

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

July 27, 2017

Pine Air Lakes

Community Development District

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July 19, 2017

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Pine Air Lakes Community Development District** will be held on **July 27, 2017 at 2:00 p.m. at the offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103.** Following is a copy of the agenda:

1. Roll Call
2. Approval of the Minutes of the April 27, 2017 Meeting
3. Public Hearing to Adopt the Fiscal Year 2018 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2017-02** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2017-03** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Report
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2018 Meeting Schedule
 - 2) Discussion of Financial Disclosure Report from the Commission on Ethics - *everyone has filed*
5. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

Enclosed for your review is a copy of minutes of the April 27, 2017 meeting.

The third order of business is the public hearing to adopt the fiscal year 2018 budget. Copies of the budget, **Resolution #2017-02** Annual Appropriation Resolution, and **Resolution #2017-03** Levy of Non Ad Valorem Assessments are enclosed for your review.

The fourth order of business is staff reports. Enclosed for your review is the proposed fiscal year 2018 meeting schedule and the financial disclosure report from the Commission on Ethics indicating that everyone has filed their annual disclosure forms.

The financials are also enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Rich Hans
Manager

cc: Greg Urbancic Andy Tilton David Robson George Fogg

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

The regular meeting of the Board of Supervisors of the Pine Air Lakes Community Development District was held on Thursday, April 27, 2017 at 2:00 p.m. Coleman, Yovanovich & Koester, PA, Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida.

Present and constituting a quorum were:

Doug Stevens
Michael Durant
Keith Embree

Vice Chairman
Assistant Secretary
Assistants Secretary

Also present were:

Rich Hans
Lisa Derryberry
Greg Urbancic
Dave Robson
George Fogg

District Manager
Governmental Management Services
District Counsel
District Engineer
IBIS - Field Supervisor

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
February 23, 2017 Meeting**

Mr. Hans: Item No. 2 is the approval of the minutes from the February 23rd meeting. If anyone has any comments on those we'll take them, if not, a motion approving those would be in order.

On MOTION by Mr. Durant seconded by Mr. Stevens with all in favor, the Minutes of the February 23, 2017 Meeting were approved.
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THIRD ORDER OF BUSINESS

**Update on Costco Request for
Consent to Warehouse Expansion**

Mr. Hans: Moving on to item No. 3 we have the update on the Costco request for consent to the warehouse expansion and Greg you want to give us that update?

Mr. Urbancic: Yes, and I corresponded with the attorney back in March, late March, I think you guys reported that you were favorable in giving them the consent that they were seeking but that we wanted to make what they got approval from South Florida Water Management District and give it to David before we actually signed off on a consent. So they understood and said we're on it, and are going back to do that, and I haven't heard anything since.

Mr. Robson: And I haven't received anything.

Mr. Urbancic: So that was the last communication I had was in late March with the attorney.

Mr. Hans: Ok.

Mr. Embree: And that was the only condition?

Mr. Urbancic: At that point yes, I think we had solved everything else, we just wanted to make sure there were no issues from South Florida Water Management.

Mr. Hans: Did we take action to say once we get that, we have a motion to sign that consent form, should we do that?

Mr. Urbancic: We might have, I don't recall if we did that or not. Do you want to do it now?

Mr. Hans: Yes we might as well just so we have that. So as long as South Florida Water Management comes back and says it doesn't affect our master drainage we'll sign the consent for them to go ahead with their expansion.

Mr. Durant: Don't we also want to add if they require some additional work that if they agree to provide that work that we give them consent as well right?

Mr. Robson: I think the Water Management District doesn't say that there is no impact and they'll have to do a full permit and we'll get to see it at that point, what they're proposing and what they're going to cure.

Mr. Stevens: I think what we're trying to do is ask that they comply with that agency.

Mr. Durant: Right.

Mr. Stevens: If they comply with that agency's request that the CDD Board has no objection.

Mr. Hans: Right, we don't have an objection to their addition.

Mr. Stevens: Right, subject to the compliance.

On MOTION by Mr. Stevens seconded by Mr. Durant with all in favor, authorizing to sign the Costco consent to the warehouse expansion subject to final approval by South Florida Water Management District relating to the master drainage system as stated on the record was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Collier County
Request for Subordination and
Consent to Grant Easement**

Mr. Hans: Then in your packet there's a consideration of Collier County request for subordination and consent to a grant easement.

Mr. Stevens: Can you explain that Greg?

Mr. Urbancic: Yes.

Mr. Stevens: Not the easement part but who's asking for what?

Mr. Durant: Did you have a letter from Collier County?

Mr. Stevens: Oh it's Infinity Volvo.

Mr. Urbancic: Right, was this on a piece of property we've owned?

Mr. Hans: Well it talks about, like we have a declaration of consent and jurisdiction and establishment, and there is a bunch of stuff recorded in the public records that encompasses everywhere and they just want the easement for the sidewalk and swale and they're just covering themselves.

Mr. Stevens: So this is housekeeping, this is not a special request.

Mr. Urbancic: No it's probably overkill under these circumstances, although it does reflect that we are the owner of the property, and that was the one question.

Mr. Durant: Does it say owner?

Mr. Urbancic: Yes in the first whereas clause, unless it's just for a certain interest.

Mr. Hans: I don't think it's our property there at all.

Mr. Fogg: It might be that they might be involved with the utilities that they built down across the front of the south lake.

Mr. Urbancic: Usually when you do the subordination it's just so that we don't foreclose out of their easement ultimately. So I think it might be advisable just to confirm which property this is, but I think you're right, it has to do with the Volvo dealership.

Mr. Robson: And I personally know Timothy Devries, he's the one that did it but there's no location map to tell us where it is.

Mr. Urbancic: Well it's been a month or so since I read it but I think they did send a cover letter asking us for the consent.

Mr. Stevens: Well do we agree to acquiesce to this subject to affirmation of what, of the CDD attorney blessing the language?

Mr. Urbancic: Yes you could do that, approve it subject to legal review, and I'll call Collier County and get some clarification on it, and if it's something that I feel is not appropriate we'll just not bring it back.

Mr. Stevens: That's what I would do, and I don't know whether you need to consult with Dave.

Mr. Urbancic: Yes, he and I will talk maybe after the meeting.

Mr. Stevens: It seems like it's innocuous and non-impactable to anything that we're doing but it has a lot of multi-syllable words which are way over bankers and brokers heads.

Mr. Urbancic: They usually do this for a mortgage and we don't have a mortgage so that's why it's a little unusual, I don't really think they need it.

Mr. Stevens: Alright well if you think it's just overkill and they just need to double dot the I's, and it's the same thing as the last one, just no objection with a 72 hour attorney/engineer's review.

Mr. Durant: And maybe we ask them to take out the subordination language and just say consent to a grant of easement because that's really what we're expecting.

Mr. Urbancic: Right, exactly.

On MOTION by Mr. Durant seconded by Mr. Stevens with all in favor, accepting Collier County's request for subordination and consent to grant easement subject to final legal and engineering review was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
#2017-01 Approving the Proposed
Fiscal Year 2018 Budget and
Setting the Public Hearing**

Mr. Hans: Then we have consideration of resolution #2017-01 that approves the proposed budget and sets the public hearing date. Two things we do with this resolution is we have to set a public hearing date so we'll fill in those blanks and it has to be at least 60 days out from today. So we're at April 27th and our meeting in June is the 22nd, so July 27th would be the first meeting that's at least 60 days out, so if July 27th works for everybody we'll set the public hearing for July 27th.

Mr. Stevens: You're setting it 90 days from today then.

Mr. Hans: Well it has to be at least 60 days out, so no sooner than 60 days.

Mr. Stevens: From today?

Mr. Hans: Yes from today.

Mr. Stevens: So it would have to be outside of June 22nd.

Mr. Hans: That's correct, the June 22nd would be our next scheduled meeting, which is 5 days too soon.

Mr. Stevens: I see so it would be the July meeting.

Mr. Hans: Yes, the July meeting would give us our 60 day requirement.

Mr. Stevens: Which is when?

Mr. Hans: The 27th of July.

Mr. Durant: Or we could do June 29th.

Mr. Hans: We could schedule that meeting, we have to advertise for it, so we could make it the 29th if that works better for everybody.

Mr. Durant: What do you want, June or July?

Mr. Stevens: I know personally I'm not going to be here at the end of June, so is there some reason to hurry it up, do it before July?

Mr. Durant: No.

Mr. Urbancic: No we still are well within the statutory time period.

Mr. Stevens: Let's just do it in July, I'll make the meeting, and I don't know what everybody else's schedules are.

Mr. Durant: We're going to be here in July. That sounds good.

Mr. Urbancic: So July 27th which is our regular meeting date.

Mr. Hans: Ok so we'll do it at 2:00 p.m. at this location, so we can fill those blanks in. Then behind that resolution is the proposed budget which is basically keeping everything level, where we are at today, the annual assessment of \$232,000 which will result in everyone's 24 cents per square foot assessment based on the current square foot allocation we have. I don't think there's any significant differences from last year to this year.

Mr. Embree: The only question I had Rich was the contingency, last year we budgeted it looks like \$42,000 and this year it's \$5,500.

Mr. Hans: Right the contingencies is basically a catch all item that keeps our assessment level the same, so if our carry forward from the prior year was high, then the contingency is going to be higher, just so we stay at that \$232,000 because whenever we increase assessments we have to do a mail notice, so if you lower assessments one year and then go up the next year, it just keeps everyone at the 24 cents.

Mr. Embree: Ok.

Mr. Durant: Just remember we can change it at the public hearing but we can't go up, so we can go down, but we can't go back up. So this is the time if we need to raise it, not that we have to but I'm just making that note.

