

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

September 28, 2017

Pine Air Lakes

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

September 21, 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 **September 28, 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 July 27, 2017 Meeting
3. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2017
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Report - Update on Hurricane Damages
 - D. Manager - Discussion of Damaged Entrance Sign - Airport Road
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 July 27, 2017 meeting.

The third order of business is consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2017. A copy of the engagement letter is enclosed for your review.

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, July 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:

Tom Conroy	Chairman
David Stevens	Vice Chairman
Doug Nelson	Assistant Secretary
Michael Durant	Assistant Secretary

Also present were:

Rich Hans	District Manager
Lisa Derryberry	Governmental Management Services
Greg Urbancic	District Counsel
Dave Robson	District Engineer
Mallory Clancy	Johnson Engineering, Inc.
George Fogg	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
April 27, 2017 Meeting**

Mr. Hans: Item No. 2 is the approval of the minutes from the April 27th meeting meeting. If anyone has any comments on those we'll take them, if not, a motion approving those would be in order.

Mr. Robson: I only had a comment with spelling, they have NGBD, that should be NGVD, not that anybody really cares too much, and I wondered if I really said that I'm sending it by helicopter.

Mr. Durant: Yes that was pretty interesting, I did see that.

Mr. Robson: On page 11.

Mr. Hans: I don't know, were you being sarcastic maybe, I don't know, but I'll have to listen to the tape.

Mr. Robson: Right, I don't know.

Mr. Hans: Anything else?

Mr. Nelson: On page 1, it says present and constituting a quorum, that would be David Stevens not Doug.

Mr. Urbancic: I had one on page 7 at the top, where it says Mr. Durant was attributed to something I said.

Mr. Durant: So that was you who said that?

Mr. Urbancic: Yes.

Mr. Hans: Alright so we'll incorporate those changes in the final version.

On MOTION by Mr. Stevens seconded by Mr. Durant with all in favor, the Minutes of the April 27, 2017 Meeting with the indicated changes were approved.
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THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2018 Budget

A. Motion to Open the Public Hearing

Mr. Hans: Moving on, item No. 3 is our public hearing to adopt the fiscal year 2018 budget. This meeting was advertised, we set it by resolution as the date for our public hearing and it was advertised as a public hearing, so we need a motion to open up our public hearing.

On MOTION by Mr. Nelson seconded by Mr. Durant with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2017-02 Annual Appropriation Resolution

Mr. Hans: Then for the record we do not any general public here for any comment or discussion, so we can move on to any discussion or comments from the Board. As far as the budget goes, it's the budget that we talked about at the prior meeting, it's keeping the annual assessment the same, it's \$232,000 and that would be collected on the roll and the amount hasn't changed. So if there's no questions or discussion on the budget portion, a motion approving resolution #2017-02 which will approve that budget would be in order.

On MOTION by Mr. Stevens seconded by Mr. Durant with all in favor, Resolution #2017-02 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2017-03 Levy of Non Ad Valorem Assessments

Mr. Hans: Then the next tab, tab D is consideration of resolution #2017-03 which is the levy of the Non Ad Valorem assessments. Basically what this is doing is it takes our budget and allocates to the properties, and this probably does call for a little bit of a discussion. So Tom, we're in our public hearing right now, and we just approved the budget and we're on to the next resolution which is the levy of the assessments.

Mr. Conroy: Ok.

Mr. Hans: And I just passed out a handout, there's two things, one just to clarify, the allocation, we're using the same type of allocation that we had in the past, we have the unassigned property which was split over the 3 parcels, as it's been before on a per acre basis. Now there's one change in some platting and I passed out a little map that shows, and it's right behind the resolution, where the Volvo dealership is going, and that used to be one parcel.

Mr. Conroy: So they re-platted that?

Mr. Hans: Yes, it's been re-platted into three.

Mr. Conroy: Do we have a copy of the plat?

Mr. Hans: I don't have a copy of the plat with me, I think I have one that I pulled off line, but it's been broken into three parcels. Originally there was 120,000 square foot developer rights on the large tract, now it's broken up into three, and there's no one allocating developer rights across the parcels. So what I proposed in my allocation is, the 120,000 comes to a certain number, and I split it across the three parcels on a per acre basis, similar to what we're doing across the street.

Mr. Conroy: Just like we did the other ones.

Mr. Stevens: George, any reason that site wouldn't be developed next to the storage, that's developable land. I think, and I don't know if you've talked to Greg about this but I think there was talk about selling the southern half and then they decided to keep the yellow shaded section for expansion and now they're just selling off Lakeshore, I think that's what they're doing.

Mr. Fogg: Well frankly the map is not anywhere near what I know the site to be. The car dealership actually proceeds I think quite a lot further south, that yellow area comes quite a lot further south, and that last parcel I don't think is exactly as shown here, a good piece.

