



**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 22, 2022
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
March 22, 2022
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Accept Resignation of Supervisor Ulises Blanco.....Page 2
- E. Appointment to Vacancies
- F. Administer Oath of Office and Review Board Member Duties and Responsibilities
- G. Election of Officers
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. October 26, 2021 Regular Board Meeting Minutes.....Page 3
- K. New Business
 - 1. Consider Approval of Allstate Resource Management Fish Stocking Proposal.....Page 8
 - 2. Consider Approval of Resolution No. 2022-01 – Approving a Proposed Budget for FY 2022/2023;
and Providing an Effective Date..... Page 9
 - 3. Discussion Regarding Walterio Romero 15451 SW 11th Terrace Encroachment.....Page 16
- L. Old Business
 - 1. Update Regarding Lake Bank Encroachments.....Page 23
- M. Administrative Matters
 - 1. Financial Update.....Page 25
 - 2. Discussion Regarding the General Election and Candidate Qualifying Period –
Noon, Monday, June 13, 2022 through Noon, Friday, June 17, 2022
 - 3. Reminder of Statement of Financial Interests Disclosure 2021 Form 1,
Filing Deadline: July 1, 2022
- 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 GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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 2021/2022 REGULAR MEETING
SCHEDULE

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

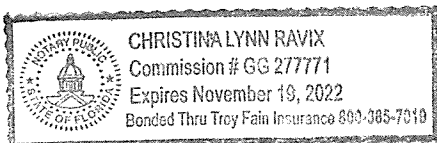
10/13/2021

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
13 day of OCTOBER, A.D. 2021

(SEAL)

GUILLERMO GARCIA personally known to me



TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 26, 2021
January 25, 2022
March 22, 2022
May 24, 2022
August 23, 2022

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 at www.trailsatmontereycdd.org 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
10/13

21-17/0000556241M

12-31-2021

Board of Supervisors
Trails at Monterey Community Development District
c/o Special District Services, Inc.,
8785 SW 165th Avenue
Suite 200
Miami, FL 33193

RE: Resignation Letter

Dear Board of Supervisors,

Please be advised that I Ulises Blanco am resigning my position as Board Member and Officer holding Seat #1 of the Trails at Monterey Community Development District Board of Supervisors effective as of *12-31-2021*.

Sincerely,



Name: Ulises Blanco

Address : 15633 sw 9 lane Miami FL 33194

Email: ulisesblanco@yahoo.com

**TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 26, 2021**

A. CALL TO ORDER

Mrs. Perez called the Trails at Monterey Community Development District (the “District”) Regular Board Meeting of October 26, 2021, to order at 6:31 p.m. in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 13, 2021, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez stated that the attendance of Chairperson Ileana Hale Suarez, Vice Chairperson Juan Sanhueza and Supervisor Carlos Delgado constituted a quorum and it was in order to proceed with the meeting.

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

D. ADDITIONS OR DELETIONS TO AGENDA

Mrs. Perez advised the Board that she was adding the following three items to this evening’s agenda under New Business:

- 1st – Consider Allstate Request for 5% Increase to Current Contract;
- 2nd - Discussion Regarding Bank Fraud and Measures; and
- 3rd - Consider Resolution No. 2021-07 - Electronic Approval Process and Authorized Signatories

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

F. APPROVAL OF MINUTES

1. May 25, 2021, Public Hearing & Regular Board Meeting

The minutes of the May 25, 2021, Public Hearing & Regular Board Meeting were presented for approval.

There being no changes, a **MOTION** was made by Supervisor Delgado, seconded by Supervisor Hale Suarez and unanimously passed approving the minutes of the May 25, 2021, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mrs. Perez presented Resolution No. 2021-06, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2021. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Delgado, seconded by Supervisor Sanhueza and unanimously passed adopting Resolution No. 2021-06, as presented.

2. Consider Audit Renewal – Grau & Associates

Mrs. Perez advised the Board that at the October 23, 2018, Board meeting, the firm of Grau & Associates was selected to perform the 9-30-2018, 9-30-2019 and 9-30-2020 year end audits with an option to perform the 9-30-2021 and 9-30-22 audits.

The fee for the 9-30-2018 audit was \$3,200.; the fee for the 9-30-2019 audit was \$3,300; and the fee for the 9-30-2020 audit was \$3,400. The proposed fee for the 9-30-2021 audit is \$3,500, which is the budgeted amount for fiscal year 2021/2022; and the proposed fee for the 9-30-2022 audit is \$3,600.

