURANCE	5,885	0	5,457
LEGAL ADVERTISING	750	0	356
MISCELLANEOUS	1,800	26	270
POSTAGE	400	13	156
OFFICE SUPPLIES	700	61	360
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	3,650	0	3,098
CONTINUING DISCLOSURE FEE	500	0	0
WEBSITE MANAGEMENT	500	42	417
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,044	\$ 2,844	\$ 47,167
TOTAL EXPENDITURES	\$ 118,429	\$ 4,564	\$ 64,147
REVENUES LESS EXPENDITURES	\$ 196,637	\$ (4,553)	\$ 251,490
BOND PAYMENTS	(206,248)	-	(209,398)
BALANCE	\$ (9,611)	\$ (4,553)	\$ 42,092
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,296)	0	(3,039)
DISCOUNTS FOR EARLY PAYMENTS	(12,593)	0	(11,337)
EXCESS/ (SHORTFALL)	\$ (28,500)	\$ (4,553)	\$ 27,716
CARRYOVER FROM PRIOR YEAR	28,500	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (4,553)	\$ 27,716

Bank Balance As Of 6/30/17	\$ 254,048.48
Funds Received: 7/1/17 - 7/31/17	\$ 10.74
Disbursements: 7/1/17 - 7/31/17	\$ 3,865.98
Bank Balance As Of 7/31/17	\$ 250,193.24
Accounts Payable As Of 7/31/17	\$ 13,062.27
Accounts Receivable As Of 7/31/17	\$ -
Available Funds As Of 7/31/17	\$ 237,130.97

Trails At Monterey Community Development District
Check Register
April 2017 - July 2017

<u>Check Date</u>	<u>Check Date</u>	<u>Vendor</u>	<u>Amount</u>
6518	04/01/2017	Allstate Resource Management, Inc.	1,040.00
6519	04/01/2017	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
6520	04/01/2017	Modern Image Landscape & Design	1,200.00
6521	04/01/2017	Special District Services, Inc.	2,779.82
6522	04/01/2017	U.S. Bank (Tax Receipts)	5,141.35
6523	05/12/2017	Allstate Resource Management, Inc.	520.00
6524	05/12/2017	ALM Media, LLC	82.50
6525	05/12/2017	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
6526	05/12/2017	Grau and Associates	2,700.00
6527	05/12/2017	Modern Image Landscape & Design	1,200.00
6528	05/12/2017	Special District Services, Inc.	2,759.88
6529	05/12/2017	U.S. Bank (Tax Receipts)	8,328.70
6530	06/16/2017	Allstate Resource Management, Inc.	670.00
6531	06/16/2017	Billing, Cochran, Lyles, Mauro & Ramsey	962.20
6532	06/16/2017	Modern Image Landscape & Design	1,200.00
6533	06/16/2017	Special District Services, Inc.	2,870.50
6534	06/16/2017	U.S. Bank (Tax Receipts)	2,604.55
6535	07/01/2017	ALM Media, LLC	176.26
6536	07/01/2017	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
6537	07/01/2017	Special District Services, Inc.	2,768.82
6538	07/01/2017	U.S. Bank (Tax Receipts)	520.90
TOTAL			38,725.48