Mr. Robson: This was recent Google Map.

Mr. Fogg: Ok then it is correct, but I've walked that area so many times.

Mr. Robson: It's a February photo.

Mr. Fogg: Ok well I thought this was in here further but maybe the map I had seen earlier showed this parcel being less wide, not a particular number that I had, and if that's the approximate size of that parcel, I see absolutely no reason why it can't or shouldn't be developed. The only problem there is, which is a minor one, there's a drainage swale that has to be taken care of that runs right along the south boundary there.

Mr. Robson: Yes we have a drainage easement on the southbound and I think it's 25 or 30 feet.

Mr. Stevens: And the only reason I was asking is just to make sure it wasn't designated as some sort of preserve.

Mr. Robson: Right.

Mr. Fogg: No that is not a preserve. The only thing of significance down there that I know of is, it used to be a home of indigents but other than that I will comment on that later when my report comes in, it's not a critical thing but just for informational purposes.

Mr. Hans: So in regard to the allocation of the assessments everyone is fine with that.

Mr. Stevens: Yes, it's logical, it makes sense.

Mr. Hans: Ok, so then a motion approving resolution #2017-03 which levies the assessments on the properties would be in order.

On MOTION by Mr. Durant seconded by Mr. Conroy with all in favor, Resolution #2017-03 levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hans: Then we can close our public hearing by motion, just a motion to close the public hearing would be in order.

On MOTION by Mr. Conroy seconded by Mr. Nelson with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Staff Reports

Mr. Hans: Moving on to staff reports, Greg, moving on to the attorney report. Do you have anything?

A. Attorney

Mr. Urbancic: The only thing I want to report is just to make a note for our record about the letters that you all were sent copies of related to the DRI extension for Pine Air Lakes. They're somewhat self-explanatory but we did respond to various letters, the last opinion that weren't necessarily objecting to the DRI extension but just whether or not the Aronoff entity that they were listing, and I don't remember which one it was, had the capacity to move forward to get that extension. So we haven't heard anything back to my knowledge so we'll see where that all transpires there. They're scheduled to go in front of the planning commission I think which is in August, the planning commission meeting for the DRI extensions so we'll see what happens.

Mr. Stevens: And the theory is he's going to show up and be part of that?

Mr. Urbancic: I think he's going to continue to pursue it is my expectation.

Mr. Conroy: Anybody have questions on that?

Mr. Hans: Hearing no questions I guess we can move on.

B. Engineer

Mr. Hans: Moving on to our engineer.

Mr. Robson: Yes, David Robson, Johnson Engineering. So I didn't do it by helicopter, but I did contact South Florida Water Management, reviewed the Dick's Sporting Goods application and concerns about the size of the lake, the control structure, and they're reluctant to take any action, I sent them a reminder just a few days ago, and did get a response back and he's contacted the design engineers. So South Florida Water Management is reaching out to Lock Green Engineering, for an explanation of 8.54 acres being certified in substantially complete at 8.02. So we just have to wait and see what happens next but at least we've got some movement out of South Florida Water Management.

Mr. Conroy: Ok.

Mr. Robson: And you all kind of met, but Mallory Clancy is a registered Florida engineer, professional engineer, and I'm looking to and planning my retirement so she's learning CDDs.

Mr. Conroy: When are you planning retirement?

Mr. Robson: End of February.

Mr. Conroy: Seriously, congratulations.

Mr. Robson: Thank you. If there are no questions, that's the end of my report.

C. Field Report

Mr. Hans: Moving on to field report, George?

Mr. Fogg: Yes, I have a few just informational things today, I don't need any actions on anything. A point of information is that the lakes that we have in our project were at their highest level ever. I was surprised that they were as high as that, and this south lake here was almost overflowing into the canal beside it, that's how high the water was.

Mr. Durant: How recently?

Mr. Fogg: Last month.

Mr. Robson: It's down pretty much to normal level.

Mr. Fogg: Yes, it's about normal now. A point of information we do have some riprap where there's drainage area between where Dick's comes in here and that has to be repaired and will be taken care of shortly. If it continues to show a problem with erosion, then we'll go to Dick's and Costco and get somebody to pay for it. Right now it's a relatively minor thing and we'll get it taken care of by the time the next meeting occurs.

Mr. Robson: UP Development is still holding the permit for the changes made to that lake, it's not been transferred to the CDD.

Mr. Fogg: The new strip mall, which I keep asking about, and I'm not asking any more since it's well under construction here, and they did have a problem, or they do have a problem that we resolved. That line of trees that goes along, where people thought was on our property, isn't.

Mr. Nelson: On the south side.