As stated in the meeting book, management is pleased with the professionalism and competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the fiscal years ending 9-30-2021 and 9-30-2022 audits for Grau & Associates.

A **MOTION** was made by Supervisor Delgado, seconded by Supervisor Sanhueza and unanimously passed approving the 2-year audit renewal option with Grau & Associates for the fiscal years ending 9-30-2021 and 9-30-2022; further approving the proposed fees for the 9-30-2021 audit in the amount of \$3,500, which is the budgeted amount for audit fees and the proposed fee for the 9-30-2022 audit, which is \$3,600; and further authorizing District management to attempt at negotiating a lower the amount if possible.

3. Consider Request to Change Miami-Dade County Setbacks for Private Pool Installation – Property Location: 1724 SW 154th Path

Mr. George provided his opinion regarding the request, stating that if the Board approves it, he recommends that it be based on the information provided. The Board reviewed the request and a discussion ensued after which the Board rejected the request based on inconsistencies in the provided plan and in the consent form that was provided.

4. Update Regarding Lake Bank Encroachments and Communication with Miami-Dade County and Commissioner's Office

This item was tabled.

5. Update Regarding Lake Bank Encroachments

This item was tabled.

6. Consider Allstate Request for Increase to Current Contract

Mrs. Perez provided a copy of the request via handout, adding that the current agreements are dated June 1, 2009, and have never been increased.

The Aquatic Management Agreement is currently \$395 per month or \$4,740 per year. A 5% increase would raise the monthly amount to \$19.75 or \$237 annually for a total of \$4,977 for annual aquatic services.

The Mitigation Maintenance and Monitoring Agreement is currently \$125 per month or \$1,500 annually. A 5% increase would raise the monthly amount by \$6.25 or \$75 annually for a total annual cost of \$1,575 for mitigation services.

Mrs. Perez has advised the contractor that the increase, if accepted, would not be effective until November 2022, allowing the Board to increase assessments, if deemed necessary.

A **MOTION** was made by Supervisor Sanhueza, seconded by Supervisor Hale Suarez and unanimously passed approving the 5% increase to the current Allstate Resource Management agreements dated June 1, 2009; and simultaneously authorizing District Counsel to prepare a new agreement or amendments and authorizing District management to execute same on behalf of the District.

7. Discussion Regarding Bank Fraud and Measures Taken

Mrs. Perez advised, that while the accounting department was reconciling the September bank statement, it was determined that fraudulent activity had taken place. The bank and police were immediately notified and the account was closed as a safety precaution. In September, District management started utilizing Bill.com in order to process District payments. This reduces the risk of fraud because District checks are no longer floating around in the mail. The way it works is that Bill.com debits the District's account for all payments, then Bill.com sends out checks to the vendors. The checks are drawn on a Bill.com account and look like they are from Trails at Monterey CDD. The system also allows us to utilize ACH to pay vendors quicker. The largest benefit is that District checks are no longer being mailed. The District's first payments on the Bill.com system went out October 1. Unfortunately, in the last batch of checks that were mailed out, one went missing and never showed up for the vendor. A stop payment was placed on the check and the check was reissued. It appears that the mailed check got into the wrong hands and the District account information was compromised. District management is trying to limit exposure by utilizing Bill.com. The only checks that will be issued from the District account will be the payroll checks for Supervisors. District management therefore, highly encourages direct deposit for anyone that is not currently set-up. The amount withdrawn from the account was \$11,115.45, for which the bank will be responsible.

8. Consider Resolution No. 2021-07 – Electronic Approval Process and Authorized Signatories

Mrs. Perez presented Resolution No. 2021-07, entitled:

RESOLUTION NO. 2021-07

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 provided the resolution via handout and read the title of it into the record. She also provided an explanation for the document and stated that this action was necessary due to recent changes on the Board and bank account information. Mrs. Perez 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.

Supervisor Hale Suarez advised that she had dropped the name Hale and was solely going by Suarez at this time.

A discussion ensued after which:

A **MOTION** was made by Supervisor Delgado, seconded by Supervisor Sanhueza and unanimously passed approving and adopting Resolution No. 2021-07, as presented, designating Todd Wodraska, Jason Pierman, Patricia LasCasas, Gloria Perez and Ileana Suarez as authorized signatories on the established operating account and authorizing the electronic approval process.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented and reviewed the monthly financial statements presented in the meeting book. Available funds as of September 30, 2021, were \$221,901.95.

