

***Pine Air Lakes
Community Development District***

June 25, 2020

Pine Air Lakes Community Development District

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

June 17, 2020

**Board of Supervisors
Pine Air Lakes
Community Development District**

Dear Board Members:

A **communications media technology meeting** of the Board of Supervisors of the **Pine Air Lakes Community Development District** will be held on **June 25, 2020 at 2:00 p.m.** In accordance with Office of the Governor, Executive Orders authorizing the use of communications media technology, the Board of Supervisors and members of the public may attend and participate in the meeting utilizing the following call-in information: from your computer, tablet or smartphone go to: <https://global.gotomeeting.com/join/290932685> or by dialing **+1 (224) 501-3412** and **Access Code: 290-932-685**. Following is the advance agenda:

1. Roll Call
2. Approval of the Minutes of the April 23, 2020 Meeting
3. Public Hearing to Adopt the Fiscal Year 2021 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2020-04** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2020-05** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
4. Public Hearing to Adopt the Rules
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2020-06** Adopting Parking Rules
 - D. Motion to Close the Public Hearing
5. Consideration of Signage Proposal from Lykins Signtek, Inc.
6. Consideration of Service Agreement with Johnson Engineering for Additional Wetland Monitoring
7. Consideration of Proposal from Woods and Wetland for Quarterly Maintenance of the Preserve
8. Discussion on Supplemental Planting Options for the Preserve
9. Acceptance of Audit for Fiscal Year Ending September 30, 2019
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Report
 - D. Manager
 - 1) Number of Registered Voters in the District – 0
 - 2) Consideration of Proposed Fiscal Year 2021 Meeting Schedule
 - 3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form
11. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
12. Supervisors Requests and Audience Comments
13. Adjournment

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

**MINUTES OF MEETING
PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

A telephone conference meeting of the Board of Supervisors of Pine Air Lakes Community Development District was held on Thursday, April 23, 2020 at 2:00 p.m. It is being held in accordance with the Office of the Governor, Executive Order 20-69 (Emergency Management – COVID- 19 Local Government Public Meetings) authorizing the use of communications media technology, such as telephone conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes, the Board of Supervisors and members of the public may attend and participate in the meeting utilizing the following call-in information 1- (571)317-3112, Access Code #901-953-853 and are further encouraged to submit comments or questions in advance of the meeting by email to info@gmssf.com or by calling 954-721-8681.

Present and constituting a quorum were:

Tom Conroy	Chairman (by phone)
Doug Nelson	Assistant Secretary (by phone)
Michael Durant	Assistant Secretary (by phone)
Wayne Griest	Assistant Secretary (by phone)

Also present were:

Rich Hans	District Manager (by phone)
Greg Urbancic	District Counsel (by phone)
George Fogg	IBIS – Field Supervisor (by phone)
Brent Burford	District Engineer (by phone)

FIRST ORDER OF BUSINESS

Oath of Office for Mr. David Stevens

Mr. Hans: Ok, so David is not here today, so we'll get the oath of office from Dave next time we see him.

SECOND ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 21, 2019 Meeting

Mr. Hans: Item No. 3 is the approval of the minutes from our November 21, 2019 meeting. If anyone has any comments on those we can take them.

On MOTION by Mr. Nelson seconded by Mr. Durant with all in favor, the Minutes of the November 21, 2019 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2020-03 Approving the Proposed Fiscal Year 2021 Budget and Setting the Public Hearing

Mr. Hans: The next item is resolution #2020-03 approving the proposed budget for fiscal year 2021 and setting the public hearing date. So, there's two parts to this as you know, one is to look at the budget, and if you have any comments, we can take those now. We do have to wait at least 60 days before we come back and have a public hearing and approve the final form of it. So, if anyone has any comments on the numbers, but they are pretty much identical to the one we had been operating under last year.

Mr. Griest: I don't see any major variances, so I'll move to approve, and this Wayne.

Mr. Hans: Ok, one thing we have to do Wayne is to approve that resolution is to just set the date for the public hearing, and we have to be at least 60 days out, so 60 days out from today we could meet as early as June 25th, and if you want to push it out, we have a July 23rd meeting, so one of those two would be ideal. We may want to push out to July just so hopefully we will definitely be able to meet in person, but it's up to you guys.

Mr. Griest: I don't have a preference so either date is fine.

Mr. Durant: June would be best for me, and this is Mike.

Mr. Hans: Ok, well June 25th if that's good, we'll set it for June 25th if everyone else is good and no one is on vacation, or at least 3 of you will be there.

Mr. Griest: That's good.

Mr. Hans: Alright, so we have a motion by Wayne to accept resolution #2020-03, setting the public hearing for June 25th, is there a second?

On MOTION by Mr. Griest seconded by Mr. Durant with all in favor, Resolution #2020-03 approving the proposed Fiscal Year Budget and setting the Public Hearing on June 25, 2020 at 2:00 p.m. either telephonically or at 4001 Tamiami Trail N., Suite 300, Naples, Florida was approved.

FIFTH ORDER OF BUSINESS

Discussion of Letter from S.F.W.M.D. Requiring Two Additional Years of Monitoring

Mr. Hans: We also have discussion of the letter from South Florida Water Management District requiring two additional years of monitoring. I think the letter is in your packet, so you can see that, and I think Brent could probably talk to that issue.

Mr. Burford: Right, in regards to the letter they are requiring 2 additional years of monitoring which I was surprised with, I was expecting 5 years, so we do have an additional 2 years of monitoring. We have installed the metal stakes that she required, they have been installed, and marked, and they'll likely be monitored ongoing and on the monitoring plan going forward. We have also enclosed a proposal to take care of the monitoring for the 2 year requirement. Are there any questions?

Mr. Hans: No, I don't have any and so this has to do with the erosion mainly along the bank and showing them that nothing is happening there, it's not eroding.

SIXTH ORDER OF BUSINESS

Consideration of Service Agreement with Johnson Engineering for Additional Wetland Monitoring

Mr. Hans: So, there's the proposal that Brent just mentioned for Johnson Engineering to do the monitoring for the next 2 years, the price is \$12,000 total so if there are no questions or discussions a motion approving their agreement to do the monitoring would be in order.

Mr. Nelson: Just to be clear, it's \$12,000 for two years of monitoring.

Mr. Hans: Yes, \$12,000 and change.

Mr. Conroy: Who was monitoring it previously?

Mr. Hans: Johnson has been monitoring, but South Florida Water Management District has added 2 extra years for monitoring for the erosion, and I guess there's two areas that, and one more time Brent, why did they require two more years on the monitoring besides the erosion?

Mr. Burford: It's actually two years of monitoring, and they want to monitor the issue that she brought up, and also monitoring the vegetation that was planted, the supplemental plantings that were put in I believe last year.

Mr. Hans: Ok.

Mr. Burford: So, for monitoring vegetation and monitoring for erosion.

Mr. Hans: Ok.

Mr. Nelson: So, we can read the report but just to be clear, it's \$6,000 a year to do the monitoring, is the cost in the creation of the reports or are you going back and forth there many, many times?

Mr. Burford: There's two monitoring events per year in preparing the report for the District.

Mr. Conroy: Brent, this is Tom, can you give me an idea as to why it's so much?

Mr. Burford: I would have to look back and see, compared to, and we just got finished doing a 5 year monitoring cycle down there, so I would have to look back and see how it compares to that.

Mr. Conroy: This all deals with I assume that problem that we've been talking about for the last few months of this, how South Florida Water Management sees it, they think this is eroding, and we don't think it's eroding and all this kind of stuff, right?

Mr. Burford: Yes, the erosion, and also the supplemental plantings down there, and I think it was last year that they were put in, but again, it's 2 trips per year down there, monitoring, and looking at the vegetation, and what the probability is. *(Mr. Burford made some additional comments which were inaudible on the record)*

Mr. Conroy: I still don't quite understand why we have to do this anyway with South Florida Water Management and there's got to be maybe a better way to do it than to spend \$12,000.

Mr. Nelson: Brent, what's our option to push back on them, I mean you basically have a governmental agency that's being a pain in the butt, and so what's the downside of pushing back on them, instead of just bowing down to \$10,000 or \$12,000 worth of expenses?

Mr. Burford: I think I stated earlier there's a liaison or someone has a position that mediates between the regulatory side and the Board and they can be approached to have them look at it.

Mr. Conroy: I mean this has been in existence for 20 years now, and suddenly they want us to start spending \$6,000 a year to monitor a small little berm that hasn't done anything, it's total bullshit.

Mr. Burford: I agree with you on the berm issues, but part of the work was the supplemental planting, the wetland planting and stuff, and like I say that's part of the issue, it's not just the erosion issue.

Mr. Conroy: But it's just all covered up stuff.

Mr. Burford: In my defense, we tried to explain it, we've met with them on several occasions, in the office, in the field, me and John both, and actually Andy Tilton met in the office with them, and that's the best we've gotten it so far. I believe there's two options, one of them it to get the person involved, the liaison, whoever that is, to get their opinion on it, another option is to do an onsite mitigation, which is very expensive, I think everybody probably knows that, and I don't know if the onsite mitigation will eliminate the requirements from the erosion of the berm though, we would still always be facing that potentially.

Mr. Conroy: *(Mr. Conroy made a comment, which was inaudible on the record)*

Mr. Burford: Correct.

Mr. Conroy: Do you think you could set something up that I could go out there with you guys? I'm happy to go meet them, and try to find out what's going on there. *(Mr. Conroy's made some additional comments which were inaudible on the record)* We can try to figure out somehow, without having to spend all that money.

Mr. Burford: Yes, I can set up a meeting, but I can tell you right now it's not going to happen because she's not going to want to meet in the field at this time.

Mr. Conroy: Well, that's fine, but I'm also sure that they're not going to be penalizing us for not doing anything, so why don't we just set it up when she's available, and let us know when she's available.

Mr. Burford: Ok.

Mr. Urbancic: This is Greg, when would the first report be due if we were doing this monitoring, do you know Brent?

Mr. Burford: It would be January 2021.

Mr. Urbancic: Ok.

Mr. Burford: So, you have plenty of time.

Mr. Nelson: Brent, how much time do you have to have on those pictures that they're asking for with the stakes?

Mr. Burford: If we were to move forward with the proposal, we would have them on the ground probably next week.

Mr. Nelson: If you have to give them a monitoring report in January, what's the time period that has to be monitored?

Mr. Burford: And I'm looking back, just a second. I need to verify, and I'm reading back through this proposal here, and it's stating that he goes down there twice a year, or if it's one time a year, but I need to verify that.

Mr. Nelson: Yes, he's got 3 meetings but it doesn't say what it is.

Mr. Burford: Yes, the meetings are if they're requested by the Board, or for some reason we had to meet with South Florida Water Management District I guess, but mainly the meetings, owner coordination, and miscellaneous assistance, it would just be anything above and beyond what's covered in the wetland monitoring, but I need to verify how often he visits the site, if it's twice a year or if it's just a one site visit and then reports.

Mr. Nelson: So that we can move forward, I'm going to suggest and Greg tell me if you want a motion, but I was going to say, if there is a motion I'm going to respectfully deny the request for the monitoring, and request a meeting with Florida Water Management to go to the next level and push back on the request.

Mr. Conroy: I like that, I'll second that, I'd like to meet with them to decide what we're going to do here.

Mr. Hans: Alright, we had a motion by Doug and a second by Tom basically saying that we're going to hold off on entering into this agreement and have a meeting set up as soon as possible.

Mr. Conroy: Onsite with whoever wants to meet with the Florida Water Management District.

Mr. Hans: Ok.

On MOTION by Mr. Nelson seconded by Mr. Conroy with all in favor, directing staff to delay entering into the Agreement with Johnson Engineering for additional wetland monitoring for \$12,000 to schedule an onsite meeting with the Board and South Florida Water Management District to determine what needs to be done as stated on the record was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

Mr. Hans: Alright, moving on to item No. 7, under staff reports, Greg anything to report today?

A. Attorney

Mr. Urbancic: Just one little thing, and this is more for you Rich, which you probably already know about, but that Senate bill 1466 passed which would change as of July 1st, presuming the Governor signs what we have to put on the website, the most critical item is not necessarily having to put the full agenda packet on the website anymore. While obviously we could do that, it's not a bad thing for the public, but the rationale was those lawsuits that were circulating, it gives some relief because of the amount of pages and handling documents that would be "ADA accessible" whatever the standard is that is applied for website to make sure everything is readable and understandable. So, that's the big item, but that was all I had to report.

Mr. Hans: Right, that's a good item for us because it's almost impossible on some of these agendas when you have engineer's reports or maps to make them ADA compliant, so that's a good thing. Thank you.

Mr. Urbancic: Yes.

B. Engineer

Mr. Hans: Under engineer, anything additional Brent?

Mr. Burford: No, nothing additional, I'll follow up with the District and see if we can get a meeting scheduled, and I'll go ahead and contact Andy and see about moving forward with that if necessary.

Mr. Hans: Right, so once you get the meeting set up, what we'll probably have to do is just run an ad that we're having more than one Board member will be meeting, so it would be like a workshop, we'll have to advertise it, so just let me know. Thanks.

Mr. Burford: Ok, no problem.

C. Field Report

(This item was taken up later at this meeting)

D. Manager

Mr. Hans: Then under manager, we'll be back for a meeting on June 25th for our budget hearing, then as soon as we find out from Brent what's going on with the meeting with the Water District we'll coordinate with everybody, whoever wants to go, we'll let you know when it is. I'm sorry, I skipped over field report, George do you have anything?

C. Field Report (Cont.)

Mr. Fogg: Yes, I do. A couple of good things, one I have started and have shortly completed a simple list of those things that might need to be done for the median landscaping on Naples Blvd., just so that we have a cost estimate for the work, just so that we have available for budget purposes and when things need to be fixed, we have some information on hand rather than waiting. When I get that information together I'll have it available to show to the Board, and secondly, we have found that there are trucks parking on the access road, I just found out about that yesterday, that this is a hauling truck plus a another truck and trailer on our access road parking where they used to park behind Lowe's and I'm getting the names. Fortunately, the car dealer went out there and took some pictures, and so I'll get the names and then we can decide Rich what we need to do to get these trailers out of the permanently. So, I should

hopefully have the names and in some way get a contact person that we can get the information to and tell them to please find someplace else to park for free.

Mr. Hans: Right, and we had sent a letter to the dealership the last time we had the issue and it kind of went away, so I guess it's back?

Mr. Fogg: I was talking to the dealership and it is not their vehicles, it has nothing to do with them.

Mr. Hans: Ok.

Mr. Fogg: In fact, I was talking to the dealership today and they were very helpful, they went out and looked and said, we have our own place to unload cars, these are cars being loaded to go up north as far as we can tell, and he is being very helpful to get the information off of the trucks so that we can then send them the appropriate cease and desist letter.

Mr. Hans: Ok, just let me know.