Mr. Fogg: Yes, on the south side, this line in here, and I met out on the site with Collier County and the contractor and their engineer and I simply told them that those trees were not our trees and only indirectly in that we were involved when they were put in, they belong to the property owner in here and their plan showed them as being somewhere they weren't. I bring that up just so that you know they're going to be all taken out and replaced by royal poinciana trees which I kind of encouraged them to make them flowering trees, rather than just the foliage trees that are there, and that is taken care of. I've been noticing that some of the shrubs are continuing to grow old, and I don't understand that.

Mr. Nelson: Going back to those trees, I looked at them yesterday and the problem is, they're on the road, so if a truck which is going to be there every single day delivering to those businesses, he's going to break them every day, so you put royal poinciana which have a lower canopy, you're going to have the same problem you have now with the oaks.

Mr. Fogg: I don't have any problem with the olives, they have a problem that they're in the middle of their parking lot.

Mr. Nelson: Oh so that will be a parking lot?

Mr. Fogg: Yes, that is going to be a parking lot.

Mr. Nelson: Because I was looking at the canopy over the road was going to be an issue.

Mr. Fogg: Oh no, now it's the same owner as these parcels over here and they did complain about the trees screening their lettering on their building signs and we simply told them that's fine, you take care of it, they're your trees not ours.

Mr. Nelson: Well just to be on the record, my concern is that if you're behind a truck that pops one of those branches, it's going in your windshield and then that's going to be a CDD issue because it's our road.

Mr. Fogg: Oh our existing trees?

Mr. Nelson: Whatever ends up there, if they're not a canopy that's designed to be next to a road with 15' trucks driving on it.

Mr. Fogg: On all of the trees that we have are pruned up to the Collier County height requirements.

Mr. Nelson: Ok well as long as you're putting new trees and they're there, usually they start smaller and they go up, so they're going to be in the way.

Mr. Fogg: Well these people, and their trees, and we're not involved with their trees, it's in their buffer area.

Mr. Nelson: On the road south of the new development, in other words the south side behind it, is that our road?

Mr. Robson: No.

Mr. Fogg: No, that road is existing and no it is not, I don't know whose road it is but it's not ours.

Mr. Nelson: Alright, then I don't care.

Mr. Robson: To my knowledge we have this back road over here and a piece of this entrance here.

Mr. Nelson: And that's it.

Mr. Robson: I'm pretty sure that's it, yes.

Mr. Nelson: Ok, alright.

Mr. Fogg: I mentioned about the shrubs, that's just a continuing thing, we will continue to replace them within our budget capabilities because they're getting old, and very leggy. Some of you may have noticed when you drive in off of Pine Ridge Road there's some grass growing in the ground cover and it will be gone very shortly, I've had a little heart to heart with the contractor and that will disappear. I mention that only briefly, we have a new account manager from BrightView, which is our landscape contractor, and he is still getting used to the site and the things that we have to do and I was surprised that he hadn't been briefed thoroughly by his predecessor but, he got briefed this week.

Mr. Nelson: Good because my observation was the maintenance has fallen down a notch.

Mr. Fogg: And I have had a little discussion with them. In fact, I've simply said that these things that I pointed out to them have to be taken care of or will go back out to bid again. I don't like to say that, they've been doing a good job, I will be talking to the overall manager sometime in the next month, who's a long term friend of mine, and I'm quite sure it will be back up where it belongs, and that's it for my report.

Mr. Durant: What ever happened with the killing of those crazy weeds?

Mr. Robson: The wedelia, they did another treatment, and I was in there about a month ago and you could see new shoots coming up since the treatment and it is a problem. We are in the process, The Lake Masters had given us a proposal because they had claimed that they have dealt with wedelia in other places and could handle it, but once it came time to seriously cut one contract off and start the other, they revised their proposal upward by 60%, so we've dropped back and I'm getting another proposal from another source, and it was just a maintenance event. It's pretty much under control but if they don't do extra treatments in the near future it's going to just flourish.

Mr. Fogg: Well I'm going to go a little bit further, the whole area is flooded now where that wedelia is there's a few feet of water and so we don't have to worry about it until the water goes down but, I've been trying to get rid of that wedelia now for about 20 years and so far have failed very miserably and we'll just keep at it.

Mr. Robson: The follow up on that is the required planting that South Florida Water Management wanted in that one letter, they did everything but the ferns because they changed their source of ferns, they rejected them and when the time came to plant them, they followed up and got the ferns plants last Tuesday, so they're monitoring it and will record the plantings and so forth and it's scheduled for work to be completed and a report written and submitted to South Florida Water Management by October 1st. We should be able to proceed with all that, at least on paper it will be satisfying South Florida Water Management. Ideally I hate to say, it looks like it's going to come back and we're going to keep dealing with it.