A **MOTION** was then made by Supervisor Sanhueza, seconded by Supervisor Suarez and unanimously passed ratifying the financial transactions and reports, as presented.

2. Accept and Receive 2021 Annual Engineer's Report

A **MOTION** was made by Supervisor Sanhueza, seconded by Supervisor Delgado and passed unanimously accepting and receiving the 2021 Annual Engineer's Report, as presented.

J. BOARD MEMBER/STAFF ADDITIONAL COMMENTS/REQUESTS

Mr. George provided a legislative update.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Suarez, seconded by Supervisor Sanhueza to adjourn the meeting at 7:02 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

SPECIAL SERVICE AGREEMENT / FISH STOCKING

Trails of Monterey
c/o Special District Services
2501 a Burns Road
Palm Beach Gardens, Florida 33410

<u>DATE:</u>	<u>TERMS:</u>	<u>DELIVERY:</u>
02/18/2022	Balance due upon job completion	April 7, 2022

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Furnish 5,000 mosquitofish (gambusia)	\$ 500.00
Stocking of fish into all lakes	

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

ALLSTATE (Signature)

CUSTOMER (Signature)

NAME / TITLE (Printed)

NAME / TITLE (Printed)

DATE

DATE

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS
AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the Trails at Monterey Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 24, 2022 at 6:30 p.m. in the Kendall Executive Center, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 22nd day of March, 2022.

ATTEST:

**TRAILS AT MONTEREY
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Trails At Monterey Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	57,438
MAINTENANCE ASSESSMENTS	37,394
DEBT ASSESSMENTS	219,413
OTHER REVENUES	0
INTEREST INCOME	300
TOTAL REVENUES	\$ 314,545
EXPENDITURES	
MAINTENANCE EXPENDITURES	
AQUATIC/STORMWATER MANAGEMENT	7,350
MITIGATION MAINTENANCE	3,300
LAKE EASEMENT/LANDSCAPE MAINTENANCE	22,000
ENGINEERING/INSPECTIONS	2,500
TOTAL MAINTENANCE EXPENDITURES	\$ 35,150
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	400
MANAGEMENT	31,512
SECRETARIAL	3,600
LEGAL	10,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,600
INSURANCE	6,000
LEGAL ADVERTISING	750
MISCELLANEOUS	1,550
POSTAGE	300
OFFICE SUPPLIES	600
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,587
TOTAL EXPENDITURES	\$ 109,737
REVENUES LESS EXPENDITURES	\$ 204,808
BOND PAYMENTS	(206,248)
BALANCE	\$ (1,440)
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,285)
DISCOUNTS FOR EARLY PAYMENTS	(12,570)
EXCESS/ (SHORTFALL)	\$ (20,295)
CARRYOVER FROM PRIOR YEAR	20,295
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	59,590	60,654	57,438	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	35,782	34,186	37,394	Expenditures/.94
DEBT ASSESSMENTS	219,414	219,413	219,413	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	303	420	300	Interest Projected At \$25 Per Month
TOTAL REVENUES	\$ 315,089	\$ 314,673	\$ 314,545	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
AQUATIC/STORMWATER MANAGEMENT	4,740	7,000	7,350	Five Percent Increase From 2021/2022 Budget
MITIGATION MAINTENANCE	1,500	3,135	3,300	Five Percent Increase From 2021/2022 Budget
LAKE EASEMENT/LANDSCAPE MAINTENANCE	28,287	20,000	22,000	Ten Percent Increase From 2021/2022 Budget
ENGINEERING/INSPECTIONS	2,765	2,000	2,500	\$500 Increase From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 37,292	\$ 32,135	\$ 35,150	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,200	5,000	5,000	No Change From 2021/2022 Budget
PAYROLL TAXES (EMPLOYER)	168	400	400	Projected At 8% Of Supervisor Fees
MANAGEMENT	30,600	30,600	31,512	CPI Adjustment (Capped At 3%)
SECRETARIAL	3,600	3,600	3,600	No Change From 2021/2022 Budget
LEGAL	6,727	10,500	10,500	No Change From 2021/2022 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2021/2022 Audit
INSURANCE	5,513	6,000	6,000	Insurance Estimate
LEGAL ADVERTISING	422	750	750	No Change From 2021/2022 Budget
MISCELLANEOUS	1,254	1,600	1,550	\$500 Decrease From 2021/2022 Budget
POSTAGE	97	325	300	\$25 Decrease From 2021/2022 Budget
OFFICE SUPPLIES	163	625	600	\$25 Decrease From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	3,408	3,500	3,500	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	750	750	750	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,827	\$ 73,675	\$ 74,587	
TOTAL EXPENDITURES	\$ 102,119	\$ 105,810	\$ 109,737	
REVENUES LESS EXPENDITURES	\$ 212,970	\$ 208,863	\$ 204,808	
BOND PAYMENTS	(209,363)	(206,248)	(206,248)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 3,607	\$ 2,615	\$ (1,440)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,034)	(6,285)	(6,285)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,373)	(12,570)	(12,570)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ (10,800)	\$ (16,240)	\$ (20,295)	
CARRYOVER FROM PRIOR YEAR	0	16,240	20,295	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (10,800)	\$ 0	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	13	25	15	Projected Interest For 2022/2023
NAV Tax Collection	209,363	206,248	206,248	Maximum Debt Service
Total Revenues	\$ 209,376	\$ 206,273	\$ 206,263	
EXPENDITURES				
Principal Payments	115,000	125,000	125,000	Principal Payment Due In 2023
Interest Payments	86,148	79,413	74,491	Interest Payments Due In 2023
Bond Redemption	0	1,860	6,772	Estimated Excess Debt Collections
Total Expenditures	\$ 201,148	\$ 206,273	\$ 206,263	
Excess/ (Shortfall)	\$ 8,228	\$ -	\$ -	