Mr. Hans: Right and we have about \$280,000 in reserves for plant replacement and other items like that so we're pretty flush as far as cash goes with emergency situations and so forth. Then the second part of the budget is the debt service which is a fixed amount so that hasn't changed. So if there are no questions or comments on this, we'll approve this as the proposed budget and when we come back in July 27th for the final version and we can move line items around or decrease if you want. So a motion approving resolution #2017-01 would be in order.

On MOTION by Mr. Embree seconded by Mr. Durant with all in favor, Resolution #2017-01 approving the proposed Fiscal Year 2018 budget and setting the Public Hearing on July 27, 2017 at 2:00 p.m. at 4001 Tamiami Trail N., Suite 300, Naples, Florida was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2016

Mr. Hans: Item No. 6 is the acceptance of the audit for fiscal year ending September 30, 2016, and I believe it was sent with your packages. The main thing I always like to point out is the report to management if there are any findings, and there are no findings, no recommendations, everything was good, so we had a clean audit. So we just need the Board to accept the audit into the records, so a motion accepting the audit would be in order.

On MOTION by Mr. Stevens seconded by Mr. Embree with all in favor, accepting the audit for Fiscal Year ending September 30, 2016 was approved.

Mr. Stevens: Rich was there a timeframe after which we RFP'd the auditors, was it every few years we need to do that?

Mr. Hans: Yes, it's 3 to 5 years and I think we have a 5 year agreement with Grau.

Mr. Stevens: Good and there's no reason to change, I just can't remember how many years we've been doing this.

Mr. Hans: Right and we'll go back, and we have a tickler that will go out again when the time comes but I can confirm how many more years are left.

Mr. Stevens: Ok good.

Mr. Robson: But that's renewable each year, so it's not a fixed one.

Mr. Hans: Well no they give us, unless something changes, when they give us a proposal we get 5 years and they typically have like a \$200 sometime escalator each year which we approved. So as long as we don't issue new bonds or change things it will come back in that engagement letter but it's helpful for planning and keeps them honest.

**SEVENTH ORDER OF BUSINESS Discussion of Procedures for the
Landowners Election - November
17, 2017**

Mr. Hans: Then we have discussion of our landowners election. As you know every two years we have a landowners election and there's a copy of a sample agenda, you get 1 vote per acre, or part of an acre. You can vote by proxy, so you can bring a proxy or select someone to vote. The seats that are coming due would be Tom Conroy, Doug Nelson and Michael Durant. So by statute we have to announce the landowner's election at one of these meetings at least 90 days prior to that election so this is being announced for that reason to cover the Florida Statutes. If anyone has any questions or discussions on that we can take those up now. Not hearing any we can move to the next item.

Mr. Urbancic: One question, the 17th is a Friday.

Mr. Hans: Right this is saying the 17th, but that was a good catch. So we would want to do it on the 16th which would be Thursday.

Mr. Urbancic: That's the Thursday because we'll probably move our meeting up a week for Thanksgiving.

Mr. Hans: Right so maybe, let me see what the 16th looks like.

Mr. Stevens: Why wouldn't it be the 16th?

Mr. Urbancic: We're usually the 4th Thursday.

Mr. Stevens: But I mean the 4th Thursday is Thanksgiving.

Mr. Urbancic: Right, so we would either slide it forward or back, whichever.

Mr. Stevens: It think Rich you just look at your schedule and pick one because we're all generally here pre and post turkey.

Mr. Hans: You know what the 16th should be good, we can divide and conquer if we have multiple meetings that day. So we'll change that to the 16th.

Mr. Robson: It may be a conflict for me but Andy might be available to fill in, and it's landowners you don't even need me.

Mr. Hans: Right, if we don't have to have a regular meeting we can just do the landowners election which just one person needs to show up with a proxy that's all we'll need, so we'll work it out that way. So with that change, we'll move on to our staff reports.

EIGHTH ORDER OF BUSINESS

Staff Reports

Mr. Hans: Greg?

A. Attorney

Mr. Urbancic: The only thing I have which is probably an update on litigation which it was a reported by Clay Brooker the attorney, that the motion to dismiss was filed by the defense, that went forward and the judge denied it, and so ordered them to answer at which point they've done that, but they also wanted to discuss settlement. So Clay and Tom came up with sort of a proposed set of terms in which we would consider settlement all subject to approval by the Board, and sent that and it's sort of now in their court at this point in time. So they did file their answer but they were the ones that really brought up the concept of settling so we'll have to see what happens.

Mr. Stevens: Do you know what the terms of the settlement are in general?

Mr. Urbancic: I did see them, yes.

Mr. Stevens: They're going to be easy for us to support I would presume?

Mr. Urbancic: Yes, it's basically about creating certainty out there, certainty with the stormwater system, the series of declarations that were recorded out there where they recorded another third amendment, before our third amendment. So it's sort of coming up with a mechanism to basically do away with all that stuff, and really clean it up.

Mr. Stevens: And are they still being represented by Parish?

Mr. Urbancic: His firm, yes. I don't know his Florida Bar status.

Mr. Stevens: I was going to say, I thought the suspension was underway, wasn't it?

Mr. Urbancic: I believe so, yes. So I don't know but it's his law firm though, so Clay was working with an associate at the law firm. So hopefully that will get resolved but that's the only thing I had to report at this time.

Mr. Stevens: Good.

B. Engineer - Memo Clarifying Status of the Master Stormwater System

Mr. Hans: Alright under engineering, and this goes back a way so I have to look at it and refresh my memory on this one.

Mr. Robson: Yes, David Robson, Johnson Engineering. At the last Board meeting there was a lot of discussion about the master stormwater system and I felt like, as I reviewed the conversation it might be good to have a memo to document the discussion. So I'm hoping that each of you having read this would say that it's clarified for you. We got direction and approval to proceed with a survey of the southwest lake to determine what its actual size is and that was completed and provided to the District. Basically the lake is said to be at a, and we always get everybody confused between the difference of NGBD and NABD, the two different survey elevation measurement systems, but per all the new stuff they're using the NABD and the lake was supposed to have a control elevation of 7.44 so determine size you'd go around the bank and you hope they don't wade in the water, so if the water is low enough that you're below control and they just make all their survey points at that elevation level and then they connect the dots so to speak and they come up with the area. In this case it turns out it's 8.02 it was certified at 8.54. So there's what we were talking about, it doesn't appear to be as big as it's

supposed to be and the whole discussion about the dealership getting their permit and not having to build a lake is because it was certified as being 8.54. So that means that if it had been the total 16.9 acres and had been completed, the master stormwater system would be done, and any future construction would not require additional stormwater lakes, so in fact it's not true. The permit transfer of the expansion at the lake has not been set forth by UP Development and so it's still hanging out there waiting for resolution and you have had I'll assume no response from UP Development.

Mr. Urbancic: No, none.

Mr. Robson: We will certainly protest the transfer whenever they approach trying to do it.

Mr. Stevens: So what will that ultimately mean?

Mr. Robson: Up Development will be held responsible to provide another .52 acre of lake as it was permitted to do.

Mr. Urbancic: Do you think we should be proactive in notifying the agency now? I know you and I have discussed this but I think that's the one question I think the Board needs to gather.

Mr. Robson: My recommendation is to notify them, provide them with the survey information and get it on record because there has been odd times when somebody transfers a permit and you don't even know it and so if they went ahead and managed to sneak that through then we would be named as the master stormwater operator without having the right acreage. Well we still have the legal means of saying, hey it wasn't built and proving all of that with the Water Management District, but we could be proactive and say, we were looking at the master stormwater system and we don't believe it's there. There's not a lot of cost associated with that, it's me putting together a letter, with this document, and sending it by helicopter to the Water Management District. So if you want to start that process we can.

Mr. Urbancic: I think it's a good idea but I'll defer to the Board as to whether you guys want to take that step. I kind of prefer it be on the record.

Mr. Durant: Right, I agree with that.

Mr. Embree: I don't know why we wouldn't.

Mr. Durant: Right.

Mr. Urbancic: Yes, it's our system ultimately and they're issuing permits subsequently they're using bad information.

Mr. Durant: Right.

Mr. Robson: And over the other side of the road they're not developing the last piece, there's still the southern section below the dealership so if somebody needed space to put another halfacre it would be there.

Mr. Hans: Is there room to dig that out to another halfacre?

Mr. Robson: Oh yes, I would say, do you think that dealership is leaving that last piece?

Mr. Hans: Oh no, I meant the existing lake, the south lake, is there room to expand that lake a little bit more? The one that's short?

Mr. Robson: The best thing is to look at the map, and this one might help put it in, and we tried to capture all the documents, you'll see them listed here that was contemplated in the easement agreement that the expansion was going to be there but you can see even that in that old document pushed its way into this parcel here. So the only way to expand this lake further is to take over that parcel, and whoever owns that won't have anything left, it's 1.2 acres it will be .7 acres left.

Mr. Stevens: No it's less than 1.2.

Mr. Robson: Right especially with that overlap.

Mr. Stevens: Right.

Mr. Urbancic: Although conceptually as well, I think we discussed if somebody does put in one of those Thirsty Ducks they wouldn't have to fill in as much land.

Mr. Robson: Potentially wouldn't have to fill in any.

Mr. Durant: I agree, I think we should at least be on record, so I'll move for that.

On MOTION by Mr. Durant seconded by Mr. Embree with all in favor, authorizing staff to prepare a letter notifying South Florida Water Management of the lake acreage shortage regarding the master stormwater system as stated on the record was approved.