Mr. Fogg: A minor point, we have the Volvo dealership on Naples Blvd., is depositing tree trimmings into the preserve and I'm working on getting that taken care of, and if I have any problems I'll get back in touch with you Rich at some near future date.

Mr. Hans: Sounds good.

Mr. Conroy: George, this is Tom, do we have no parking signs there?

Mr. Fogg: No.

Mr. Conroy: So, why don't we put no parking, violators will be towed, that may be, rather than I guess telling people you can't park there.

Mr. Fogg: Yes.

Mr. Conroy: Maybe you can get some prices on a couple of signs that say, no parking.

Mr. Fogg: I will work on that and get that information.

Mr. Conroy: And then quite frankly, and I wouldn't know how that works but, if you have someone parked there, and you have no parking signs, violators will be towed, then you just tow them.

Mr. Fogg: What I was going to do if I happen to catch them over there was to post a sign saying essentially that, but I like the idea of the no parking, violators will be towed.

Mr. Urbancic: And if we intend to do that, let's just make sure that the sign complies with the Statute, there's specific statutory requirements, and the other aspect in this, and the sign may be a deterrent enough, but Rich I'm sure you've seen this, we might have to go through rulemaking to create those no parking rules which is kind of a pain if we have to establish that's a violation before we can say it's a violation, but certainly there's a safety issue involved, and if we put up a sign that might be just deterrent enough from us having to go through all that hassle.

Mr. Fogg: So, based on what we've said so far, the conversation is that I'll get the price of the signs just so we know, and I'll check with the county to find out exactly how they have to be written and whether we have to have any regulations to make it legally enforceable.

Mr. Conroy: Greg, this is Tom, to me if we're going to have those signs that says violators will be towed I want to have the authority to tow them, and be able to tow them, so let's figure out what we need to do there and if we have to pass a rule, pass the rule.

Mr. Urbancic: Alright, that's fine. Rich, you and I can get together and discuss how we're going to do that.

Mr. Hans: Ok.

Mr. Nelson: Just so we understand the issue, I just want to make sure we're all on the same page, what we have is, they're here to come down here, pick up cars that are seasonally taken north, and they're using that area as a loading area, but they're also overnighing there.

Mr. Fogg: That is correct, halfway, they have these other trucks that are just parking there, like your transport trucks.

Mr. Nelson: So, it's becoming a Walmart for a truck stop.

Mr. Fogg: Yes, a free Walmart.

Mr. Burford: And the damage that it's doing to the pavement, and I believe it's a CDD owned road, if I'm not mistaken.

Mr. Fogg: It is.

Mr. Hans: Yes.

Mr. Fogg: And we have repaired it a couple of times.

Mr. Conroy: We seem to talk about this once or twice a year, every year.

Mr. Fogg: It was free of trucks for a while and then they've come back, so I think a lot of it has to do with the transport of cars back up north, it's that time of year, and the car truck we know was loading cars to take up north at this point because when I saw it yesterday it was empty and when I got the car from the car dealer who's being very helpful, but when I got a call from him he said that there were like 3 cars already on the carrier and they were licensed, and so he, like I have assumed, that's what is being done.

Mr. Conroy: Alright, we have a plan, let's move on. What else George?

Mr. Fogg: That covers it, and everything looks pretty good as far as I'm concerned, we'll be putting in our new spring/summer annuals which will be going in shortly. We saved putting them in for the winter time, but it's time to get in our new summer annuals and that will happen sometime in the next 4 to 6 weeks.

Mr. Conroy: Ok, great.

Mr. Hans: Alright.

Mr. Conroy: Thank you.

Mr. Hans: This is Rich, Greg if we're going to have to adopt rules if we're going to do towing, and typically we have a meeting where we set the public hearing for those rules, and then it's at least or more than 30 day advertisement to have that hearing, are we able to today by motion set the public hearing on June 25th for rules, along with our budget?

Mr. Nelson: I would make that motion.

Mr. Conroy: I'll second it.

Mr. Hans: Can we do that? We had a motion and a second, the motion was by Doug and a second by Tom, and before we have a vote, we're good doing this right Greg?

Mr. Urbancic: Yes, I think we can do that, I don't have a problem with that. I don't know if we'll have a May meeting, but we might, we could always bring a draft forward if we need to discuss it at the May meeting, I don't think it will be that

complicated. We might need a little bit of a sketch from Brent to show the location that we're trying to prohibit, if there are other locations we can add those in too, but I know there's that one specific location along the fence.

Mr. Hans: Right, and Greg, I know it's got to be in the administrative newspaper, whoever that is, at least 30 days ahead of time.

Mr. Urbancic: They have to be boxed out, one has to be 30 days, and one has to be 29 days.

Mr. Hans: Right, so let's do June 25th because we'll never get May 28th done, we don't have the information to put in yet and the lead time to get it in that paper, it's probably not going to happen, being that today is the 23rd, so I'd like to set it for June 25th, I don't think we'll have enough time for the meeting on the 28th, if we have to get the ad in the paper and the wording for the ad, it would basically need to be sent to them today. So, the motion was for the public hearing on the 25th of June, so we'll leave it at that.

On MOTION by Mr. Nelson seconded by Mr. Conroy with all in favor, authorizing staff to advertise a Public Hearing for Rulemaking on June 25, 2020 at 2:00 p.m. either telephonically or at 4001 Tamiami Trail North, Suite 300, Naples, Florida was approved.

Mr. Conroy: And George, if you could have a quote for us on the signs by the May meeting, we'll approve it, or modify it, and then they could be installed by the June meeting.

Mr. Fogg: I will have that for the May meeting.

Mr. Conroy: And we may need signs on both sides of that road.

Mr. Fogg: I think we definitely do, I think probably it will be 4 signs needed at the beginning and end of the areas where they park on both sides of the road, so there can't be any question as to what we're talking about.

Mr. Conroy: Alright. What's next?

EIGHTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Register**
- B. Balance Sheet and Income Statement**

Mr. Hans: We have the financial reports, we have the check register, and the balance sheet and income statement. If there are any questions we can take those, and if not, a motion approving would be in order.

On MOTION by Mr. Nelson seconded by Mr. Griest with all in favor, the Check Register, Balance Sheet and Income Statement were approved.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hans: Then Supervisors requests, anything from our Supervisors today?
Mr. Griest: No.
Mr. Nelson: No
Mr. Hans: We have no audience for any comments.

TENTH ORDER OF BUSINESS Adjournment

Mr. Hans: Then a motion to adjourn would be in order.

On MOTION by Mr. Durant seconded by Mr. Conroy with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Although the minutes accurately reflect the discussions, certain comments may not be attributed to the correct speaker. If necessary a recording is available to confirm speakers.

***Proposed Budget
Fiscal Year 2021***

***Pine Air Lakes Community
Development District***

June 25, 2020



Pine Air Lakes
Community Development District

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Pine Air Lakes

Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 5/31/20	Projected Next 4 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Special Assessments	\$232,705	\$235,350	\$0	\$235,350	\$232,705
Interest Income	\$500	\$3,405	\$800	\$4,205	\$500
FEMA Reimbursement	\$0	\$907	\$0	\$907	\$0
Unassigned Fund Balance ⁽¹⁾	\$22,700	\$0	\$0	\$0	\$22,601
TOTAL REVENUES	\$255,905	\$239,662	\$800	\$240,462	\$255,806
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$6,000	\$1,600	\$2,000	\$3,600	\$6,000
FICA Expense	\$459	\$122	\$153	\$275	\$459
Engineering	\$15,000	\$7,823	\$3,911	\$11,734	\$15,000
Arbitrage Services	\$600	\$600	\$0	\$600	\$600
Attorney	\$12,500	\$2,054	\$2,500	\$4,554	\$12,500
Attorney-Special Counsel	\$20,000	\$0	\$0	\$0	\$20,000
Annual Audit	\$3,925	\$3,400	\$0	\$3,400	\$3,500
Management Fees	\$37,353	\$24,902	\$12,451	\$37,353	\$37,353
Disclosure Report	\$2,000	\$1,333	\$667	\$2,000	\$2,000
Trustee Fees	\$7,250	\$7,595	\$0	\$7,595	\$7,600
Assessment Roll	\$300	\$200	\$100	\$300	\$300
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$1,350	\$522	\$261	\$783	\$1,000
Printing & Binding	\$750	\$262	\$131	\$393	\$750
Insurance	\$6,646	\$6,193	\$0	\$6,193	\$6,812
Legal Advertising	\$1,800	\$382	\$1,141	\$1,523	\$1,800
Other Current Charges	\$500	\$205	\$103	\$308	\$500
Office Supplies	\$150	\$63	\$32	\$95	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Compliance	\$500	\$333	\$167	\$500	\$500
Total Administrative	\$117,308	\$57,764	\$23,641	\$81,405	\$117,049
<i>Maintenance</i>					
Landscape Maintenance	\$56,340	\$37,667	\$18,833	\$56,500	\$56,500
Preserve Maintenance	\$1,600	\$800	\$800	\$1,600	\$1,600
Preserve Monitoring	\$4,200	\$0	\$4,200	\$4,200	\$4,200
Tree Pruning & Replacement	\$7,000	\$6,900	\$0	\$6,900	\$7,000
Irrigation Repairs & Maintenance	\$3,500	\$11,652	\$0	\$11,652	\$3,500
Annual Plantings	\$7,000	\$5,995	\$0	\$5,995	\$7,000
Electricity	\$8,000	\$3,506	\$1,752	\$5,258	\$8,000
Lake Maintenance	\$9,020	\$5,205	\$2,720	\$7,925	\$9,020
Management Fee (IBIS)	\$22,800	\$9,000	\$13,800	\$22,800	\$22,800
Reporting-SFWMD	\$4,800	\$3,200	\$1,600	\$4,800	\$4,800
Contingency	\$14,337	\$1,649	\$7,177	\$8,826	\$14,337
Total Maintenance	\$138,597	\$85,574	\$50,883	\$136,456	\$138,757
TOTAL EXPENDITURES	\$255,905	\$143,338	\$74,524	\$217,861	\$255,806
Unassigned Fund Balance	\$0	\$96,325	(\$73,724)	\$22,601	\$0

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Per Sq. Ft.	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24
Net Assessment	\$232,705.00	\$232,705.00	\$232,705.00	\$232,705.00	\$232,705.00
Discounts and Collections 7.25%	\$18,189.88	\$18,189.88	\$18,189.88	\$18,189.88	\$18,189.88
Gross Assessment	\$250,894.88	\$250,894.88	\$250,894.88	\$250,894.88	\$250,894.88

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2021

REVENUES:

Assessments

The District will levy a maintenance assessment on all assessable property within the district.

Interest

The District will have all excess funds invested in the State Board of Administration investment account. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for each board member to be compensated for meeting attendance. The District has elected to pay each of the board of supervisors \$200 per meeting.

FICA Taxes

Related payroll taxes of 7.65% for above.

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, and various projects assigned as directed by the board of supervisors.

Arbitrage Services

The District is required to have an independent certified public accounting firm annually conduct an arbitrage rebate calculation on the 2012 bond series. The annual fee is based on historical cost for this service.

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, agreements, etc.

Annual Audit

The District is required by Florida Statute to arrange for an annual audit of its financial records by an independent certified public accounting firm.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with *Governmental Management Services – South Florida, LLC*. These services are further outlined in Exhibit "A" of the Management Agreement.

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2021

Dissemination Agent

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.

Trustee Fees

The District issued Series 2008 bonds that are deposited with a trustee at *Regions Bank as well as Series 2012 bonds that are deposited with a trustee at US Bank*. The annual trustee fee is based on prior year's cost.

Assessment Roll

Expenses incurred for updating the districts' tax roll and levying the annual assessments.

Telephone

This category includes all charges relating to telephone calls, conference calls, and faxes made to and on behalf of the District.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with *Florida Insurance Alliance*, an insurance company that specializes in providing insurance coverage to governmental agencies. The amount is based on prior year's cost.

Printing & Binding

This category includes expenses relating to the printing and binding of agenda packages for board meetings, accounts payable checks, stationary, envelopes, photocopies, etc.

Legal Advertising

The District is required to advertise various notices for board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2021

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.

Website Compliance

Per Section 189.069 F.S., 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 as required by the Statute.

Maintenance:

Landscape Maintenance

The District has a contract with *Stahlman-England* to maintain the landscape within the district for a monthly fee of \$4,708, \$56,500 for the year.

Preserve Maintenance

The District has a contract with *Lake & Wetland Management* to maintain the preserve area within the district for a quarterly fee of \$400, \$1,600 for the year.

Preserve Monitoring

The District has contracted with Johnson Engineering, Inc. to issue a report that is required by the South Florida Water Management District. The report will consist of an annual assessment of vegetation and hydrologic conditions along the Preserve Area.

Tree Pruning & Replacement

The pruning and replacement of trees, plants, shrubs, etc. will be provided on an as needed basis.

Irrigation Repairs and Maintenance

Unscheduled repairs and maintenance to the irrigation system within the District.

Annual Plantings

The annual plantings will be provided throughout the District on an as needed basis.

Electricity

The district incurs electrical costs billed by *Florida Power and Light*.

Lake Maintenance

The District has contracted with *Solitude Lake Management* to provide lake maintenance services to all the lakes within the District which also includes quarterly fountain maintenance. The monthly fee is \$571, \$6,852 for the year plus \$218 per quarter for fountain maintenance. A contingency of \$1,296 was added for any unexpected expenditures.

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2021

Management Fee

The District is currently contracted with IBIS to provide field management services within the District. The amount budgeted is based on the following:

Task 1	Landscape Maintenance	\$12,000 Annually
Task 2	General Site Maintenance	\$ 1,800 Annually
Task 3	Lake Maintenance	\$ 3,000 Annually
Task 4	Preserve Maintenance	\$ 3,000 Annually
	Contingency	<u>\$ 3,000 Annually</u>
Total		\$22,800 Annually

Reporting-SFWMD

The District has contracted with Cardno Entrix to provide quarterly Compliance Reports of the Withdrawals from Wells and Surface Water Pumps to the South Florida Water Management District. The monthly amount is \$400, annual amount is \$4800.

Contingency

Unanticipated repairs or maintenance that may need to be done during the fiscal year.

