

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

April 23, 2026

Pine Air Lakes

Community Development District

Agenda

| | |
|----------------------------------|--|
| Seat 3: Thomas Conroy III – (C.) | |
| Seat 1: David Stevens – (V.C.) | |
| Seat 2: Doug Nelson – (A.S.) | |
| Seat 5: Wayne Griest – (A.S.) | |
| Seat 4: Michael Durant – (A.S.) | |

Thursday
April 23, 2026
2:00 p.m.

Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300, Naples, Florida 34103

Join the meeting now

Meeting ID: 225 173 227 277 52 and Passcode: NV6et34f
1 872-240-4685 and Phone Conference ID: 413 279 210#

1. Oath of Office for Newly Elected Supervisors Elected at the Landowners Meeting – Seat #1, Seat #3 and Seat #4 – **Page 3**
2. Roll Call
3. Approval of the Minutes of the November 20, 2025 Meeting – **Page 4**
4. Consideration of **Resolution #2026-03** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 19**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Report – Monthly Report – **Page 29**
 - D. Manager – Clarification Regarding Current Seat Numbers and Seat Numbers from November 20, 2025 Landowners Election
6. Financial Reports
 - A. Approval of Check Register – **Page 32**
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7. Supervisors Requests and Audience Comments
8. Adjournment

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

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Pine Air Lakes Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Pine Air Lakes Community Development District**, _____, Florida.

Signature _____

Mailing Address _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

**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, November 20, 2025, at 2:00 p.m. at 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 |
| Wayne Griest | Assistant Secretary |
| Michael Durant | Assistant Secretary |

Also present were:

| | |
|---------------|-------------------------------------|
| Andrew Gill | District Manager |
| Julio Padilla | Governmental Management Services |
| Greg Urbancic | District Counsel |
| Mr. Clark | Southeast Land and Water Management |

FIRST ORDER OF BUSINESS

**Oath of Office for Newly Elected
Supervisors elected at the
Landowners Meeting – Seat #1,
Seat # and Seat #5**

Mr. Gill: Prior to this meeting we held the landowners meeting where 3 Supervisors were nominated and elected to seat #1, seat #3 and seat #5. What I'll do now is, I'm going to administer the oath of office to each of you, and if you would just state your name after I say the word "I" and then I will continue reading it, and then you can say, I do, afterwards, so "I".

Mr. Conroy: Tom Conroy.

Mr. Griest: Wayne Griest.

Mr. Gill: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Pine Air Lakes Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I

will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Pine Air Lakes Community Development District, Collier County, Florida.

Mr. Conroy: I do.

Mr. Griest: I do.

Mr. Gill: Ok.

SECOND ORDER OF BUSINESS Roll Call

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

Mr. Durant: Just to stop you really quickly you know your agenda says, you were electing seat #4, which is my seat, and you say it's seat #5 which is Wayne.

Mr. Gill: Right, it should be seat #1, #3 and #5.

Mr. Durant: Ok.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2026-01 Canvassing and Certifying Results of Landowners Election

Mr. Gill: Next, we'll move on to organizational matters, and resolution #2026-01, this canvasses and certifies the results of the landowners election that was held prior to this meeting. Those results are, David Stevens, seat #1 receiving 1 vote, Thomas Conroy, seat #3 receiving 1 vote, and Wayne Griest, seat #5 receiving 1/2 vote as well. From that we have Supervisor Stevens, seat #1 receiving a 4-year term, Supervisor Conroy, seat #3 receiving a 4-year term and Supervisor Griest, seat #5 receiving a 2-year term. Any questions from the Board?

Mr. Conroy: No.

Mr. Gill: If there are none, I'm looking for a motion to adopt resolution #2026-01.

On MOTION by Mr. Durant seconded by Mr. Stevens with all in favor, Resolution #2026-01 canvassing and certifying results of the Landowners Election was approved.

B. Consideration of Resolution #2026-02 Electing Officers

Mr. Gill: Next up is item 3B which is consideration of resolution #2026-02 electing officers. After the election of new Supervisors, or at any point the Board can redesignate officers. Currently you have Supervisor Conroy as chairman, and Supervisor Stevens as

vice chairman with the remaining Supervisors as assistant secretaries. You have Patti Powers from my office as treasurer, and Sharyn Henning as assistant treasurer, you have Paul Winkeljohn as secretary, and myself, Andrew Gill, as assistant secretary as well.

Mr. Griest: I motion.

Mr. Gill: To keep the same slate?

Mr. Griest: Yes.

Mr. Gill: Ok, so we'll keep the same slate of officers.

On MOTION by Mr. Griest seconded by Mr. Durant with all in favor, Resolution #2026-02 electing officers, electing to keep the existing slate of officers the same as stated on the record was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 21, 2025 Meeting

Mr. Gill: Moving down to the minutes, these are the minutes of the Thursday, August 21, 2025, and they're included in your packet. You've had a chance to review them, are there any additions, deletions or corrections? Hearing none, I'll ask for a motion to approve.

On MOTION by Mr. Stevens seconded by Mr. Griest with all in favor, the Minutes of the August 21, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Moving on to staff reports, attorney, anything to report?

A. Attorney

Mr. Urbancic: Just the legislative update, they're trying to change the sovereign immunity limits again that apply to governments, and we'll see if that passes this year and then one thing we do administratively, you might remember the goals, objectives and policies, there's a bill to get rid of that, so that would be kind of nice. That's it, I didn't have anything else, oh and if you haven't done your ethics training this year just finish that before the end of the year.

Mr. Gill: So, for you two, I'll send out another reminder probably the week of December 18th or so when our office starts to close, I'll send it to all my Boards just to remind them.

Mr. Conroy: And why don't you send it, can you send it next week too?

Mr. Gill: Yes, sure, I can do that, and it should be free, I've had a couple of Boards where Board members paid \$75 and they received like a print out certificate, if you want that you can pay for it but, it's not required.

Mr. Urbancic: And it's all on the honor system at this point.

Mr. Gill: Yes.

B. Engineer

Mr. Gill: Nothing from the District engineer but, if you have any questions for him I can relay those.

C. Field Report – Monthly Report

Mr. Gill: I'll turn it over to Julio with the field report.

Mr. Padilla: Thank you. Does anyone have any questions on the field report before I address some items in it?

Mr. Gill: And that starts on page 29.

Mr. Durant: How are things on that road behind Lowe's?

Mr. Padilla: It's doing good.

Mr. Durant: Ok.

Mr. Padilla: It's been months since I've seen anyone park there, and whenever they're loading and unloading they're doing on the main street, on the road, not on the curb.

Mr. Conroy: The curbing and everything seems to be working.

Mr. Padilla: Yes, it is, and it looks very nice too.

Mr. Conroy: Good.

Mr. Padilla: So that was a good decision by the Board. I do have an update regarding the preserve maintenance, the Board did agree to go with Collier County Environmental. I have tried reaching out to them, I even met with their supervisor in another community, asking their manager to reach out to me so we can draft up the contract and get a revised agreement like we said that we would do, and he hasn't been

calling me back. So, being that in December we're pretty much due for maintenance on the preserve I asked Clark, he's the one from Southeast Land and Water Management, he provided a proposal last time, and what he provided was, let me pass that out. So, at that time when he provided a proposal it was for \$1,000 each visit which 4 visits per year, quarterly, so what we did in other properties, I asked him if he could match the current cost that the Board had approved with Collier Environmental which was \$1,700 for each visit and only 2 visits per year. So, he not only matched it but, he actually lowered it a little bit, to \$1,600, and if the Board wanted to make that change and select Southeast Land and Water Management instead we could do that. One of the things we do have with Clark is that we have easy access, he's the owner of the company, we do like working with the owners of the companies because when you go through management things can get dropped, they get too busy but, he has always been responsible with the other Districts we work with, and I just wanted him to come to the meeting so he could introduce himself and if you had any questions for him he could go ahead and answer those.

Mr. Clark: Well, thank you Julio, and that's exactly why I'm here to give us an opportunity and we revised the quote. We want to grow in this market, and we do some larger projects in Fort Myers but, we want to grow in the Naples market and this was an opportunity. I've been after the property, I'm very familiar with it, and I am the owner of the business we do a fair amount of work on the east coast but, it's our intent and we're over here twice a year but, we're over here more than 10 days anyway, so eyes onsite and trash cleanup around the preserve is something that we'll be doing outside of our contract anyway. I just wanted to make myself available and if there's any questions or anything that I can address but, I just wanted to introduce myself and thank you for the opportunity and thank you for your time here today.

Mr. Conroy: I have a question, tell me a little bit about your business, you specialize in working with South Florida Water Management District and things like that?

Mr. Clark: Well, years ago under Rick Scott I was appointed and sat on the Board and I represented Broward County for 3 ½ years, so I'm very experienced.

Mr. Conroy: With respect to South Florida Water Management?

Mr. Clark: Yes.

Mr. Conroy: Ok, good.

Mr. Clark: I sat on the Board of Directors but, that was years ago, that was back in 2015 I believe. So, a little bit about me, I grew up in South Florida, went to school in Texas, moved back here, I was Stiles Corporation for 7 years, and I don't know if you're familiar with Stiles Corporation or not. I work directly under Terry Stiles, and I was with a private investment firm, and started a property management company, always had issues with service companies. I started a landscaping business for 10 years, sold it to a national player and that allowed me to focus on what I really like and that's what I'm doing now, so preserve work, digging into mitigation, dredging, stormwater maintenance or anything to do with water pretty much. So, we're fully capable to handle this project, this is right in our wheelhouse, I'm very comfortable with it, like I said I've been after property, we work well together, we do other properties with other managers within GMS also but, I'd love the opportunity to work with you and your team and represent the CDD.