Mr. Robson: And the confusing thing, and just to share with you is that looking at the Lock Green Engineering plan set for Dick's Sporting Goods, he started out saying it was 7.21 acres and where he actually got that I don't know, but he would agree to expand it by 1.3 to make it 8.54, I just thing the bogus numbers start at the beginning and never got there, but that engineer signed and sealed those plans. The second item I want to update the Board on is that the non-compliance letter with Lake and Wetland Management on the back of that, I thought that was pretty good, front and back, saving paper, that was a good idea. George and I have worked with them, we've been onsite, we've met with them, and we worked toward resolving the issues with South Florida Water Management relative to the conservation area. We pushed them to do another treatment outside of the regular quarterly one because the water is gone, we can see wedelia in there, and that was a specifically named issue with Water Management, and they grudgingly agreed to do it. Now it's been a month practically, so we stopped again today before the meeting and we can certainly find new fresh areas, you can see where they've sprayed some wedelias but there are still wedelia out there. So I had based on their reluctance to do anything, I had gotten another quote for doing the maintenance in there. We're currently paying \$400 a quarter, or \$1,600 a year. I went to a reputable company that has had experience with these exotic weeds in other areas, I didn't go after a whole lot of companies to ask everybody for proposals, but they came back at \$625 a quarter, so it's an increase from \$1,600 to \$2,400, I think it's \$825 a year increase, but George and I still think it's time to try somebody else so we can get out of this mess with the Water Management for \$800 more dollars.

Mr. Fogg: We've been trying now for about 3 years with this current company to get rid of the wedelia and they assured us on a number of field inspections that they

could, and would get rid of it. I've personally been involved with trying to get rid of it for about 20 years and I've failed but the point is, this wedelia is extraordinarily aggressive and I think what we've come up with is the way to go at least we try an alternative and if we don't succeed with them getting it then we can go back to South Florida Water Management and say, hey two of the best exotic preservation people have failed, do you have any alternative that you want us to try.

Mr. Robson: And part of that, we're keeping it.

Mr. Durant: It's a pretty plant.

Mr. Fogg: Yes it is.

Mr. Robson: And I think we also at that point may have the opportunity to sit down with Water Management and say, I know you want less than 5% exotics, we've got just about everything else under control, even if we're more than 5% due to this wedelia, we're keeping it at that level, so please just accept that, and we if we can just work with them. We will have been on record of having made multiple attempts.

Mr. Urbancic: Would you need to terminate the existing contract, and do we have that right to do that?

Mr. Robson: Right, we had the renewable contract, and I forget how that works.

Mr. Fogg: I think it's an "X" number of days.

Mr. Hans: We should have with or without clause in all our contracts.

Mr. Robson: I thought we did.

Mr. Hans: Yes, and if they're not performing then you have cause, if they're not getting rid of this wedelia that we hired them for. What's the name of the company?

Mr. Robson: Lake Master.

Mr. Hans: Right and I think you sent me the proposal.

Mr. Robson: Yes, but it's kind of, at the time I said, well let's ask about the lakes and see whether we want to unify the lake water and the preserves into one company, but from George's standpoint the other company is doing fine with the lakes and there wasn't a monetary driver to make the change, so we already have two different

companies, we'll just switch one company and still have two different companies doing that work out there.

Mr. Fogg: In having the two companies hasn't been a problem, it's having the non-result from one company is the problem, so we'll cure hopefully the noncompliant problem and as Dave has outlined, we will have established that we tried just about everything that can be tried to get rid of it and I will use as another example, we have a similar problem down in Clam Pass Park down here in Collier County and we haven't been able to get rid of it out of there either. So it isn't a simple thing but we will have established a procedure established that we have done what they've asked and then go for the exception on this.

Mr. Durant: So you can't just grab a thing of Round Up and kill it?

Mr. Fogg: No it kills everything else too.

Mr. Robson: Right, and we have desirable native plants in there, and the problem is we have to be selective.

Mr. Fogg: Yes and wedelia has underground systems and you kill the top and they killed all the tops of all the plants, and it's the underground root system that is very happy right now. We had 2" of rain they just said, oh that's nice, we will come back up again, and they did.

Mr. Robson: Right, whether the alternative chemical approach, the other one may use sweeter chemicals to try to enhance some better technique.

Mr. Stevens: So do you need approval from us to authorize an expenditure?

Mr. Hans: Well I guess we need to authorize the termination of the current contractor, Lake and Wetlands and enter into an agreement with Lake Masters.

Mr. Steven: If you say so, yes.

Mr. Robson: Yes.

Mr. Durant: Before we go to that extreme, can we have counsel review the contract to make sure that we're not putting ourselves in any potential liability, I mean we've got the ability to do it I guess.

Mr. Stevens: Was there a 30 day termination provision in the contract?

Mr. Hans: We'd have to verify it.

Mr. Durant: Right.

Mr. Fogg: I think it is 30 days if I recall.

Mr. Hans: Typically it is in all agreements.

Mr. Robson: And they're more than 30 days away from the next treatment, so there's time.

Mr. Stevens: But make the move in compliance with the contract.

Mr. Durant: Right, I agree with that.

Mr. Robson: One last thing I wanted to bring to the Board.

Mr. Urbancic: Do we need to move that?

Mr. Hans: Yes I think we should.

Mr. Robson: Ok.

On MOTION by Mr. Stevens seconded by Mr. Embree with all in favor, authorizing staff to terminate the current contractor, Lake and Wetlands Management, and also enter into an agreement with Lake Masters to maintain the preserve area and to eradicate the wedelia as stated on the record was approved.

Mr. Robson: That preserve area, this gray, has a leg that sticks down behind the Self Storage place, and especially taking over to make the new one come in and clean this leg up, Lake and Wetlands has kind of been ignoring it, so we'll work with the new people if that's where we go, or we can go back to Lake and Wetlands if you guys decided not to. So that needs cleaned up, just that narrow strip, but the big factor there that I want to see how you want to proceed is, there's a berm at the end of this and there's a white pipe that's been put through that. What I think it is, that's how Self Storage gets rid of their excess water. They're using our water storage system as a discharge.

Mr. Urbancic: Well they were flooded at one point I remember.

Mr. Robson: Right, and they had taken the berm out up here to let water come over into this land. Eventually if this gets built up like the dealership, that won't be an option for them, and we re-establish the berm. So to my knowledge looking down this berm they're not getting water out this way anymore, and somebody has cut brush and thrown up dead limbs, so you can't only see but the inlet end, you have to dig through everything to find the outlet end, so to me it was deliberate.

Mr. Fogg: Obviously it was deliberate.

Mr. Robson: Right, so I'd like to work with the new contractor to rectify that situation at the same time, it may be a couple hundred dollars but I wouldn't expect more than \$500 or \$600 fee to dig that pipe out of there and redo the bank, it's a 4" pipe, it's nothing big, and literally they may just go, and if they want to, I'll tell them they can go back into the dirt, cap it, and cover it back over and not step foot on their property.

Mr. Fogg: Oh I like that.

Mr. Robson: I've done that before.

Mr. Fogg: I think that's the way you really should go.

Mr. Robson: I'll work with Lake Masters to get that done when they start out.

Mr. Hans: Alright.

Mr. Robson: That's the end of my report, unless there are any questions.

C. Field Report

Mr. Hans: If there are no questions we'll move on to our field manager, George?

Mr. Fogg: Yes, I have 4 items left over from what Dave has already covered. Some of you know that we had a breakdown on our pump station on our main irrigation system and it was the pump which was past its lifespan and it has been replaced, and as far as I know everything is working as it should and during this drought time. So just a reminder, I've mentioned this before, but our irrigation system is getting kind of old like me, and it's going to be needing to be piecemealed repaired and Rich and I have talked, we have more than enough money in the reserves to cover any incidental things that should come up. So I think we're good, just be aware that will be coming up because we're way past the 10 year life expectancy.

Mr. Durant: Is that the best approach to just patch it, or should we start looking at replacing it?

Mr. Fogg: To replace the whole thing is going to be extraordinarily expensive.

Mr. Durant: I would imagine you'd do it in phases.

Mr. Fogg: Yes we could but I think the patching is adequate. If it starts getting to be too much then I would advise you to go ahead and replace but this was a pump, we might have the controller but those things are not that expensive and I don't want to recommend incurring significant costs at this time. You may have observed if you've driven down Naples Blvd. that the magnolias at the end of the Boulevard just before you get to Pine Ridge are looking very poorly, and we've been trying to figure out for quite some time why they're looking poor and the rest are looking great. It seems that as best we can determine it was a problem of too much water.

Mr. Durant: And we just went through a drought.

Mr. Fogg: Yes I know, but we have a bubbler system in there at the trees, and drip irrigation for the rest of the planter in that area, so the trees are getting probably 4 times as much water as the flowers and stuff are, and we didn't realize that they weren't on separate valves and irrigating separately. We shut the bubblers off until we can get the thing dried out and hopefully the trees will regenerate. It's nothing that you need to do but just so if you notice it doesn't look good, we're on top of it, or we're trying to get on top of it and make them look good again. For some of you, you probably have seen that the car dealership has put a utility line from their buildings down across the front of the south lake to the end of our property, they didn't re-sod the place and I don't know whether they've damaged the irrigation. I spoke to the manager earlier this week and he assures me that they will sod it when they do the landscaping on the rest of their site. Their contractor is O'Donnell Landscape and they're a good contractor, so I'm not worried about that and along the same line, we have the preserve, there's a berm separating that vacant land, or what was vacant land from the preserve and they've damaged that during construction. He assures me that will be repaired and sodded and I've left him my card and told him I would come over and check on it and since I only

live 5 minutes away I'll get over there and make sure that both of those are properly taken care of.

Mr. Durant: Who's making these rips, you said manager, the manager of the construction company?

Mr. Fogg: Yes the manager of the construction company.