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE RESERVES SCHEDULE

	Shrub Replacement Reserve	Irrigation Reserves	Lake/Fountain Reserves
FY 2002 BUDGET	\$0.00	\$0.00	\$0.00
FY 2003 RESERVE DEPOSIT	\$104,286.90	\$37,245.32	\$42,125.74
FY 2003 SPENT	(\$32,595.28)	(\$6,135.49)	(\$14,151.43)
FY 2004 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2004 SPENT	\$0.00	\$0.00	\$0.00
FY 2005 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2005 SPENT	\$0.00	\$0.00	\$0.00
FY 2006 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2006 SPENT	\$0.00	\$0.00	\$0.00
FY 2007 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2007 SPENT	\$0.00	\$0.00	\$0.00
FY 2008 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2008 SPENT	\$0.00	\$0.00	\$0.00
FY 2009 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2009 SPENT	\$0.00	\$0.00	\$0.00
FY 2010 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2010 SPENT	\$0.00	(\$4,472.80)	\$0.00
FY 2011 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2011 SPENT	\$0.00	(\$3,061.50)	\$0.00
FY 2012 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2012 SPENT	\$0.00	(\$1,024.50)	(\$6,669.52)
FY 2013 RESERVE DEPOSIT	\$11,000.00	\$12,100.00	\$3,300.00
FY 2013 SPENT	(\$974.00)	(\$1,358.20)	\$0.00
FY 2014 RESERVE DEPOSIT	\$0.00	\$0.00	\$0.00
FY 2014 SPENT	\$0.00	\$0.00	\$0.00
FY 2015 RESERVE DEPOSIT	(\$50,000.00)	\$0.00	\$0.00
FY 2015 SPENT	\$0.00	\$0.00	\$0.00
FY 2016 RESERVE DEPOSIT	\$0.00	(\$10,383.17)	\$0.00
FY 2016 SPENT	\$0.00	\$0.00	\$0.00
FY 2017 RESERVE DEPOSIT	\$0.00	\$0.00	\$0.00
FY 2017 SPENT	\$0.00	\$0.00	\$0.00
FY 2018 RESERVE DEPOSIT	\$0.00	\$0.00	\$0.00
FY 2018 SPENT	\$0.00	\$0.00	\$0.00
FY 2019 RESERVE DEPOSIT	\$0.00	(\$25,000.00)	\$0.00
FY 2019 SPENT	\$0.00	\$0.00	\$0.00
BALANCE	\$130,717.62	\$106,809.66	\$54,304.79

Pine Air Lakes

Community Development District

Debt Service Fund

Series 2008, Special Assessment Revenue Bonds

Description	Adopted Budget FY 2020	Actual Thru 5/31/20	Projected Next 4 Months	Total Projected 9/30/20	Proposed Budget FY 2021
Revenues					
Assessments ⁽¹⁾	\$268,538	\$280,872	\$0	\$280,872	\$263,950
Interest Income	\$250	\$2,161	\$400	\$2,561	\$250
Carry Forward Surplus ⁽²⁾	\$117,277	\$124,115	\$0	\$124,115	\$143,823
TOTAL REVENUES	\$386,064	\$407,148	\$400	\$407,548	\$408,023
Expenditures					
<u>Series 2008</u>					
Interest 11/1	\$98,381	\$96,863	\$0	\$96,863	\$94,500
Interest - 5/1	\$98,381	\$96,863	\$0	\$96,863	\$94,500
Principal - 5/1	\$70,000	\$70,000	\$0	\$70,000	\$75,000
TOTAL EXPENDITURES	\$266,763	\$263,725	\$0	\$263,725	\$264,000
EXCESS REVENUES	\$119,302	\$143,423	\$400	\$143,823	\$144,023

11/21 Interest \$ 91,968.75

⁽¹⁾ Represents Maximum Annual Assessment.

⁽²⁾ Carry forward surplus is net of the reserve requirement

Pine Air Lakes

Community Development District

Amortization Schedule

Series 2008, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
5/1/20	\$ 2,870,000.00	6.75%	\$ 70,000.00	\$ 96,862.50	
11/1/20	\$ 2,800,000.00	6.75%	\$ -	\$ 94,500.00	\$ 261,362.50
5/1/21	\$ 2,800,000.00	6.75%	\$ 75,000.00	\$ 94,500.00	
11/1/21	\$ 2,725,000.00	6.75%	\$ -	\$ 91,968.75	\$ 261,468.75
5/1/22	\$ 2,725,000.00	6.75%	\$ 80,000.00	\$ 91,968.75	
11/1/22	\$ 2,645,000.00	6.75%	\$ -	\$ 89,268.75	\$ 261,237.50
5/1/23	\$ 2,645,000.00	6.75%	\$ 85,000.00	\$ 89,268.75	
11/1/23	\$ 2,560,000.00	6.75%	\$ -	\$ 86,400.00	\$ 260,668.75
5/1/24	\$ 2,560,000.00	6.75%	\$ 90,000.00	\$ 86,400.00	
11/1/24	\$ 2,470,000.00	6.75%	\$ -	\$ 83,362.50	\$ 259,762.50
5/1/25	\$ 2,470,000.00	6.75%	\$ 100,000.00	\$ 83,362.50	
11/1/25	\$ 2,370,000.00	6.75%	\$ -	\$ 79,987.50	\$ 263,350.00
5/1/26	\$ 2,370,000.00	6.75%	\$ 105,000.00	\$ 79,987.50	
11/1/26	\$ 2,265,000.00	6.75%	\$ -	\$ 76,443.75	\$ 261,431.25
5/1/27	\$ 2,265,000.00	6.75%	\$ 110,000.00	\$ 76,443.75	
11/1/27	\$ 2,155,000.00	6.75%	\$ -	\$ 72,731.25	\$ 259,175.00
5/1/28	\$ 2,155,000.00	6.75%	\$ 120,000.00	\$ 72,731.25	
11/1/28	\$ 2,035,000.00	6.75%	\$ -	\$ 68,681.25	\$ 261,412.50
5/1/29	\$ 2,035,000.00	6.75%	\$ 130,000.00	\$ 68,681.25	
11/1/29	\$ 1,905,000.00	6.75%	\$ -	\$ 64,293.75	\$ 262,975.00
5/1/30	\$ 1,905,000.00	6.75%	\$ 140,000.00	\$ 64,293.75	
11/1/30	\$ 1,765,000.00	6.75%	\$ -	\$ 59,568.75	\$ 263,862.50
5/1/31	\$ 1,765,000.00	6.75%	\$ 145,000.00	\$ 59,568.75	
11/1/31	\$ 1,620,000.00	6.75%	\$ -	\$ 54,675.00	\$ 259,243.75
5/1/32	\$ 1,620,000.00	6.75%	\$ 160,000.00	\$ 54,675.00	
11/1/32	\$ 1,460,000.00	6.75%	\$ -	\$ 49,275.00	\$ 263,950.00
5/1/33	\$ 1,460,000.00	6.75%	\$ 170,000.00	\$ 49,275.00	
11/1/33	\$ 1,290,000.00	6.75%	\$ -	\$ 43,537.50	\$ 262,812.50
5/1/34	\$ 1,290,000.00	6.75%	\$ 180,000.00	\$ 43,537.50	
11/1/34	\$ 1,110,000.00	6.75%	\$ -	\$ 37,462.50	\$ 261,000.00
5/1/35	\$ 1,110,000.00	6.75%	\$ 195,000.00	\$ 37,462.50	
11/1/35	\$ 915,000.00	6.75%	\$ -	\$ 30,881.25	\$ 263,343.75
5/1/36	\$ 915,000.00	6.75%	\$ 205,000.00	\$ 30,881.25	
11/1/36	\$ 710,000.00	6.75%	\$ -	\$ 23,962.50	\$ 259,843.75
5/1/37	\$ 710,000.00	6.75%	\$ 220,000.00	\$ 23,962.50	
11/1/37	\$ 490,000.00	6.75%	\$ -	\$ 16,537.50	\$ 260,500.00
5/1/38	\$ 490,000.00	6.75%	\$ 235,000.00	\$ 16,537.50	
11/1/38	\$ 255,000.00	6.75%	\$ -	\$ 8,606.25	\$ 260,143.75
5/1/39	\$ 255,000.00	6.75%	\$ 255,000.00	\$ 8,606.25	\$ 263,606.25
Total			\$ 2,870,000.00	\$ 2,361,150.00	\$ 5,231,150.00

Pine Air Lakes
Community Development District

Debt Service Fund
Series 2012, Special Assessment Refunding Bonds

<u>Description</u>	<u>Adopted Budget FY 2020</u>	<u>Actual Thru 5/31/20</u>	<u>Projected Next 4 Months</u>	<u>Total Projected 9/30/20</u>	<u>Proposed Budget FY 2021</u>
Revenues					
Assessments	\$528,750	\$554,830	\$0	\$554,830	\$525,043
Interest Income	\$1,000	\$2,078	\$1,120	\$3,198	\$1,000
Carry Forward Surplus ⁽¹⁾	\$96,239	\$109,284	\$0	\$109,284	\$137,317
TOTAL REVENUES	\$625,989	\$666,192	\$1,120	\$667,312	\$663,360
Expenditures					
<u>Series 2012</u>					
Interest 11/1	\$62,498	\$62,498	\$0	\$62,498	\$54,600
Interest - 5/1	\$62,498	\$62,498	\$0	\$62,498	\$54,600
Principal - 5/1	\$405,000	\$405,000	\$0	\$405,000	\$420,000
TOTAL EXPENDITURES	\$529,995	\$529,995	\$0	\$529,995	\$529,200
EXCESS REVENUES	\$95,994	\$136,197	\$1,120	\$137,317	\$134,160

11/21 Interest \$ 46,410.00

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Pine Air Lakes

Community Development District

Amortization Schedule

Series 2012, Special Assessment Refunding Bond

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
5/1/20	\$ 3,205,000.00	3.90%	\$ 405,000.00	\$ 62,497.50	
11/1/20	\$ 2,800,000.00	3.90%	\$ -	\$ 54,600.00	\$ 522,097.50
5/1/21	\$ 2,800,000.00	3.90%	\$ 420,000.00	\$ 54,600.00	
11/1/21	\$ 2,380,000.00	3.90%	\$ -	\$ 46,410.00	\$ 521,010.00
5/1/22	\$ 2,380,000.00	3.90%	\$ 440,000.00	\$ 46,410.00	
11/1/22	\$ 1,940,000.00	3.90%	\$ -	\$ 37,830.00	\$ 524,240.00
5/1/23	\$ 1,940,000.00	3.90%	\$ 455,000.00	\$ 37,830.00	
11/1/23	\$ 1,485,000.00	3.90%	\$ -	\$ 28,957.50	\$ 521,787.50
5/1/24	\$ 1,485,000.00	3.90%	\$ 475,000.00	\$ 28,957.50	
11/1/24	\$ 1,010,000.00	3.90%	\$ -	\$ 19,695.00	\$ 523,652.50
5/1/25	\$ 1,010,000.00	3.90%	\$ 495,000.00	\$ 19,695.00	
11/1/25	\$ 515,000.00	3.90%	\$ -	\$ 10,042.50	\$ 524,737.50
5/1/26	\$ 515,000.00	3.90%	\$ 515,000.00	\$ 10,042.50	\$ 525,042.50
Total			\$ 3,205,000.00	\$ 457,567.50	\$ 3,662,567.50

RESOLUTION 2020-04

A RESOLUTION OF THE PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on **April 23, 2020**, the Board set **June 25, 2020** as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT;

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2020 and/or revised projections for fiscal year 2021.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Pine Air Lakes Community Development District** for the Fiscal Year Ending September 30, 2021, as Adopted by the Board of Supervisors on **June 25, 2020**.

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Pine Air Lakes Community Development District**, for the fiscal year beginning October 1, 2020, and ending September 30, 2021 the sum of **\$1,049,006** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$ 255,806</u>
Total Debt Service	<u>\$ 793,200</u>
Total All Funds	<u><u>\$1,049,006</u></u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **25th day of June, 2020.**

Pine Air Lakes Community Development District

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2020-05

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2021

WHEREAS, certain improvements exist within the **Pine Air Lakes Community Development District** (the "District") and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **Pine Air Lakes Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2021, will amount to \$ 250,894.88; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes. Alternatively, the District may choose to directly collect and enforce these assessments, and

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT OF COLLIER COUNTY, FLORIDA, THAT;

Section 1. A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as "assessment" or "assessments") is hereby levied on all assessable land within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Collier** County ("Tax Collector") and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures

which attend the use of the official annual tax notice under Section 190.021(3), Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 3. That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit "A", are hereby certified to the **Collier County Property Appraiser**, to be extended on the **Collier County Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Collier County** taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties.

Section 4. The District Manager shall keep apprised of all updates made to the **Collier County** property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Collier County** property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

Section 5 Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this **25th** day of **June, 2020**, by the Board of Supervisors of the **Pine Air Lakes Community Development District, Collier County, Florida**.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

Exhibit A

Folio	Description	ADR/Office	ADR/Retail		Annual Maintenance Assessment (gross)	Gross Annual Debt Service Assessment		2020 Tax Year Annual Assessment*
			2008 area	2013 area		2013 Bonds	2008 Bonds	
66760000025	NAPLES ASSOC LTD PARTNERSHIP	0		0	0.00	\$0.00		\$0.00
66760000478	REALTY INCOME CORPORATION (Cinema)	0		64,000	15,674.05	0.24	\$0.00	\$15,674.05
61560000042	NAPLES DSG LLC				21,306.62		\$113,367.30	\$134,673.92
61560000068	DMD FL RESTAURANT GROUP G LLC				1,911.72		\$10,171.80	\$12,083.52
66760001752	LOWES HOME CENTERS INC	13,489		115,746	29,423.95	0.25	\$0.00	\$29,423.95
66760001820	B-1 PROPERTY MANAGEMENT LLLP	0		13,509	3,308.45	0.24	\$17,084.70	\$20,393.15
66760002104	SHELBOURNE TOWERS LP	0		10,625	2,602.14	0.24	\$0.00	\$2,602.14
66760002120	SHELBOURNE TOWERS LP	0		10,625	2,602.14	0.24	\$13,437.33	\$16,039.47
66760002162	COSTCO WHOLESALE CORP	0		138,564	33,935.29	0.24	\$33,912.70	\$67,847.99
66760010044	KOHL'S DEPARTMENT STORES INC	0	96,268		23,576.70	0.24	\$0.00	\$124,250.59
66760010060	GRAFFY, PHILIP	0		29,500	7,224.76	0.24	\$37,212.94	\$44,437.69
66760010141	BEST BUY STORES LP	0		45,169	11,062.20	0.24	\$31,070.43	\$42,132.63
66760010248	USR REAL ESTATE HOLDINGS LLC	0		21,058	5,157.25	0.24	\$26,631.84	\$31,789.09
66760010280	JTC/JLM GALAXY PLAZA LLC	0	15,060	2,940	4,408.33	0.24	\$3,718.19	\$19,437.55
66760010303	1508 1514 N BLVD CORP (carwash)	0		9,000	2,204.16	0.24	\$5,822.10	\$8,026.27
61560000084	CAMELOT OF NAPLES LLC				5,488.54		\$29,203.19	\$34,691.73
66760011221	TIB BANK OF THE KEYS	16,000		0	1,277.42	0.08	\$7,072.78	\$8,350.20
66760012026	GLL SELECTION II FLORIDA LP	0		148,433	36,352.27	0.24	\$187,721.73	\$224,074.01
66760012521	GLL SELECTION II FLORIDA LP	0		0	0.00		\$0.00	\$0.00
66760012628	GLL SELECTION II FLORIDA LP	0		4,418	1,082.00	0.24	\$5,587.40	\$6,669.40
66760012725	GLL SELECTION II FLORIDA LP	0		4,277	1,047.47	0.24	\$5,409.08	\$6,456.55
66760012822	GLL SELECTION II FLORIDA LP	0		4,229	1,035.71	0.24	\$5,348.37	\$6,384.09
66760012929	MJB REAL SWEET DREAMS LLC	0	557	3,643	1,028.61	0.24	\$30,233.68	\$6,356.72
66760013025	SUTTON PLACE INVESTORS LLC	0		23,906	5,854.75	0.24	\$20,353.92	\$36,088.43
66760013038	BOULEVARD SHOPPES II LLC	0		16,069	3,941.53	0.24	\$50,587.60	\$24,295.45
	Formerly UP Development	0		120,000	29,388.83	0.24	\$151,762.80	\$181,151.64
62014000021	TT OF LAKE SHORE INC	5.15	acres		13,200.05		\$68,164.56	\$81,364.61
62014000047	TT OF BONITA SPRINGS INC	3.32	acres		8,506.70		\$43,928.27	\$52,434.97
66760013407	TT OF LAKE SHORE INC	3.00	acres		7,682.08		\$39,669.97	\$47,352.05
		11.46			29,388.83		\$151,762.80	\$181,151.63
61560000026	DMD FL RESTAURANT GROUP G LLC	0		0	0.00	0.00	\$0.00	\$0.00
Assigned		29,489	111,885	897,621	\$222,188.00		\$586,987.26	\$953,584.27
Unassigned		45,511		102,379	28,706.88		\$0.00	\$181,449.16
Total		75,000		1,000,000	\$250,894.88		\$586,987.26	\$297,151.27