Mr. Griest: And is all the work being done by your employees, no subs?

Mr. Clark: No subs, everything is in house. You'll get a schedule, and I know this is only twice a year but, you'll get schedule, when we're onsite, and then you'll get a report of what we did, and if there's any findings, any issues, I always look for liability issues first as a former property manager and real estate, if I'm driving through the parking lot and if I see a stop sign that's covered up by a tree, I'm going to reach out to the manager and let him know, or mold on the sidewalks, those kind of things we'll point out. So, outside of lake and preserve we want to be a valued and a partner.

Mr. Nelson: It says in here hydrilla, if present is not included in the proposal.

Mr. Clark: Right, so the standard format that's really for a lake, hydrilla, but when we run into larger lakes sometimes hydrilla will come in from outside of that lake, and there's a product that we use, Sonar, and it can be \$10,000, \$20,000 or \$30,000 if the customer wants that but, that eliminates hydrilla but hydrilla can take over lakes in a short amount of time but, not in the preserve but, I just leave that in all the contracts because it that contract is sent out, and then if we run into hydrilla and then I end up with a \$10,000 treatment but, we like happy customers we don't like to nickel and dime anyone, but like I said, this job is right in our wheelhouse we can do a great job.

Mr. Griest: And based on the scope of work do you think twice a year is sufficient?

Mr. Clark: I like 4 times a year but, it's a small preserve, and we're going to show up and do a complete job each time we're there. Like inbetween business when it's on

month 4 and 5, if there was an inspector that goes in there, you can let them know, hey next month they're showing up but, you're going to have invasives that are head high in there but, then we'll take care of it. So, as long as it's consistent that we're in there, it will be compliant.

Mr. Conroy: Alright.

Mr. Urbancic: So, if we're inclined to go this way, I think we need to rescind our prior action first by motion and then we can take up a separate motion for this contract.

Mr. Gill: Who was the prior vendor?

Mr. Padilla: Collier Environmental Services.

Mr. Gill: Ok, so we're looking for a motion.

Mr. Conroy: Well, what kind of termination do we have to give the other company, anything, has their contract expired?

Mr. Padilla: No, they never got back to us to do a contract.

Mr. Conroy: Got it, so we're presently not under contract with anyone to do that.

Mr. Padilla: Correct.

Mr. Urbancic: That's my understanding.

Mr. Nelson: So, in terms of the prior contract and the proposed contract, is this the schedule items the same in terms of the inspection? So, if I'm reading this right, it's treatment of herbicide, and inspection.

Mr. Padilla: Yes.

Mr. Nelson: And that's it.

Mr. Padilla: Yes.

Mr. Nelson: And that's all we were paying for before.

Mr. Padilla: Yes.

Mr. Nelson: So, when we had the issue with South Florida Water Management, we had to fix the berm, not included, that whole thing you went through out there, and they wanted the berm moved an inch and corrected.

Mr. Durant: And we had to add some plants.

Mr. Conroy: But we did that again, that was an add on, that was an extra.

Mr. Nelson: Correct, and then the trash issue we had with the movie theater throwing trash over the fence, that's not included.

Mr. Padilla: No.

Mr. Nelson: Well, for twice a year but, is that going to keep up, or how do we manage that?

Mr. Padilla: So, that's done monthly with Stahlman-Douglas, he does that monthly for us.

Mr. Nelson: Ok, so he's doing that for us on a regular basis.

Mr. Padilla: Yes.

Mr. Nelson: Ok, so this is basically, you're just treating the invasives so that they're controlled and if we do it properly we're in compliance.

Mr. Clark: Yes, if we're in there twice a year we're going to take care of it, everything we see in there it will be controlled.

Mr. Nelson: Ok.

Mr. Clark: And between visits though, like I said, in months 4 and 5, if you walk in there you're going to see stuff that's alive and well but, when we come in there we'll do our job.

Mr. Nelson: And you bring your crew, we've been over this but, you're actually bring in a crew from Miami, or Fort Lauderdale, that comes over here and does the work and then they go back.

Mr. Clark: Yes.

Mr. Nelson: Ok, sorry for the interruption.

Mr. Conroy: So, what do we have to do?

Mr. Durant: Terminate the other vendor.

Mr. Gill: I don't know that we need to terminate the other vendor since we're not in a contract.

Mr. Urbancic: No, rescind the award because you authorized it, so we need to rescind that prior action, and then we can take the new action.

Mr. Gill: Got it, and what's the vendor's name again?

Mr. Padilla: Collier Environmental Services.

Mr. Gill: Alright, so I'm looking for a motion from the Board to rescind the award to Collier Environmental Services for preserve maintenance.

On MOTION by Mr. Conroy seconded by Mr. Stevens with all in favor, rescinding the action of awarding a contract to Collier Environmental Services for preserve maintenance was approved.

Mr. Gill: The next motion I'm looking for is a motion authorizing Southeast Land and Water Management to perform preserve maintenance twice annually at an amount of \$1,600 per service and authorize staff to enter into an agreement for those services.

On MOTION by Mr. Griest seconded by Mr. Nelson with all in favor, authorizing staff to enter into a contract with Southeast Land and Water Management to perform preserve maintenance twice annually in an amount of \$1,600 per service was approved.

Mr. Gill: Ok.

Mr. Clark: Thank you very much, I look forward to working with you all.

Mr. Gill: Thanks.

Mr. Padilla: I also have an update on the lake maintenance, I was able to get in touch with one of their managers because we've been having some issues with the system and treating the grasses of the lake. So, he assured me the next visit they're going to do it right, so I'm going to go see him when he's treating that situation, and if that changes I'll let the Board know. Also, when we went with Clark to look at the preserve, he also does lakes so I asked him to take a walk with me around the lakes just to see what he thought and so he has a good understanding on what we have right now in case we ever need another proposal.

Mr. Gill: And let me just cut in here, so for the preserve maintenance right now we have budgeted \$5,000 for the year, we will enter into a contract with him for \$3,200, so if we need that third visit we have it budgeted just so you know.

Mr. Conroy: Perfect.

Mr. Padilla: Thank you. On the caving road area, the service road, I met the contractor.

Mr. Nelson: And you actually did meet with him?

Mr. Padilla: Yes, finally we met, he's a very nice guy, we were able to talk about this issues and what he thought, and he believes that the first step is to go in there, vacuum the drain line under the road, and do a camera footage, so take a look and see what's really underneath to see what the issue is before you were just bulking up the road and then he tried to find out what the problem was. So, he provided us with a proposal but, we weren't able to get it on the agenda but, he's providing MOT, vacuuming the drain line and camera video on the drainage line and then provide a report on what he finds, and he's asking \$11,700 for that, with a deposit of \$3,800 once the contract is executed and the rest when he's completed.

Mr. Conroy: And is it that broken water main that keeps leaking, is that what that is?

Mr. Gill: It's the depression in the road, we're unsure about.

Mr. Padilla: Right it's in the depression in the road.

Mr. Nelson: We have confusion as to exactly which of the lines under the road are the problem because there's a sewer outlet and there's a pipe and they're in different locations, and if you dry the line to where you think the line is under the road, is his proposal looking at both of them, or all of them, or is he just looking at one?

Mr. Padilla: Just the one.

Mr. Nelson: Which is, that's a non-starter just to be clear because it's not going to help us.

Mr. Conroy: Well, I assume you just dig it up.

Mr. Nelson: Well, my hope was, since I do this for a living, is that he just say, let's dig it up and you dig the whole thing up, I could open that, and I can't do it because I'm here but, I could open that whole thing up in 4 hours, look at everything, repack it, rebuild it, and if there's a problem, fix it but, I don't know what permitting or what permits are required and all of that.

Mr. Conroy: Is this actually in the road or the parking lot?

Mr. Nelson: It's in the road.

Mr. Padilla: It's the road.

Mr. Conroy: And is this on Naples Blvd. or the other one?

Mr. Nelson: It's right before the fancy \$100,000 curb we put in.

Mr. Padilla: Near the exit sign.

Mr. Conroy: So, it's not on Naples Blvd., it's near the service road.

Mr. Gill: Correct.

Mr. Conroy: I mean if there are 2 or 3 lines and he's planning on doing that for 1 line, he's got to get the right line.

Mr. Padilla: I can ask him to revise it, and include everything.

Mr. Conroy: The problem is, he's an expert I would assume and does he know there's multiple things down there, why would he suggest 1 line?

Mr. Padilla: According to him it's just 1 line.

Mr. Conroy: Ok, so that could be another issue then. Are we sure there's not something else down there? What would it cost you to do dig the whole thing, not that you'd do it but, what would it cost you to dig it all up and put it back together?

Mr. Nelson: Let's say 2 or 3 days at a couple \$1,000 a day. Let me say it this way, for less than \$11,000 we could dig the whole thing up, look at it, put it back, and Bob at Onyx Asphalt, he's an asphalt guy, you get him to repave it, so that would be my recommendation. Maybe camera it, but at \$11,000 to camera it is a little bit high, that could mean it's another story unless he's got some specific things. I would like to table the whole thing and talk about it.

Mr. Conroy: Where do we start the camera from?

Mr. Nelson: I think he's going into the sewer that's the outlet to the lake, right?