Mr. Fogg: I can only say that South Florida Water Management when they changed people that were involved with overseeing that preserve, changed completely what we had originally agreed and had been maintaining it for, and the planting that was put in was really very significant in the amount of new plants. None of you will go back and look at it, but it will change the way the place looks completely from what it is now to something totally different and one thing that wasn't in there that South Florida Water Management didn't comment on is that our very unique palm tree fell over dead, it was a sable palm tree that had a strangler fig growing out of the top of it and it's been there for about 20 years and the strangler fig is still alive but the tree blew over.

Mr. Hans: Alright. Anything else for George? If not, we can move to the next item.

D. Manager

- 1) **Consideration of Proposed Fiscal Year 2018 Meeting Schedule**
- 2) **Discussion of Financial Disclosure Report for the Commission on Ethics**
- everyone has filed

Mr. Hans: Under manager's report, we have the consideration of our fiscal year 2018 meeting schedule, which again would be the fourth Thursday of each month at 2:00 p.m. at this location. Just two exceptions, one is November 16th which is going to be a landowners election and December 21st, just moved a week earlier so it doesn't fall over the Christmas holiday. So if that schedule is good with everybody, a motion to authorize staff to go ahead and advertise would be in order.

On MOTION by Mr. Nelson seconded by Mr. Stevens with all in favor, accepting the proposed Fiscal Year 2018 Meeting Schedule and authorizing staff to advertise was approved.
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Mr. Hans: Then the financial disclosure report, everybody has filed so we're all good and no one will be fined this year.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Hans: Moving on to financial reports, there's a check register and the balance sheet and income statement. If there are any questions or discussion on those we can take those. If there are no comments or questions, a motion approving would be in order.

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Hans: Item No. 6 is Supervisors requests, anything from our Supervisors today?

Mr. Durant: Anything on the Costco, is that all squared away?

Mr. Urbancic: We haven't heard anything, we never heard back from them.

Mr. Durant: Really?

Mr. Fogg: They're not building anything yet, not yet anyway, at least as of Sunday.

Mr. Durant: Although they're painting, on the east and north side, and the expansion was on kind of the west side.

Mr. Urbancic: Now we were clear as to what our requirement was I think, but I've not heard anything, and I know we talked about it at the last minute but there's been no communication since then, since before that date.

Mr. Durant: Right, ok.

Mr. Fogg: We'll probably go out one day, I shop usually over there on Sunday and I'll probably go out one day and find that it's half done and the next week it will be finished.

Mr. Nelson: But moving into other issues, what does the CDD care for behind Florida Motor Toys, or whatever that place is called?

Mr. Stevens: Florida Sports.

Mr. Nelson: Yes, Florida Sports. Are we in charge of basically the perimeter there? Do we have any jurisdiction over the parking lot area?

Mr. Fogg: No.

Mr. Nelson: The place is a junkyard, there's no way it's up to code, and it's getting worse, and they're using this grass area which I thought is our jurisdiction.

Mr. Fogg: It is, that is in it.

Mr. Nelson: So they've got at least 10 if not 20 vehicles jammed bumper to bumper, like it's beginning to look like a junkyard.

Mr. Fogg: Now I've spoken to them personally once on this subject, I think it's probably, and I've shown you photographs of this mess back there. It hasn't disappeared, there's a new manager, he said it was going to be taken care of, and apparently, it's just getting worse.

Mr. Robson: When was the last time you looked?

Mr. Nelson: Yesterday.

Mr. Robson: Ok because when I made a quick trip through but it didn't seem like I saw anything past the curb, so maybe I just didn't see them.

Mr. Nelson: You can't see past the curb because it's piled with stuff and what really caught my eye was the fact that these vehicles are all parked on the grass and to take the corporate view, if one of those leaks something, the environmental concern is ours.

Mr. Conroy: Where is this again Doug? Show me where it is.

Mr. Nelson: Right behind Florida Sports.

Mr. Robson: On the corner.

Mr. Nelson: What they've done is, they're using the edge of the parking lot.

Mr. Conroy: And we own that land.

Mr. Fogg: We own from the edge of the parking lot back to here.

Mr. Conroy: Can we put a fence up, or big boulders?

Mr. Nelson: A fence would be the only thing that would help.

Mr. Conroy: What about massive rocks?

Mr. Nelson: No they're all terrain vehicles, they'll have fun with those. See that bump out, we don't own, that's what's literally is filled bumper to bumper. So there's no way it meets Collier County code.

Mr. Stevens: Do we want to send something from the CDD though, or do we want to notify the county?

Mr. Nelson: No I would think that maybe the CDD could notify the county and just say, FYI.