Naples Center Village - Acreage Basis

Folio	Description	Debt
61560000042	Naples Center Village Tr 1	\$113,367
61560000068	Naples Center Village Tr 2	\$10,172
61560000084	Naples Center Village Tr 3	\$29,203
		\$152,742

RESOLUTION NO. 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Pine Air Lakes Community Development District (the "**District**") is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Board of County Commissioners of Collier County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules Relating To Parking and Parking Enforcement attached hereto as **Exhibit "A"** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning the development and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ADOPTION OF RULES. The attached Rules Relating to Parking and Parking Enforcement are hereby adopted pursuant to this Resolution. These Rules Relating to Parking and Parking Enforcement shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, Florida Statutes.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Pine Air Lakes Community Development District this 25th day of June, 2020.

**PINE AIR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Rich Hans, Secretary

J. Thomas Conroy, III, Chairman

Exhibit "A"

Pine Air Lakes Community Development District Rules Relating To Parking and Parking Enforcement

In accordance with Chapter 190, Florida Statutes, and on June 25, 2020 at a duly noticed public meeting, the Board of Supervisors of Pine Air Lakes Community Development District ("District") adopted the following rules (these "Rules") policy to govern parking and parking enforcement on certain District property. These Rules repeal and supersede all prior rules and/or policies governing the same subject matter.

Section 1. Introduction. The District finds that Vehicles (hereinafter defined) parked on certain real property within the District cause hazards and danger to the health, safety and welfare of District owners, tenants, guests, contractors and the public. These Rules are intended to provide the District with the means to remove Vehicles from Tow-Away Zones (as defined below) designated by the District consistent with these Rules.

Section 2. Applicability. These Rules Relating To Parking and Parking Enforcement shall be applicable on, over, or within the District Property (as defined below).

Section 3. Definitions.

- a. **Commercial Vehicle.** Any vehicle not designed and used for normal personal/family transportation; vehicles with work racks, tool racks and/or visible equipment and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia); limousines, landscape maintenance vehicles, construction vehicles, vehicles for hire, or vehicles used in business of, or for the purpose of, transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks.
- b. **District Property.** The real property of the District defined as follows:

Tract A, Pine Air Lakes Unit Three, according to the map or plat thereof recorded in Plat Book 38, Pages 25 to 27 of the Public Records of Collier County, Florida.
- c. **Mobile Vehicle.** Any mobile item that normally includes wheels, whether motorized or not.
- d. **Park; Parked; or Parking.** A Vehicle left unattended by its owner or user.
- e. **Recreational Vehicle.** A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- f. **Tow-Away Zone.** Any District Property on which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action as further provided within these Rules.
- g. **Vehicle.** Any Mobile Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle.

- h. **Vessel.** Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

Section 4. Parking on District Property Prohibited. Except as otherwise permitted in Section 6, below, parking of Vehicles on, over or within the District Property is strictly prohibited.

Section 5. Establishment of Tow-Away Zones. The District Property is designated as a “Tow Away Zone”. Any Vehicle parked in violation of these Rules may be towed by the District at the sole cost and expense of the owner of such Vehicle if it remains in violation of the terms and conditions of these Rules. The District shall not be liable to the owner of such Vehicle for trespass, conversion, damages, or otherwise, nor guilty of any criminal act by reason of such towing, and neither its removal nor failure of the owner of such Vehicle to receive any notice of said violation shall be grounds for relief of any kind. All towing shall be performed in accordance with Section 715.07, Florida Statutes.

Section 6. Exceptions.

a. **District Vendors/Contractors.** The District Manager or his/her designee may authorize vendors/contractors/consultants of the District (including their subcontractors) to park company Vehicles on the District Property in order to facilitate District business or maintenance of any District property or facilities. All Vehicles so authorized must be identified by a written parking pass from the District Manager.

b. **Delivery Vehicles.** Package delivery vehicles, including but not limited to, FedEx and UPS may park on the District Property while actively engaged in the operation of delivering packages.

c. **Governmental Vehicles.** Vehicles owned and operated by any governmental unit including, without limitation, the Collier County Sheriff's Office, Florida State Highway Patrol, and the Greater Naples Fire and Rescue District, may park on the District Property while carrying out official duties.

d. **Parking Passes.** Owners or tenants within the District may apply for a temporary parking pass (a “**Parking Pass**”) that will allow such owner and/or tenant to park a specific Vehicle on the District Property on a temporary basis in the District's sole discretion. Requests for Parking Passes will be granted in accordance with the following:

1. Permits may not exceed three (3) consecutive days. In no event may a Parking Pass be granted for more than six (6) days per year for any particular Vehicle, as identified by the Vehicle's license plate number or other applicable identification.

2. A owner or tenant interested in a Parking Pass may submit a request to the District Manager or his/her designee that includes the following information:

(a) The name, address and contact information of the owner of the Vehicle to which the Parking Pass will be granted;

(b) The make/model and license plate of the Vehicle to which the Parking Pass will apply;

(c) The reason and special terms (if any) for the Parking Pass;

- (d) The intended location for the Vehicle parking; and
- (e) The date and time of the expiration of the requested Parking Pass.

It is the responsibility of the person(s) requesting a Parking Pass to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District Property. Improperly permitted Vehicles parked on the District Property will be subject to towing.

3. Following the receipt and review of all required documentation as set forth above, the District Manager or his/her designee will determine whether the District will issue a Parking Pass. A Parking Pass will be granted by way of written correspondence by the District Manager or his/her designee. No verbal grants of authority will be issued or be held valid.

4. The Parking Pass must be visibly displayed in the Vehicle at all times that the Vehicle is parked in the District Property.

Section 7. Conditions Relating to Exceptions.

a. Vehicles permitted to be temporarily parked within the District Property pursuant to Section 6 shall comply with the following provisions:

1. Vehicles shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of a Vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

2. Vehicles shall not park in any manner that would have the effect of disrupting the normal flow of traffic, would block the ingress or egress of trucks, public service vehicles, and emergency vehicles and/or would require other vehicles to leave the paved surface of the District Property to pass.

3. Vehicles shall not park facing the wrong direction on the roadway.

4. Vehicles shall not park in any manner that blocks access to a driveway.

5. Vehicles shall not park in any manner that blocks a sidewalk or access to a sidewalk.

6. Vehicles shall not park within thirty (30') feet of the approach to a stop sign.

7. Vehicles shall not be covered or partially covered with a tarpaulin or other type of vehicle cover.

8. No Vehicle shall be used as a domicile or residence either temporarily or permanently.

b. Any Vehicle parked on the District Property must do so in compliance with all applicable laws, ordinances and codes.

c. Any Vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Property, and shall immediately be removed.

d. No Vehicle bearing an expired registration, missing license plate or a license plate that fails to match the Vehicle's registration shall be parked on, over, or within the District Property.

Section 6. Towing/Removal Procedures.

a. **Signage and Language Requirements.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, Florida Statutes. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, Florida Statutes.

b. **Towing/Removal Authority.** Any Vehicle parked in violation of these Rules may be towed at the Vehicle owner's expense by a towing contractor approved by the District pursuant to Section 715.07, Florida Statutes. To effect towing/removal of a Vehicle, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to park under these Rules. Upon such verification, the District Manager or his/her designee shall place a written warning on the Vehicle or delivery a copy to the owner or operator of the Vehicle. Such written warning shall include the time of issuance of the warning. If the Vehicle remains parked in the District Property for twenty-four (24) hours following the issuance of a written warning, the District Manager or his/her designee then may contact a firm authorized by Florida law to tow/remove Vehicles for the removal of such unauthorized Vehicle at the owner's expense. The Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, Florida Statutes.

c. **Agreement with Authorized Towing Service.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and in accordance with Florida law and with the rules set forth herein. Pursuant to Section 190.012(2)(d), Florida Statutes, the District's selection of a towing operator is not subject to public bidding if the towing operator is included in an approved list of towing operators maintained by Collier County.

Section 7. Miscellaneous.

a. **Suspension of Rules.** The enforcement of these Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of these Rules may be suspended, in whole or in part, during emergencies at the discretion of the District Manager.

b. **Other Traffic and Parking Regulations.** Nothing in these Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, Florida Statutes, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

c. **Parking at Your Own Risk.** The District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles that are parked within the District Property or towed/removed pursuant to these Rules.

Specific Authority: §§ 120.54, 120.69, 190.011(5), 190.012(2)(d), 190.012(3) and 190.041, Florida Statutes

Lykins-Signtek, Inc.
5935 Taylor Rd
Naples FL 34109



T: 239-594-8494
F: 239-591-3940
www.lykins-signtek.com

Standard Terms & Conditions

Design Approval

Customer approval of the design proof is a contractual agreement authorizing Lykins-Signtek to release the order for production and installation as approved. Any subsequent request to change product Specifications, content, location, or method of installation may result in a Change Order and additional charges. Quotes, Orders, Payments Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

Quotes, Orders, Payments

Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

If you are tax exempt, you must submit your tax certificate to us with your order or deposit, or sales tax will be irrevocably due. Orders are custom produced to your specifications. Unless other payment arrangements are in place, a down payment or advance payment is required to place an order, as follows:

- Advance payment is required for all orders ≤\$250
- Advance payment is required for all repair orders
- Advance payment of the standard fee is required for all permitting and engineering charges
- A deposit of 60% of order is required for all commercial mailbox systems
- A deposit of 50% of order is required for all other items

The balance is due upon completion. Past due invoices will be subject to a 1.5% monthly interest.

Goods sold remain the property of Lykins-Signtek until paid in full and we reserve the right to recover unpaid

Cancellation

Should a custom order be cancelled by the customer, a cancellation fee equal to the greater of 10% of order total OR the actual completed portion of the order, plus any custom-ordered parts and any design, permitting, and engineering fees, will apply and will be due or deducted from any refunds. Standard product order cancellations may be subject to a 20% restocking fee.

Customer Responsibilities

Unless other contractual arrangements have been made, and where applicable, customer is responsible for the timely provision of:

- Special fonts, color specifications, and high-resolution images or vector files for artwork
- Landlord or property manager approval, supporting information and documents required for permitting
- Property survey and location marking for any ground signs
- Removal/disposal of old signs and patching/caulking/painting of walls prior to installation of new signs
- A dedicated electrical circuit with a junction box located directly at or behind an electrical sign, within max. 6 ft of the sign.
- Reasonable access to the sign and any junction box or wiring path of an electrical sign. Access must be possible by ladder, lift, or bucket truck for installation and servicing purposes (ceiling access panel size min. 22.5" x 36" per NEC).

Permits posted must remain on-site until all inspections are signed off by the inspector. We recommend keeping

Installation and Service

When installation is included with your order or service is provided, Lykins-Signtek is NOT liable for:

- Damage to unmarked irrigation systems or private underground lines.
- Hidden obstructions or unusual digging conditions such as buried concrete, cap rock, lime rock or high water tables
- Landscaping removal, restoration, or supply to satisfy sign code and permit requirements
- The preservation, condition or storage of prior signs or mailboxes removed at customer's request

Additional charges may apply.

Please note that our Installers are not authorized to modify the product or change installation locations in the field without formal client approval through a Change Order.

Warranty

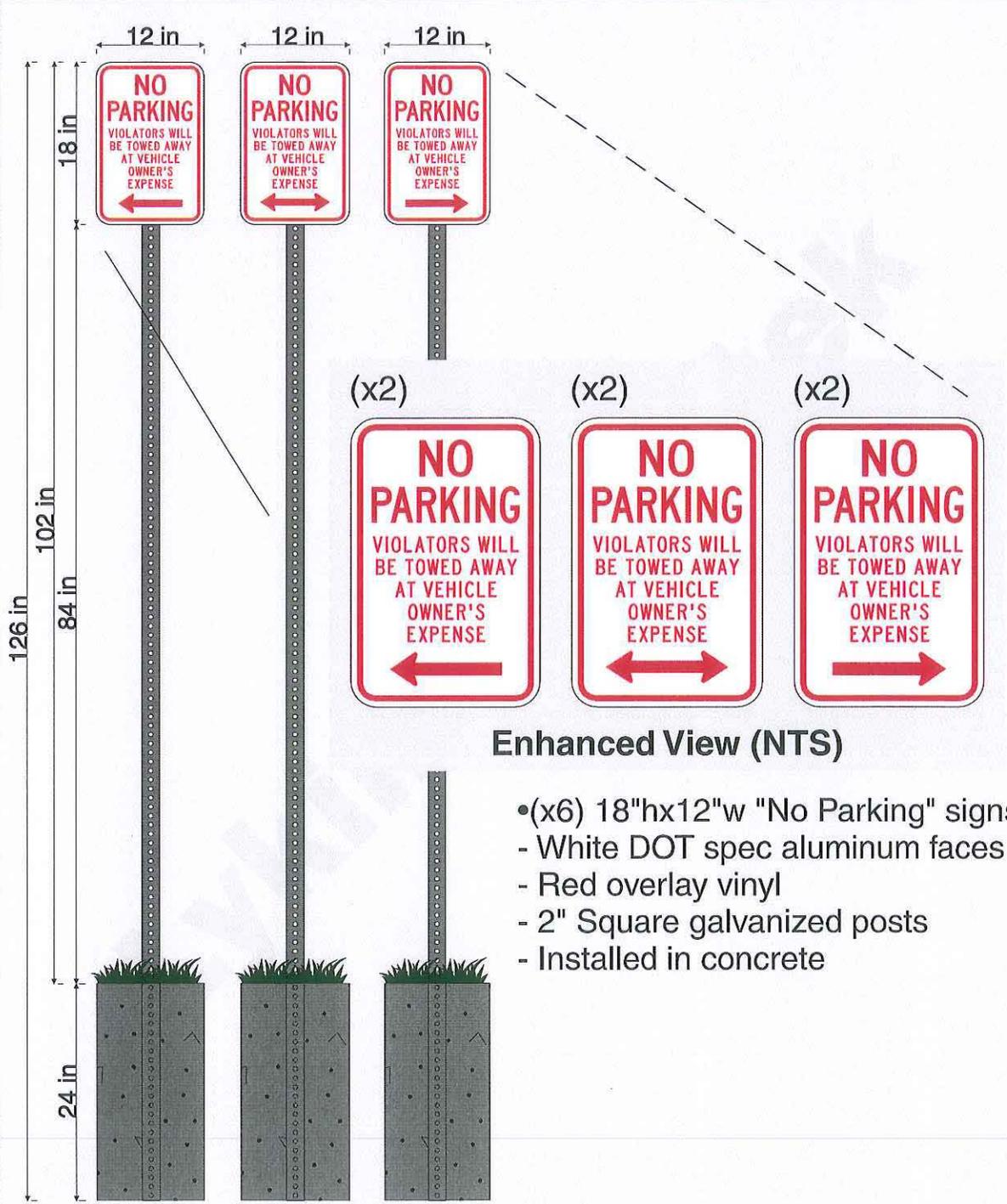
Our standard limited warranty covers parts and labor for one year from date of installation. Warranty coverage is contingent on full payment. Request our Warranty Form for details.