Mr. Padilla: Yes.

Mr. Conroy: So, this is not water then.

Mr. Nelson: So, the dip is right here, and the sewer, the culvert is here, the end of the lake, and it looks like the sewer goes this way. So, if this is the dip, the sewer inlet is right here and if it goes this way, that would kind of explain it but, I think it goes this way.

Mr. Padilla: I think he's actually going to vacuum it based on my conversation, there's a drain that right by the dealer entrance.

Mr. Nelson: Ok, somewhere over here.

Mr. Padilla: Yes, towards the right more, it's on the road, it's actually paved.

Mr. Nelson: Ok.

Mr. Padilla: So, it would be a little bit right after the entrance.

Mr. Conroy: So, dig it and fix it.

Mr. Nelson: Well, even if you vacuum and clean it out, the road is not dipping because it's dirty, the road is dipping because it has water and what normally happens is a

lot of people come back and they'll excavate down 2 feet and fix it, well they're not solving the problem which is 10 feet, so to solve problem 10 feet down and then come back up. So, my suggestion would be just rip it out and fix it.

Mr. Conroy: Well, I afraid if we spend \$11,000 with a camera and then you say he's the way to fix it, so the way to do it is dig the whole thing, and get people ready to fix it when they see the problem.

Mr. Nelson: That's a private road, right?

Mr. Padilla: Yes.

Mr. Nelson: So, we don't need a right-of-way MOT, we just need our own MOT which is cones.

Mr. Urbancic: I don't know if there's any permitting involved but, you may have to call before you dig and all that kind of stuff?

Mr. Nelson: Well, definitely call before you dig, that's a standard, but if we're not changing the stormwater management system, there shouldn't be a permit involved, so it's all our infrastructure, so in this case you'd have to cordon off the area, put up barriers or whatever so people don't fall in the hole if it's left open overnight, which we don't leave it open overnight there'd be gravel there or whatever.

Mr. Conroy: So, how would we find out whether we need a permit for it or we don't need a permit for it and how much it's going to cost to get an estimate?

Mr. Nelson: Let me ask this, it's a dumb question I know but, can my company do this?

Mr. Conroy: He's doesn't have ownership in this company, he's just the manager running the company.

Mr. Urbancic: Well, that's a conflict, so we'd have to run it through the conflict rules to understand, you definitely would have to abstain from any sort of vote and file a form.

Mr. Nelson: Or I don't care, I'd get a competitor to do it and just work with Bob, tell him what to do and be done.

Mr. Conroy: You know it's such a small job I think it's better to try to find a competitor and you can kind of help us manage the process.

Mr. Nelson: Ok.

Mr. Conroy: Otherwise you're kind of out of it.

Mr. Urbancic: Yes, it's better from that standpoint, I mean there's all kinds of articles in Chapter 112 doing business and what your agency is, there's all kinds of little trip ups in that.

Mr. Gill: Do we have a like a ballpark figure here? What we can do is we can authorize Supervisors Nelson to spearhead this, work with management, and then in lieu of a Board meeting we can continue this process but, I need sort of a dollar amount cap here if possible.

Mr. Nelson: I can suggest that we could beat Bob's quote pricing or Onyx's quote.

Mr. Conroy: Well, why don't we say \$15,000.

Mr. Nelson: So, give us \$15,000 and I'm going to recommend that someone digs it up, fixes it and then he would come back and patch it.

Mr. Conroy: Good. So, I'll move that \$15,000 to try to negotiate the repair of this sink hole, including everything soup to nuts, getting repatched, and do that in the next 60 days or so.

Mr. Durant: To be clear the \$11,000 that we had to bid on was just to have a camera go down, and it's certainly going to cost more than \$4,000 after they find the problem.

Mr. Conroy: But we don't have a camera anymore.

Mr. Durant: Well, we had \$11,000 to spend and now it's \$15,000, I just want to draw the line of distinction that we're getting much more.

Mr. Griest: More for our money.

Mr. Conroy: Right.

On MOTION by Mr. Conroy seconded by Mr. Durant with all in favor, authorizing \$15,000 to repair the road depression behind Lowe's as stated on the record was approved.

Mr. Padilla: I have nothing else to report unless the Board has any questions.

Mr. Gill: Going forward, what we'll do for the Board because I don't see any, we'll try to get you all pictures of what's been done. I know Stahlman reaches out to us monthly with work that he's been doing and I talked Julio and he confirms that it's done but, I think a picture will go a long way for this Board, so we'll make sure to do that.

D. Manager – Final Approval of the FY2024-FY205 Report Performance Measures and Standards

Mr. Gill: If there's nothing else for Julio, I can move down to District manager, and this is just a follow up to what Greg just mentioned about the performance standards for the District that the legislature required us to include. Those were met for this District and this is the report that the Board has to sign off on and we'll put it on the website.

Mr. Nelson: Can I suggest something, one meeting public compliance, meeting dates, cancelled, did we really cancel or did we make it not necessary, because it looks bad like we're a bunch of losers that can't attend a meeting as opposed to not required.

Mr. Gill: I can change that to not required, so I'll change this. So, the approval I get from you all now, and then I'll modify it to remove each of those cancels and change it to not required. Otherwise, the standards that the Board set, you all met.

Mr. Nelson: So, we met the standards that we set?

Mr. Gill: Correct. So, if there are no questions I'm just looking for a motion to approve the fiscal year 2024-2025 performance measures and standards as modified.

On MOTION by Mr. Nelson seconded by Mr. Griest with all in favor, final approval of the FY2024-FY2025 Report Performance Measures and Standards as amended was approved.

Mr. Gill: Then for this next fiscal year, 2025 to 2026, unless the legislature cancels this requirement we need to do another one, so I'm just looking for a motion from the Board to use the same template as last year for this coming year.

On MOTION by Mr. Nelson seconded by Mr. Griest with all in favor, accepting the 2026 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Gill: Next item is the check register. The check register and the unaudited financials are included for your review, so just let me know if you have any questions.

On MOTION by Mr. Griest seconded by Mr. Durant with all in favor, the Check Register and the unaudited financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Next is Supervisor’s requests and audience comments. There are no members of the public present in person or online. Supervisors, do you have any requests for staff?

Mr. Griest: I assume we’re not going to meet for the December meeting?

Mr. Gill: We are not, the next meeting will be early next year most likely and I’ll be presenting draft budget for you all.

Mr. Conroy: Wonderful.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill: I’m just looking for a motion to adjourn.

On MOTION by Mr. Conroy seconded by Mr. Griest with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

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

RESOLUTION 2026-03

A RESOLUTION OF THE PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: 2:00 P.M. _____

Place: Offices of Coleman, Yovanovich & Koester, P.A.,

Northern Trust Bank Building

4001 Tamiami Trail North, Suite 300

Naples, Florida 34103

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Pine Air Lakes

Community Development District

*Proposed Budget
Fiscal Year 2027*

Presented by:



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Pine Air Lakes

Community Development District

Proposed Budget General Fund

| Description | Adopted Budget Fiscal Year 2026 | Actuals Through 3/31/26 | Projected Next 6 Months | Projected Through 9/30/26 | Proposed Budget Fiscal Year 2027 |
|-------------|--|-------------------------------|----------------------------|---------------------------------|---|
|-------------|--|-------------------------------|----------------------------|---------------------------------|---|

REVENUES:

| | | | | | |
|--------------------------------|------------|------------|-------|------------|------------|
| Special Assessments - Tax Roll | \$ 346,280 | \$ 347,299 | \$ - | \$ 347,299 | \$ 346,280 |
| Interest Income | 13,800 | 10,377 | 8,647 | 19,024 | 13,800 |

| | | | | | |
|-----------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| TOTAL REVENUES | \$ 360,080 | \$ 357,676 | \$ 8,647 | \$ 366,323 | \$ 360,080 |
|-----------------------|-------------------|-------------------|-----------------|-------------------|-------------------|

EXPENDITURES:

General and Administrative

| | | | | | |
|----------------------------------|----------|--------|----------|----------|----------|
| Supervisors Fees | \$ 6,000 | \$ 800 | \$ 4,000 | \$ 4,800 | \$ 6,000 |
| FICA Taxes | 459 | 61 | 306 | 367 | 459 |
| Engineering | 8,000 | - | 4,000 | 4,000 | 8,000 |
| Arbitrage Calculation | 600 | 600 | - | 600 | 600 |
| Assessment Roll | 300 | 300 | - | 300 | 300 |
| Attorney | 8,000 | 1,284 | 4,667 | 5,950 | 8,000 |
| Disclosure Report | 2,000 | 1,000 | 1,000 | 2,000 | 2,000 |
| Annual Audit | 3,700 | - | 3,700 | 3,700 | 3,800 |
| Trustee Fees | 8,345 | 2,813 | 938 | 3,751 | 4,251 |
| Management Fees | 45,425 | 22,713 | 22,712 | 45,425 | 48,150 |
| Website Maintenance | 1,500 | 750 | 750 | 1,500 | 1,500 |
| Postage and Delivery | 500 | 108 | 119 | 227 | 500 |
| Printing and Binding | 750 | 0 | 0 | 0 | - |
| Insurance General Liability | 10,777 | 8,295 | - | 8,295 | 9,125 |
| Legal Advertising | 1,500 | 626 | 875 | 1,501 | 1,500 |
| Other Current Charges | 1,000 | 534 | 500 | 1,034 | 1,000 |
| Office Supplies | 200 | 0 | - | 0 | - |
| Dues, Licenses and Subscriptions | 175 | 175 | - | 175 | 175 |

| | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|
| TOTAL GENERAL AND ADMINISTRATIVE | \$ 99,230 | \$ 40,058 | \$ 43,566 | \$ 83,625 | \$ 95,360 |
|---|------------------|------------------|------------------|------------------|------------------|