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		
Par Amount As Of 1/1/22 =	\$1,880,000		

Trails At Monterey Community Development District Assessment Comparison

	Fiscal Year 2018/2019 <u>Assessment*</u>	Fiscal Year 2019/2020 <u>Assessment*</u>	Fiscal Year 2020/2021 <u>Assessment*</u>	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Projected Assessment*</u>
Administrative	\$ 133.50	\$ 138.29	\$ 141.98	\$ 145.46	\$ 137.75
Maintenance	\$ 94.61	\$ 89.64	\$ 85.51	\$ 81.99	\$ 89.68
Debt	<u>\$ 526.17</u>	<u>\$ 526.17</u>	<u>\$ 526.17</u>	<u>\$ 526.17</u>	<u>\$ 526.17</u>
Total	\$ 754.28	\$ 754.10	\$ 753.66	\$ 753.62	\$ 753.60

* Assessments Include the Following :

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

Community Information:

Total Units 417

***Trails at Monterey Community Development District
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410***

February 28, 2022

Mr. Walterio Romero
15451 SW 11 Terrace
Miami, Florida 33194

**SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

**Re: Trails at Monterey Community Development District
Encroachment onto District Property**

Dear Mr. Romero:

As stated in a letter sent to you back on February 4th, 2022, Trails at Monterey Community Development District (the "District") found that you have permitted or directed certain work to be performed behind the boundaries of your property that encroaches upon District property (see attached photographs). The mentioned letter stated: *"These encroachments must be removed, corrected and returned to its original condition within five (5) days of the date of this letter"*.

As of the date of this letter, the encroachments have not been removed, nor the District's property restored to its original condition; in contrary, new palms were added. For this reason, the matter will be discussed for further actions by the District's Board of Supervisors, during the next scheduled meeting to be held on Tuesday, March 22nd, 2022, at 6:30pm, in the Kendall Executive Center, Second Floor, Conference Room, located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193. Meetings may be cancelled from time to time without advertised notice, for that reason, we respectfully suggest you confirm in advance, if you are planning to attend.

Should you have any questions regarding this matter, please do not hesitate to contact the District Manager, Gloria Perez at 786-347-271, gperez@sdsinc.org or the District Field Manager Ronald Galvis at 786-503-1633, rgalvis@sdsinc.org

Sincerely,

Gloria Perez
District Manager for
Trails at Monterey Community Development District

cc: Ginger E. Wald, Esq., Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via email only)
Juan Alvarez, Alvarez Engineering (via email only)
Jeff Bowie, Modern Image Landscape & Design (via email only)
Ronald Galvis, District's Field Operations Manager (via email only)

***Trails at Monterey Community Development District
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410***

ENCLOSURES



***Trails at Monterey Community Development District
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410***

February 4, 2022

Mr. Walterio Romero
15451 SW 11 Terrace
Miami, Florida 33194

**Re: Trails at Monterey Community Development District
Encroachment onto District Property**

Dear Mr. Romero:

It has come to the attention of the Trails at Monterey Community Development District (“District”) that you have permitted or directed certain work to be performed behind the boundaries of your property that encroaches upon District property, see attached photographs which depict large holes dug into District property and building of a structure and placement of rocks within the structure. Not only did you not have permission from the District to utilize District property, but you also have caused impediments to the maintenance of this area in contradiction of the South Florida Water Management District permit requirements. These encroachments must be removed, corrected and returned to its original condition within five (5) days of the date of this letter. If there are any damages that are associated with the activity that you have taken unilaterally upon District property, you will be held responsible for any costs associated therewith.