Monument Signs – Business Signs – Mailboxes – Street Traffic Signs – Illuminated Signs – ADA Signs – Vehicle Graphics
Project Signs – Pylon Signs – Flagpoles – Window Graphics – Plaques – Realty Signs – Bulletin Boards – Banners
Electrical Sign Service and LED conversions

PROOF FOR: George Fogg	Client Forest Lakes CCD	JOB #: 84561
APPROVED BY: XXXXX	XX/XX/XX E-Mail ibisla@comcast.net	PAGE # 1

Jobsite Service Rd Behind Lowes (on Naples Blvd,) Naples FL

© 2016 Lykins-Signtek Inc. (LS). This design is the sole property of LS and may not be used or reproduced whole or in part by any other party without written permission by LS. In case of differences between this design and the description on the estimate, this design shall prevail. It is the responsibility of the client to verify this design for accuracy of product, materials, spelling & punctuation, colors, sizes, and position. Approval by the client releases LS from any liability regarding these matters. **PLEASE REVIEW THIS DESIGN PROOF CAREFULLY.**



Revisions	
1	XX/XX/XX
2	XX/XX/XX
3	XX/XX/XX

Engineering

FINAL
APPROVED DRAWING
BY:
ON:

- Pick-Up
- Installation
- Deliver
- Shipping

<p>T: 239-594-8494 F: 239-591-3940</p>	JOB DESCRIPTION : Parking Signs on Posts Insatilled			Price: \$
	SALES REP: Sharon	ORDERED: 05/05/20	Revision Notes:	<p>E161649 ES 12000346</p>
	DESIGNER: ERNEST M	RELEASED: XX/XX/XX		
Initial design plus up to 2 revisions are included in our estimates; additional design work will be billed at \$75/hr.				Electrical signs are designed to be installed in compliance with NEC Article 600 and use UL registered components.
Color disclaimer: colors viewed on a screen or printed document will vary. Finished product colors may also vary slightly from specification due to materials and production processes				File Path: L:\Forest Lakes\84561 - Forest Lakes - No Parking Street Signs.fs

Date: 5/5/2020
Estimate # : 35020
Created By:

Sharon Johnson
239-777-5616
sharon@lykins-signtek.com



5935 Taylor Rd.
Naples FL. 34109

PHONE 239-777-5616
FAX 239-591-3940

Estimate/Contract

Prepared By Lykins Signtek, Inc. for : Forest Lakes CCD
Address: 628 Woodshire Lane G-1 Naples FL 34105

To: George Fogg
From: Sharon Johnson

Phone: 261-6062
Fax:

Quote Description: Fabrication and Installation of Custom No Parking signs for Forest Lakes CCD

Item Description	Quantity	@	Price
1) Fabrication and Installation of Custom No Parking signs for Forest Lakes CCD Consisting of 18"h x 12" w .090 White Reflective Sign Face With Red vinyl copy & Border NO PARKING (Arrow) Violators will be Towed at Owners Expense X2) With Arrow Facing Right X2) with Arrow facing Right & Left X2 With Arrow Facing Left Each sign installed on a square galvanized post To be installed to DOT spec Height of 7' from bottom of sign to ground Installed in concrete To be installed on Costco service road behind Lowes Customer will spot install locations. Quantity Discount	6	\$283.00	\$1,698.00

I accept the above proposal and agree to pay for said work promptly upon completion of same.

Authorized Signature: _____ Date: _____

Deposit Amount: _____ CHECK/CC # _____

Terms and Conditions:

Prices on this estimate are valid for 30 days.

A deposit of 60% is required for CBU's and 50% on other products with the balance due upon completion.

Signing of this document constitutes a legal and binding contract between parties named on this agreement.

Customer is responsible for landscape amenities within install area or as required for permitting

Lykins Signtek is NOT responsible for Irrigation or Private Underground Lines.

Goods sold remain the property of seller until paid in full.

Customer agrees to provide necessary information to obtain permit, electrical supply to sign or fixture location, and/or provide color and logo information where specified.

Customer is responsible for any cap rock, lime rock or unforeseen digging conditions

1.5 % Monthly Late Fee applied to all past due invoices

Warranties:

Workmanship: All signs or fixtures fabricated and installed by Lykins Signtek and its affiliates are warranted against defects in material and workmanship for one year, parts and labor.

Sub Total:	\$1,698.00
Collier Sales Tax:	\$118.86
Total:	\$1,816.86

****NOTE :**

**Signs are custom produced to your specifications.
All orders of \$250.00 or less require pre-payment unless prior credit arrangements are in place.**

I accept the above proposal and agree to pay for said work promptly upon completion of same.

Authorized Signature: _____ Date: _____

Deposit Amount: _____ CHECK/CC # _____

Terms and Conditions:

Prices on this estimate are valid for 30 days.

A deposit of 60% is required for CBU's and 50% on other products with the balance due upon completion.

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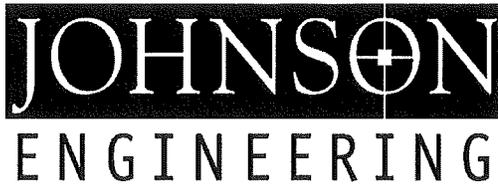
Customer agrees to provide necessary information to obtain permit, electrical supply to sign or fixture location, and/or provide color and logo information where specified.

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Warranties:

Workmanship: All signs or fixtures fabricated and installed by Lykins Signtek and its affiliates are warranted against defects in material and workmanship for one year, parts and labor.



DATE: June 15, 2020

PROFESSIONAL SERVICES AGREEMENT

BETWEEN

JOHNSON ENGINEERING, INC., AND
(CONSULTANT),

PINE AIR LAKES CDD
(OWNER).

PROJECT NAME: Annual Wetland Monitoring – 2020 & 2021

Section: 11 **Township:** 49 South **Range:** 25 East **County:** Collier
Latitude: 26.216100 **Longitude:** -81.771800 **Comments:** JEI 20012638

CONSULTANT CONTACT INFORMATION

OWNER CONTACT INFORMATION

Project Manager: Andy Tilton
Address: 2122 Johnson Street
City: Fort Myers
State/Zip: Florida, 33901
Phone: (239) 334-0046
Fax: (239) 334-3661
Email: ADT@johnsoneng.com

Bill to the attention of: Rich Hans, District Manager
c/o Governmental Management
Billing Address: Services
5385 N. Nob Hill Road
City/State/Zip: Sunrise, Florida 33351
Phone: (954) 721-8681
Fax: (954) 721-9202
Email: rhans@gmssf.com

SCOPE OF SERVICES (LIMITED TO THE FOLLOWING):

Task I – Annual Wetland Monitoring (2 Data Collection Events & Reports)

CONSULTANT shall establish two (2) new permanent vegetation sampling transects (transects T4 & T5) within the preserved on-site wetland. Transect locations areas were determined by South Florida Water Management District (SFWMD) staff. Each transect shall be established in the field using PVC pipe and flagging with three (3) random sampling points along each transect. CONSULTANT shall establish two permanent fixed photo stations using PVC pipe and flagging from which to provide physical documentation of the condition and appearance of vegetation along transects T4 and T5 and any changes taking place.

As required by SFWMD staff, CONSULTANT shall take photographs at eight fixed photo stations along the southern berm of the on-site preserve. Photographs shall be taken during each annual monitoring event to document the condition and appearance of the berm.

CONSULTANT will conduct up to two (2) annual monitoring events to collect vegetation monitoring data along transects T4 and T5. SFWMD staff has indicated that vegetation monitoring may be discontinued along transects T1 through T3. CONSULTANT will prepare and submit to the SFWMD up to two (2) monitoring reports, one for each monitoring event. During each monitoring event, CONSULTANT will obtain photo documentation and vegetation data and record incidental wildlife occurrences and observations of potential exotic/nuisance vegetation that may require treatment. The observations and photo documentation from the monitoring events will be incorporated into the monitoring report submittals. The first monitoring report is due to SFWMD by January 1, 2021. The second monitoring report (if required) is due by January 1, 2022. If SFWMD staff provides sign-off after the first monitoring report that further monitoring may be discontinued, only one monitoring event/report shall be conducted.

Reimbursable Items

PVC pipe, rebar, flagging, office and field supplies, color plots, and delivery charges solely applicable to this project.

Notes & assumptions:

1. Permitting, regulatory agency coordination, and restoration plans are not included and will require a supplemental agreement, if these services are required.
2. If additional monitoring events or site visits are required by agency staff, a supplemental agreement will be required.

TASKS	1. Wetland Monitoring – 1 st Annual Monitoring Report	Lump Sum Fixed Fee:	\$4,290.00	LS
	2. Wetland Monitoring – 2 nd Annual Monitoring Report	Lump Sum Fixed Fee:	\$4,290.00	LS
	REIMBURSABLES	Time & Materials:	100.00	T&M
	TOTAL FEES:			\$8,680.00

OWNER AUTHORIZATION: I warrant and represent I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to the Standard Business Terms and Conditions, including Limitation of Liability, printed on page 3 of this Agreement.

Authorized Signature: _____ Date: June, 2020

Typed Name & Title: Rich Hans, District Manager, Pine Air Lakes CDD

STANDARD BUSINESS TERMS AND CONDITIONS

These Standard Business Terms and Conditions are attached to, and made a part of, Proposals and Agreements for services by Johnson Engineering, Inc. ("CONSULTANT").

Standard of Care: The Standard of Care for all professional engineering and related services performed or furnished by the CONSULTANT under this Agreement with the care and skill ordinarily used by members of the CONSULTANT's profession practicing under similar conditions at the same time and the same locality.

Information from Owner: OWNER to provide supporting information and extraordinary project considerations or special services, deeds, easements, rights-of-way, etc. needed for CONSULTANT to complete the Scope described herein.

Cooperation with Other Consultants or Owner's Attorney: Due to the various laws, rules and ordinances relating to projects of this nature, legal counsel may be required, which is excluded from this Agreement. OWNER is expected to retain an attorney as needed for advice and participation as a professional team member. OWNER will serve as project coordinator and be responsible for assuring the cooperation of consultants contracting directly with him.

Permit and Application Fees: OWNER shall pay all project-related fees including, but not limited to plan review, platting, permits, DRI, impact fees, etc.

Termination: This Agreement and obligation to provide further service may be terminated by either party upon 30 days written notice in the event of substantial failure by the other party to perform to the terms hereof through no fault of the terminating party.

Billings and Payment: Fixed fees shall be billed monthly for the project portion completed to the billing date, plus reimbursables. Time/Material/Expenses (TME) fees shall be billed monthly based on time, materials, and expenses incurred to the billing date, plus reimbursables. A T/M/E estimate, if provided, is for information purposes only. Actual fee may be more or less and based on the Rate Code Schedule in effect at the time services are rendered. Additional Services mutually agreed upon by CONSULTANT and OWNER shall be billed monthly based on time, materials, and expenses incurred to the billing date plus Reimbursables based on the Rate Code Schedule in effect at the time services are rendered. The continuous progress of CONSULTANT's service requires prompt payment. Payment is due within thirty days of the invoice date. Past due amounts shall include a late charge of 1% per month from said thirtieth day; and, in addition, we may, after seven days' notice to OWNER, suspend services under this Agreement until we have been paid in full for all amounts due for our services and expenses. CONSULTANT is entitled to collect reasonable fees and costs, including attorney fees and interest, if required to obtain collection of any amount due under this Agreement by a court action or settlement without court action.

Reimbursables: Project-related expenses such as transportation, subsistence, long distance communications, postage, shipping, report, drawing, specification reproduction, and OWNER-authorized overtime shall be reimbursable. The amount payable for reimbursables will be the charge actually incurred by or imputed cost allocated by CONSULTANT therefore times a factor of 1.10.

Taxes: Any government imposed taxes or fees shall be added to the invoice for services under this Agreement.

Renegotiation of Fees: CONSULTANT reserves the right to renegotiate fixed fees on an annual basis to reflect changes in price indices and pay scales applicable to the period when services are, in fact, being rendered.

Subconsultant: Subconsultant contracts will be administered at a cost of 10% of the Subconsultant contract fee.

Attorney Fees: Should litigation arise related to services under this Agreement, the prevailing party is entitled to recover reasonable costs including staff time, court costs, attorney fees and related expenses.

Legal Interpretations Clarified: The work proposed herein is based on the services of a professional engineer, professional surveyor, professional land planner, and/or professional landscape architect, and does not constitute the rendering of legal advice or opinion. Interpretations of laws, rules, and ordinances are based solely on the professional opinion of the Design Professional. OWNER is advised to secure adequate legal counsel as needed for the project.

Responsible Party:

PURSUANT TO §558.0035 FLORIDA STATUTE, THE CONSULTANT'S CORPORATION IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL,

PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS AGREEMENT.

Project Delays: The OWNER recognizes and agrees that various factors both within and without the control of Design Professional can operate to delay the performance of the work, the issuance of permits and licenses, and the overall construction of the project. The OWNER agrees that it shall not be entitled to any claim for damages on account of hindrances or delays from any cause whatsoever including, but not limited to: the production of contract documents; issuance of permits from any government or agency; beginning or completion of construction; or performance of any phase of the work pursuant to this Agreement. Permitting is a regulatory function and CONSULTANT does not guarantee issuance of any permit.