Pine Air Lakes

Community Development District

Proposed Budget General Fund

| Description | Adopted Budget Fiscal Year 2026 | Actuals Through 3/31/26 | Projected Next 6 Months | Projected Through 9/30/26 | Proposed Budget Fiscal Year 2027 |
|--|--|-------------------------------|----------------------------|---------------------------------|---|
| <u>Operations and Maintenance</u> | | | | | |
| Landscape Maintenance | \$ 72,000 | \$ 28,250 | \$ 43,750 | \$ 72,000 | \$ 72,000 |
| Preserve Maintenance | 5,000 | 3,100 | 3,700 | 6,800 | 6,800 |
| Tree Pruning and Replacement | 9,500 | 1,890 | 7,610 | 9,500 | 9,500 |
| Irrigation Repairs and Maintenance | 15,000 | 7,282 | 10,100 | 17,382 | 18,000 |
| Annual Plantings | 20,000 | 9,990 | 10,010 | 20,000 | 20,000 |
| Electricity | 3,000 | 1,255 | 1,750 | 3,005 | 3,000 |
| Lake Maintenance | 8,341 | 4,184 | 4,211 | 8,395 | 8,759 |
| Field Management | 26,709 | 13,355 | 13,354 | 26,709 | 28,311 |
| Reporting-SFWMD | 4,800 | 2,400 | 2,400 | 4,800 | 4,800 |
| SFWMD Water Permit Renewal | 7,500 | - | 7,500 | 7,500 | 7,500 |
| Contingency | - | 1,550 | - | 1,550 | 5,000 |
| Reserves | 89,000 | - | 89,000 | 89,000 | 81,050 |
| TOTAL OPERATIONS AND MAINTENANCE | \$ 260,850 | \$ 73,256 | \$ 193,385 | \$ 266,641 | \$ 264,720 |
| TOTAL EXPENDITURES | \$ 360,080 | \$ 113,314 | \$ 236,952 | \$ 350,266 | \$ 360,080 |
| <u>Other Sources/(Uses)</u> | | | | | |
| Interlocal Transfer In/(Out) | \$ - | \$ 35,706 | \$ - | \$ 35,706 | \$ - |
| TOTAL OTHER SOURCES/(USES) | \$ - | \$ 35,706 | \$ - | \$ 35,706 | |
| EXCESS REVENUES (EXPENDITURES) | \$ (0) | \$ 280,067 | \$ (228,304) | \$ 51,763 | \$ (0) |

Pine Air Lakes
Community Development District
Exhibit "A"
Allocation of Reserves

DESCRIPTION

| | | |
|--|----|----------------|
| Beginning Fund Balance - 10/1/25 | \$ | 417,291 |
| Net change in Fund Balance - Fiscal Year 2026 | | 140,763 |
| Total Funds Available (Estimated) - 9/30/26 | | 558,054 |

ALLOCATION OF AVAILABLE FUNDS

| | | |
|--|-----------|------------------|
| Funding for First Quarter Operating Expenses: ⁽¹⁾ | | (90,020) |
| Reserved for Field Capital Projects / Renewal and Replacement: | | (337,435) |
| Total Allocation of Available Funds | | (427,455) |
| Total Unassigned Cash (Estimated) - 9/30/26 | \$ | 130,599 |

Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT

| | | |
|--|-----------|----------------|
| Beginning Balance - 4/1/26 | \$ | 248,435 |
| Increase of Reserves During Fiscal Year 2026 | | 89,000 |
| Total Funds Available (Estimated) - 9/30/26 | \$ | 337,435 |

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT

| | | |
|--|-----------|----------------|
| Beginning Balance (Estimated) - 10/1/26 | \$ | 337,435 |
| Increase of Reserves During Fiscal Year 2027 | | 81,050 |
| Total Funds Available (Estimated) - 9/30/27 | \$ | 418,485 |

Pine Air Lakes
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

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

Interest Income

The District earns interest on the monthly average collected balance for each of its investment accounts.

Expenditures - General and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Arbitrage Calculation

The District is required to have an independent certified public accounting firm annually conduct an arbitrage rebate calculation on the Special Assessment Refunding Bonds, Series 2012. The annual fee is based on historical cost for this service.

Assessment Roll

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

Attorney

The District's attorney will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Disclosure Report

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.

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.

Trustee Fees

The District issued Series 2022 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.

Management Fees

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website 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 monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

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

Pine Air Lakes
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - General and Administrative (Continued)

Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Expenditures - Operations and Maintenance

Landscaping Maintenance

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

Preserve Maintenance

The District has contracts with Woods & Wetlands and Stahlman-England to maintain the preserve area within the district.

Tree Pruning and Replacement

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

Irrigation Repairs and Maintenance

The District has a contract with Stahlman-England to maintain the irrigation system.

Annual Plantings

The annual plantings will be provided throughout the District on an as needed basis, as approved by the Board.

Electricity

The District incurs electrical costs billed by Florida Power and Light.

Lake Maintenance

The District has contracted with Solitude Lake Management to provide lake maintenance services to all the lakes within the District.

Field Management

The includes the supervision and on-site management of the District. The responsibilities will include reviewing contracts and other maintenance related items.

Reporting-SFWMD

RMA GeoLogic Consultants provides 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 \$4,800.

SFWMD Water Permit Renewal

Costs associated with water permit renewal for South Florida Water Management District.

Contingency

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

Reserves

Funds set aside for a future use for repairs and improvements.

Pine Air Lakes
Community Development District
Proposed Budget
Debt Service Series 2022 Special Assessment Refunding Bonds

| Description | Adopted Budget Fiscal Year 2026 | Actuals Through 3/31/26 | Projected Next 6 Months | Projected Through 9/30/26 | Proposed Budget Fiscal Year 2027 |
|---------------------------------------|--|-------------------------------|----------------------------|---------------------------------|---|
| REVENUES: | | | | | |
| Special Assessments - Tax Roll | \$ 216,298 | \$ 216,350 | \$ - | \$ 216,350 | \$ 216,298 |
| Interest Income | - | 3,344 | 600 | 3,944 | - |
| Carry Forward Surplus ⁽¹⁾ | 106,400 | - | 108,977 | 108,977 | 114,007 |
| TOTAL REVENUES | \$ 322,698 | \$ 219,694 | \$ 109,577 | \$ 329,271 | \$ 330,305 |
| EXPENDITURES: | | | | | |
| Interest - 11/1 | \$ 50,132 | \$ 50,132 | \$ - | \$ 50,132 | \$ 47,760 |
| Interest - 5/1 | 50,132 | - | 50,132 | 50,132 | 47,760 |
| Principal - 5/1 | 115,000 | - | 115,000 | 115,000 | 120,000 |
| TOTAL EXPENDITURES | \$ 215,264 | \$ 50,132 | \$ 165,132 | \$ 215,264 | \$ 215,520 |
| EXCESS REVENUES (EXPENDITURES) | \$ 107,434 | \$ 169,562 | \$ (55,555) | \$ 114,007 | \$ 114,785 |

⁽¹⁾ Carry Forward is Net of Reserve Requirement

| | |
|----------------------|----------|
| Interest Due 11/1/27 | \$45,285 |
| | \$45,285 |
| | \$45,285 |

Pine Air Lakes
Community Development District
Amortization Schedule
Debt Service Series 2022 Special Assessment Refunding Bonds

| Period | Outstanding Balance | Principal | Interest | Total |
|--------------|---------------------|-------------------|---------------------|---------|
| 05/01/26 | \$ 2,205,000 | \$ 115,000 | \$ 50,132 | \$ - |
| 11/01/26 | 2,090,000 | - | 47,760 | 212,892 |
| 05/01/27 | 2,090,000 | 120,000 | 47,760 | |
| 11/01/27 | 1,970,000 | - | 45,285 | 213,045 |
| 05/01/28 | 1,970,000 | 125,000 | 45,285 | |
| 11/01/28 | 1,845,000 | - | 42,473 | 212,758 |
| 05/01/29 | 1,845,000 | 130,000 | 42,473 | |
| 11/01/29 | 1,715,000 | - | 39,548 | 212,020 |
| 05/01/30 | 1,715,000 | 140,000 | 39,548 | |
| 11/01/30 | 1,575,000 | - | 36,398 | 215,945 |
| 05/01/31 | 1,575,000 | 145,000 | 36,398 | |
| 11/01/31 | 1,430,000 | - | 33,135 | 214,533 |
| 05/01/32 | 1,430,000 | 150,000 | 33,135 | |
| 11/01/32 | 1,280,000 | - | 29,760 | 212,895 |
| 05/01/33 | 1,280,000 | 160,000 | 29,760 | |
| 11/01/33 | 1,120,000 | - | 26,040 | 215,800 |
| 05/01/34 | 1,120,000 | 165,000 | 26,040 | |
| 11/01/34 | 955,000 | - | 22,204 | 213,244 |
| 05/01/35 | 955,000 | 175,000 | 22,204 | |
| 11/01/35 | 780,000 | - | 18,135 | 215,339 |
| 05/01/36 | 780,000 | 180,000 | 18,135 | |
| 11/01/36 | 600,000 | - | 13,950 | 212,085 |
| 05/01/37 | 600,000 | 190,000 | 13,950 | |
| 11/01/37 | 410,000 | - | 9,533 | 213,483 |
| 05/01/38 | 410,000 | 200,000 | 9,533 | |
| 11/01/38 | 210,000 | - | 4,883 | 214,415 |
| 05/01/39 | 210,000 | 210,000 | 4,883 | |
| Total | \$ 2,205,000 | \$ 788,334 | \$ 2,778,452 | |



PINE AIR LAKES CDD

FIELD REPORT

April 23, 2026, Board Meeting

LANDSCAPE MAINTENANCE

- Contracted Services – Stahlman-England Irrigation and Landscape Provided Services
 - Seasonal spring/summer floral annuals – (\$9,990) – *Completed.*
 - Removal of Royal dead fronds (9) to avoid damaging annuals – (\$1,423) – *Completed.*
 - Removal of additional dead medium size trees on Naples Blvd. – *Completed*
 - Monthly Inspections with Mark from Stahlman-England – *Completed*

LAKE MAINTENANCE

- Contracted Services – Solitude Lake Management Provided Services
 - Although conditions have improved since the November 2025 Board meeting, consistent maintenance is still lacking.
 - Requested an onsite meeting with manager, but a technician was assigned instead, and despite follow-ups, a meeting has not yet occurred.