Mr. Durant: Ok.

Mr. Fogg: And that's what I think the easiest way to get it taken care of is.

Mr. Durant: Right while they're still there.

Mr. Fogg: He was very forthcoming, he showed me the plans, he didn't pull any punches and I am aware that O'Donnell is one of the best landscape companies around so I'm not worried about these things and I'm sorry but that's all I have for today. I was very impressed with the contract manager and I don't anticipate any problems but since I shop over at the Costco I go by there frequently enough that I'll make sure that it's properly finished.

Mr. Hans: Alright, thank you.

D. Manager

Mr. Hans: Under manager's report, all I have is a letter from the Supervisor of Elections that shows the number of registered voters and as expected it's zero but we need to report that each year by statute. If you ever got to 250 registered voters then you would switch over from a landowners to a general election but that should not ever happen. So our next meeting that we'll definitely have will be the July 27th meeting for our budget and if any items come up inbetween now and then we'll ask for agenda items and if there are no items we'll just come back in July.

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Hans: Item No. 9 is our financial reports, we have approval of the check register and the balance sheet and income statement. If there are any questions or

***Proposed Budget
Fiscal Year 2018***

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

July 27, 2017



Pine Air Lakes
Community Development District

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Pine Air Lakes

Community Development District

General Fund

Description	Adopted Budget FY 2017	Actual Thru 6/30/2017	Projected Next 3 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Special Assessments	\$232,705	\$232,621	\$0	\$232,621	\$232,705
Interest Income	\$500	\$3,637	\$1,447	\$5,084	\$500
Unassigned Fund Balance ⁽¹⁾	\$52,736	\$8,686	\$0	\$8,686	\$12,434
TOTAL REVENUES	\$285,941	\$244,943	\$1,447	\$246,390	\$245,639
Expenditures					
<i>Administrative</i>					
Supervisors Fees	\$6,000	\$3,400	\$2,000	\$5,400	\$6,000
FICA Expense	\$459	\$260	\$153	\$413	\$459
Engineering	\$10,000	\$12,246	\$1,506	\$13,752	\$10,000
Arbitrage Services	\$1,200	\$1,200	\$0	\$1,200	\$1,200
Attorney	\$12,000	\$10,393	\$5,196	\$15,589	\$12,500
Attorney-Special Counsel	\$25,000	\$414	\$5,000	\$5,414	\$20,000
Annual Audit	\$3,700	\$3,700	\$0	\$3,700	\$3,800
Management Fees	\$36,265	\$27,199	\$9,066	\$36,265	\$36,265
Disclosure Report	\$2,000	\$1,500	\$500	\$2,000	\$2,000
Trustee Fees	\$7,250	\$7,217	\$0	\$7,217	\$7,250
Assessment Roll	\$300	\$225	\$75	\$300	\$300
Telephone	\$50	\$3	\$25	\$28	\$50
Postage	\$1,250	\$924	\$308	\$1,232	\$1,350
Printing & Binding	\$500	\$408	\$136	\$544	\$750
Insurance	\$6,515	\$6,042	\$0	\$6,042	\$6,646
Legal Advertising	\$2,500	\$0	\$1,031	\$1,031	\$1,500
Other Current Charges	\$550	\$404	\$135	\$539	\$500
Office Supplies	\$150	\$100	\$33	\$133	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Website Compliance	\$500	\$375	\$125	\$500	\$500
Total Administrative	\$116,364	\$76,184	\$25,289	\$101,473	\$111,395
<i>Maintenance</i>					
Landscape Maintenance	\$60,800	\$44,550	\$14,850	\$59,400	\$60,800
Preserve Maintenance	\$1,600	\$4,000	\$0	\$4,000	\$1,600
Preserve Monitoring	\$4,200	\$4,131	\$0	\$4,131	\$4,200
Tree Pruning & Replacement	\$7,000	\$2,710	\$4,290	\$7,000	\$7,000
Irrigation Repairs & Maintenance	\$3,500	\$2,240	\$1,260	\$3,500	\$3,500
Annual Plantings	\$7,000	\$10,630	\$0	\$10,630	\$7,000
Electricity	\$6,500	\$5,376	\$1,954	\$7,329	\$8,000
Lake Maintenance	\$9,020	\$5,711	\$3,182	\$8,893	\$9,020
Management Fee (IBIS)	\$22,800	\$15,450	\$7,350	\$22,800	\$22,800
Reporting-SFWMD	\$4,800	\$3,600	\$1,200	\$4,800	\$4,800
Contingency	\$42,357	\$0	\$0	\$0	\$5,524
Total Maintenance	\$169,577	\$98,398	\$34,085	\$132,483	\$134,244
TOTAL EXPENDITURES	\$285,941	\$174,582	\$59,375	\$233,957	\$245,639
Unassigned Fund Balance	\$0	\$70,362	(\$57,928)	\$12,434	\$0
Per Sq. Ft.					
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Per Sq. Ft.	\$0.22	\$0.22	\$0.24	\$0.24	\$0.24
Net Assessment	\$211,150.00	\$211,150.00	\$232,705.00	\$232,705.00	\$232,705.00
Discounts and Collections 7.25%	\$16,504.99	\$16,504.99	\$18,189.88	\$18,189.88	\$18,189.88
Gross Assessment	\$227,654.99	\$227,654.99	\$250,894.88	\$250,894.88	\$250,894.88

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2018

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 2018

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

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.

PINE AIR LAKES **COMMUNITY DEVELOPMENT DISTRICT**

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2018

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 ValleyCrest to maintain the landscape within the district for a monthly fee of \$4,650, \$55,800 for the year. A contingency of \$5,000 was added for any unexpected expenditures.

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 Aquatic Systems to provide lake maintenance services to all the lakes within the District which also includes quarterly fountain maintenance. The monthly fee is \$554, \$6,648 for the year plus \$200 per quarter for fountain maintenance. A contingency of \$1,572 was added for any unexpected expenditures.

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT

PROPOSED GENERAL FUND BUDGET
FISCAL YEAR 2018

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

	<i>Shrub Replacement Reserve</i>	<i>Irrigation Reserves</i>	<i>Lake/Fountain Reserves</i>
<i>FY 2002 BUDGET</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2003 RESERVE DEPOSIT</i>	<i>\$104,286.90</i>	<i>\$37,245.32</i>	<i>\$42,125.74</i>
<i>FY 2003 SPENT</i>	<i>(\$32,595.28)</i>	<i>(\$6,135.49)</i>	<i>(\$14,151.43)</i>
<i>FY 2004 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2004 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2005 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2005 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2006 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2006 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2007 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2007 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2008 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2008 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2009 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2009 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2010 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2010 SPENT</i>	<i>\$0.00</i>	<i>(\$4,472.80)</i>	<i>\$0.00</i>
<i>FY 2011 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2011 SPENT</i>	<i>\$0.00</i>	<i>(\$3,061.50)</i>	<i>\$0.00</i>
<i>FY 2012 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2012 SPENT</i>	<i>\$0.00</i>	<i>(\$1,024.50)</i>	<i>(\$6,669.52)</i>
<i>FY 2013 RESERVE DEPOSIT</i>	<i>\$11,000.00</i>	<i>\$12,100.00</i>	<i>\$3,300.00</i>
<i>FY 2013 SPENT</i>	<i>(\$974.00)</i>	<i>(\$1,358.20)</i>	<i>\$0.00</i>
<i>FY 2014 RESERVE DEPOSIT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2014 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2015 RESERVE DEPOSIT</i>	<i>(\$50,000.00)</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2015 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2016 RESERVE DEPOSIT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2016 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2017 RESERVE DEPOSIT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
<i>FY 2017 SPENT</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
BALANCE	\$130,717.62	\$142,192.83	\$54,304.79

Pine Air Lakes

Community Development District

Debt Service Fund

Series 2008, Special Assessment Revenue Bonds

Description	Adopted Budget FY 2017	Actual Thru 6/30/2017	Projected Next 3 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Assessments	\$275,606	\$276,629	\$0	\$276,629	\$275,606
Interest Income	\$25	\$1,451	\$600	\$2,051	\$250
Carry Forward Surplus ⁽¹⁾	\$182,493	\$185,053	\$0	\$185,053	\$189,082
TOTAL REVENUES	\$458,124	\$463,132	\$600	\$463,732	\$464,938
Expenditures					
<i>Series 2008</i>					
Interest 11/1	\$107,325	\$107,325	\$0	\$107,325	\$105,300
Interest - 5/1	\$107,325	\$107,325	\$0	\$107,325	\$105,300
Principal - 5/1	\$60,000	\$60,000	\$0	\$60,000	\$65,000
TOTAL EXPENDITURES	\$274,650	\$274,650	\$0	\$274,650	\$275,600
EXCESS REVENUES	\$183,474	\$188,482	\$600	\$189,082	\$189,338