Should you have any questions regarding this matter, please do not hesitate to contact the District Manager, Gloria Perez at 786-347-2711 or the District Field Manager Ronald Galvis at 786-503-1633. Your immediate attention to this matter is appreciated.

Sincerely,


District Manager

cc: Ginger E. Wald, Esq., Billing, Cochran, Lyles, Mauro & Ramsey, P.A. *(via email only)*
Juan Alvarez, Alvarez Engineering *(via email only)*
Jeff Bowie, Modern Image Landscape & Design *(via email only)*
Ronald Galvis, District’s Field Operations Manager *(via email only)*

***Trails at Monterey Community Development District
C/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410***

ENCLOSURES





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/4/2022

Property Information	
Folio:	30-4904-003-1420
Property Address:	
Owner	TRAILS AT MONTEREY CDD C/O SDS INC
Mailing Address	2501 BURNS RD STEA PALM BEACH GARDENS, FL 33410
PA Primary Zone	0102 MODIFIED SINGLE FAM RES
Primary Land Use	9751 PVT PARK -REC AREA - ROADWAY : COMMON AREA
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	1 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2021	2020	2019
Community Development District	Exemption	\$0		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
EFM ESTATES SEC 1
PB 159-98 T-21032
TRACT F
LOT SIZE 1.160 AC M/L
FAU 30-4904-000-0040 & 4909-000

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2006	\$0	24857-2611	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/2/2022

Property Information	
Folio:	30-4904-003-1260
Property Address:	15451 SW 11 TER Miami, FL 33194-2445
Owner	WALTERIO ROMERO
Mailing Address	15451 SW 11 TER MIAMI, FL 33194 USA
PA Primary Zone	0102 MODIFIED SINGLE FAM RES
Primary Land Use	0104 RESIDENTIAL - SINGLE FAMILY : RESIDENTIAL - TOTAL VALUE
Beds / Baths / Half	5 / 3 / 0
Floors	2
Living Units	1
Actual Area	3,451 Sq.Ft
Living Area	2,604 Sq.Ft
Adjusted Area	2,852 Sq.Ft
Lot Size	6,102 Sq.Ft
Year Built	2003



Assessment Information				
Year	2021	2020	2019	
Land Value	\$136,571	\$125,571	\$92,265	
Building Value	\$295,895	\$277,899	\$281,207	
XF Value	\$59,142	\$59,646	\$60,148	
Market Value	\$491,608	\$463,116	\$433,620	
Assessed Value	\$369,146	\$364,050	\$355,866	

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$122,462	\$99,066	\$77,754
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
EFM ESTATES SEC 1	
PB 159-98 T-21032	
LOT 8 BLK 7	
LOT SIZE 6102 SQFT M/L	
FAU 30-4904-000-0040 & 4909-000	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$319,146	\$314,050	\$305,866
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$344,146	\$339,050	\$330,866
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$319,146	\$314,050	\$305,866

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/31/2013	\$100	28710-3328	Corrective, tax or QCD; min consideration
12/01/2004	\$440,000	22973-1888	Sales which are qualified
11/01/2003	\$351,537	21831-0086	Sales which are qualified

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TAM Structures Built on District's Property

Ronald Galvis <rGalvis@sdsinc.org>

Wed 2/2/2022 10:15 AM

To: 311 <311@miamidade.gov>

Cc: Gloria Perez <gperez@sdsinc.org>; Juan R. Alvarez <Juan.Alvarez@AlvarezEng.com>; Ronald Galvis <rGalvis@sdsinc.org>

Good morning, dear Miami-Dade County (311),

Attention: **Code Enforcement**,

My name is Ronald Galvis and I work as a Field Operations Manager for Trails at Monterey Community Development District (the "District"), a Special District located within the Miami-Dade County.