PRESERVE MAINTENANCE

- Stahlman-England Monthly Preserve Trash Removal – *Completed*
- Southeast Land & Water Management Bi-Annual Maintenance – (\$1,600) – *Completed.*

SERVICE ROAD

- Caving Road Area – *Pending contractor repair proposal after onsite visual inspection.*



PINE AIR LAKES CDD

SOUTHEAST LAND & WATER MANAGEMENT BI-ANNUAL MAINTENANCE REPORT



Waterway Inspection Report

General Information:

| | |
|----------|--------------------------|
| Date | 2-13-26 |
| Location | Pine Aire Lakes Preserve |

Technician(s):

Joey/Matt/Eric

Weather Conditions:

| | | | | | |
|-------------|----|------------|-----|----------------|-----|
| Temperature | 62 | Wind Speed | 7-9 | Wind Direction | N/A |
|-------------|----|------------|-----|----------------|-----|

| SITE/LAKE # | INSPECTION | TREATMENT | SKIFF | SIDE-BY-SIDE | BACK-PACK | ALGAE | GRASSES | SUB-MERGED | FLOATING | WATER LEVEL |
|-------------|------------|-----------|-------|--------------|-----------|-------|---------|------------|----------|-------------|
| P-1 | ✓ | ✓ | | ✓ | ✓ | | ✓ | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

Wildlife Observations:

Birds

Comments:

Today we spot tread for grasses, weeds, brush/vines. The preserve is looking healthy at this time.

954-240-7500 | WWW.SELWM.COM

PINE AIR LAKES CDD

Previous attachment



Pine Air Lakes
COMMUNITY DEVELOPMENT DISTRICT

Check Register

| Date | Check Numbers | Amount |
|---------------|---------------|---------------------|
| Checks | | |
| 11/13/25 | 2862-2866 | \$13,647.96 |
| 11/19/25 | 2867 | \$1,472.30 |
| 12/9/25 | 2868-2873 | \$22,782.95 |
| 12/16/25 | 2874-2876 | \$510,491.18 |
| 12/23/25 | 2877 | \$4,233.10 |
| 1/14/26 | 2878-2882 | \$22,408.52 |
| 2/6/26 | 2883-2887 | \$13,458.99 |
| 3/4/26 | 2888-2893 | \$15,019.45 |
| 3/17/26 | 2894-2895 | \$439.50 |
| 3/31/26 | 2896 | \$6,890.33 |
| TOTAL | | \$610,844.28 |

| Date | Check Numbers | Amount |
|--------------|---------------|-------------------|
| ACH | | |
| 12/15/25 | 800003 | \$236.51 |
| 1/16/26 | 800004 | \$229.67 |
| 2/16/26 | 800005 | \$284.19 |
| 3/18/26 | 800006 | \$251.43 |
| TOTAL | | \$1,001.80 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|-----------------------------------|----------|---|--------|----------|--------------|---------|
| 11/13/25 | 00091 | 10/01/25 | 92699 | 202510 310-51300-49000 | | ANNUAL FEE 10/25 FLORIDACOMMERCE | * | 175.00 | 175.00 | 002862 |
| 11/13/25 | 00030 | 11/01/25 | 271 | 202511 320-54100-47600 | | FIELD SVCS 11/25 | * | 2,225.75 | | |
| | | 11/01/25 | 272 | 202511 310-51300-34000 | | MGMT FEE 11/25 | * | 3,785.42 | | |
| | | 11/01/25 | 272 | 202511 310-51300-31600 | | DISSEMINATION AGENT SVCS | * | 166.67 | | |
| | | 11/01/25 | 272 | 202511 310-51300-35101 | | WEB ADMIN 11/25 | * | 125.00 | | |
| | | 11/01/25 | 272 | 202511 310-51300-42000 | | POSTAGE&DELIVERY 11/25 | * | 4.44 | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES - | | | 6,307.28 | 002863 |
| 11/13/25 | 00083 | 11/15/25 | 23-524-3 | 202511 320-54100-46803 | | DATA COLLECT/SVCS 11/25 RMA GEOLOGIC CONSULTANTS INC | * | 400.00 | 400.00 | 002864 |
| 11/13/25 | 00076 | 11/02/25 | PSI21970 | 202511 320-54100-46800 | | ANNUAL MAINT 11/25 SOLITUDE LAKE MANAGEMENT | * | 701.85 | 701.85 | 002865 |
| 11/13/25 | 00050 | 10/27/25 | 30914 | 202510 320-54100-46200 | | LANDSCAPE MAINT 10/25 | * | 4,708.33 | | |
| | | 10/27/25 | 30915 | 202510 320-54100-46801 | | TRASH PICKING UP 10/25 | * | 250.00 | | |
| | | 10/28/25 | 30983 | 202510 320-54100-35000 | | MAINT 10/25 | * | 705.50 | | |
| | | 11/04/25 | 31096 | 202510 320-54100-35000 | | PUMP MAINT 10/25 | * | 400.00 | | |
| | | | | | | STAHLMAN-ENGLAND | | | 6,063.83 | 002866 |
| 11/19/25 | 00050 | 11/17/25 | 31321 | 202511 320-54100-35000 | | MAINT 11/25 STAHLMAN-ENGLAND | * | 1,472.30 | 1,472.30 | 002867 |
| 12/09/25 | 00004 | 11/18/25 | 210 | 202510 310-51300-31500 | | SVCS 10/25 | * | 197.50 | | |
| | | 12/08/25 | 211 | 202511 310-51300-31500 | | SVCS 11/25 | * | 908.50 | | |
| | | | | | | COLEMAN YOVANOVICH & KOESTER P.A. | | | 1,106.00 | 002868 |
| 12/09/25 | 00029 | 10/01/25 | 10012025 | 202510 300-36300-10000 | | PROP APPRAISER FY25-26 | * | 5,596.30 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # | |
|---------------|-------|-----------------------------------|---|------------------------|--------------------------|--------|------------|------------------------------------|-------------------|
| | | 10/01/25 | 10012025 | 202510 300-20300-20000 | PROP APPRAISER FY25-26 | * | 3,486.21 | | |
| | | 10/01/25 | 10012025 | 202510 700-36300-10000 | PROP APPRAISER FY25-26 | * | 3,486.21 | | |
| | | 10/01/25 | 10012025 | 202510 700-13100-10000 | PROP APPRAISER FY25-26 | * | 3,486.21- | | |
| | | | | | | | | COLLIER COUNTY PROPERTY APPRAISER | 9,082.51 002869 |
| 12/09/25 | 00087 | 11/30/25 | 00074544 | 202511 310-51300-48000 | LEGAL AD #11736335 | * | 625.50 | | |
| | | | | | | | | GANNETT FLORIDA LOCALIQ | 625.50 002870 |
| 12/09/25 | 00030 | 12/01/25 | 273 | 202512 320-54100-47600 | FIELD SVCS 12/25 | * | 2,225.75 | | |
| | | 12/01/25 | 274 | 202512 310-51300-34000 | MGMT FEE 12/25 | * | 3,785.42 | | |
| | | 12/01/25 | 274 | 202512 310-51300-31600 | DISSEMINATION AGENT SVCS | * | 166.67 | | |
| | | 12/01/25 | 274 | 202512 310-51300-35101 | WEBSITE ADMIN 12/25 | * | 125.00 | | |
| | | 12/01/25 | 274 | 202512 310-51300-42000 | POSTAGE&DELIVERY 12/25 | * | 5.92 | | |
| | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES - | 6,308.76 002871 |
| 12/09/25 | 00076 | 12/01/25 | PSI22655 | 202512 320-54100-46800 | MAINT 12/25 | * | 701.85 | | |
| | | | | | | | | SOLITUDE LAKE MANAGEMENT | 701.85 002872 |
| 12/09/25 | 00050 | 11/21/25 | 31444 | 202511 320-54100-46200 | LANDSCAPE MAINT 11/25 | * | 4,708.33 | | |
| | | 11/21/25 | 31445 | 202511 320-54100-46801 | TRASH PICKING 11/25 | * | 250.00 | | |
| | | | | | | | | STAHLMAN-ENGLAND | 4,958.33 002873 |
| 12/16/25 | 00080 | 12/16/25 | 12162025 | 202512 300-20300-20200 | TRANSFER OF TAX RECEIPTS | * | 2,469.72 | | |
| | | 12/16/25 | 121625 | 202512 300-20300-20200 | TRANSFER OF TAX RECEIPTS | * | 207,621.46 | | |
| | | | | | | | | PINE AIR LAKES CDD | 210,091.18 002874 |
| 12/16/25 | 00083 | 12/15/25 | 23-524-3 | 202512 320-54100-46803 | DATA COLLECT/ SVCS 12/25 | * | 400.00 | | |
| | | | | | | | | RMA GEOLOGIC CONSULTANTS INC | 400.00 002875 |
| 12/16/25 | 00026 | 12/16/25 | 12162025 | 202512 300-15100-10000 | TXFR EXCESS FUNDS | * | 300,000.00 | | |
| | | | | | | | | STATE BOARD OF ADMINISTRATION | 300,000.00 002876 |
| | | | | | | | | PAL PINE AIR LAKES JWASSERMAN | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|------------|-------|-----------------------------------|--|--------------------------|--------|----------|---------------------------|
| 12/23/25 | 00050 | 12/17/25 31935 | 202512 320-54100-47700 | CLEAN UP 12/25 | * | 1,550.00 | |
| | | 12/18/25 31952 | 202512 320-54100-35000 | MAINT 12/25 | * | 793.10 | |
| | | 12/18/25 31958 | 202512 320-54100-47200 | TREE REMOVAL 12/25 | * | 1,890.00 | |
| | | | | | | | 4,233.10 002877 |
| ----- | | | | | | | |
| 1/14/26 | 00035 | 1/12/26 01122026 | 202601 310-51300-42000 | 2025 TAX ROLL FIRST POST | * | 47.95 | |
| | | | | | | | 47.95 002878 |
| ----- | | | | | | | |
| 1/14/26 | 00030 | 1/01/26 275 | 202601 320-54100-47600 | FIELD SVCS 01/26 | * | 2,225.75 | |
| | | 1/01/26 276 | 202601 310-51300-34000 | MGMT FEE 01/26 | * | 3,785.42 | |
| | | 1/01/26 276 | 202601 310-51300-31600 | DISSEMINATION AGENT SVCS | * | 166.67 | |
| | | 1/01/26 276 | 202601 310-51300-35101 | WEBSITE ADMIN 01/26 | * | 125.00 | |
| | | 1/01/26 276 | 202601 310-51300-42000 | POSTAGE&DELIVERY 01/26 | * | 7.40 | |
| | | 1/01/26 276 | 202601 310-51300-42500 | COPIES 01/26 | * | .15 | |
| | | | | | | | 6,310.39 002879 |
| ----- | | | | | | | |
| 1/14/26 | 00083 | 9/15/25 23-524-2 | 202509 320-54100-46803 | DATA COLLECT/SVCS 09/25 | * | 400.00 | |
| | | | | | | | 400.00 002880 |
| ----- | | | | | | | |
| 1/14/26 | 00076 | 1/02/26 PSI23340 | 202601 320-54100-46800 | MAINT 01/26 | * | 701.85 | |
| | | | | | | | 701.85 002881 |
| ----- | | | | | | | |
| 1/14/26 | 00050 | 12/31/25 32138 | 202512 320-54100-46200 | LANDSCAPE MAINT 12/25 | * | 4,708.33 | |
| | | 12/31/25 32139 | 202512 320-54100-46801 | TRASH PICKING 12/25 | * | 250.00 | |
| | | 12/31/25 32171 | 202512 320-54100-46202 | INSTALL WINTER PLANTS | * | 9,990.00 | |
| | | | | | | | 14,948.33 002882 |
| ----- | | | | | | | |
| 2/06/26 | 00003 | 1/27/26 91542276 | 202601 310-51300-42000 | DELIVERY THRU 01/15/26 | * | 22.76 | |
| | | | | | | | 22.76 002883 |