11/18 Interest \$ 103,106.25

⁽¹⁾ 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
5/1/2017	\$ 3,180,000.00	6.75%	\$ 60,000.00	\$ 107,325.00	
11/1/2017	\$ 3,120,000.00	6.75%	\$ -	\$ 105,300.00	\$ 272,625.00
5/1/2018	\$ 3,120,000.00	6.75%	\$ 65,000.00	\$ 105,300.00	
11/1/2018	\$ 3,055,000.00	6.75%	\$ -	\$ 103,106.25	\$ 273,406.25
5/1/2019	\$ 3,055,000.00	6.75%	\$ 70,000.00	\$ 103,106.25	
11/1/2019	\$ 2,985,000.00	6.75%	\$ -	\$ 100,743.75	\$ 273,850.00
5/1/2020	\$ 2,985,000.00	6.75%	\$ 75,000.00	\$ 100,743.75	
11/1/2020	\$ 2,910,000.00	6.75%	\$ -	\$ 98,212.50	\$ 273,956.25
5/1/2021	\$ 2,910,000.00	6.75%	\$ 80,000.00	\$ 98,212.50	
11/1/2021	\$ 2,830,000.00	6.75%	\$ -	\$ 95,512.50	\$ 273,725.00
5/1/2022	\$ 2,830,000.00	6.75%	\$ 85,000.00	\$ 95,512.50	
11/1/2022	\$ 2,745,000.00	6.75%	\$ -	\$ 92,643.75	\$ 273,156.25
5/1/2023	\$ 2,745,000.00	6.75%	\$ 90,000.00	\$ 92,643.75	
11/1/2023	\$ 2,655,000.00	6.75%	\$ -	\$ 89,606.25	\$ 272,250.00
5/1/2024	\$ 2,655,000.00	6.75%	\$ 95,000.00	\$ 89,606.25	
11/1/2024	\$ 2,560,000.00	6.75%	\$ -	\$ 86,400.00	\$ 271,006.25
5/1/2025	\$ 2,560,000.00	6.75%	\$ 100,000.00	\$ 86,400.00	
11/1/2025	\$ 2,460,000.00	6.75%	\$ -	\$ 83,025.00	\$ 269,425.00
5/1/2026	\$ 2,460,000.00	6.75%	\$ 110,000.00	\$ 83,025.00	
11/1/2026	\$ 2,350,000.00	6.75%	\$ -	\$ 79,312.50	\$ 272,337.50
5/1/2027	\$ 2,350,000.00	6.75%	\$ 115,000.00	\$ 79,312.50	
11/1/2027	\$ 2,235,000.00	6.75%	\$ -	\$ 75,431.25	\$ 269,743.75
5/1/2028	\$ 2,235,000.00	6.75%	\$ 125,000.00	\$ 75,431.25	
11/1/2028	\$ 2,110,000.00	6.75%	\$ -	\$ 71,212.50	\$ 271,643.75
5/1/2029	\$ 2,110,000.00	6.75%	\$ 135,000.00	\$ 71,212.50	
11/1/2029	\$ 1,975,000.00	6.75%	\$ -	\$ 66,656.25	\$ 272,868.75
5/1/2030	\$ 1,975,000.00	6.75%	\$ 145,000.00	\$ 66,656.25	
11/1/2030	\$ 1,830,000.00	6.75%	\$ -	\$ 61,762.50	\$ 273,418.75
5/1/2031	\$ 1,830,000.00	6.75%	\$ 155,000.00	\$ 61,762.50	
11/1/2031	\$ 1,675,000.00	6.75%	\$ -	\$ 56,531.25	\$ 273,293.75
5/1/2032	\$ 1,675,000.00	6.75%	\$ 165,000.00	\$ 56,531.25	
11/1/2032	\$ 1,510,000.00	6.75%	\$ -	\$ 50,962.50	\$ 272,493.75
5/1/2033	\$ 1,510,000.00	6.75%	\$ 175,000.00	\$ 50,962.50	
11/1/2033	\$ 1,335,000.00	6.75%	\$ -	\$ 45,056.25	\$ 271,018.75
5/1/2034	\$ 1,335,000.00	6.75%	\$ 185,000.00	\$ 45,056.25	
11/1/2034	\$ 1,150,000.00	6.75%	\$ -	\$ 38,812.50	\$ 268,868.75
5/1/2035	\$ 1,150,000.00	6.75%	\$ 200,000.00	\$ 38,812.50	
11/1/2035	\$ 950,000.00	6.75%	\$ -	\$ 32,062.50	\$ 270,875.00
5/1/2036	\$ 950,000.00	6.75%	\$ 215,000.00	\$ 32,062.50	
11/1/2036	\$ 735,000.00	6.75%	\$ -	\$ 24,806.25	\$ 271,868.75
5/1/2037	\$ 735,000.00	6.75%	\$ 230,000.00	\$ 24,806.25	
11/1/2037	\$ 505,000.00	6.75%	\$ -	\$ 17,043.75	\$ 271,850.00
5/1/2038	\$ 505,000.00	6.75%	\$ 245,000.00	\$ 17,043.75	
11/1/2038	\$ 260,000.00	6.75%	\$ -	\$ 8,775.00	\$ 270,818.75
5/1/2039	\$ 260,000.00	6.75%	\$ 260,000.00	\$ 8,775.00	\$ 268,775.00
Total			\$ 3,180,000.00	\$ 3,073,275.00	\$ 6,253,275.00

Pine Air Lakes
Community Development District

Debt Service Fund
 Series 2012, Special Assessment Refunding Bonds

<u>Description</u>	<u>Adopted Budget FY 2017</u>	<u>Actual Thru 6/30/2017</u>	<u>Projected Next 3 Months</u>	<u>Total Projected 9/30/2017</u>	<u>Proposed Budget FY 2018</u>
Revenues					
Assessments	\$544,520	\$543,694	\$0	\$543,694	\$544,520
Interest Income	\$1,000	\$3,145	\$900	\$4,045	\$1,000
Carry Forward Surplus ⁽¹⁾	\$194,236	\$198,417	\$0	\$198,417	\$196,046
TOTAL REVENUES	\$739,756	\$745,256	\$900	\$746,156	\$741,566
Expenditures					
<i>Series 2012</i>					
Interest 11/1	\$87,555	\$87,555	\$0	\$87,555	\$80,243
Interest - 5/1	\$87,555	\$87,555	\$0	\$87,555	\$80,243
Principal - 5/1	\$375,000	\$375,000	\$0	\$375,000	\$390,000
TOTAL EXPENDITURES	\$550,110	\$550,110	\$0	\$550,110	\$550,485
EXCESS REVENUES	\$189,646	\$195,146	\$900	\$196,046	\$191,081

11/18 Interest \$ 72,637.50

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

Pine Air Lakes

Community Development District

Amortization Schedule

Series 2012, Special Assessment Refunding Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
5/1/2017	\$ 4,490,000.00	3.90%	\$ 375,000.00	\$ 87,555.00	
11/1/2017	\$ 4,115,000.00	3.90%	\$ -	\$ 80,242.50	\$ 542,797.50
5/1/2018	\$ 4,115,000.00	3.90%	\$ 390,000.00	\$ 80,242.50	
11/1/2018	\$ 3,725,000.00	3.90%	\$ -	\$ 72,637.50	\$ 542,880.00
5/1/2019	\$ 3,725,000.00	3.90%	\$ 405,000.00	\$ 72,637.50	
11/1/2019	\$ 3,320,000.00	3.90%	\$ -	\$ 64,740.00	\$ 542,377.50
5/1/2020	\$ 3,320,000.00	3.90%	\$ 420,000.00	\$ 64,740.00	
11/1/2020	\$ 2,900,000.00	3.90%	\$ -	\$ 56,550.00	\$ 541,290.00
5/1/2021	\$ 2,900,000.00	3.90%	\$ 440,000.00	\$ 56,550.00	
11/1/2021	\$ 2,460,000.00	3.90%	\$ -	\$ 47,970.00	\$ 544,520.00
5/1/2022	\$ 2,460,000.00	3.90%	\$ 455,000.00	\$ 47,970.00	
11/1/2022	\$ 2,005,000.00	3.90%	\$ -	\$ 39,097.50	\$ 542,067.50
5/1/2023	\$ 2,005,000.00	3.90%	\$ 475,000.00	\$ 39,097.50	
11/1/2023	\$ 1,530,000.00	3.90%	\$ -	\$ 29,835.00	\$ 543,932.50
5/1/2024	\$ 1,530,000.00	3.90%	\$ 490,000.00	\$ 29,835.00	
11/1/2024	\$ 1,040,000.00	3.90%	\$ -	\$ 20,280.00	\$ 540,115.00
5/1/2025	\$ 1,040,000.00	3.90%	\$ 510,000.00	\$ 20,280.00	
11/1/2025	\$ 530,000.00	3.90%	\$ -	\$ 10,335.00	\$ 540,615.00
5/1/2026	\$ 530,000.00	3.90%	\$ 530,000.00	\$ 10,335.00	\$ 540,335.00
<u>Total</u>			<u>\$ 4,490,000.00</u>	<u>\$ 930,930.00</u>	<u>\$ 5,420,930.00</u>

RESOLUTION 2017-02

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, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2017, 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 27, 2017, the Board set **July 27, 2017** 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 2017 and/or revised projections for fiscal year 2018.
- 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, 2018, as Adopted by the Board of Supervisors on **July 27, 2017**.

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, 2017, and ending September 30, 2018 the sum of \$ 1,071,124 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>\$ 245,639</u>
Total Debt Service	<u>\$ 825,485</u>
 Total All Funds	 <u><u>\$ 1,071,124</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 27th day of July, 2017.