During a site visit, it was noted that the property located at **15451 SW 11th Terrace** (Miami, FL, 33194) has built structures and is performing landscaping modifications behind their property, on the District's property (lake bank and lake). For reference, please see the pictures attached (below), as well as the attached Property Appraiser Reports (Folio # 30-4904-003-1420 - Property of the District, and Folio # 30-4904-003-1260 property of Mr(s). Walterio Romero), used to determine both properties boundaries.

Please direct this matter to the appropriate department for it to be addressed as soon as practically possible.

We will be very aware of your prompt response.

Thanks in advance. Best regards.



Ronald Galvis
Field Operations Manager
(786)503-1633
rgalvis@sdsinc.org
www.sdsinc.org

TAM Lake Encroachment Status

Lake	Address	Encroachment Type	Date Last Visit	Last Actions Taken	Status
2	15451 SW 11 TER	Rocks on the lake shoreline. Palm trees. Structure exceeding property boundaries.	2/23/2022	Second Letter from District Manager sent. Advising matter will be discussed in next meeting.	Waiting for directions.
2	1050 SW 154 AVE	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
2	1100 SW 154 AVE	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
2	1110 SW 154 AVE	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
2	15440 SW 10 ST	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
2	15421 SW 11 TER	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
2	15471 SW 11 TER	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
3	1442 SW 155 CT	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
4	1739 SW 155 PL	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
4	15640 SW 16 ST	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
4	15509 SW 18 ST	Palm Trees	2/23/2022	Visited/Pictures taken	Waiting for Directions
5	1860 SW 155 AVE	Palm Trees	2/23/2022	Second Letter from District Counsel sent on 4/21/2021	Legal
5	15526 SW 18 ST	Palm Trees	2/23/2022	Second Letter from District Counsel sent on 4/21/2021	Legal
1	876 SW 155 CT	Concrete Steps	10/6/2021	Corrected Checked on 2/2/2022	CLOSED
1	15543 SW 9 TER	Debris moved through the SWRA	8/24/2021	New sod installed by Modern Image on 8/20/2021	CLOSED
2	1051 SW 155 AVE	Debris moved through the SWRA	8/24/2021	Corrected Checked on 8/24/2021	CLOSED
4	1660 SW 155 CT	Palm Trees	N/A	Closed/Disregarded on 3/23/21 Meeting. See Minutes, Page 6.	CLOSED

4	15622 SW 16 ST	moved through the SWRA	8/24/2021	Corrected Checked on 8/24/2021	CLOSED
5	1852 SW 155 AVE	Palm Trees	8/24/2021	Palm Trees removed Checked on 8/24/2021	CLOSED
5	1980 SW 156 AVE	Palm Trees	8/24/2021	Palm Trees removed Checked on 8/24/2021	CLOSED
5	15562 SW 18 ST	Fence	8/24/2021	Miami-Dade County (311) Permit: 2021048805	CLOSED
5	15583 SW 19 LN	Palm Trees	8/24/2021	Palm Trees removed Checked on 8/24/2021	CLOSED

Trails At Monterey
Community Development District

**Financial Report For
February 2022**

Trails At Monterey Community Development District
Budget vs. Actual
October 2021 through February 2022

	Oct 21 - Feb 22	21/22 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Administrative Assessments	56,637.08	60,654.00	-4,016.92	93.38%
363.101 · Maintenance Assessments	31,926.87	34,186.00	-2,259.13	93.39%
363.810 · Debt Assessments	204,885.71	219,413.00	-14,527.29	93.38%
363.820 · Debt Assessment-Paid To Trustee	-194,825.95	-206,248.00	11,422.05	94.46%
363.830 · Assessment Fees	-2,818.61	-6,285.00	3,466.39	44.85%
363.831 · Assessment Discounts	-11,589.65	-12,570.00	980.35	92.2%
369.401 · Interest Income	99.40	420.00	-320.60	23.67%
369.402 · Carryover From Prior Year	0.00	16,240.00	-16,240.00	0.0%
Total Income	84,314.85	105,810.00	-21,495.15	79.69%
Gross Profit	84,314.85	105,810.00	-21,495.15	79.69%
Expense				
511. · Professional Fees				
511.310 · Engineering	0.00	2,000.00	-2,000.00	0.0%
511.315 · Legal Fees	2,727.00	10,500.00	-7,773.00	25.97%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
Total 511. · Professional Fees	2,727.00	16,000.00	-13,273.00	17.04%
511.122 · Payroll Tax Expense	45.90	400.00	-354.10	11.48%
511.131 · Supervisor Fee	600.00	5,000.00	-4,400.00	12.0%
511.301 · Aquatic/Stormwater Management	1,975.00	7,000.00	-5,025.00	28.21%
511.302 · Mitigation Maintenance	625.00	3,135.00	-2,510.00	19.94%
511.303 · Lake Easement/Landscaping	6,000.00	20,000.00	-14,000.00	30.0%
511.311 · Management Fees	12,750.00	30,600.00	-17,850.00	41.67%
511.312 · Secretarial Fees	1,500.00	3,600.00	-2,100.00	41.67%
511.314 · Website Management	312.50	750.00	-437.50	41.67%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	5,706.00	6,000.00	-294.00	95.1%
511.480 · Legal Advertisements	101.58	750.00	-648.42	13.54%
511.512 · Miscellaneous	238.05	1,600.00	-1,361.95	14.88%
511.513 · Postage and Delivery	79.51	325.00	-245.49	24.47%
511.514 · Office Supplies	98.85	625.00	-526.15	15.82%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	3,500.00	-3,500.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
Total Expense	32,934.39	105,810.00	-72,875.61	31.13%
Net Income	51,380.46	0.00	51,380.46	100.0%