Mr. Stevens: So is that the technique Greg?

Mr. Urbancic: Yes.

Mr. Stevens: Because there's a new ownership structure in that business where the previous, one of the partners whose son was working there has been bought out and now the owner is absentee. So I suspect that a letter, either from the county, or from the CDD to the owner in Ohio would get proper attention, especially on a letterhead like that, as opposed to talking to the manager.

Mr. Fogg: I would like to suggest that we do a gradual step up that we have the CDD send a letter from the CDD to them.

Mr. Stevens: That makes sense to me George, if Greg agrees, just a quick love note, and if you think it should go through Collier County, then we just notify them that we see this as an issue and we'd like their prompt attention.

Mr. Urbancic: I would think it would be of a county issue because I don't know what our enforcement mechanism would be.

Mr. Conroy: Well are they on our property or not?

Mr. Urbancic: It doesn't sound like it.

Mr. Conroy: So they're not on our property?

Mr. Nelson: Right, and based on my recollection, but it's definitely a county issue in the sense that there's trailers that have no wheels on them. There's a jet ski that

has no motor that's laying on the concrete, it's not like, we're parking stuff because it's inventory we're moving, this stuff hasn't moved in months.

Mr. Fogg: Not from the parking lot, it hasn't moved maybe in years even.

Mr. Nelson: Right, and so that clearly violates the county standard, so that's a code enforcement issue, so if it's not on our grass so we make sure that they don't cross this line here.

Mr. Fogg: Well we've been taking care of this area since the place was built. I know because I personally directed it, and seen it taken care of by our people. So I would suggest from a management standpoint that the CDD send them a letter saying that in order to maintain this we need to have the vehicles off of there and as the CDD is sort of the joint operator of this whole site, that we say that this thing needs to be kept in a neat orderly way, the equipment needs to be kept in their service area and not in the parking lot.

Mr. Stevens: They might think it's their land, they might think that they own it.

Mr. Hans: Right.

Mr. Conroy: Well I just want to have more information on whether or not, I guess two things, whether they're on our land or not, and if they're not on our land, what authority do we have to even say anything?

Mr. Nelson: Well clearly it's a code issue, so we could just simply notify Collier County Code Enforcement, somebody cares, and they'll send somebody out, and that would probably solve the problem.

Mr. Conroy: I think unless we know it's on our land, the simpler thing is to notify Collier County because I would think that we would have some concern of leaking of oils and other materials, even if it's on their property, our property is right adjacent to it.

Mr. Nelson: Right, it's right there.

Mr. Conroy: So if they lose 5 gallons of oil a foot from our land, we just ended up with 2 ½ gallons of oil.

Mr. Nelson: What's also interesting is that they're actually in Best Buy's parcel, they're not on their parcel, so Best Buy has a dog in this hunt too. If I was Best Buy, I would be going nuts because 90% of their junkyard is actually on this parcel that's showing as Best Buy's area.

Mr. Conroy: Ok, so do you want to do a letter to the county, either Rich or Greg?

Mr. Hans: Yes, and it's not going to matter if it comes from my office or Greg's.

Mr. Urbancic: I think you just need to call them or report it, or something.

Mr. Hans: Yes, ok.

Mr. Urbancic: I don't even think it needs to be formal, there's a pretty easy process online.

Mr. Hans: Alright.

Mr. Nelson: From a development standard what you go through to get approval for a shopping center or a commercial development, and to see that, it's interesting that it's been that way for so long.

Mr. Hans: Right, and we get calls when the garbage can is overflowing by the bus stop. Ok, so we'll contact code enforcement and report it and hopefully they'll address it. Anything else from our Supervisors?

Mr. Conroy: Can someone go out to look to see whether it's actually on our property, because if it is on our property we may want to think about a fence or we may want to think about something to ensure that they're not putting storage, even clean storage on our property.

Mr. Robson: It's going to be difficult to identify where that line is.

Mr. Nelson: If the CDD has to the curb which is pretty clear, if it's over the curb it's in the way.

Mr. Robson: The problem is, how to figure out where this line actually occurs.

Mr. Conroy: Yes but if we go through and we look and it's right up by the end of the lake we should be able to tell if it's obvious, I'm not looking for a 2 foot encroachment, I'm looking for if they're in the middle of our property right up against the lake.

Mr. Robson: I'll swing by and look at it on my way out because basically looking, just about due north it's going to be awfully close to the corner of that building. So that's about as good of a landmark as I can use.

Mr. Nelson: If you had your plat map you could go out there with a tape measure and nail it within a couple inches.

Mr. Conroy: Well I guess I'd just like to get some spitball number because this is a pretty big piece of property, so we should be able to tell whether it's on the north half of the south half of the corner of the property.

Mr. Hans: Right.