PAL PINE AIR LAKES JWASSERMAN

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------------------------------|-------|--------------|----------|------------------|-----------------|--------------|---------------------------|--------|----------|--------------|---------|
| 2/06/26 | 00030 | 2/01/26 | 277 | 202602 | 320-54100-47600 | | FIELD SVCS 02/26 | * | 2,225.75 | | |
| | | 2/01/26 | 278 | 202602 | 310-51300-34000 | | MGMT FEE 02/26 | * | 3,785.42 | | |
| | | 2/01/26 | 278 | 202602 | 310-51300-31600 | | DISSEMINATION AGENT SVCS | * | 166.67 | | |
| | | 2/01/26 | 278 | 202602 | 310-51300-35101 | | WEBSITE ADMIN 02/26 | * | 125.00 | | |
| | | 2/01/26 | 278 | 202602 | 310-51300-42000 | | POSTAGE&DELIVERY 02/26 | * | 2.96 | | |
| GOVERNMENTAL MANAGEMENT SERVICES - | | | | | | | | | | 6,305.80 | 002884 |
| 2/06/26 | 00083 | 1/15/26 | 23-524-3 | 202601 | 320-54100-46803 | | DATA COLLECTION/SVCS 1/26 | * | 400.00 | | |
| RMA GEOLOGIC CONSULTANTS INC | | | | | | | | | | 400.00 | 002885 |
| 2/06/26 | 00076 | 2/02/26 | PSI23979 | 202602 | 320-54100-46800 | | MAINT 02/26 | * | 701.85 | | |
| SOLITUDE LAKE MANAGEMENT | | | | | | | | | | 701.85 | 002886 |
| 2/06/26 | 00050 | 1/28/26 | 32563 | 202601 | 320-54100-35000 | | PUMP MAINT 01/26 | * | 400.00 | | |
| | | 1/28/26 | 32569 | 202601 | 320-54100-35000 | | MAINT 01/26 | * | 670.25 | | |
| | | 1/28/26 | 32584 | 202601 | 320-54100-46200 | | LANDSCAPE MAINT 01/26 | * | 4,708.33 | | |
| | | 1/28/26 | 32585 | 202601 | 320-54100-46801 | | TRASH PICKING 01/26 | * | 250.00 | | |
| STAHLMAN-ENGLAND | | | | | | | | | | 6,028.58 | 002887 |
| 3/04/26 | 00004 | 2/23/26 | 212 | 202601 | 310-51300-31500 | | SVCS 01/26 | * | 138.25 | | |
| COLEMAN YOVANOVICH & KOESTER P.A. | | | | | | | | | | 138.25 | 002888 |
| 3/04/26 | 00030 | 3/01/26 | 279 | 202603 | 320-54100-47600 | | FIELD SVCS 03/26 | * | 2,225.75 | | |
| | | 3/01/26 | 280 | 202603 | 310-51300-34000 | | MGMT FEE 03/26 | * | 3,785.42 | | |
| | | 3/01/26 | 280 | 202603 | 310-51300-31600 | | DISSEMINATION AGENT SVCS | * | 166.67 | | |
| | | 3/01/26 | 280 | 202603 | 310-51300-35101 | | WEBSITE ADMIN 03/26 | * | 125.00 | | |
| | | 3/01/26 | 280 | 202603 | 310-51300-51000 | | OFFICE SUPPLIES 03/26 | * | .15 | | |
| | | 3/01/26 | 280 | 202603 | 310-51300-42000 | | POSTAGE&DELIVERY 03/26 | * | 9.03 | | |
| GOVERNMENTAL MANAGEMENT SERVICES - | | | | | | | | | | 6,312.02 | 002889 |
| PAL PINE AIR LAKES JWASSERMAN | | | | | | | | | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|----------|------------------|-----|-----------|-------|----------|------------------------------------|--------|------------|--------------|---------|
| 3/04/26 | 00083 | 2/15/26 | 23-524-3 | 202602 | | 320-54100 | 46803 | | RMA GEOLOGIC CONSULTANTS INC | * | 400.00 | 400.00 | 002890 |
| 3/04/26 | 00076 | 3/02/26 | PSI24655 | 202603 | | 320-54100 | 46800 | | SOLITUDE LAKE MANAGEMENT | * | 701.85 | 701.85 | 002891 |
| 3/04/26 | 00094 | 2/24/26 | 1873 | 202602 | | 320-54100 | 46801 | | SOUTHEAST LAND AND WATER MANAGMENT | * | 1,600.00 | 1,600.00 | 002892 |
| 3/04/26 | 00050 | 2/25/26 | 33088 | 202602 | | 320-54100 | 35000 | | STAHLMAN-ENGLAND | * | 909.00 | | |
| | | 2/28/26 | 33186 | 202602 | | 320-54100 | 46801 | | | * | 250.00 | | |
| | | 2/28/26 | 33187 | 202602 | | 320-54100 | 46200 | | | * | 4,708.33 | | |
| | | | | | | | | | | | | 5,867.33 | 002893 |
| 3/17/26 | 00004 | 3/10/26 | 213 | 202602 | | 310-51300 | 31500 | | COLEMAN YOVANOVICH & KOESTER P.A. | * | 39.50 | 39.50 | 002894 |
| 3/17/26 | 00083 | 3/15/26 | 23-524-3 | 202603 | | 320-54100 | 46803 | | RMA GEOLOGIC CONSULTANTS INC | * | 400.00 | 400.00 | 002895 |
| 3/31/26 | 00050 | 3/25/26 | 33598 | 202603 | | 320-54100 | 35000 | | STAHLMAN-ENGLAND | * | 720.00 | | |
| | | 3/25/26 | 33599 | 202603 | | 320-54100 | 46200 | | | * | 4,708.33 | | |
| | | 3/25/26 | 33600 | 202603 | | 320-54100 | 46801 | | | * | 250.00 | | |
| | | 3/30/26 | 33691 | 202603 | | 320-54100 | 35000 | | | * | 1,212.00 | | |
| | | | | | | | | | | | | 6,890.33 | 002896 |
| TOTAL FOR BANK A | | | | | | | | | | | 610,844.28 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 610,844.28 | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # | |
|------------|-------|--------------|------------------------|------------------|-----|-------|-------|----------|---------------------------------|--------|--------------------|--------------|---------|--|
| 12/15/25 | 00021 | 11/24/25 | 16577-11 SVCS 11/25 | 202511 | 320 | 54100 | 48200 | | FLORIDA POWER & LIGHT (AUTOPAY) | * | 68.14 | | | |
| | | 11/24/25 | 26063-11 SVCS 11/25 | 202511 | 320 | 54100 | 48200 | | FLORIDA POWER & LIGHT (AUTOPAY) | * | 168.37 | | | |
| | | | | | | | | | | | 236.51 | 800003 | | |
| 1/16/26 | 00021 | 12/23/25 | 16577-12 SVCS 12/25 | 202512 | 320 | 54100 | 48200 | | FLORIDA POWER & LIGHT (AUTOPAY) | * | 70.03 | | | |
| | | 12/23/25 | 26063-12 SVCS 12/25 | 202512 | 320 | 54100 | 48200 | | FLORIDA POWER & LIGHT (AUTOPAY) | * | 159.64 | | | |
| | | | | | | | | | | | 229.67 | 800004 | | |
| 2/16/26 | 00021 | 1/26/26 | 16577-01 SVCS 01/26 | 202601 | 320 | 54100 | 48200 | | FLORIDA POWER & LIGHT (AUTOPAY) | * | 83.08 | | | |
| | | 1/26/26 | 26063-01 SVCS 01/26 | 202601 | 320 | 54100 | 48200 | | FLORIDA POWER & LIGHT (AUTOPAY) | * | 201.11 | | | |
| | | | | | | | | | | | 284.19 | 800005 | | |
| 3/18/26 | 00021 | 2/25/26 | 16577-02 SVCS 02/26 | 202602 | 320 | 54100 | 48200 | | FLORIDA POWER & LIGHT (AUTOPAY) | * | 74.76 | | | |
| | | 2/25/26 | 26063-02 SVCS 02/26 | 202602 | 320 | 54100 | 48200 | | FLORIDA POWER & LIGHT (AUTOPAY) | * | 176.67 | | | |
| | | | | | | | | | | | 251.43 | 800006 | | |
| | | | | | | | | | | | TOTAL FOR BANK Z | 1,001.80 | | |
| | | | | | | | | | | | TOTAL FOR REGISTER | 1,001.80 | | |