Pine Air Lakes Community Development District

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2017-03

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 2018

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 2018, will amount to \$ 250,895 ; 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 27th day of July, 2017, 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 2008 area	ADR/Retail 2013 area	Trips Generated	Trip %	Annual Maintenance Assessment (gross)	2013 Annual Debt per Sq. Ft. Office	2013 Annual Debt per Sq. Ft. Retail	2008 Annual Debt per Sq. Ft. Office	2008 Annual Debt per Sq. Ft. Retail	Net Annual Debt Service Assessment 2013	Gross Annual Debt Service Assessment 2013	Net Annual Debt Service Assessment 2008	Gross Annual Debt Service Assessment 2008	2017 Tax Year Total Annual Assessment*
6676000025	NAPLES ASSOC LTD PARTNERSHIP	0		0	0	0.00%	0.00		0.00		\$1.20	\$0.00	\$0.00			\$0.00
66760000478	REALTY INCOME CORPORATION (Cinema)	unit 1, parcel 1A	0	64,000	2,326	6.25%	15,674.05	0.24	0.00		\$0.00	\$0.00	\$0.00			\$15,674.05
6156000042	NAPLES DSG LLC	Naples Center Village Tr 1					21,306.62							\$104,864.75	\$113,367.30	\$134,673.92
6156000068	SREG Naples Blvd LLC	Naples Center Village Tr 2					1,911.72							\$9,408.91	\$10,171.80	\$12,083.52
66760001752	LOWES HOME CENTERS INC	unit 1	13,489	115,746	4,367	11.73%	29,423.95	0.25	0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$29,423.95
66760001820	B-1 PROPERTY MANAGEMENT LLLP	unit 1, parcel 4	0	13,509	491	1.32%	3,308.45	0.24	1.17		\$1.20	\$15,846.06	\$17,084.70			\$20,193.15
66760002104	SHELBOURNE TOWERS LP	unit 2, parcel 5	0	10,625	386	1.04%	2,602.14	0.24	0.00		\$0.00	\$0.00	\$0.00			\$2,602.14
66760002120	SHELBOURNE TOWERS LP	unit 2, parcel 6	0	10,625	386	1.04%	2,602.14	0.24	1.17		\$1.20	\$12,465.13	\$13,437.33			\$16,039.47
66760002162	COSTCO WHOLESALE CORP	unit 2, parcel 8	0	138,564	5,037	13.53%	33,935.29	0.24	0.23		\$0.23	\$31,454.03	\$33,912.70			\$67,847.99
66760010044	KOHL'S DEPARTMENT STORES INC	Unit 3	0	96,268	3,499	9.40%	23,576.70	0.24			\$1.20	\$0.00	\$0.00	\$115,242.42	\$124,250.59	\$147,827.29
66760010060	FLORIDA MOTORSPORTS LLC	unit 3, portion lot 1	0	29,500	1,072	2.88%	7,224.76	0.24	1		\$1.20	\$34,515.00	\$37,212.94			\$44,437.69
66760010141	BEST BUY STORES LP	unit ,lot 2	0	45,169	1,642	4.41%	11,062.20	0.24	0.64		\$0.65	\$28,817.82	\$31,070.43			\$42,132.63
66760010248	STAPLES THE OFFICE	unit 3, lot 3	0	21,058	765	2.06%	5,157.25	0.24	1.17		\$1.20	\$24,701.03	\$26,631.84			\$31,789.09
66760010280	JTC/ILM GALAXY PLAZA LLC	unit 3, lot 4	0	15,060	654	1.76%	4,408.33	0.24	1.17		\$1.20	\$3,448.62	\$3,718.19	\$18,028.33	\$19,437.55	\$27,564.06
66760010303	1508 1514 N BLVD CORP (carwash)	unit 3, lot 5	0	9,000	327	0.88%	2,204.16	0.24	0.60		\$0.61	\$5,400.00	\$5,822.10			\$8,026.27
61560000084	UP DEVELOPMENT NA DICKS LLC	Naples Center Village Tr 3					5,488.54				0.00			\$27,012.95	\$29,203.19	\$34,691.73
66760011221	TIB BANK OF THE KEYS	unit 4, lot 2	16,000	0	190	0.51%	1,277.42	0.08	0.41	\$0.41	\$0.00	\$6,560.00	\$7,072.78			\$8,350.20
66760012026	GLL SELECTION II FLORIDA LP	unit 5, tract A	0	148,433	5,396	14.49%	36,352.27	0.24	1.17		\$1.20	\$174,111.91	\$187,721.73			\$224,074.01
66760012521	GLL SELECTION II FLORIDA LP	unit 5, lot 1	0	0	0	0.00%	0.00		0.00		\$1.20	\$0.00	\$0.00			\$0.00
66760012628	GLL SELECTION II FLORIDA LP	unit 5, lot 2	0	4,418	161	0.43%	1,082.00	0.24	1.17		\$1.20	\$5,182.31	\$5,587.40			\$6,669.40
66760012725	GLL SELECTION II FLORIDA LP	unit 5, lot 3	0	4,277	155	0.42%	1,047.47	0.24	1.17		\$1.20	\$5,016.92	\$5,409.08			\$6,456.55
66760012822	GLL SELECTION II FLORIDA LP	unit 5, lot 4	0	4,229	154	0.41%	1,035.71	0.24	1.17		\$1.20	\$4,960.62	\$5,348.37			\$6,384.09
66760012929	MJB REAL SWEET DREAMS LLC	unit 5, lot 5	0	557	3,643	153	0.41%	1,028.61	0.24	1.17	\$1.20	\$4,273.24	\$4,607.27	\$666.78	\$720.85	\$6,356.72
66760013025	SHELBOURNE TOWERS LP	unit 6, lot 1	0	40,000	1,454	3.90%	9,796.28	0.24	1.17		\$1.20	\$46,920.00	\$50,587.60			\$60,383.88
66760013041	UP DEVELOPMENT NAPLES BLVD LLC	unit 6, lot 2	0	120,000	4,362	11.71%	29,388.83	0.24	1.17		\$1.20	\$140,760.00	\$151,762.80			\$181,151.64
62014000021	TT OF LAKE SHORE INC	Naples Infinity-Volvo Lot 1	5.15 acres				13,200.05					\$63,222.63	\$68,164.56			\$81,364.61
62014000047	TT OF BONITA SPRINGS INC	Naples Infinity-Volvo Lot 2	3.32 acres				8,506.70					\$40,743.47	\$43,928.27			\$52,434.97
66760013407	TT OF LAKE SHORE INC	Unit 6, portion of lot 2	3.00 acres				7,682.08					\$36,793.90	\$39,669.97			\$47,352.05
			11.46				29,388.83					\$140,760.00	\$151,762.80			\$181,151.63
66760013300	SHELBOURNE TOWERS LP	unit 6, lot 1	0	0	0	0.00%	0.00	0.00	0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Assigned		29,489	111,885	897,621	32,978	88.56%	\$222,188.00					\$544,430.69	\$586,987.26	\$133,937.53	\$144,408.99	\$953,584.27
Unassigned		45,511		102,379	4,261	11.44%	28,706.88			\$0.41	\$1.20	\$0.00	\$0.00	\$141,668.47	\$152,742.28	\$181,449.16
Total		75,000		1,000,000	37,239	100.00%	\$250,894.88					\$544,430.69	\$586,987.26	\$275,606.00	\$297,151.27	\$1,135,033.43

Naples Center Village - Acreage Basis

Folio	Description	Acre	O&M	Debt
61560000042	Naples Center Village Tr 1	6.91	\$21,307	\$113,367
61560000068	Naples Center Village Tr 2	0.62	\$1,912	\$10,172
61560000084	Naples Center Village Tr 3	1.78	\$5,489	\$22,203
		9.31	\$28,707	\$152,742

**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 2018 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 26, 2017
November 16, 2017 Exception Landowners Meeting
December 21, 2017 Exception
January 25, 2018
February 22, 2018
March 22, 2018
April 26, 2018
May 24, 2018
June 28, 2018
July 26, 2018
August 23, 2018
September 27, 2018

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

These meetings are open to the public and may be continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the minutes of the meeting may contact Rich Hans at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rich Hans
Manager



Search for Financial Disclosure Filers

everyone has filed!

Search Results

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

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

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to 5 business days. Processing times for Form 6 disclosures filed with the Department of State at qualifying may exceed 5 business days. Those forms may be available for viewing on the [Department of State](#) website before they are available here.

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

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

Coordinator:
Rich Hans

Narrow results to a particular suborg:

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

Governmental Management Services
5385 N. Nob Hill Rd
Sunrise, FL, 33351
(954) 721-8681
rhans@gmssf.com

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
238945	2016	Conroy III, J. Thomas	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	☑ 05/18/2017	View Filing History
251384	2016	Durant, Michael A	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	☑ 06/28/2017	View Filing History
260034	2016	Embree, Keith	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	☑ 06/07/2017	View Filing History
243954	2016	Nelson, Douglas	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	☑ 06/12/2017	View Filing History
243955	2016	Stevens, David	• Pine Air Lakes Community Development District-Board of Supervisors	Form 1 with Collier County SOE	☑ 07/10/2017	View Filing History

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General Information about Filing Financial Disclosure

- [Brochure: A Guide to the Sunshine Amendment and Code of Ethics \(POF\)](#)
- [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.