Budgetary Limitations: It is necessary that OWNER advise CONSULTANT in writing at an early date if OWNER has budgetary limitations for the overall Project Cost or Construction Cost. CONSULTANT will endeavor to work within those limitations. If OWNER requests, CONSULTANT will submit to OWNER, as an Additional Service, opinions as to the probability of completing construction within OWNER's budget and, where appropriate, request an adjustment in the budget or a revision in the scope of services of the Project. CONSULTANT does not guarantee that opinions of probable cost will not differ materially from negotiated prices, fees or bids. If OWNER wishes greater assurance as to the probable construction costs, or if formal estimates are desired, an independent cost estimator should be employed.

Excluded Services: CONSULTANT will provide services including and limited to those described in the Scope of Services (Scope of Work). All other services are specifically excluded. Listed below are excluded services, unless otherwise specifically included in the Scope, which may be required or desired for the Project: Abstract of Title Review - Geotechnical Services - Materials Testing - Architectural Services - Hazardous Waste Assessments

Mediation: In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the OWNER and the Design Professional agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation unless parties mutually agree otherwise.

Betterment: If CONSULTANT mistakenly leaves out of the Construction Documents, any component or item required for the Project, CONSULTANT shall not be responsible for the cost or expense of constructing or adding the component or item to the extent such item or component would have been required and included in the original construction documents. In no event will the CONSULTANT be responsible for any cost or expense that provides betterment, upgrades or enhances the value of the Project.

Ownership of Instruments of Service: All reports, plans, specifications, field data, and notes or other documents, including all documents on electronic media, prepared by the Design Professional as instruments of service shall remain the property of the Design Professional.

Hazardous Materials: Services related to asbestos, hazardous or toxic materials are excluded. OWNER shall provide a site that complies with applicable laws and regulations. CONSULTANT may, at its option and without liability for consequential or other damages, suspend services until OWNER retains specialist consultants to abate or remove asbestos, hazardous, or toxic materials.

Entire Understanding: This Proposal/Agreement represents the entire understanding between OWNER and CONSULTANT in respect to this Project and may only be modified in writing.

Consultant's Limited Liability: Notwithstanding any other provision of this Agreement and to the fullest extent permitted by law, the total liability, in the aggregate, of CONSULTANT and CONSULTANT's officers, directors, partners, employees, agents and CONSULTANT's Sub-Consultants, and any of them, to OWNER and anyone claiming by, through or under OWNER, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the Project, this Agreement, or any supplemental Agreements written or oral from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied of CONSULTANT or CONSULTANT's officers, directors, partners, employees, agents or CONSULTANT's Sub-Consultants or any of them, shall not exceed \$8,680.00.

JOHNSON ENGINEERING, INC.
PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE
 November 1, 2017
 (Updated June 19, 2019)

Professional

9	\$230
8	\$210
7	\$190
6	\$170
5	\$150
4	\$135
3	\$125
2	\$110
1	\$100

Technician

6	\$140
5	\$120
4	\$100
3	\$85
2	\$70
1	\$60

Administrative

3	\$80
2	\$70
1	\$60

Field Crew

4-Person	\$200
3-Person	\$170
2-Person	\$135

Field Equipment

Field Equipment on Separate Schedule

Expert Witness

\$275

**Reimbursable Expenses
and Sub-Consultants**

Cost + 10%

Construction Engineering and Inspection

(CEI) Services

CEI Services Manager	\$160
CEI Senior Project Administrator	\$140
CEI Project Administrator	\$125
Contract Support Specialist	\$110
Senior Inspector	\$100
CEI Inspector III	\$90
CEI Inspector II	\$80
CEI Inspector I	\$70
Compliance Specialist	\$80
CEI Inspector's Aide	\$60

WOODS AND WETLANDS INC

PROPOSAL

June 16, 2020

PROJECT: Pine Air Lakes Exotic Vegetation Maintenance Control
CLIENT: Pine Air Lakes CDD

SCOPE OF WORK

Woods and Wetlands Inc will provide the labor, equipment, materials and supplies for 3 years of QTRLY exotic vegetation maintenance events within the 4 AC +/-conservation area within the community known as Pine Air Lakes in Naples, FL. The events will include the treatment of all Category I and II species listed on the current Florida Exotic Pest Plant Council's list of Invasive Non-Native Species. Woody and herbaceous species will be killed by the appropriate method, herbicide sprayed, and left in place to naturally decompose.

DATE AND PRICE OF WORK

QTRLY 2020-2022 \$ 1,000.00 per event

Woods and Wetlands Inc will perform all the services described in the above referenced Scope of Work in a professional and workman-like manner and in compliance with all applicable Florida state and local statutes, rules and regulations.

TERMS AND CONDITIONS

Invoices are due and payable upon receipt. Prices are valid for 30 days. This Proposal becomes an Agreement when signed by both parties and modifications or services not specifically included by reference herein will be effected only by Change Order(s) agreed to and signed by an authorized representative of each party and will be charged as additional services to the Client. This Proposal/Agreement shall be interpreted according to the laws of the State of Florida.

Accepted this _____ day of _____, 2020.

PINE AIR LAKES CDD

WOODS AND WETLANDS INC

Title

Title

18731 Durrance RD North Fort Myers, FL 33917
T 239 567 1857 info@woodsandwetlandsinc.com F 239 567 0932

OPTION 1

Supplemental Planting Area A (0.24 ac.)						Estimated
Common Name	Scientific Name	Minimum Size	Stratum	Spacing	Est. Quantity	Cost
Coco plum	<i>Chrysobalanus icaco</i>	1 gallon	Ground cover	8' O.C.	60	\$5.99
Coco plum	<i>Chrysobalanus icaco</i>	3 gallon	Sub-canopy	8' O.C.	40	\$10.99
Red maple	<i>Acer rubrum</i>	3 gallon	Sub-canopy	8' O.C.	30	\$13.99
Sand cordgrass	<i>Spartina bakeri</i>	1 gallon	Ground cover	8' O.C.	30	\$3.99
					Total:	160
						\$1,338
Supplemental Planting Area B (0.82 ac.)						Estimated
Common Name	Scientific Name	Minimum Size	Stratum	Spacing	Est. Quantity	Unit Cost
Coco plum	<i>Chrysobalanus icaco</i>	1 gallon	Ground cover	10' O.C.	150	\$5.99
Coco plum	<i>Chrysobalanus icaco</i>	3 gallon	Sub-canopy	10' O.C.	50	\$10.99
Red maple	<i>Acer rubrum</i>	3 gallon	Sub-canopy	10' O.C.	40	\$13.99
Arrowhead	<i>Sagittaria lancifolia</i>	liner stock	Ground cover	10' O.C.	50	\$1.59
Sand cordgrass	<i>Spartina bakeri</i>	1 gallon	Ground cover	10' O.C.	70	\$3.99
					Total:	360
						\$2,366
					Total:	520
						\$3,705

Notes

1. Planted vegetation shall be from a local or regional (Orlando or south) source and nursery grown.
2. All harvested plant material shall be from a FDEP approved and permitted harvested site.
3. Plant installation work consists of furnishing and installing the complete plant materials and appliances required for the installation. Changes to plant species must be approved by the construction supervisor.

OPTION 2

Supplemental Planting Area A (0.24 ac.)						Estimated	
Common Name	Scientific Name	Minimum Size	Stratum	Spacing	Est. Quantity	Cost	
Coco plum	<i>Chrysobalanus icaco</i>	1 gallon	Ground cover	9' O.C.	50	\$5.99	
Coco plum	<i>Chrysobalanus icaco</i>	3 gallon	Sub-canopy	9' O.C.	25	\$10.99	
Red maple	<i>Acer rubrum</i>	3 gallon	Sub-canopy	9' O.C.	20	\$13.99	
Sand cordgrass	<i>Spartina bakeri</i>	1 gallon	Ground cover	9' O.C.	35	\$3.99	
					Total:	130	\$994
Supplemental Planting Area B (0.82 ac.)						Estimated	
Common Name	Scientific Name	Minimum Size	Stratum	Spacing	Est. Quantity	Unit Cost	
Coco plum	<i>Chrysobalanus icaco</i>	1 gallon	Ground cover	12' O.C.	100	\$5.99	
Coco plum	<i>Chrysobalanus icaco</i>	3 gallon	Sub-canopy	12' O.C.	60	\$10.99	
Red maple	<i>Acer rubrum</i>	3 gallon	Sub-canopy	12' O.C.	30	\$13.99	
Arrowhead	<i>Sagittaria lancifolia</i>	liner stock	Ground cover	12' O.C.	30	\$1.59	
Sand cordgrass	<i>Spartina bakeri</i>	1 gallon	Ground cover	12' O.C.	30	\$3.99	
					Total:	250	\$1,846
					Total:	380	\$2,839

Notes

1. Planted vegetation shall be from a local or regional (Orlando or south) source and nursery grown.
2. All harvested plant material shall be from a FDEP approved and permitted harvested site.
3. Plant installation work consists of furnishing and installing the complete plant materials and appliances required for the installation. Changes to plant species must be approved by the construction supervisor.

**PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA**

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Pine Air Lakes Community Development District
Collier County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Pine Air Lakes Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 8, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Bhav & Associates

June 8, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Pine Air Lakes Community Development District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,164,682.
- The change in the District's total net position in comparison with the prior fiscal year was \$501,055, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$1,345,553, an increase of \$7,554 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to maintenance reserves and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2019	2018
Current and other assets	\$ 1,379,325	\$ 1,399,272
Capital assets, net of depreciation	9,965,016	9,996,314
Total assets	<u>11,344,341</u>	<u>11,395,586</u>
Deferred outflows of resources	61,913	71,952
Current liabilities	166,572	203,911
Long-term liabilities	6,075,000	6,600,000
Total liabilities	<u>6,241,572</u>	<u>6,803,911</u>
Net position		
Net investment in capital assets	3,951,929	3,468,266
Restricted	836,884	836,774
Unrestricted	375,869	358,587
Total net position	<u>\$ 5,164,682</u>	<u>\$ 4,663,627</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2019	2018
Revenues:		
Program revenues		
Charges for services	\$ 1,080,250	\$ 1,060,016
Operating grants and contributions	43,181	11,904
General revenues		
Unrestricted investment earnings	10,410	8,657
Miscellaneous income	13,650	2
Total revenues	<u>1,147,491</u>	<u>1,080,579</u>
Expenses:		
General government	104,353	89,742
Maintenance and operations	199,552	238,102
Interest on long-term debt	342,531	366,783
Total expenses	<u>646,436</u>	<u>694,627</u>
Change in net position	<u>501,055</u>	<u>385,952</u>
Net position - beginning	<u>4,663,627</u>	<u>4,277,675</u>
Net position - ending	<u>\$ 5,164,682</u>	<u>\$ 4,663,627</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$646,436. The costs of the District's activities were paid primarily by program revenues.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$27,030, increase appropriations by \$34,857, and increase other financing sources by \$7,827. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had \$10,448,905 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$483,889 has been taken, which resulted in a net book value of \$9,965,016. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$6,075,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Pine Air Lakes Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida 33351.

**PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 5,804
Investments	406,885
Accrued interest receivable	958
Assessments receivable	11,264
Due from other	5,119
Prepaid items and deposits	1,524
Restricted assets:	
Investments	947,771
Capital assets:	
Nondepreciable	9,822,938
Depreciable, net	142,078
Total assets	<u>11,344,341</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	61,913
Total deferred outflows of resources	<u>61,913</u>
 LIABILITIES	
Accounts payable	33,772
Accrued interest payable	132,800
Non-current liabilities:	
Due within one year	475,000
Due in more than one year	5,600,000
Total liabilities	<u>6,241,572</u>
 NET POSITION	
Net investment in capital assets	3,951,929
Restricted for debt service	836,884
Unrestricted	375,869
Total net position	<u>\$ 5,164,682</u>

See notes to the financial statements

**PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Primary government:	Expenses	Charges for Services	Operating Grants and contributions	Governmental Activities
Governmental activities:				
General government	\$ 104,353	\$ 104,353	\$ -	\$ -
Maintenance and operations	199,552	134,446	27,030	(38,076)
Interest on long-term debt	342,531	841,451	16,151	515,071
Total governmental activities	646,436	1,080,250	43,181	476,995
General revenues:				
Unrestricted investment earnings				10,410
Miscellaneous income				13,650
Total general revenues				24,060
Change in net position				501,055
Net position - beginning				4,663,627
Net position - ending				\$ 5,164,682

See notes to the financial statements

**PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds		Total Governmental Funds
	General	Debt Service Fund	
ASSETS			
Cash	\$ 5,804	\$ -	\$ 5,804
Investments	406,885	947,771	1,354,656
Due from other funds	-	12,181	12,181
Accrued interest receivable	-	958	958
Assessments receivable	2,490	8,774	11,264
Due from other	5,119	-	5,119
Prepaid items and deposits	1,524	-	1,524
Total assets	<u>\$ 421,822</u>	<u>\$ 969,684</u>	<u>\$ 1,391,506</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 33,772	\$ -	\$ 33,772
Due to other funds	12,181	-	12,181
Total liabilities	<u>45,953</u>	<u>-</u>	<u>45,953</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	1,524	-	1,524
Restricted for:			
Debt service	-	969,684	969,684
Assigned to:			
Maintenance reserves	293,845	-	293,845
Subsequent year's expenditures	22,700	-	22,700
Unassigned	57,800	-	57,800
Total fund balances	<u>375,869</u>	<u>969,684</u>	<u>1,345,553</u>
Total liabilities and fund balances	<u>\$ 421,822</u>	<u>\$ 969,684</u>	<u>\$ 1,391,506</u>

See notes to the financial statements

PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019

Fund balance - governmental funds		\$	1,345,553
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>			
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.</p>			
Cost of capital assets	10,448,905		
Accumulated depreciation	<u>(483,889)</u>		9,965,016
<p>Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.</p>			
			61,913
<p>All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>			
Accrued interest payable	(132,800)		
Bonds payable	<u>(6,075,000)</u>		<u>(6,207,800)</u>
Net position of governmental activities		\$	<u>5,164,682</u>

See notes to the financial statements

PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 238,799	\$ 841,451	\$ 1,080,250
Interest	10,410	16,151	26,561
Grant	27,030	-	27,030
Miscellaneous income	13,650	-	13,650
Total revenues	<u>289,889</u>	<u>857,602</u>	<u>1,147,491</u>
EXPENDITURES			
Current:			
General government	104,353	-	104,353
Maintenance and operations	168,254	-	168,254
Debt service:			
Principal	-	525,000	525,000
Interest	-	342,330	342,330
Total expenditures	<u>272,607</u>	<u>867,330</u>	<u>1,139,937</u>
Excess (deficiency) of revenues over (under) expenditures	17,282	(9,728)	7,554
Fund balances - beginning	<u>358,587</u>	<u>979,412</u>	<u>1,337,999</u>
Fund balances - ending	<u>\$ 375,869</u>	<u>\$ 969,684</u>	<u>\$ 1,345,553</u>