Mr. Fogg: There's another thing too, we do have a little bit of a discussion point in that, I have built with riprap a lake access so that they can use the lake to test their jet skis but also for service for our lake so that they can get their boats in to service the lake, not the sports people, but our lake maintenance people.

Mr. Conroy: So they zip around on jet skis in our lake?

Mr. Robson: They used to.

Mr. Fogg: I haven't seen it lately but they had done it, and there's also another group over here.

Mr. Conroy: I don't think they should be doing that George.

Mr. Robson: They used to have a ramp, like a curb so they could back the trailers up to get to the lake, and I removed that about 3 years ago.

Mr. Conroy: Well my suggestion, unless the Board feels otherwise, let's not approve any testing of water vehicles on our lakes by a third party.

Mr. Hans: Correct.

Mr. Conroy: I mean if they come to us and say look, here's the insurance policy and we have \$3 million in insurance, and then we'd be reasonable about it, but I think that with nothing else other than having someone running motor vehicles on the lake is probably not a good idea. Alright, so right now we're just going to notify code enforcement.

Mr. Robson: I will stop and take a second look on my way out, take a quick look, I go back that way anyway.

Mr. Conroy: Ok, that's good.

Mr. Hans: Perfect.

Mr. Conroy: Alright, and we'll take that up again next month when you come back with your report. Thank you.

Mr. Hans: Alright, anything else?

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Hans: Then if there is no other District business to discuss, a motion to adjourn would be in order.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 1, 2017

Board of Supervisors
Attn: Patti Powers
Pine Air Lakes Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Pine Air Lakes Community Development District, Collier County, Florida (the "District") for the fiscal year ended September 30, 2017. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Pine Air Lakes Community Development District as of and for the fiscal year ended September 30, 2017. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2017 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a

written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,800 for the September 30, 2017 audit, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Pine Air Lakes Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Pine Air Lakes Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

PINE AIR LAKES
Community Development District

Check Run Summary - General Fund
September 28, 2017

Date	Check Numbers	Amount
<u>Accounts Payable</u>		
08/02/17	1861-1866	\$14,492.87
08/30/17	1867-1874	\$13,600.89
09/20/17	1875-1879	\$11,137.52
Total		\$39,231.28

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/02/17	00068	6/23/17	5358732	201706	320	54100	46202			*	1,220.00		
									SUMMER FLOWER INSTALL				
		7/10/17	5368138	201707	320	54100	46200		EXTERIOR MAINTENANCE	*	4,950.00		
									BRIGHTVIEW LANDSCAPE SERVICES			6,170.00	001861
8/02/17	00003	7/25/17	5-875-90	201707	310	51300	42000		DELIVERIES THRU-7/25/17	*	130.96		
									FEDEX			130.96	001862
8/02/17	00021	7/26/17	74241-26	201707	320	54100	48200		5875 NAPLES BLVD	*	153.18		
		7/26/17	98770-16	201707	320	54100	48200		5875 AIRPORT RD N	*	357.89		
									FLORIDA POWER & LIGHT			511.07	001863
8/02/17	00030	8/01/17	145	201708	310	51300	34000		MANAGEMENT FEES	*	3,022.08		
		8/01/17	145	201708	310	51300	31600		DISSEMINATION	*	166.67		
		8/01/17	145	201708	310	51300	31400		ASSESSMENT ROLL	*	25.00		
		8/01/17	145	201708	310	51300	35101		WEBSITE ADMIN	*	41.67		
		8/01/17	145	201708	310	51300	51000		OFFICE SUPPLIES	*	20.00		
		8/01/17	145	201708	310	51300	42000		POSTAGE	*	3.22		
		8/01/17	145	201708	310	51300	42500		COPIES	*	89.70		
									GOVERNMENTAL MANAGEMENT SERVICES -			3,368.34	001864
8/02/17	00017	7/10/17	42	201706	320	54100	47600		MGMT FEES THRU 6/30/2017	*	3,450.00		
									IBIS			3,450.00	001865
8/02/17	00009	7/16/17	124	201707	310	51300	31100		SERVICE THRU-7/16/17	*	862.50		
									JOHNSON ENGINEERING			862.50	001866
8/30/17	00016	8/01/17	00003826	201708	320	54100	46800		LAKE & WETLAND SVC	*	554.00		
									AQUATIC SYSTEMS, INC.			554.00	001867
8/30/17	00068	8/01/17	5396043	201708	320	54100	46200		LANDSCAPE MAINT	*	4,950.00		
									BRIGHTVIEW LANDSCAPE SERVICES			4,950.00	001868

