

Pine Air Lakes

Community Development District

*Adopted Budget
Fiscal Year 2026*

Presented by:



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Pine Air Lakes
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 7/31/25	Projected Next 2 Months	Projected Through 9/30/25	Adopted Budget Fiscal Year 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 346,280	\$ 352,149	\$ -	\$ 352,149	\$ 346,280
Interest Income	15,000	14,150	2,122	16,272	13,800

TOTAL REVENUES	\$ 361,280	\$ 366,299	\$ 2,122	\$ 368,421	\$ 360,080
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EXPENDITURES:

General and Administrative

Supervisors Fees	\$ 6,000	\$ 2,600	\$ 2,000	\$ 4,600	\$ 6,000
FICA Taxes	459	199	153	352	459
Engineering	10,000	3,001	2,500	5,501	8,000
Arbitrage Calculation	600	600	-	600	600
Assessment Roll	300	300	-	300	300
Attorney	10,000	1,641	4,167	5,808	8,000
Disclosure Report	2,000	1,667	333	2,000	2,000
Annual Audit	3,600	3,600	-	3,600	3,700
Trustee Fees	7,845	7,845	-	7,845	8,345
Management Fees	43,262	36,052	7,210	43,262	45,425
Website Maintenance	1,500	1,250	250	1,500	1,500
Postage and Delivery	500	207	125	332	500
Printing and Binding	750	36	188	223	750
Insurance General Liability	9,852	7,826	-	7,826	10,777
Legal Advertising	1,500	-	1,000	1,000	1,500
Other Current Charges	1,000	545	250	795	1,000
Office Supplies	200	0	33	33	200
Dues, Licenses and Subscriptions	175	175	-	175	175

TOTAL GENERAL AND ADMINISTRATIVE	\$ 99,543	\$ 67,543	\$ 18,209	\$ 85,752	\$ 99,230
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Pine Air Lakes

Community Development District

Adopted Budget General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 7/31/25	Projected Next 2 Months	Projected Through 9/30/25	Adopted Budget Fiscal Year 2026
<u>Operations and Maintenance</u>					
Landscape Maintenance	\$ 56,500	\$ 47,083	\$ 9,417	\$ 56,500	\$ 72,000
Preserve Maintenance	5,000	4,800	500	5,300	5,000
Tree Pruning and Replacement	9,500	5,358	4,142	9,500	9,500
Irrigation Repairs and Maintenance	20,000	9,764	2,929	12,693	15,000
Annual Plantings	17,500	19,930	-	19,930	20,000
Electricity	3,000	2,218	444	2,662	3,000
Lake Maintenance	8,000	6,723	1,350	8,072	8,341
Field Management	25,437	21,198	4,240	25,437	26,709
Reporting-SFWMD	4,800	4,000	800	4,800	4,800
SFWMD Water Permit Renewal	-	-	-	-	7,500
Reserves	112,000	112,000	-	112,000	89,000
TOTAL OPERATIONS AND MAINTENANCE	\$ 261,737	\$ 233,074	\$ 23,821	\$ 256,894	\$ 260,850
TOTAL EXPENDITURES	\$ 361,280	\$ 300,617	\$ 42,029	\$ 342,646	\$ 360,080
EXCESS REVENUES (EXPENDITURES)	\$ 0	\$ 65,682	\$ (39,907)	\$ 25,775	\$ (0)

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

DESCRIPTION

Beginning Fund Balance - 10/1/24	\$ 269,702
Net change in Fund Balance - Fiscal Year 2025	137,775
Total Funds Available (Estimated) - 9/30/25	407,477

ALLOCATION OF AVAILABLE FUNDS

Funding for First Quarter Operating Expenses: ⁽¹⁾	(90,020)
Reserved for Field Capital Projects / Renewal and Replacement:	(241,753)
Total Allocation of Available Funds	(331,773)

Total Unassigned Cash	\$ 75,704
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Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

RESERVED FOR CAPITAL RESERVES / RENEWAL AND REPLACEMENT

Beginning Balance (Estimated) - 10/1/25	\$ 241,753
Increase of Reserves During Fiscal Year 2026	89,000
Total Funds Available (Estimated) - 9/30/26	\$ 330,753

Pine Air Lakes
Community Development District
Budget Narrative
Fiscal Year 2026

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 2026

Expenditures - General and Administrative (Continued)
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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.