PINE AIR LAKES
Community Development District

Check Run Summary - General Fund
July 27, 2017

Date	Check Numbers	Amount
<i>Accounts Payable</i>		
05/05/17	1831-1840	\$29,795.06
06/01/17	1841-1848	\$16,928.94
06/13/17	1849-1853	\$9,300.27
07/12/17	1854-1860	\$11,839.96
Total		\$67,864.23

AP300R
 *** CHECK NOS. 001831-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/17
 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	CHECK #
5/05/17	00016	5/01/17	00003737	201705	320	54100	46800		AQUATIC SYSTEMS, INC.	*	554.00	554.00	001831
5/05/17	00068	4/10/17	5292858	201704	320	54100	46200		BRIGHTVIEW LANDSCAPE SERVICES	*	4,950.00	4,950.00	001832
5/05/17	00045	4/20/17	226523	201703	320	54100	46803		CARDNO	*	400.00	400.00	001833
5/05/17	00003	4/25/17	5-781-67	201704	310	51300	42000		FEDEX	*	132.23	132.23	001834
5/05/17	00021	4/25/17	74241-26	201704	320	54100	48200		FLORIDA POWER & LIGHT	*	122.92	495.60	001835
5/05/17	00030	4/25/17	98770-16	201704	320	54100	48200			*	372.68		
5/05/17	00030	5/01/17	142	201705	310	51300	34000		MANAGEMENT FEES	*	3,022.08		
5/05/17	00030	5/01/17	142	201705	310	51300	31600		DISSEMINATION	*	166.67		
5/05/17	00030	5/01/17	142	201705	310	51300	35101		WEBSITE ADMIN	*	41.67		
5/05/17	00030	5/01/17	142	201705	310	51300	31400		ASSESSMENT ROLL	*	25.00		
5/05/17	00030	5/01/17	142	201705	310	51300	51000		OFFICE SUPPLIES	*	20.00		
5/05/17	00030	5/01/17	142	201705	310	51300	42000		POSTAGE	*	7.30		
5/05/17	00030	5/01/17	142	201705	310	51300	42500		COPIES	*	121.20		
5/05/17	00009	4/16/17	2	201704	310	51300	31100		GOVERNMENTAL MANAGEMENT SERVICES -	*	165.00	3,403.92	001836
5/05/17	00009	4/26/17	121	201704	310	51300	31100		JOHNSON ENGINEERING	*	487.50	652.50	001837
5/05/17	00053	5/05/17	05052017	201705	300	20300	20100		PINE AIR LAKES CDD	*	9,969.08	9,969.08	001838

PAL PINE AIR LAKES SROSINA

AP300R
 *** CHECK NOS. 001831-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/17
 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	CHECK #
5/05/17	00060	5/05/17	05052017	201705	300	20300	20000		SPECIAL ASSESSMENT PINE AIR LAKES CDD	*	9,118.57	9,118.57	001839
5/05/17	00052	4/28/17	88002049	201704	320	54100	46800		FOUNTAIN SERVICE CALL VERTEX WATER FEATURES	*	119.16	119.16	001840
6/01/17	00068	4/27/17	2980093	201704	320	54100	35000		6" POP UP SPRAY HEAD BUBBLER REPLACEMENT	*	193.00		
		4/27/17	2980204	201704	320	54100	35000		BUBBLER REPLACEMENT	*	315.64		
		5/10/17	5317562	201705	320	54100	46200		EXTERIOT MAINTENANCE BRIGHTVIEW LANDSCAPE SERVICES	*	4,950.00	5,458.64	001841
6/01/17	00045	5/10/17	228631	201704	320	54100	46803		MONTHLY WATER USE PERMIT CARDNO	*	400.00	400.00	001842
6/01/17	00004	3/31/17	136	201703	310	51300	31500		SERVICE THRU-3/31/17 COLEMAN, YOVANOVICH & KOESTER, P.A.	*	2,275.00	2,275.00	001843
6/01/17	00003	5/23/17	5-810-51	201705	310	51300	42000		DELIVERIES THRU-5/23/17 FEDEX	*	42.20	42.20	001844
6/01/17	00021	5/25/17	74241-26	201705	320	54100	48200		5875 NAPLES BLVD	*	251.11		
		5/25/17	98770-16	201705	320	54100	48200		5875 AIRPORT RD N FLORIDA POWER & LIGHT	*	377.99	629.10	001845
6/01/17	00017	5/10/17	05102017	201704	320	54100	47600		LANDSCAPE MAINTENANCE IBIS	*	3,450.00	3,450.00	001846
6/01/17	00066	10/01/16	3736	201610	320	54100	46801		MAINTENANCE FOR 2015	*	1,600.00		
		1/01/17	3743	201610	320	54100	46801		MAINTENANCE FOR 2016	*	1,600.00		
		1/31/17	3745	201701	320	54100	46801		PRESERVE MAINTENANCE	*	400.00		
		4/03/17	3925	201704	320	54100	46801		PRESERVE MAINTENANCE LAKE & WETLAND MANAGEMENT, INC.	*	400.00	4,000.00	001847

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 #
6/01/17	00050	3/30/17	5846.3A	201703	320	54100	35000			*	400.00		
			MAINTENANCE CHARGE										
		4/21/17	8622A	201704	320	54100	35000			*	274.00		
			REPLACE LEAKING VALVE										
									STAHLMAN-ENGLAND			674.00	001848
6/13/17	00016	6/01/17	00003766	201706	320	54100	46800			*	554.00		
			LAKE AND WETLAND SVC										
									AQUATIC SYSTEMS, INC.			554.00	001849
6/13/17	00068	5/30/17	2999354	201705	320	54100	46202			*	2,578.80		
			INSTALL TREES										
									BRIGHTVIEW LANDSCAPE SERVICES			2,578.80	001850
6/13/17	00004	4/30/17	137	201704	310	51300	31500			*	1,097.50		
			SERVICE THRU-4/28/17										
									COLEMAN, YOVANOVICH & KOESTER, P.A.			1,097.50	001851
6/13/17	00030	6/01/17	143	201706	310	51300	34000			*	3,022.08		
			MANAGEMENT FEES										
		6/01/17	143	201706	310	51300	31600			*	166.67		
			DISSEMINATION										
		6/01/17	143	201706	310	51300	31400			*	25.00		
			ASSESSMENT ROLL										
		6/01/17	143	201706	310	51300	35101			*	41.67		
			WEBSITE ADMIN										
		6/01/17	143	201706	310	51300	42500			*	29.55		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES -			3,284.97	001852
6/13/17	00009	5/30/17	122	201705	310	51300	31100			*	525.00		
			SERVICE THRU-5/14/17										
		5/30/17	3	201705	310	51300	31100			*	1,260.00		
			SERVICE THRU-5/14/17										
									JOHNSON ENGINEERING			1,785.00	001853
7/12/17	00016	7/01/17	379571	201707	320	54100	46800			*	554.00		
			LAKE AND WETLAND SVC										
		7/01/17	380898	201707	320	54100	46800			*	206.00		
			QRT FOUNTAIN MAINTENANCE										
									AQUATIC SYSTEMS, INC.			760.00	001854
7/12/17	00068	6/10/17	5343570	201706	320	54100	46200			*	4,950.00		
			EXTERIOR MAINTENANCE										
									BRIGHTVIEW LANDSCAPE SERVICES			4,950.00	001855

PAL PINE AIR LAKES SROSINA

AP300R
 *** CHECK NOS. 001831-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/18/17
 PINE AIR LAKES - GF
 BANK A PINE AIR LAKES CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	EXPENSED TO DPT	EXPENSED TO ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/12/17	00045	5/26/17	231279	201705	320	320-54100-46803			COMPLIANCE MONITORING	*	400.00		
		6/30/17	233561	201706	320	320-54100-46803			COMPLIANCE MONITORING	*	400.00		
CARDNO												800.00	001856
7/12/17	00021	6/27/17	16577	201706	320	320-54100-48200			5875 AIRPORT RD N	*	406.78		
		6/27/17	26063	201706	320	320-54100-48200			5875 NAPLES BLVD	*	263.86		
FLORIDA POWER & LIGHT												670.64	001857
7/12/17	00030	7/03/17	144	201707	310	310-51300-34000			MANAGEMENT FEES	*	3,022.08		
		7/03/17	144	201707	310	310-51300-31600			DISSEMINATION	*	166.67		
		7/03/17	144	201707	310	310-51300-31400			ASSESSMENT ROLL	*	25.00		
		7/03/17	144	201707	310	310-51300-35101			WEBSITE ADMIN	*	41.67		
		7/03/17	144	201707	310	310-51300-42000			POSTAGE	*	5.98		
		7/03/17	144	201707	310	310-51300-42500			COPIES	*	11.85		
GOVERNMENTAL MANAGEMENT SERVICES -												3,273.25	001858
7/12/17	00009	6/20/17	123	201706	310	310-51300-31100			SERVICE THRU-6/11/17	*	932.50		
		6/20/17	4	201706	310	310-51300-31100			SERVICE THRU-6/11/17	*	53.57		
JOHNSON ENGINEERING												986.07	001859
7/12/17	00050	6/26/17	5846.4A	201706	320	320-54100-35000			PUMP MAINTENANCE	*	400.00		
STAHLMAN-ENGLAND												400.00	001860
TOTAL FOR BANK A											67,864.23		
TOTAL FOR REGISTER											67,864.23		

PAL PINE AIR LAKES SROSINA

**PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2017

\$250,894.88 \$586,987.26 \$297,151.27 \$1,135,033.41
ASSESSED THROUGH COUNTY

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	PROPERTY APPRAISER	INTEREST	NET RECEIPTS	O&M Portion	2012 DSF Portion	2008 DSF Portion	Total
10/1/2016	INVOICE	\$0.00	\$0.00	\$0.00	\$17,025.46	\$0.00	(\$17,025.46)	(\$3,763.41)	(\$8,804.79)	(\$4,457.26)	(\$17,025.46)
10/26/2016	CK#300077239	\$22,218.84	\$1,166.49	\$421.05	\$0.00	\$0.00	\$20,631.30	\$3,354.27	\$17,277.03	\$0.00	\$20,631.30
11/29/2016	CK#300077745	\$369,094.08	\$14,763.76	\$7,086.61	\$0.00	\$0.00	\$347,243.71	\$72,532.58	\$256,424.28	\$18,286.85	\$347,243.71
12/15/2016	CK#300078756	\$574,744.23	\$22,989.79	\$11,035.09	\$0.00	\$0.00	\$540,719.35	\$134,868.47	\$260,803.39	\$145,047.49	\$540,719.35
12/30/2016	CK#300078982	\$134,673.92	\$4,040.22	\$2,612.67	\$0.00	\$0.00	\$128,021.03	\$20,254.07	\$0.00	\$107,766.95	\$128,021.02
1/25/2017	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$60.71	\$60.71	\$13.42	\$31.40	\$15.89	\$60.71
1/30/2017	CK#300079331	\$11,109.43	\$333.28	\$215.52	\$0.00	\$0.00	\$10,560.63	\$1,716.97	\$8,843.65	\$0.00	\$10,560.63
03/30/17	CK#300079574	\$12,083.52	\$0.00	\$241.67	\$0.00	\$0.00	\$11,841.85	\$1,873.49	\$0.00	\$9,968.36	\$11,841.85
04/10/17	CK#300079638	\$0.00	\$0.00	\$0.00	\$0.00	\$2.71	\$2.71	\$0.60	\$1.40	\$0.71	\$2.71
04/28/17	CK#300079689	\$11,109.42	\$0.00	\$222.19	\$0.00	\$0.00	\$10,887.23	\$1,770.07	\$9,117.17	\$0.00	\$10,887.23
TOTAL		\$1,135,033.44	\$43,293.54	\$21,834.80	\$17,025.46	\$63.42	\$1,052,943.05	\$232,620.52	\$543,693.54	\$276,628.99	\$1,052,943.05