TRAILS AT MONTEREY COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2022

	Annual Budget 10/1/21 - 9/30/22	Actual Feb-22	Year To Date Actual 10/1/21 - 2/28/22
REVENUES			
ADMINISTRATIVE ASSESSMENTS	60,654	1,018	56,637
MAINTENANCE ASSESSMENTS	34,186	574	31,927
DEBT ASSESSMENTS	219,413	3,683	204,886
OTHER REVENUES	0	0	0
INTEREST INCOME	420	0	99
Total Revenues	\$ 314,673	\$ 5,275	\$ 293,549
EXPENDITURES			
MAINTENANCE EXPENDITURES			
AQUATIC/STORMWATER MANAGEMENT	7,000	395	1,975
MITIGATION MAINTENANCE	3,135	125	625
LAKE EASEMENT/LANDSCAPE MAINTENANCE	20,000	1,200	6,000
ENGINEERING/INSPECTIONS	2,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 32,135	\$ 1,720	\$ 8,600
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	5,000	0	600
PAYROLL TAXES (EMPLOYER)	400	0	46
MANAGEMENT	30,600	2,550	12,750
SECRETARIAL	3,600	300	1,500
LEGAL	10,500	0	2,727
ASSESSMENT ROLL	6,000	0	0
AUDIT FEES	3,500	0	0
INSURANCE	6,000	0	5,706
LEGAL ADVERTISING	750	0	102
MISCELLANEOUS	1,600	10	238
POSTAGE	325	2	80
OFFICE SUPPLIES	625	6	99
DUES & SUBSCRIPTIONS	175	0	174
TRUSTEE FEES	3,500	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	750	63	312
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,675	\$ 2,931	\$ 24,334
TOTAL EXPENDITURES	\$ 105,810	\$ 4,651	\$ 32,934
REVENUES LESS EXPENDITURES	\$ 208,863	\$ 624	\$ 260,615
BOND PAYMENTS	(206,248)	(3,574)	(194,826)
BALANCE	\$ 2,615	\$ (2,950)	\$ 65,789
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,285)	(52)	(2,819)
DISCOUNTS FOR EARLY PAYMENTS	(12,570)	(105)	(11,590)
EXCESS/ (SHORTFALL)	\$ (16,240)	\$ (3,107)	\$ 51,380
CARRYOVER FROM PRIOR YEAR	16,240	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (3,107)	\$ 51,380
Bank Balance As Of 2/28/22	\$ 281,426.79		
Accounts Payable As Of 2/28/22	\$ 8,624.14		
Accounts Receivable As Of 2/28/22	\$ -		
Available Funds As Of 2/28/22	\$ 272,802.65		

Trails At Monterey Community Development District
Check Register
October 2021 Through February 2022