**TRAILS AT MONTEREY CDD
TAX COLLECTIONS
2016-2017**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin. Assessment Income (Before Discounts & Fee)	Maint Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	Admin. Assessment Income (After Discounts & Fee)	Maint Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$314,826.00	\$50,323.00	\$45,090.00	\$ 219,413.00	\$50,323.00	\$45,090.00	\$ 219,413.00	
									\$295,937.00	\$47,304.00	\$42,385.00	\$ 206,248.00	\$47,304.00	\$42,385.00	\$ 206,248.00	206,248.00
1	51Q	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 1,525.67	\$ (14.46)	\$ (80.09)	\$ 1,431.12	\$ 243.97	\$ 218.45	\$ 1,063.25	\$ 228.92	\$ 204.90	\$ 997.30	\$ 997.30	\$ 7,001.00
2	51	Miami-Dade Tax Collector	11/17/16	NAV Taxes	\$ 10,569.72	\$ (101.47)	\$ (422.80)	\$ 10,045.45	\$ 1,689.52	\$ 1,513.82	\$ 7,366.38	\$ 1,605.70	\$ 1,438.75	\$ 7,001.00	\$ 7,001.00	\$ 31,504.50
3	87	Miami-Dade Tax Collector	11/25/16	NAV Taxes	\$ 47,563.74	\$ (456.61)	\$ (1,902.60)	\$ 45,204.53	\$ 7,602.84	\$ 6,812.19	\$ 33,148.71	\$ 7,225.73	\$ 6,474.30	\$ 31,504.50	\$ 31,504.50	\$ 129,518.60
4	361	Miami-Dade Tax Collector	12/08/16	NAV Taxes	\$ 195,539.82	\$ (1,877.18)	\$ (7,821.80)	\$ 185,840.84	\$ 31,256.12	\$ 28,005.67	\$ 136,278.03	\$ 29,705.64	\$ 26,616.60	\$ 129,518.60	\$ 129,518.60	\$ 10,006.60
5	383	Miami-Dade Tax Collector	12/19/16	NAV Taxes	\$ 15,099.60	\$ (145.03)	\$ (596.45)	\$ 14,358.12	\$ 2,413.60	\$ 2,162.60	\$ 10,523.40	\$ 2,295.07	\$ 2,056.45	\$ 10,006.60	\$ 10,006.60	\$ 1,505.35
6	1259	Miami-Dade Tax Collector	12/28/16	NAV Taxes	\$ 2,264.94	\$ (21.82)	\$ (83.05)	\$ 2,160.07	\$ 362.04	\$ 324.39	\$ 1,578.51	\$ 345.37	\$ 309.35	\$ 1,505.35	\$ 1,505.35	\$ 500.00
7	566Q	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 747.14	\$ (7.24)	\$ (22.42)	\$ 717.48	\$ 119.49	\$ 107.00	\$ 520.65	\$ 114.73	\$ 102.75	\$ 500.00	\$ 500.00	\$ 2,526.40
8	566	Miami-Dade Tax Collector	01/11/17	NAV Taxes	\$ 3,774.90	\$ (36.62)	\$ (113.25)	\$ 3,625.03	\$ 603.40	\$ 540.65	\$ 2,630.85	\$ 579.43	\$ 519.20	\$ 2,526.40	\$ 2,526.40	\$ -
9	154	Miami-Dade Tax Collector	01/27/17	Interest		\$ 22.20		\$ 22.20	\$ 22.20			\$ 22.20			\$ -	\$ -
10	264	Miami-Dade Tax Collector	02/07/17	NAV Taxes	\$ 8,304.78	\$ (81.09)	\$ (196.30)	\$ 8,027.39	\$ 1,327.48	\$ 1,189.43	\$ 5,787.87	\$ 1,283.54	\$ 1,149.65	\$ 5,594.20	\$ 5,594.20	\$ 5,141.35
11	155	Miami-Dade Tax Collector	03/08/17	NAV Taxes	\$ 7,549.80	\$ (74.51)	\$ (98.15)	\$ 7,377.14	\$ 1,206.80	\$ 1,081.30	\$ 5,261.70	\$ 1,179.19	\$ 1,056.60	\$ 5,141.35	\$ 5,141.35	\$ 8,328.70
12	456	Miami-Dade Tax Collector	04/11/17	NAV Taxes	\$ 12,071.81	\$ (120.72)		\$ 11,951.09	\$ 1,930.26	\$ 1,728.70	\$ 8,412.85	\$ 1,910.99	\$ 1,711.40	\$ 8,328.70	\$ 8,328.70	\$ -
13	41	Miami-Dade Tax Collector	04/26/17	Interest		\$ 4.65		\$ 4.65	\$ 4.65			\$ 4.65			\$ -	\$ -
14	427	Miami-Dade Tax Collector	05/10/17	NAV Taxes/Interest	\$ 3,774.90	\$ 113.25	\$ (38.88)	\$ 3,849.27	\$ 716.65	\$ 540.65	\$ 2,630.85	\$ 709.47	\$ 535.25	\$ 2,604.55	\$ 2,604.55	\$ 520.90
15	465	Miami-Dade Tax Collector	06/09/17	NAV Taxes/Interest	\$ 754.98	\$ 22.65	\$ (7.78)	\$ 769.85	\$ 143.33	\$ 108.13	\$ 526.17	\$ 141.90	\$ 107.05	\$ 520.90	\$ 520.90	\$ 3,648.55
16	13	Miami-Dade Tax Collector	06/26/17	NAV Taxes/Interest (TC)	\$ 5,284.86	\$ 237.79	\$ (55.22)	\$ 5,467.43	\$ 1,081.65	\$ 757.11	\$ 3,683.89	\$ 1,069.33	\$ 749.55	\$ 3,648.55	\$ 3,648.55	\$ -
17	538	Miami-Dade Tax Collector	07/19/17	Interest		\$ 10.74		\$ 10.74	\$ 10.74			\$ 10.74			\$ -	\$ -
18								\$ -								
19								\$ -								
20								\$ -								
					\$ 314,826.66	\$ 411.28	\$ (3,038.63)	\$ (11,336.91)	\$ 300,862.40	\$ 50,734.74	\$ 45,090.09	\$ 219,413.11	\$ 48,432.60	\$ 43,031.80	\$ 209,398.00	\$ 209,398.00

Note: \$314,936, \$50,323, 45,090 and \$219,413 are 2016/2017 Budgeted assessments before discounts and fees.
\$295,937, \$47,304, \$42,385 and \$206,248 are 2016/2017 Budgeted assessments after discounts and fees.

\$ 314,826.66	
\$ 411.28	\$ 300,862.40
\$ (50,734.74)	\$ (48,432.60)
\$ (45,090.09)	\$ (43,031.80)
\$ (219,413.11)	\$ (209,398.00)
\$ -	\$ -