Pine Air Lakes
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Pine Air Lakes
Community Development District
Balance Sheet
March 31, 2026

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|--------------------------------------|
| Assets: | | | |
| Cash: | | | |
| Operating Account | \$ 25,232 | \$ - | \$ 25,232 |
| Due from General Fund | - | 13,828 | 13,828 |
| Investments: | | | |
| State Board of Administration - Surplus | 320,513 | - | 320,513 |
| State Board of Administration - Reserves | 248,435 | - | 248,435 |
| BankUnited Money Market | 115,982 | - | 115,982 |
| Series 2022 | | | |
| Reserve | - | 22,008 | 22,008 |
| Revenue | - | 269,810 | 269,810 |
| Interest | - | 22 | 22 |
| Sinking | - | 29 | 29 |
| Deposits-Electric | 1,024 | - | 1,024 |
| Total Assets | \$ 711,186 | \$ 305,697 | \$ 1,016,883 |
| Liabilities: | | | |
| Due to Debt Service | \$ 13,828 | \$ - | \$ 13,828 |
| Total Liabilities | \$ 13,828 | \$ - | \$ 13,828 |
| Fund Balance: | | | |
| Nonspendable: | | | |
| Deposits | \$ 1,024 | \$ - | \$ 1,024 |
| Restricted for: | | | |
| Debt Service | - | 305,697 | 305,697 |
| Unassigned | 696,334 | - | 696,334 |
| Total Fund Balances | \$ 697,358 | \$ 305,697 | \$ 1,003,055 |
| Total Liabilities & Fund Balance | \$ 711,186 | \$ 305,697 | \$ 1,016,883 |

Pine Air Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ended March 31, 2026

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|--------------------|
| | Budget | Through 03/31/26 | Through 03/31/26 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 346,280 | \$ 346,280 | \$ 347,299 | \$ 1,019 |
| Interest Income | 13,800 | 6,900 | 10,377 | 3,477 |
| Total Revenues | \$ 360,080 | \$ 353,180 | \$ 357,676 | \$ 4,496 |
| Expenditures: | | | | |
| <u>General and Administrative:</u> | | | | |
| Supervisors Fees | \$ 6,000 | \$ 3,000 | \$ 800 | \$ 2,200 |
| FICA Taxes | 459 | 230 | 61 | 168 |
| Engineering | 8,000 | 4,000 | - | 4,000 |
| Arbitrage Calculation | 600 | 600 | 600 | - |
| Assessment Roll | 300 | 300 | 300 | - |
| Attorney | 8,000 | 4,000 | 1,284 | 2,716 |
| Disclosure Report | 2,000 | 1,000 | 1,000 | (0) |
| Annual Audit | 3,700 | 1,850 | - | 1,850 |
| Trustee Fees | 8,345 | 2,813 | 2,813 | - |
| Management Fees | 45,425 | 22,712 | 22,713 | (0) |
| Website Maintenance | 1,500 | 750 | 750 | - |
| Postage and Delivery | 500 | 250 | 108 | 142 |
| Printing and Binding | 750 | 375 | 0 | 375 |
| Insurance General Liability | 10,777 | 10,777 | 8,295 | 2,482 |
| Legal Advertising | 1,500 | 750 | 626 | 125 |
| Other Current Charges | 1,000 | 500 | 534 | (34) |
| Office Supplies | 200 | 100 | 0 | 100 |
| Dues, Licenses and Subscriptions | 175 | 175 | 175 | - |
| Total General and Administrative | \$ 99,230 | \$ 54,182 | \$ 40,058 | \$ 14,123 |
| <u>Operations and Maintenance</u> | | | | |
| Landscape Maintenance | \$ 72,000 | \$ 36,000 | \$ 28,250 | \$ 7,750 |
| Preserve Maintenance | 5,000 | 2,500 | 3,100 | (600) |
| Tree Pruning and Replacement | 9,500 | 4,750 | 1,890 | 2,860 |
| Irrigation Repairs and Maintenance | 15,000 | 7,500 | 7,282 | 218 |
| Annual Plantings | 20,000 | 20,000 | 9,990 | 10,010 |
| Electricity | 3,000 | 1,500 | 1,255 | 245 |
| Lake Maintenance | 8,341 | 4,171 | 4,184 | (14) |
| Field Management | 26,709 | 13,354 | 13,355 | (0) |
| Reporting-SFWMD | 4,800 | 2,400 | 2,400 | - |
| SFWMD Water Permit Renewal | 7,500 | 3,750 | - | 3,750 |
| Contingency | - | - | 1,550 | (1,550) |
| Reserves | 89,000 | 44,500 | - | 44,500 |
| Total Operations & Maintenance | \$ 260,850 | \$ 140,425 | \$ 73,256 | \$ 67,169 |
| Total Expenditures | \$ 360,080 | \$ 194,607 | \$ 113,314 | \$ 81,293 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (0) | \$ 158,573 | \$ 244,362 | \$ 85,788 |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Transfer In/(Out) | \$ - | \$ - | 35,706 | (35,706) |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ 35,706 | \$ (35,706) |
| Net Change in Fund Balance | \$ (0) | \$ 158,573 | \$ 280,067 | \$ 50,083 |
| Fund Balance - Beginning | | | \$ 417,290 | |
| Fund Balance - Ending | | | \$ 697,357 | |

Pine Air Lakes
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended March 31, 2026

| | Adopted Budget | Prorated Budget Through 03/31/26 | Actual Through 03/31/26 | Variance |
|--|---------------------|-------------------------------------|----------------------------|--------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ - | \$ - | \$ - | \$ - |
| Interest Income | 1,000 | 500 | 635 | 135 |
| Total Revenues | \$ 1,000 | \$ 500 | \$ 635 | \$ 135 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 6,600 | \$ - | \$ - | \$ - |
| Interest - 5/1 | 6,600 | - | - | - |
| Principal - 5/1 | 440,000 | - | - | - |
| Total Expenditures | \$ 453,200 | \$ - | \$ - | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (452,200) | \$ 500 | \$ 635 | \$ 135 |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ (35,706) | \$ (35,706) |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ (35,706) | \$ (35,706) |
| Net Change in Fund Balance | \$ (452,200) | \$ 500 | \$ (35,071) | \$ (35,571) |
| Fund Balance - Beginning | \$ 480,224 | | \$ 40,170 | |
| Fund Balance - Ending | \$ 28,024 | | \$ 5,099 | |