PAL PINE AIR LAKES SROSINA

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/30/17	00045	8/04/17	237059	201707	320	54100	46803		COMPLIANCE MEETING	*	400.00		
								CARDNO				400.00	001869
8/30/17	00054	8/28/17	5999	201708	300	15500	10000		RENEW POLICY FY10/1/18	*	6,042.00		
								EGIS INSURANCE ADVISORS, LLC				6,042.00	001870
8/30/17	00021	8/25/17	74241-26	201708	320	54100	48200		5875 NAPLES BLVD #FOUNTAN	*	169.74		
		8/25/17	98770-16	201708	320	54100	48200		5875 AIRPORT RD N #PMP	*	373.13		
								FLORIDA POWER & LIGHT				542.87	001871
8/30/17	00066	7/05/17	4247	201707	320	54100	46801		QUARTERLY PRESERVE MAINT	*	400.00		
								LAKE & WETLAND MANAGEMENT, INC.				400.00	001872
8/30/17	00058	8/01/17	AUG-17	201707	310	51300	42000		2017 TAX ROLL POSTAGE	*	10.20		
								LARRY H. RAY C.F.C TAX COLLECTOR				10.20	001873
8/30/17	00005	7/31/17	1598833	201707	310	51300	48000		NOTICE OF PUBLIC MEETING	*	701.82		
								NAPLES DAILY NEWS				701.82	001874
9/20/17	00016	9/01/17	385541	201709	320	54100	46800		SEPT 17 - LAKE/WETLAND	*	554.00		
								AQUATIC SYSTEMS, INC.				554.00	001875
9/20/17	00068	9/10/17	5424241	201709	320	54100	46200		SEPT 17 - LANDSCAPE MAINT	*	4,950.00		
								BRIGHTVIEW LANDSCAPE SERVICES				4,950.00	001876
9/20/17	00045	8/29/17	239481	201708	320	54100	46803		AUD 17 - COMPLIANCE MNTR	*	400.00		
								CARDNO				400.00	001877
9/20/17	00030	9/01/17	146	201709	310	51300	34000		SEPT 17 - MGMT FEES	*	3,022.08		
		9/01/17	146	201709	310	51300	31600		SEPT 17 - DISSEMINATION	*	166.67		
		9/01/17	146	201709	310	51300	31400		SEPT 17 - ASSESSMENT ROLL	*	25.00		
		9/01/17	146	201709	310	51300	35101		SEPT 17 - WEBSITE ADMIN	*	41.67		

PAL PINE AIR LAKES SROSINA

AP300R
 *** CHECK NOS. 001861-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/20/17
 PINE AIR LAKES - GF
 BANK A PINE AIR LAKES CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		9/01/17 146	201709 310-51300-42000		*	4.60	
		SEPT 17	- POSTAGE				
		9/01/17 146	201709 310-51300-42500		*	21.00	
		SEPT 17	- COPIES				
							3,281.02 001878

9/20/17 00009		8/28/17 125	201708 310-51300-31100		*	1,412.50	
		AUG 17	- ENGINEER FEES				
		8/28/17 5	201708 310-51300-31100		*	540.00	
		MNTR WELL	INSTALL/SURVEY				
							1,952.50 001879

						TOTAL FOR BANK A	39,231.28
						TOTAL FOR REGISTER	39,231.28

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.DSF	2008.DSF	
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
August 31, 2017

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	
<u>ASSETS:</u>			
Cash	\$30,247	---	\$30,247
Investment - State Board Surplus	\$112,594	---	\$112,594
Investment - State Board Reserves	\$324,634	---	\$324,634
Investments:			
<u>Series 2008</u>			
Reserve	---	\$250,012	\$250,012
Revenue	---	\$188,099	\$188,099
Bond Redemption	---	\$4,585	\$4,585
<u>Series 2012</u>			
Reserve	---	\$500,000	\$500,000
Revenue	---	\$89,379	\$89,379
General Redemption	---	\$106,489	\$106,489
Prepaid Expenses	\$6,042	---	\$6,042
Deposits	\$1,024	---	\$1,024
TOTAL ASSETS	<u>\$474,540</u>	<u>\$1,138,562</u>	<u>\$1,613,103</u>
<u>LIABILITIES:</u>			
Accounts Payable	\$2,322	---	\$2,322
TOTAL LIABILITIES	<u>\$2,322</u>	<u>\$0</u>	<u>\$2,322</u>
<u>FUND BALANCES:</u>			
Nonspendable:			
Prepaid Items and Deposits	\$7,066	---	\$7,066
Restricted:			
Debt Service	---	\$1,138,562	\$1,138,562
Assigned to:			
Maintenance Reserves	\$324,634	---	\$324,634
Unassigned	\$140,519	---	\$140,519
TOTAL FUND BALANCES	<u>\$472,218</u>	<u>\$1,138,562</u>	<u>\$1,610,781</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$474,540</u>	<u>\$1,138,562</u>	<u>\$1,613,103</u>