See notes to the financial statements

**PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$	7,554
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(31,298)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		525,000
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(10,039)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.		9,838
Change in net position of governmental activities	<u>\$</u>	<u>501,055</u>

See notes to the financial statements

**PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Pine Air Lakes Community Development District ("the District") was created on August 6, 2001 pursuant to Collier County Ordinance #01-44, under the "Uniform Community Development District Act of 1980", otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, intangible assets and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The District implemented GASB Statement No. 51 "*Financial Reporting for Intangible Assets*" for its governmental activities. This statement requires that all intangible assets not specifically excluded by its scope provisions be classified as capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20
Improvements other than buildings	20

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$10,039 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2019:

	Maturities	Amortized Cost	Credit Risk
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	Weighted Average Maturity: 37 days	\$ 406,885	S&P AAAM
First American Government Obligation Fund Class Z	Weighted Average Maturity: 24 days	94,991	S&P AAAM
Stonegate Bank Business Money Market Account	N/A	500,000	N/A
Fidelity Government Portfolio	Weighted Average Maturity: 23 days	352,780	S&P AAAM
		\$ 1,354,656	

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2019, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLE AND PAYABLE

Interfund receivable and payable at September 30, 2019 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 12,181
Debt service	12,181	-
Total	\$ 12,181	\$ 12,181

The balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 6 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	\$ 9,174,988	\$ -	\$ -	\$ 9,174,988
Intangible asset - drainage easement	647,950	-	-	647,950
Total capital assets, not being depreciated	9,822,938	-	-	9,822,938
Capital assets, being depreciated				
Improvements other than buildings	25,039	-	-	25,039
Infrastructure - other	600,928	-	-	600,928
Total capital assets, being depreciated	625,967	-	-	625,967
Less accumulated depreciation for:				
Improvements other than buildings	13,915	1,252	-	15,167
Infrastructure - other	438,676	30,046	-	468,722
Total accumulated depreciation	452,591	31,298	-	483,889
Total capital assets, being depreciated, net	173,376	(31,298)	-	142,078
Governmental activities capital assets, net	\$ 9,996,314	\$ (31,298)	\$ -	\$ 9,965,016

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – LONG TERM LIABILITIES

Series 2008

On February 28, 2008, the District issued \$3,515,000 of Special Assessment Bonds, Series 2008. The Series 2008 Bonds are due May 1, 2039 with a fixed interest rate of 6.75%. The Series 2008 Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2008. The principal is to be paid serially on each May 1, commencing May 1, 2010.

The Series 2008 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$45,000 of the Series 2008 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Series 2012

On November 30, 2012, the District issued \$5,825,000 of Special Assessment Refunding Bonds, Series 2012, due on May 1, 2026 with an interest rate of 3.9%. The Bonds were issued as part of a current refunding of the Series 2002 Special Assessment Revenue Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2013 through May 1, 2026.

The Series 2012 Bonds are subject to redemption at the option of the District as set forth in the Bond Indenture. The Series 2012 Bonds are subject to extraordinary mandatory redemption prior to maturity as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$20,000 of the Series 2012 Bonds.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2012 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2008	\$ 2,980,000	\$ -	\$ 110,000	\$ 2,870,000	\$ 70,000
Series 2012	3,620,000	-	415,000	3,205,000	405,000
Total	<u>\$ 6,600,000</u>	<u>\$ -</u>	<u>\$ 525,000</u>	<u>\$ 6,075,000</u>	<u>\$ 475,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ 475,000	\$ 318,720	\$ 793,720
2021	495,000	298,200	793,200
2022	520,000	276,758	796,758
2023	540,000	254,198	794,198
2024	565,000	230,715	795,715
2025-2029	1,580,000	821,213	2,401,213
2030-2034	795,000	541,013	1,336,013
2035-2039	1,105,000	233,213	1,338,213
Total	<u>\$ 6,075,000</u>	<u>\$ 2,974,030</u>	<u>\$ 9,049,030</u>

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 10 – LITIGATION

In October 2013, the District filed suit against seven parties, all of which were or are the Developer(s) of, related to the Developer(s) of, or involved in the development of, the Pine Air Lakes development ("the Development"), in an effort to obtain a judicial declaration related to the operation and control of the stormwater management system in the Development. From 2002 to 2011, the District paid nearly \$7 million to some of the defendants for the purchase of certain lakes, other lands, easements and other intangibles (e.g., assignments of governmental permits and approvals) that comprise the backbone of the stormwater management system for the Development. In order to finance the purchases, the District issued Bonds, the repayment of which are secured by special assessments levied against, and paid by, property owners within the Development.

NOTE 10 – LITIGATION (Continued)

Notwithstanding the above-described purchases, the defendants (or one or more of them) recently asserted that they have the right to charge a fee to property owners who seek to utilize or "tie in" to the stormwater management system - a system which the District contends the defendants do not own or control. The complaint seeks a judicial declaration regarding the right to control and operate the stormwater management system (including the right to charge a "tie in" fee to the system). The complaint does not include a claim for monetary damages against the defendants.

All seven defendants have filed motions to dismiss the complaint which were denied by the Court. The Defendants subsequently answered the allegations of the Complaint. Settlement discussions have occurred but no formal settlement has been finalized as of the report date. As of the report date, the outcome cannot be determined; therefore, no amounts related to this matter have been reflected in the financial statements.

**PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

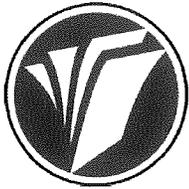
	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 232,705	\$ 232,705	\$ 238,799	\$ 6,094
Interest	500	500	10,410	9,910
Grant	-	27,030	27,030	-
Miscellaneous income	-	-	13,650	13,650
Total revenues	233,205	260,235	289,889	29,654
EXPENDITURES				
Current:				
General government	111,220	111,220	104,353	6,867
Maintenance and operations	134,244	169,101	168,254	847
Total expenditures	245,464	280,321	272,607	7,714
Excess (deficiency) of revenues over (under) expenditures	(12,259)	(20,086)	17,282	37,368
OTHER FINANCING SOURCES				
Carryforward	12,259	20,086	-	(20,086)
Total other financing sources	12,259	20,086	-	(20,086)
Net change in fund balances	\$ -	\$ -	17,282	\$ 17,282
Fund balances - beginning			358,587	
Fund balances - ending			\$ 375,869	

See notes to required supplementary information

**PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2019 was amended to increase revenues by \$27,030, appropriations by \$34,857 and other financing sources by \$7,827. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Pine Air Lakes Community Development District
Collier County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Pine Air Lakes Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 8, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B *Law & Associates*

June 8, 2020



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CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Pine Air Lakes Community Development District
Collier County, Florida

We have examined Pine Air Lakes Community Development District, Collier County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

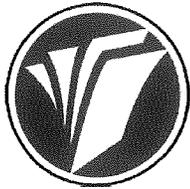
Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Pine Air Lakes Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 8, 2020



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Pine Air Lakes Community Development District
Collier County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Pine Air Lakes Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 8, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 8, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Pine Air Lakes Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Pine Air Lakes Community Development District, Collier County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 8, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

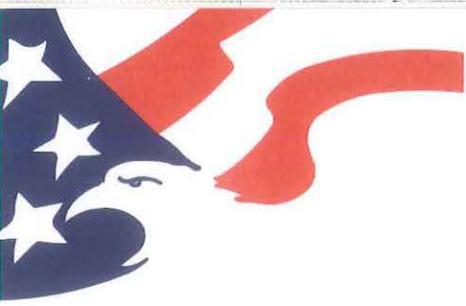
3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.



Jennifer J. Edwards Supervisor of Elections

April 17, 2020

Ms Jennifer McConnell
Pine Air Lakes CDD
5385 North Nob Hill Rd
Sunrise FL 33351

Dear Ms McConnell

In compliance with 190.06 of the Florida Statutes this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 0 registered voters residing in the Pine Air Lakes CDD as of April 15, 2020.

Should you have any questions regarding election services for this district, please free to contact our office,

Sincerely,

David B. Carpenter
Qualifying Officer
Collier County Supervisor of Elections
(239) 252-8501
Dave.Carpenter@CollierCountyFl.gov



**NOTICE OF MEETINGS
PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Pine Air Lakes Community Development District will hold their meetings for Fiscal Year 2021 at the offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103 at 2:00 p.m. on the fourth Thursday of the following months:

October 22, 2020
November 19, 2020 (Exception)
December 17, 2020 (Exception)
January 28, 2021
February 25, 2021
March 25, 2021
April 22, 2021
May 27, 2021
June 24, 2021
July 22, 2021
August 26, 2021
September 23, 2021

The meeting will be open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability of physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rich Hans
Manager



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

If you filed with the Commission or the Supervisor of Elections and no date appears in the "Filing Requirement Fulfilled" column, it means either the Supervisor or Commission has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.

Your Search for " Pine Air Lakes Community Development District - Board of Supervisors " returned the following results:

Coordinator:

Rich Hans

Governmental Management Services

5385 N. Nob Hill Rd

Sunrise, FL, 33351

(954) 721-8681

rhans@gmssf.com

Narrow results to a particular suborg:

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

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
238945	2019	Conroy III, J. Thomas	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	06/04/2020	View Filing History
251384	2019	Durant , Michael A	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	Form Receipt Not Recorded	View Filing History
280838	2019	Griest, Wayne	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	06/01/2020	View Filing History
243954	2019	Nelson, Douglas	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	Form Receipt Not Recorded	View Filing History
243955	2019	Stevens, David	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	Form Receipt Not Recorded	View Filing History

[Search Again](#)

General Information about Filing Financial Disclosure

- [Brochure: A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

FORM 1

**STATEMENT OF
FINANCIAL INTERESTS**

2019

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2019.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME [Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]

(If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]

(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING

For **elected municipal officers** required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2019.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc.; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2019.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Dollar Value Thresholds Instructions.)

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,

(2) You received more than 10% of your gross income from that business entity; **and**,

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more current appraisal.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you, Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

(End of Percentage Thresholds Instructions.)

PINE AIR LAKES

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary - General Fund

June 25, 2020

Date	Check Numbers	Amount
<u>Accounts Payable</u>		
04/22/20	2210-2215	\$8,880.25
05/18/20	2216-2225	\$14,249.32
05/29/20	2226-2228	\$11,555.58
06/17/20	2229-2239	\$53,736.36
Total		\$88,421.51

AP300R
 *** CHECK NOS. 002210-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/17/20
 PINE AIR LAKES - GF
 BANK A PINE AIR LAKES CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
4/22/20	00045	4/14/20	290741 SVCS 04/2020	202004		320-54100-46803			CARDNO	*	400.00	400.00	002210
4/22/20	00004	2/20/20	158 SVCS THRU 02/2020	202002		310-51300-31500			COLEMAN, YOVANOVICH & KOESTER, P.A.	*	35.00	35.00	002211
4/22/20	00072	4/16/20	57 MAINT 12/19-03/2020	202003		320-54100-47600			GEORGE E. FOGG	*	6,000.00	6,000.00	002212
4/22/20	00009	4/15/20	155 SVCS THRU 04/12/2020	202004		310-51300-31100			JOHNSON ENGINEERING	*	1,256.25	1,256.25	002213
4/22/20	00066	1/01/20	7535 QTR PRESERVE/MAINT 01/20	202001		320-54100-46801			LAKE & WETLAND MANAGEMENT, INC.	*	400.00	400.00	002214
4/22/20	00076	1/01/20	PI-A0034 MAINT 01/20 LAKE & POND	202001		320-54100-46800			SOLITUDE LAKE MANAGEMENT	*	571.00	789.00	002215
		1/01/20	PI-A0034 MAINT 1/01-3/31 FOUNTAIN	202001		320-54100-46800				*	218.00		
5/18/20	00045	5/07/20	291979 SVCS THRU 04/30/20	202004		320-54100-46803			CARDNO	*	400.00	400.00	002216
5/18/20	00004	5/11/20	159 SVCS THRU 05/11/20	202005		310-51300-31500			COLEMAN, YOVANOVICH & KOESTER, P.A.	*	1,155.00	1,155.00	002217
5/18/20	00003	4/21/20	69911136 DELIVERIES THRU 04/14/20	202004		310-51300-42000				*	203.89		
		4/28/20	69974612 DELIVERIES THRU 04/17/20	202004		310-51300-42000			FEDEX	*	19.90	223.79	002218
5/18/20	00021	4/24/20	16577-04 SVCS 03/25-04/24/20	202004		320-54100-48200				*	298.98		
		4/24/20	26063-04 SVCS 03/25-04/24/20	202004		320-54100-48200			FLORIDA POWER & LIGHT	*	268.16	567.14	002219

PAL PINE AIR LAKES SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/20	00030	5/01/20	179	202005	310	51300	34000		MGMT FEES 05/20	*	3,112.75		
		5/01/20	179	202005	310	51300	31600		DISSEMINATION AGENT SVCS	*	166.67		
		5/01/20	179	202005	310	51300	31400		ASSESSMENT ROLL CERT	*	25.00		
		5/01/20	179	202005	310	51300	35101		WEBSITE ADMINISTRATION	*	41.67		
		5/01/20	179	202005	310	51300	51000		OFFICE SUPPLIES	*	20.00		
		5/01/20	179	202005	310	51300	42000		POSTAGE AND DELIVERIES	*	3.50		
		5/01/20	179	202005	310	51300	42500		COPIES	*	52.95		
GOVERNMENTAL MANAGEMENT SERVICES -											3,422.54	002220	
5/18/20	00005	4/28/20	4172213	202006	310	51300	48000		NOTICE OF MEETINGS	*	658.00		
NAPLES DAILY NEWS											658.00	002221	
5/18/20	00053	5/18/20	05182020	202005	300	20300	20100		TXFER OF TAX RCPTS	*	2,070.27		
PINE AIR LAKES CDD											2,070.27	002222	
5/18/20	00060	5/18/20	05182020	202005	300	20300	20000		TXFER OF TAX RCPTS	*	4,089.58		
PINE AIR LAKES CDD											4,089.58	002223	
5/18/20	00076	5/01/20	PIA00402	202005	320	54100	46800		MGMT SVCS 05/20 LAKE&POND	*	571.00		
SOLITUDE LAKE MANAGEMENT											571.00	002224	
5/18/20	00050	4/25/20	5846.17A	202004	320	54100	35000		PUMP MAINT 04/20	*	400.00		
		4/26/20	21094A	202004	320	54100	35000		MAINT & SUPPLIES 04/20	*	692.00		
STAHLMAN-ENGLAND											1,092.00	002225	
5/29/20	00027	5/11/20	19625	202005	310	51300	32200		AUDIT FYE 09/03/2019	*	2,900.00		
GRAU & ASSOCIATES											2,900.00	002226	
5/29/20	00009	5/18/20	156	202005	310	51300	31100		SVCS THRU 05/10/20	*	1,166.25		
JOHNSON ENGINEERING											1,166.25	002227	
PAL PINE AIR LAKES SROSINA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/29/20	00050	4/30/20	18707.7A	202004	320	54100	46200			*	4,708.33		
			MAINT										
		4/30/20	18707.7A	202004	320	54100	46500			*	900.00		
			PROPOSAL 52375										
		4/30/20	18707.7A	202004	320	54100	46500			*	1,881.00		
			PROPOSAL 52346										
STAHLMAN-ENGLAND												7,489.33	002228
6/17/20	00045	6/08/20	293432	202005	320	54100	46803			*	400.00		
			SERVICE THRU 5/31/2020										
CARDNO												400.00	002229
6/17/20	00004	6/08/20	160	202005	310	51300	31500			*	35.00		
			LEGAL FEES THRU 5/31/2020										
COLEMAN, YOVANOVICH & KOESTER, P.A.												35.00	002230
6/17/20	00003	6/02/20	70268091	202006	310	51300	42000			*	25.27		
			DELIVERIES THRU 06/02/20										
FEDEX												25.27	002231
6/17/20	00021	5/26/20	16577-05	202005	320	54100	48200			*	240.07		
			SERVICE THRU 05/26/2020										
		5/26/20	26063-05	202005	320	54100	48200			*	197.82		
			SERVICE THRU 05/26/2020										
FLORIDA POWER & LIGHT												437.89	002232
6/17/20	00030	6/01/20	180	202006	310	51300	34000			*	3,112.75		
			JUNE 2020 MANAGEMENT FEES										
		6/01/20	180	202006	310	51300	31600			*	166.67		
			JUNE 2020 DISSEMINATION										
		6/01/20	180	202006	310	51300	31400			*	25.00		
			JUNE 2020 ASSESSMENT ROLL										
		6/01/20	180	202006	310	51300	35101			*	41.67		
			JUNE 2020 WEBSITE ADMIN										
		6/01/20	180	202006	310	51300	51000			*	.15		
			JUNE 2020 OFFICE SUPPLIES										
		6/01/20	180	202006	310	51300	42000			*	8.10		
			JUNE 2020 POSTAGE										
		6/01/20	180	202006	310	51300	42500			*	5.85		
			JUNE 2020 COPIES										
GOVERNMENTAL MANAGEMENT SERVICES -												3,360.19	002233
6/17/20	00058	6/01/20	060120	202005	310	51300	42000			*	7.89		
			TAX NOTICE MAILING										
LARRY H. RAY C.F.C TAX COLLECTOR												7.89	002234