Pine Air Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended March 31, 2026

| | Adopted Budget | Prorated Budget Through 03/31/26 | Actual Through 03/31/26 | Variance |
|--|-------------------|-------------------------------------|----------------------------|-----------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 216,298 | \$ 216,298 | \$ 216,350 | \$ 52 |
| Interest Income | - | - | 3,344 | 3,344 |
| Total Revenues | \$ 216,298 | \$ 216,298 | \$ 219,694 | \$ 3,396 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 50,132 | \$ 50,132 | \$ 50,132 | \$ (0) |
| Interest - 5/1 | 50,132 | - | - | - |
| Principal - 5/1 | 115,000 | - | - | - |
| Total Expenditures | \$ 215,264 | \$ 50,132 | \$ 50,132 | \$ (0) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 1,034 | \$ 166,166 | \$ 169,562 | \$ 3,396 |
| Fund Balance - Beginning | \$ 106,400 | | \$ 131,036 | |
| Fund Balance - Ending | \$ 107,434 | | \$ 300,598 | |

Pine Air Lakes
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|------------------|-------------------|-------------------|-----------------|-----------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments - Tax Roll | \$ - | \$ 154,390 | \$ 178,972 | \$ 6,953 | \$ - | \$ 6,984 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 347,299 |
| Interest Income | 1,329 | 1,229 | 1,488 | 2,191 | 1,964 | 2,176 | - | - | - | - | - | - | 10,377 |
| Total Revenues | \$ 1,329 | \$ 155,619 | \$ 180,460 | \$ 9,144 | \$ 1,964 | \$ 9,160 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 357,676 |
| Expenditures: | | | | | | | | | | | | | |
| General and Administrative: | | | | | | | | | | | | | |
| Supervisors Fees | \$ - | \$ - | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 800 |
| FICA Taxes | - | - | 61 | - | - | - | - | - | - | - | - | - | 61 |
| Engineering | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Arbitrage Calculation | 600 | - | - | - | - | - | - | - | - | - | - | - | 600 |
| Assessment Roll | 300 | - | - | - | - | - | - | - | - | - | - | - | 300 |
| Attorney | 198 | 909 | - | 138 | 40 | - | - | - | - | - | - | - | 1,284 |
| Disclosure Report | 167 | 167 | 167 | 167 | 167 | 167 | - | - | - | - | - | - | 1,000 |
| Annual Audit | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Trustee Fees | 2,813 | - | - | - | - | - | - | - | - | - | - | - | 2,813 |
| Management Fees | 3,785 | 3,785 | 3,785 | 3,785 | 3,785 | 3,785 | - | - | - | - | - | - | 22,713 |
| Website Maintenance | 125 | 125 | 125 | 125 | 125 | 125 | - | - | - | - | - | - | 750 |
| Postage and Delivery | 7 | 4 | 6 | 78 | 3 | 9 | - | - | - | - | - | - | 108 |
| Printing and Binding | - | - | - | 0 | - | - | - | - | - | - | - | - | 0 |
| Insurance General Liability | 8,295 | - | - | - | - | - | - | - | - | - | - | - | 8,295 |
| Legal Advertising | - | 626 | - | - | - | - | - | - | - | - | - | - | 626 |
| Other Current Charges | 117 | 120 | 56 | 50 | 92 | 100 | - | - | - | - | - | - | 534 |
| Office Supplies | 0 | - | - | - | - | - | - | - | - | - | - | - | 0 |
| Dues, Licenses and Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total General & Administrative | \$ 16,582 | \$ 5,736 | \$ 5,001 | \$ 4,344 | \$ 4,211 | \$ 4,186 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 40,058 |

Pine Air Lakes
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|-------------------|-------------------|-------------------|--------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <i>Operations & Maintenance</i> | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Landscape Maintenance | \$ 4,708 | \$ 4,708 | \$ 4,708 | \$ 4,708 | \$ 4,708 | \$ 4,708 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 28,250 |
| Preserve Maintenance | 250 | 250 | 250 | 250 | 1,850 | 250 | - | - | - | - | - | - | 3,100 |
| Tree Pruning and Replacement | - | - | 1,890 | - | - | - | - | - | - | - | - | - | 1,890 |
| Irrigation Repairs and Maintenance | 1,106 | 1,472 | 793 | 1,070 | 909 | 1,932 | - | - | - | - | - | - | 7,282 |
| Annual Plantings | - | - | 9,990 | - | - | - | - | - | - | - | - | - | 9,990 |
| Electricity | 253 | 237 | 230 | 284 | 251 | - | - | - | - | - | - | - | 1,255 |
| Lake Maintenance | 675 | 702 | 702 | 702 | 702 | 702 | - | - | - | - | - | - | 4,184 |
| Field Management | 2,226 | 2,226 | 2,226 | 2,226 | 2,226 | 2,226 | - | - | - | - | - | - | 13,355 |
| Reporting-SFWMD | 400 | 400 | 400 | 400 | 400 | 400 | - | - | - | - | - | - | 2,400 |
| SFWMD Water Permit Renewal | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Contingency | - | - | 1,550 | - | - | - | - | - | - | - | - | - | 1,550 |
| Total Operations & Maintenance | \$ 9,618 | \$ 9,995 | \$ 22,739 | \$ 9,640 | \$ 11,046 | \$ 10,218 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 73,256 |
| Total Expenditures | \$ 26,199 | \$ 15,731 | \$ 27,739 | \$ 13,984 | \$ 15,257 | \$ 14,404 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 113,314 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (24,870) | \$ 139,889 | \$ 152,721 | \$ (4,840) | \$ (13,293) | \$ (5,244) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 244,362 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ 35,706 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 35,706 |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ 35,706 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 35,706 |
| Net Change in Fund Balance | \$ (24,870) | \$ 139,889 | \$ 152,721 | \$ 30,865 | \$ (13,293) | \$ (5,244) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 280,067 |

Pine Air Lakes
Community Development District
Long Term Debt Report

| Series 2022, Special Assessment Refunding Bonds | | |
|--|-------------------------|--------------------|
| Original Amount: | \$2,525,000 | |
| Interest Rate: | 4.125% - 4.650% | |
| Maturity Date: | 5/1/27 - 5/1/39 | |
| Bonds Outstanding - 9/30/25 | | \$2,205,000 |
| Less: | May 1, 2026 (Mandatory) | - |
| Current Bonds Outstanding | | \$2,205,000 |
| Total Current Bonds Outstanding | | \$2,205,000 |

Pine Air Lakes
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Collier County

Gross Assessments \$ 374,356.79 \$ 233,205.54 \$ 607,562.33
 Net Assessments \$ 355,638.95 \$ 221,545.26 \$ 577,184.21

ON ROLL ASSESSMENTS

| Date | Distribution | Gross Amount | Discount/ Penalty | Commission | Property Appraiser | Interest | Net Receipts | Allocation in % | | | Total |
|--------------|----------------------------|----------------------|---------------------|---------------------|--------------------|------------------|----------------------|----------------------|----------------------|----------------------|-------|
| | | | | | | | | 61.62% | 38.38% | 100.00% | |
| | | | | | | | | O&M Portion | 2022 Debt Service | | |
| 10/01/25 | COLLIER COUNTY ADMIN FEES | \$ - | \$ - | \$ - | \$ 9,082.51 | \$ - | \$ (9,082.51) | \$ (5,596.30) | \$ (3,486.21) | \$ (9,082.51) | |
| 11/13/25 | 11/1/25-11/9/25 | 1,891.05 | 75.63 | 36.31 | - | - | 1,779 | 1,096.22 | 682.89 | 1,779.11 | |
| 11/20/25 | 11/10/25-11/17/25 | 258,520.99 | 10,340.85 | 4,963.60 | - | - | 243,217 | 149,860.78 | 93,355.76 | 243,216.54 | |
| 11/26/25 | 11/18/25-11/23/25 | 15,921.16 | 636.84 | 305.69 | - | - | 14,979 | 9,229.26 | 5,749.37 | 14,978.63 | |
| 12/05/25 | 11/24/25-11/30/25 | 138,585.28 | 5,543.40 | 2,660.84 | - | - | 130,381 | 80,335.84 | 50,045.20 | 130,381.04 | |
| 12/11/25 | 12/1/25-12/7/25 | 169,681.34 | 6,787.25 | 3,257.88 | - | - | 159,636 | 98,361.76 | 61,274.45 | 159,636.21 | |
| 12/23/25 | UND COLLIER COUNTY ADMIN F | - | - | - | (446.10) | - | 446 | 274.87 | 171.23 | 446.10 | |
| 01/08/26 | 12/15/25-12/31/25 | 11,614.21 | 348.42 | 225.31 | - | - | 11,040 | 6,802.72 | 4,237.76 | 11,040.48 | |
| 01/08/26 | INTEREST | - | - | - | - | 243.69 | 244 | 150.15 | 93.54 | 243.69 | |
| 03/10/26 | 2/1/26-2/28/26 | 11,348.19 | 113.48 | 224.70 | - | - | 11,010 | 6,783.95 | 4,226.06 | 11,010.01 | |
| TOTAL | | \$ 607,562.22 | \$ 23,845.87 | \$ 11,674.33 | | \$ 243.69 | \$ 563,649.30 | \$ 347,299.25 | \$ 216,350.05 | \$ 563,649.30 | |

| | |
|----------------|-------------------------------------|
| 100.00% | Percent Collected |
| \$ 0 | Balance Remaining to Collect |