



**Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 1, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Andrew J. Gill  
District Manager  
GMS-SF

PINE AIR LAKES COMMUNITY DEVELOPMENT  
DISTRICT  
2024-2025 REPORT – PERFORMANCE MEASURES  
AND STANDARDS

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form



Andrew J. Gill  
District Manager  
GMS-SF

**Pine Air Lakes Community Development District**  
Performance Measures & Standards – Annual Report  
Reporting Period: October 1, 2024 – September 30, 2025

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**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

*Meeting Dates:*

October 24, 2024 - Cancelled

November 21, 2024 (Exception) - Held

December 19, 2024 (Exception) - Cancelled

January 23, 2025 - Cancelled

February 27, 2025 - Cancelled

March 27, 2025 - Cancelled

April 24, 2025 - Held

May 22, 2025 - Cancelled

June 26, 2025 - Cancelled

July 24, 2025 - Cancelled

August 21, 2025 - Held

September 25, 2025 - Cancelled

**Result: Standard achieved.**

**Goal 1.2: Notice of Meetings Compliance**

All meetings were properly noticed on the District's website and via local newspaper, in compliance with Florida Statutes.

**Result: Standard achieved.**

**Goal 1.3: Access to Records Compliance**

Monthly website reviews were performed, and minutes and public records remain current and available.

**Result: Standard achieved.**

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**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field/District Management Site Inspections**

Management conducted site inspections per the District Management Services Agreement.

**Result: Standard achieved.**

Andrew J. Gill  
District Manager  
GMS-SF

### **Goal 2.2: District Engineer Inspections**

The District Engineer completed an annual infrastructure inspection and submitted a report.

**Result: Standard achieved.**

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### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

**Result: Standard achieved.**

#### **Goal 3.2: Financial Reports**

The District website includes the latest annual audit, current budget, and financials as required.

**Result: Standard achieved.**

#### **Goal 3.3: Annual Financial Audit**

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

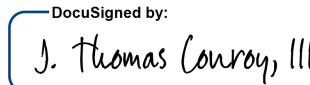
**Result: Standard achieved.**

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### **Overall Determination**

The Pine Air Lakes Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

DocuSigned by:

Chair/Vice Chair:   
A28C5E2A7101476...

Date: 2026-01-05

Print Name: J. Thomas Conroy, III

Pine Air Lakes Community Development District

Signed by:

District Manager:   
996FCF5DA76943E...

Date: 2026-01-05

Print Name: Andrew Gill

Pine Air Lakes Community Development District

Andrew J. Gill

District Manager

GMS-SF

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	12/17/2025 6:37:16 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	1/5/2026 11:30:06 AM

Payment Events	Status	Timestamps