Contingency

Unanticipated expenses that may occur during the fiscal year.

Expenditures - Operations and Maintenance
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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.

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
Adopted Budget
Debt Service Series 2012 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2025	Actuals Through 7/31/25	Projected Next 2 Months	Projected Through 9/30/25	Adopted Budget Fiscal Year 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 446,600	\$ 452,945	\$ -	\$ 452,945	\$ -
Interest Income	1,000	19,472	1,400	20,872	1,000
Carry Forward Surplus ⁽¹⁾	200,195	-	457,357	457,357	480,224
TOTAL REVENUES	\$ 647,795	\$ 472,417	\$ 458,757	\$ 931,174	\$ 481,224
EXPENDITURES:					
Interest - 11/1	\$ 12,975	\$ 12,975	\$ -	\$ 12,975	\$ 6,600
Interest - 5/1	12,975	12,975	-	12,975	6,600
Principal - 5/1	425,000	425,000	-	425,000	440,000
TOTAL EXPENDITURES	\$ 450,950	\$ 450,950	\$ -	\$ 450,950	\$ 453,200
EXCESS REVENUES (EXPENDITURES)	\$ 196,845	\$ 21,467	\$ 458,757	\$ 480,224	\$ 28,024

⁽¹⁾ Carry Forward includes the Reserve Account Balance

Pine Air Lakes
Community Development District
Amortization Schedule
Debt Service Series 2012 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	\$ 865,000	3.000%	\$ 425,000	\$ 12,975	\$ -
11/01/25	440,000	3.000%	-	6,600	444,575
05/01/26	440,000	3.000%	440,000	6,600	
Total			\$ 865,000	\$ 26,175	\$ 444,575

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

Description	Adopted Budget Fiscal Year 2025	Actuals Through 7/31/25	Projected Next 2 Months	Projected Through 9/30/25	Adopted Budget Fiscal Year 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 216,298	\$ 219,371	\$ -	\$ 219,371	\$ 216,298
Interest Income	-	5,779	600	6,379	-
Carry Forward Surplus ⁽¹⁾	92,532	-	95,452	95,452	106,400
TOTAL REVENUES	\$ 308,830	\$ 225,150	\$ 96,052	\$ 321,202	\$ 322,698
EXPENDITURES:					
Interest - 11/1	\$ 52,401	\$ 52,401	\$ (0)	\$ 52,401	\$ 50,132
Interest - 5/1	52,401	52,401	(0)	52,401	50,132
Principal - 5/1	110,000	110,000	-	110,000	115,000
TOTAL EXPENDITURES	\$ 214,801	\$ 214,801	\$ (0)	\$ 214,801	\$ 215,264
EXCESS REVENUES (EXPENDITURES)	\$ 94,029	\$ 10,348	\$ 96,052	\$ 106,400	\$ 107,435

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$47,760
	<u>\$47,760</u>

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

Period	Outstanding Balance	Principal	Interest	Total
05/01/25	\$ 2,315,000	\$ 110,000	\$ 52,401	\$ -
11/01/25	2,205,000	-	50,132	212,533
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	\$ 2,315,000	\$ 890,867	\$ 2,990,984	

Pine Air Lakes
Community Development District
Non-Ad Valorem Assessments Comparison

	Fiscal Year 2026 Maintenance Assessment* (per sq. ft.)	Fiscal Year 2026 Debt Assessment* (per sq. ft.)	Fiscal Year 2026 Debt Assessment* (per sq. ft.)
Retail per square foot	\$0.36	\$1.30	\$1.66
Office per square foot	\$0.12	\$0.44	\$0.56
* Includes 7.5% for early payment discount and collection fees			

	Fiscal Year 2025 Maintenance Assessment* (per sq. ft.)	Fiscal Year 2025 Debt Assessment* (per sq. ft.)	Fiscal Year 2025 Debt Assessment* (per sq. ft.)
Retail per square foot	\$0.36	\$1.30	\$1.66
Office per square foot	\$0.12	\$0.44	\$0.56
* Includes 7.5% for early payment discount and collection fees			