Check #	Date	Vendor	Amount
10-1	10/06/2021	Special District Services, Inc.	9,304.80
10-2	10/06/2021	Egis Insurance	5,706.00
10-3	10/06/2021	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
10-4	10/06/2021	Modern Image Landscape & Design	1,200.00
10-5	10/06/2021	Allstate Resource Management, Inc.	520.00
10-6	10/06/2021	Trimscape Landcaping	1,529.00
11-1	11/10/2021	Department Of Economic Oppurtunity	175.00
11-2	11/10/2021	Special District Services, Inc.	2,963.17
11-3	11/10/2021	Allstate Resource Management, Inc.	520.00
11-4	11/10/2021	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
12-1	12/03/2021	Alvarez Engineers, Inc.	100.00
12-2	12/03/2021	Billing, Cochran, Lyles, Mauro & Ramsey	1,527.00
12-3	12/03/2021	ALM Media	101.58
12-4	12/03/2021	Modern Image Landscape & Design	2,400.00
12-5	12/03/2021	Special District Services, Inc.	3,019.90
12-6	12/03/2021	Allstate Resource Management, Inc.	1,040.00
1-1	01/04/2022	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
1-2	01/04/2022	U.S. Bank (Tax Receipts)	47,006.80
1-3	01/04/2022	Modern Image Landscape & Design	1,200.00
1-4	01/04/2022	Special District Services, Inc.	2,957.83
2-1	02/04/2022	U.S. Bank (Tax Receipts)	144,245.65
2-2	02/04/2022	Billing, Cochran, Lyles, Mauro & Ramsey	400.00
2-3	02/04/2022	Special District Services, Inc.	2,927.82
2-4	02/04/2022	Allstate Resource Management, Inc.	520.00
2-5	02/04/2022	Modern Image Landscape & Design	1,200.00
TOTAL			231,764.55

**TRAILS AT MONTEREY CDD
TAX COLLECTIONS
2021-2022**

#	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
									\$314,253.00	\$60,654.00	\$34,186.00	\$ 219,413.00	\$60,654.00	\$34,186.00	\$ 219,413.00	
									\$295,398.00	\$57,015.00	\$32,135.00	\$ 206,248.00	\$57,015.00	\$32,135.00	\$ 206,248.00	206,248.00
1	1	Miami-Dade Tax Collector	12/13/21	NAV Taxes	\$ 196,602.49		\$ (1,887.12)	\$ (7,890.97)	\$ 186,824.40	\$ 37,944.24	\$ 21,390.35	\$ 137,267.90	\$ 36,057.00	\$ 20,326.50	\$ 130,440.90	\$ 130,440.90
2	2	Miami-Dade Tax Collector	12/13/21	NAV Taxes	\$ 70,840.28		\$ (680.06)	\$ (2,833.57)	\$ 67,326.65	\$ 13,673.24	\$ 7,707.06	\$ 49,459.98	\$ 12,995.05	\$ 7,324.80	\$ 47,006.80	\$ 47,006.80
3	3	Miami-Dade Tax Collector	01/04/22	NAV Taxes	\$ 16,579.64		\$ (159.39)	\$ (640.55)	\$ 15,779.70	\$ 3,200.12	\$ 1,803.78	\$ 11,575.74	\$ 3,045.90	\$ 1,716.70	\$ 11,017.10	\$ 11,017.10
4	4	Miami-Dade Tax Collector	01/18/22	NAV Taxes	\$ 4,151.91		\$ (40.33)	\$ (119.07)	\$ 3,992.51	\$ 801.26	\$ 451.75	\$ 2,898.90	\$ 770.46	\$ 434.40	\$ 2,787.65	\$ 2,787.65
5	5	Miami-Dade Tax Collector	02/28/22	NAV Taxes	\$ 5,275.34		\$ (51.71)	\$ (105.49)	\$ 5,118.14	\$ 1,018.22	\$ 573.93	\$ 3,683.19	\$ 987.84	\$ 556.80	\$ 3,573.50	\$ 3,573.50
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
					\$ 293,449.66	\$ -	\$ (2,818.61)	\$ (11,589.65)	\$ 279,041.40	\$ 56,637.08	\$ 31,926.87	\$ 204,885.71	\$ 53,856.25	\$ 30,359.20	\$ 194,825.95	\$ 194,825.95

Assessment Roll = \$314,259.54

Note: \$314,253, \$60,654, \$34,186 and \$219,413 are 2021/2022 Budgeted assessments before discounts and fees.
\$295,398, \$57,015, \$32,135 and \$206,248 are 2021/2022 Budgeted assessments after discounts and fees.

\$ 293,449.66	
\$ -	\$ 279,041.40
\$ (56,637.08)	\$ (53,856.25)
\$ (31,926.87)	\$ (30,359.20)
\$ (204,885.71)	\$ (194,825.95)
\$ -	\$ -