Assessed on Roll:

93% 93% 93%

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$250,894.88	22.1046%	\$232,620.52	\$ (232,620.52)	\$0.00
2012 DEBT SERVICE	\$586,987.26	51.7154%	\$543,693.54	\$ (543,693.53)	\$0.01
2008 DEBT SERVICE	\$297,151.27	26.1800%	\$276,628.99	\$ (276,629.00)	(\$0.01)
TOTAL	\$1,135,033.41	100.00%	\$1,052,943.05	(\$1,052,943.05)	(\$0.00)

100.00% Gross Collections (\$0.03) Balance Remaining to Collect
--

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	2012 DSE	2008 DSE
12/7/2016	1784/1785	\$ 264,896.52	\$ 13,829.59
1/6/2017	1796/1797	\$ 260,803.39	\$ 252,814.44
3/1/2017	1814/1815	\$ 8,875.05	\$ 15.89
5/5/2017	1838/1839	\$ 9,118.57	\$ 9,969.08
TOTAL		\$ 543,693.53	\$ 276,629.00
Amount due:		\$ 0.01	\$ (0.01)

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
June 30, 2017

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	
ASSETS:			
Cash	\$21,144	---	\$21,144
Investment - State Board Surplus	\$162,287	---	\$162,287
Investment - State Board Reserves	\$323,917	---	\$323,917
Investments:			
<u>Series 2008</u>			
Reserve	---	\$249,679	\$249,679
Revenue	---	\$187,849	\$187,849
Bond Redemption	---	\$4,579	\$4,579
<u>Series 2012</u>			
Reserve	---	\$500,000	\$500,000
Revenue	---	\$195,146	\$195,146
Deposits	\$1,024	---	\$1,024
TOTAL ASSETS	<u>\$508,372</u>	<u>\$1,137,252</u>	<u>\$1,645,624</u>
LIABILITIES:			
Accounts Payable	\$12,477	---	\$12,477
TOTAL LIABILITIES	<u>\$12,477</u>	<u>\$0</u>	<u>\$12,477</u>
FUND BALANCES:			
Nonspendable:			
Prepaid Items and Deposits	\$1,024	---	\$1,024
Restricted:			
Debt Service	---	\$1,137,252	\$1,137,252
Assigned to:			
Maintenance Reserves	\$323,917	---	\$323,917
Unassigned	\$170,954	---	\$170,954
TOTAL FUND BALANCES	<u>\$495,895</u>	<u>\$1,137,252</u>	<u>\$1,633,147</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$508,372</u>	<u>\$1,137,252</u>	<u>\$1,645,624</u>

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$232,705	\$232,705	\$232,621	(\$84)
Interest Income	\$500	\$375	\$3,637	\$3,262
TOTAL REVENUES	\$233,205	\$233,080	\$236,257	\$3,177
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$6,000	\$4,500	\$3,400	\$1,100
FICA Expense	\$459	\$344	\$260	\$84
Engineering	\$10,000	\$7,500	\$12,246	(\$4,746)
Arbitrage Services	\$1,200	\$1,200	\$1,200	\$0
Attorney	\$12,000	\$9,000	\$10,393	(\$1,393)
Attorney-Special Counsel	\$25,000	\$18,750	\$414	\$18,336
Annual Audit	\$3,700	\$3,700	\$3,700	\$0
Management Fees	\$36,265	\$27,199	\$27,199	\$0
Disclosure Report	\$2,000	\$1,500	\$1,500	(\$0)
Trustee Fees	\$7,250	\$7,250	\$7,217	\$33
Assessment Roll	\$300	\$225	\$225	\$0
Telephone	\$50	\$38	\$3	\$35
Postage	\$1,250	\$938	\$924	\$14
Printing & Binding	\$500	\$375	\$408	(\$33)
Insurance	\$6,515	\$6,515	\$6,042	\$473
Legal Advertising	\$2,500	\$1,875	\$0	\$1,875
Other Current Charges	\$550	\$413	\$404	\$9
Office Supplies	\$150	\$113	\$100	\$13
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$500	\$375	\$375	(\$0)
Total Administrative	\$116,364	\$91,983	\$76,184	\$15,799
Maintenance				
Landscape Maintenance	\$60,800	\$45,600	\$44,550	\$1,050
Preserve Maintenance	\$1,600	\$1,200	\$4,000	(\$2,800)
Preserve Monitoring	\$4,200	\$4,200	\$4,131	\$69
Tree Pruning & Replacement	\$7,000	\$5,250	\$2,710	\$2,540
Irrigation Repairs & Maintenance	\$3,500	\$2,625	\$2,240	\$385
Annual Plantings	\$7,000	\$5,250	\$10,630	(\$5,380)
Electricity	\$6,500	\$4,875	\$5,376	(\$501)
Lake Maintenance	\$9,020	\$6,765	\$5,711	\$1,054
Management Fee (IBIS)	\$22,800	\$17,100	\$15,450	\$1,650
Reporting-SFWMD	\$4,800	\$3,600	\$3,600	\$0
Contingency	\$42,357	\$31,768	\$0	\$31,768
Total Maintenance	\$169,577	\$128,233	\$98,398	\$29,835
TOTAL EXPENDITURES	\$285,941	\$220,216	\$174,582	\$45,634
EXCESS REVENUES (EXPENDITURES)	(\$52,736)		\$61,676	
FUND BALANCE - Beginning	\$52,736		\$434,219	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$495,895</u>	

PINE AIR LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2017

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
REVENUES:				
Interest Income	\$25	\$19	\$1,451	\$1,432
Special Assessments	\$275,606	\$275,606	\$276,629	\$1,023
TOTAL REVENUES	\$275,631	\$275,625	\$278,080	\$2,455
EXPENDITURES:				
Interest - 11/1	\$107,325	\$107,325	\$107,325	\$0
Interest - 5/1	\$107,325	\$107,325	\$107,325	\$0
Principal - 5/01	\$60,000	\$60,000	\$60,000	\$0
TOTAL EXPENDITURES	\$274,650	\$274,650	\$274,650	\$0
EXCESS REVENUES (EXPENDITURES)	\$981		\$3,430	
FUND BALANCE - Beginning	\$182,493		\$438,677	
FUND BALANCE - Ending	\$183,474		\$442,106	

PINE AIR LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2017

	ADOPTED BUDGET	PRORATED THRU 6/30/17	ACTUAL THRU 6/30/17	VARIANCE
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REVENUES:

Interest Income	\$1,000	\$750	\$3,145	\$2,395
Special Assessments	\$544,520	\$544,520	\$543,694	(\$826)
TOTAL REVENUES	\$545,520	\$545,270	\$546,839	\$1,569

EXPENDITURES:

Interest - 11/1	\$87,555	\$87,555	\$87,555	\$0
Interest - 5/1	\$87,555	\$87,555	\$87,555	\$0
Principal - 5/1	\$375,000	\$375,000	\$375,000	\$0
TOTAL EXPENDITURES	\$550,110	\$550,110	\$550,110	\$0

EXCESS REVENUES (EXPENDITURES)	(\$4,590)		(\$3,271)	
---------------------------------------	------------------	--	------------------	--

FUND BALANCE - Beginning	\$194,236		\$698,417	
FUND BALANCE - Ending	\$189,646		\$695,146	

**PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2017**

<i>Series 2008, Special Assessment Bonds</i>		
Interest Rate:	6.75%	
Maturity Date:	5/1/2039	
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Bonds outstanding - 9/30/2016		\$3,180,000.00
Less:	May 1, 2017 (Mandatory)	(\$60,000.00)
Current Bonds Outstanding		\$3,120,000.00
<i>Series 2012, Special Assessment Bonds</i>		
Interest Rate:	3.90%	
Maturity Date:	5/1/2026	
Bonds outstanding - 9/30/2016		\$4,490,000.00
Less:	May 1, 2017 (Mandatory)	(\$375,000.00)
Current Bonds Outstanding		\$4,115,000.00
Total Current Bonds Outstanding		\$7,235,000.00

PINE AIR LAKES
Community Development District
Maintenance Reserves

	FY 2016 AMOUNT ON RESERVE	FY17 BUDGET RESERVE LINE ITEMS	FUNDS SPENT IN FY 2017	FY 2017 AMOUNT ON RESERVE
<i>Shrub Replacement Reserve</i>	\$127,452	\$0	\$0	\$127,452
<i>Irrigation Reserve</i>	\$84,102	\$0	\$0	\$84,102
<i>Lake Fountain Reserve</i>	\$54,305	\$0	\$0	\$54,305
TOTALS	\$265,859	\$0	\$0	\$265,859