PAL PINE AIR LAKES SROSINA

AP300R
 *** CHECK NOS. 002210-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/17/20
 PINE AIR LAKES - GF
 BANK A PINE AIR LAKES CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/17/20	00005	4/14/20	3372275	202004	310-51300-48000				NOTICE OF MEETING NAPLES DAILY NEWS	*	381.50	381.50	002235
6/17/20	00053	6/17/20	06172020	202006	300-20300-20100				TXFER OF TAX RCPTS PINE AIR LAKES CDD	*	11,743.13	11,743.13	002236
6/17/20	00060	6/17/20	061720	202006	300-20300-20000				TXFER OF TAX RCPTS PINE AIR LAKES CDD	*	23,197.16	23,197.16	002237
6/17/20	00076	6/01/20	PI-A0041	202006	320-54100-46800				JUNE 2020 LAKE MAINT. SOLITUDE LAKE MANAGEMENT	*	571.00	571.00	002238
6/17/20	00050	5/29/20	17683.11	202005	320-54100-35000				MAY 2020 IRRIGATION MAINT	*	630.00		
		5/29/20	18707.8A	202005	320-54100-46200				MAY 2020 LANDSCAPE MAINT.	*	4,708.33		
		5/29/20	18707.8A	202005	320-54100-46202				ANNUALS	*	4,925.00		
		5/29/20	18707.8A	202005	320-54100-46500				SABAL PALM TRIMMING	*	2,244.00		
		5/29/20	18707.8A	202005	320-54100-46202				ANNUALS	*	1,070.00		
									STAHLMAN-ENGLAND			13,577.33	002239
TOTAL FOR BANK A											88,421.51		
TOTAL FOR REGISTER											88,421.51		

PAL PINE AIR LAKES SROSINA

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

TOTAL ASSESSMENT LEVY								\$250,894.88	\$586,987.26	\$297,151.27	\$1,135,033.41
								ASSESSED THROUGH COUNTY			
								22.10%	51.72%	26.18%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	PROPERTY APPRAISER	INTEREST	NET RECEIPTS	O&M Portion	2012 DSF Portion	2008 DSF Portion	Total
11/27/19	PROP APPRAISER	\$0.00	\$0.00	\$0.00	\$1,800.21	\$0.00	(\$1,800.21)	(\$1,800.21)	\$0.00	\$0.00	(\$1,800.21)
11/27/19	11/09/19-11/20/19	\$466,868.31	\$18,674.73	\$8,963.87	\$0.00	\$0.00	\$439,229.71	\$97,090.08	\$227,149.47	\$114,990.15	\$439,229.71
12/13/19	11/21/19-12/06/19	\$555,660.43	\$22,226.43	\$10,668.68	\$0.00	\$0.00	\$522,765.32	\$115,555.31	\$270,350.27	\$136,859.74	\$522,765.32
1/22/20	12/20/19-01/15/20	\$47,957.21	\$1,163.08	\$935.88	\$0.00	\$0.00	\$45,858.25	\$10,136.79	\$23,715.79	\$12,005.67	\$45,858.25
1/29/20	10/01/19-12/31/19	\$0.00	\$0.00	\$0.00	\$0.00	\$512.22	\$512.22	\$113.22	\$264.90	\$134.10	\$512.22
3/17/20	02/20/20-03/17/20	\$12,083.52	\$120.84	\$239.26	\$0.00	\$0.00	\$11,723.42	\$2,591.42	\$6,062.82	\$3,069.19	\$11,723.42
4/8/20	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$42.11	\$42.11	\$9.31	\$21.78	\$11.02	\$42.11
4/27/20	03/17/20-04/22/20	\$8,026.27	\$0.00	\$160.53	\$0.00	\$0.00	\$7,865.74	\$1,738.69	\$4,067.80	\$2,059.25	\$7,865.74
5/15/20	05/21/20-05/31/20	\$44,437.69	(\$1,333.13)	\$915.42	\$0.00	\$0.00	\$44,855.40	\$9,915.12	\$23,197.16	\$11,743.12	\$44,855.40
TOTAL		\$1,135,033.43	\$40,851.95	\$21,883.64	\$1,800.21	\$554.33	\$1,071,051.96	\$235,349.74	\$554,829.98	\$280,872.25	\$1,071,051.96

Assessed on Roll:

	GROSS AMOUNT		ASSESSMENTS
	ASSESSED	PERCENTAGE	COLLECTED
O & M	\$250,894.88	22.1046%	\$235,349.74
2012 DEBT SERVICE	\$586,987.26	51.7154%	\$554,829.98
2008 DEBT SERVICE	\$297,151.27	26.1800%	\$280,872.25
TOTAL	\$1,135,033.41	100.00%	\$1,071,051.96

100.00% Gross Collections
(\$0.02) Balance Remaining to Collect

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

May 31, 2020

	<u>Major Funds</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental Funds</u>
<u>ASSETS:</u>			
Cash	\$204,882	---	\$204,882
Due from Other Funds	---	\$34,940	\$34,940
Accounts Receivable	\$5,119	---	\$5,119
Investment - State Board Surplus	\$13,386	---	\$13,386
Investment - State Board Reserves	\$296,904	---	\$296,904
Investments:			
<u>Series 2008</u>			
Reserve	---	\$225,201	\$225,201
Revenue	---	\$139,217	\$139,217
Bond Redemption	---	\$3,545	\$3,545
<u>Series 2012</u>			
Reserve	---	\$500,000	\$500,000
Revenue	---	\$108,299	\$108,299
General Redemption	---	\$4,701	\$4,701
Deposits	\$1,024	---	\$1,024
TOTAL ASSETS	<u>\$521,315</u>	<u>\$1,015,905</u>	<u>\$1,537,220</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$14,182	---	\$14,182
Due to Other Funds	\$34,940	---	\$34,940
TOTAL LIABILITIES	<u>\$49,122</u>	<u>\$0</u>	<u>\$49,122</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Prepaid Items and Deposits	\$1,024	---	\$1,024
Restricted:			
Debt Service	---	\$1,015,905	\$1,015,905
Assigned to:			
Subsequent Year Expenses	\$22,700	---	\$22,700
Maintenance Reserves	\$296,904	---	\$296,904
Unassigned	\$151,565	---	\$151,565
TOTAL FUND BALANCES	<u>\$472,193</u>	<u>\$1,015,905</u>	<u>\$1,488,098</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$521,315</u>	<u>\$1,015,905</u>	<u>\$1,537,220</u>

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended May 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
REVENUES:				
Maintenance Assessments	\$232,705	\$232,705	\$235,350	\$2,645
Interest Income	\$500	\$333	\$3,405	\$3,072
FEMA	\$0	\$0	\$907	\$907
TOTAL REVENUES	\$233,205	\$233,038	\$239,662	\$6,624
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$6,000	\$4,000	\$1,600	\$2,400
FICA Expense	\$459	\$306	\$122	\$184
Engineering	\$15,000	\$10,000	\$7,823	\$2,178
Arbitrage Services	\$600	\$600	\$600	\$0
Attorney	\$12,500	\$8,333	\$2,054	\$6,280
Attorney-Special Counsel	\$20,000	\$13,333	\$0	\$13,333
Annual Audit	\$3,925	\$3,400	\$3,400	\$0
Management Fees	\$37,353	\$24,902	\$24,902	(\$0)
Disclosure Report	\$2,000	\$1,333	\$1,333	(\$0)
Trustee Fees	\$7,250	\$7,250	\$7,595	(\$345)
Assessment Roll	\$300	\$200	\$200	\$0
Telephone	\$50	\$33	\$0	\$33
Postage	\$1,350	\$900	\$522	\$378
Printing & Binding	\$750	\$500	\$262	\$238
Insurance	\$6,646	\$6,646	\$6,193	\$453
Legal Advertising	\$1,800	\$1,200	\$382	\$819
Other Current Charges	\$500	\$333	\$205	\$128
Office Supplies	\$150	\$100	\$63	\$37
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$500	\$333	\$333	(\$0)
Total Administrative	\$117,308	\$83,879	\$57,764	\$26,115
Maintenance				
Landscape Maintenance	\$56,340	\$37,560	\$37,667	(\$107)
Preserve Maintenance	\$1,600	\$1,067	\$800	\$267
Preserve Monitoring	\$4,200	\$2,800	\$0	\$2,800
Tree Pruning & Replacement	\$7,000	\$4,667	\$6,900	(\$2,233)
Irrigation Repairs & Maintenance	\$3,500	\$2,333	\$11,652	(\$9,319)
Annual Plantings	\$7,000	\$4,667	\$5,995	(\$1,328)
Electricity	\$8,000	\$5,333	\$3,506	\$1,827
Lake Maintenance	\$9,020	\$6,013	\$5,205	\$808
Management Fee (IBIS)	\$22,800	\$15,200	\$9,000	\$6,200
Reporting-SFWMD	\$4,800	\$3,200	\$3,200	\$0
Contingency	\$14,337	\$9,558	\$1,649	\$7,909
Total Maintenance	\$138,597	\$92,398	\$85,574	\$6,824
TOTAL EXPENDITURES	\$255,905	\$176,277	\$143,338	\$32,939
Excess (deficiency) of revenues over (under) expenditures	(\$22,700)	\$56,762	\$96,325	\$39,563
Net change in fund balance	(\$22,700)	\$56,762	\$96,325	\$39,563
FUND BALANCE - Beginning	\$22,700		\$375,868	
FUND BALANCE - Ending	\$0		\$472,193	

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended May 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
REVENUES:				
Interest Income	\$250	\$167	\$2,161	\$1,994
Special Assessments	\$268,538	\$268,538	\$280,872	\$12,335
TOTAL REVENUES	\$268,788	\$268,704	\$283,033	\$14,329
EXPENDITURES:				
Interest - 11/1	\$98,381	\$98,381	\$96,863	\$1,519
Interest - 5/1	\$98,381	\$98,381	\$96,863	\$1,519
Principal - 5/01	\$70,000	\$70,000	\$70,000	\$0
TOTAL EXPENDITURES	\$266,763	\$266,763	\$263,725	\$3,038
Excess (deficiency) of revenues over (under) expenditures	\$2,025	\$1,942	\$19,308	\$17,366
Net change in fund balance	\$2,025	\$1,942	\$19,308	\$17,366
FUND BALANCE - Beginning	\$117,277		\$360,400	
FUND BALANCE - Ending	\$119,302		\$379,708	

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended May 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 05/31/20	ACTUAL THRU 05/31/20	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$1,000	\$667	\$2,078	\$1,412
Special Assessments	\$528,750	\$528,750	\$554,830	\$26,080
TOTAL REVENUES	<u>\$529,750</u>	<u>\$529,417</u>	<u>\$556,908</u>	<u>\$27,492</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$62,498	\$62,498	\$62,498	\$0
Interest - 5/1	\$62,498	\$62,498	\$62,498	\$0
Principal - 5/1	\$405,000	\$405,000	\$405,000	\$0
TOTAL EXPENDITURES	<u>\$529,995</u>	<u>\$529,995</u>	<u>\$529,995</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$245)</u>	<u>(\$578)</u>	<u>\$26,913</u>	<u>\$27,492</u>
Net change in fund balance	<u>(\$245)</u>	<u>(\$578)</u>	<u>\$26,913</u>	<u>\$27,492</u>
FUND BALANCE - Beginning	\$96,239		\$609,284	
FUND BALANCE - Ending	<u>\$95,994</u>		<u>\$636,197</u>	

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2020

Series 2008, Special Assessment Bonds		
Interest Rate:	6.75%	
Maturity Date:	5/1/39	
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Bonds outstanding - 9/30/2019		\$2,870,000.00
Less:	May 1, 2020 (Mandatory)	(\$70,000.00)
Current Bonds Outstanding		\$2,800,000.00
Series 2012, Special Assessment Bonds		
Interest Rate:	3.90%	
Maturity Date:	5/1/26	
Bonds outstanding - 9/30/2019		\$3,205,000.00
Less:	May 1, 2020 (Mandatory)	(\$405,000.00)
Current Bonds Outstanding		\$2,800,000.00
Total Current Bonds Outstanding		\$5,600,000.00

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
 Maintenance Reserves

	TOTAL AMOUNT ON RESERVE	FY20 BUDGET RESERVE LINE ITEMS	FUNDS SPENT IN FY 2020	FY 2020 AMOUNT ON RESERVE
Shrub Replacement Reserve	\$130,183	\$0	\$0	\$130,183
Irrigation Reserve	\$79,281	\$0	\$0	\$79,281
Lake Fountain Reserve	\$54,305	\$0	\$0	\$54,305
TOTALS	\$263,768	\$0	\$0	\$263,768