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$232,705	\$232,705	\$232,621	(\$84)
Interest Income	\$500	\$458	\$4,661	\$4,202
TOTAL REVENUES	\$233,205	\$233,163	\$237,281	\$4,118
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fees	\$6,000	\$5,500	\$4,200	\$1,300
FICA Expense	\$459	\$421	\$321	\$99
Engineering	\$10,000	\$10,000	\$15,061	(\$5,061)
Arbitrage Services	\$1,200	\$1,200	\$1,200	\$0
Attorney	\$12,000	\$11,000	\$10,393	\$608
Attorney-Special Counsel	\$25,000	\$22,917	\$414	\$22,503
Annual Audit	\$3,700	\$3,700	\$3,700	\$0
Management Fees	\$36,265	\$33,243	\$33,243	\$0
Disclosure Report	\$2,000	\$1,833	\$1,833	(\$0)
Trustee Fees	\$7,250	\$7,250	\$7,217	\$33
Assessment Roll	\$300	\$275	\$275	\$0
Telephone	\$50	\$46	\$3	\$43
Postage	\$1,250	\$1,146	\$1,074	\$72
Printing & Binding	\$500	\$458	\$509	(\$51)
Insurance	\$6,515	\$6,515	\$6,042	\$473
Legal Advertising	\$2,500	\$2,292	\$702	\$1,590
Other Current Charges	\$550	\$504	\$476	\$29
Office Supplies	\$150	\$138	\$120	\$18
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$500	\$458	\$458	(\$0)
Total Administrative	\$116,364	\$109,070	\$87,416	\$21,654
Maintenance				
Landscape Maintenance	\$60,800	\$55,733	\$54,450	\$1,283
Preserve Maintenance	\$1,600	\$1,467	\$4,400	(\$2,933)
Preserve Monitoring	\$4,200	\$4,200	\$4,131	\$69
Tree Pruning & Replacement	\$7,000	\$6,417	\$2,710	\$3,707
Irrigation Repairs & Maintenance	\$3,500	\$3,208	\$2,240	\$968
Annual Plantings	\$7,000	\$6,417	\$10,630	(\$4,213)
Electricity	\$6,500	\$5,958	\$6,430	(\$471)
Lake Maintenance	\$9,020	\$8,268	\$7,025	\$1,243
Management Fee (IBIS)	\$22,800	\$20,900	\$15,450	\$5,450
Reporting-SFWMD	\$4,800	\$4,400	\$4,400	\$0
Contingency	\$42,357	\$38,827	\$0	\$38,827
Total Maintenance	\$169,577	\$155,796	\$111,866	\$43,930
TOTAL EXPENDITURES	\$285,941	\$264,866	\$199,282	\$65,584
EXCESS REVENUES (EXPENDITURES)	(\$52,736)		\$37,999	
FUND BALANCE - Beginning	\$52,736		\$434,219	
FUND BALANCE - Ending	\$0		\$472,218	

PINE AIR LAKES

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Interest Income	\$25	\$23	\$2,039	\$2,016
Special Assessments	\$275,606	\$275,606	\$276,629	\$1,023
TOTAL REVENUES	\$275,631	\$275,629	\$278,668	\$3,039
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		\$4,018	
FUND BALANCE - Beginning	\$182,493		\$438,677	
FUND BALANCE - Ending	\$183,474		\$442,695	

PINE AIR LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2017

	ADOPTED BUDGET	PRORATED THRU 8/31/17	ACTUAL THRU 8/31/17	VARIANCE
REVENUES:				
Interest Income	\$1,000	\$917	\$3,867	\$2,950
Special Assessments	\$544,520	\$544,520	\$543,694	(\$826)
TOTAL REVENUES	\$545,520	\$545,437	\$547,560	\$2,124
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)		(\$2,550)	
FUND BALANCE - Beginning	\$194,236		\$698,417	
FUND BALANCE - Ending	\$189,646		\$695,867	

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

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

PINE AIR LAKES
Community Development District
Maintenance Reserves

	<i>FY 2016 AMOUNT ON RESERVE</i>	<i>FY17 BUDGET RESERVE LINE ITEMS</i>	<i>FUNDS SPENT IN FY 2017</i>	<i>FY 2017 AMOUNT ON RESERVE</i>
<i>Shrub Replacement Reserve</i>	\$127,452	\$0	\$0	\$127,452
<i>Irrigation Reserve</i>	\$74,202	\$0	\$0	\$74,202
<i>Lake Fountain Reserve</i>	\$54,305	\$0	\$0	\$54,305
TOTALS	\$255,959	\$0	\$0	\$255,959