

***Pine Isle
Community Development District
June 12, 2026***

Pine Isle
Community Development District
(Pine Vista)
Agenda

Seat 1: Teresa Baluja – C	
Seat 3: Jesse Colarte – V.C.	
Seat 2: Vanessa Perez – A.S.	
Seat 4: Marc Szasz – A.S.	
Seat 5: Raisa Krause – A.S.	

Friday
June 12, 2026
9:45 a.m.

The Offices of Lennar Homes
5505 Waterford District Drive, Miami, Florida
Join the meeting now

Meeting ID: 224 728 591 948 95 and Passcode: wi9eZ732
1 872-240-4685 and Phone Conference ID: 331 941 369#

1. Roll Call
2. Approval of Minutes of the April 10, 2026 Meeting – **Page 4**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 9**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 19**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 22**
 - E. Motion to Close the Public Hearing
4. Discussion of:
 - A. Maintenance Agreement with the HOA – **Page 33**
 - B. Request for Authorization for the HOA to Tow Vehicles from CDD Owned Tracts Within Pine Vista – **Page 54**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 61**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 62**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Number of Registered Voters in the District – **574** – **Page 66**
 - 5) District Updates – **Page 67**
6. Financial Reports
 - A. Approval of Check Register – **Page 70**
 - B. Approval of Unaudited Financials – **Page 73**

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.pineislecdd.com>

**MINUTES OF MEETING
PINE ISLE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Pine Isle Community Development District was held on Friday, April 10, 2026, at 9:54 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Vanessa Perez	Assistant Secretary
Raisa Krause	Assistant Secretary

Also present were:

Juilana Duque	District Manager, GMS
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 13, 2026 Meeting

Ms. Duque: The next item is the approval of the minutes of the March 13, 2026, meeting. This is the moment to present any additions, corrections, or deletions. I received a revision from the District attorney on page 4 instead of October 1, 2027 it should read October 1, 2026. If there are no other changes, a motion to approve the minutes will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the March 13, 2026 Meeting, were approved as amended.

Ms. Orozco: I wish to resign.

Ms. Duque: Is there a motion to accept Carmen's resignation?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting Carmen Orozco's Resignation Letter, was approved.

Ms. Duque: Do I have any additional direction from the Board at this moment?

Ms. Baluja: I would like to appoint Jessie Colarte to the vacant seat.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Appointing Jessie Colarte to Seat #3, was approved.

Ms. Duque: At this time, I will need direction from the Board of Supervisors regarding the slate of officers. Currently, Teresa serves as Chair, Carmen previously served as Vice Chair, and Vanessa, Marc, and Raisa serve as Assistant Secretaries. How would the Board like to proceed.

Ms. Baluja: I propose to appoint Jesse as the Vice Chair and leave everything else the same.

Ms. Duque: From my office, you have Patti Powers is your Treasurer. Sharyn Henning is your Assistant Treasurer. Paul Winkeljohn is your Secretary and I am your Assistant Secretary.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Appointing the Same Slate of Offices with Jessie Colarte as the Vice Chairperson, was approved.

Ms. Duque: I'll administer the oath of office to Jessie Colarte at this time since he is present at the meeting.

THIRD ORDER OF BUSINESS

Discussion of

A. Approved Proposed Fiscal Year 2027 Budget

Ms. Duque: The approved proposed Fiscal Year 2027 budget has been brought back for today's meeting in case any members of the community have questions. I have also provided a copy to Jesse for his information.

Ms. Baluja: This is the budget that was already approved, correct?

Ms. Duque: That is correct.

Ms. Baluja: Have we included any Supervisor fees?

Ms. Duque: No, we do not currently have a line item for Supervisor fees; however, I believe we can incorporate it within the existing budget. Would you like me to make that modification?

Ms. Baluja: Yeah, that would be great.

Ms. Baluja: Yeah, that way Supervisors are entitled to receive fees for the meetings they attend. We don't take that, but it's something.

Ms. Wald: \$200 per meeting. It's your decision whether to take it or not. It is an entitlement pursuant to Florida law, if you want to. I always say it's up to the Board member whether they choose to do so.

Ms. Duque: Jesse, for your information, the developer appointed Board members have not historically taken Supervisor fees while serving in their roles for obvious reasons, which is why this line item is not currently included in the budget.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposed Fiscal Year 2027 Budget, was approved.

B. Residents Interested in Serving on the Board of Supervisors

Ms. Duque: I would like to inform the Board of Supervisors that there are two additional residents who have expressed interest in serving on the Board. I have already followed up with them and will advise the Board if I receive a response.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Wald: Next month we should have the memo for the legislative update. Gabby, our associate, was working on it this week. One of my items did pass, which is not going to affect this District directly, but will affect new ones. I know that Juliana has already gone over in detail with Jesse, and I'll give you my card at the end here, as to your responsibilities and the ethics requirements and Form 1 so I'm not going to go over that. You can always get in touch with our office if you ever have any questions. That's all I have.

B. Engineer

Ms. Duque: Nothing additional to present under the engineer's report.

C. Manager

Ms. Duque: Under the Manager's Report, I have an update on the status of the maintenance agreement. Jesse is assisting with obtaining execution of the agreement by the HOA Board of Directors. He will follow up with the HOA's property manager to ensure it is finalized and will bring it back to the Board for ratification at the next meeting.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Tab A is the acceptance of the check register, and Tab B is the acceptance of the unaudited financials. Unless there are any questions about those, I will ask for a motion to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Check Register and Unaudited Financials, were approved.
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SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Do I have any Supervisor's requests? For the record, there are no audience members present and no audience members joining us over the teleconference.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Pine Isle
Community Development District

Approved Proposed Budget
FY 2027



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Pine Isle
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 89,923	\$ 88,532	\$ 1,391	\$ 89,923	\$ 128,760
Interest income	-	221	200	421	400
TOTAL REVENUES	\$89,923	\$88,753	\$1,591	\$90,344	\$129,160
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 12,000
FICA Taxes	-	-	-	-	918
Engineering	5,000	53	2,083	2,136	8,000
Attorney	9,400	7,240	3,917	11,157	12,000
Annual Audit	8,000	8,000	-	8,000	4,800
Assessment Administration	2,000	2,000	-	2,000	2,000
Arbitrage Rebate	550	550	-	550	550
Dissemination Agent	2,704	1,577	1,127	2,704	2,866
Trustee Fees	8,691	8,691	-	8,691	8,691
Management Fees	31,458	18,351	13,108	31,458	33,345
Information Technology	1,298	757	541	1,298	1,376
Website Maintenance	1,190	694	496	1,190	1,261
Postage & Delivery	500	99	208	308	500
Insurance General Liability	7,041	6,163	-	6,163	6,779
Printing & Binding	100	4	42	46	100
Legal Advertising	2,000	2,381	833	3,214	3,000
Other Current Charges	1,001	1,086	417	1,503	1,500
Office Supplies	50	-	21	21	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$81,157	\$57,821	\$22,792	\$80,613	\$99,912
<i>Operations & Maintenance</i>					
<u>Field Expenditures</u>					
Repairs & Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Drainage Maintenance	-	-	-	-	14,874
Roadway Maintenance	-	-	-	-	11,874
Contingency	6,266	-	3,133	3,133	-
TOTAL FIELD EXPENDITURES	\$8,766	\$-	\$4,383	\$4,383	\$29,248
TOTAL EXPENDITURES	\$89,923	\$57,821	\$27,175	\$84,996	\$129,160
EXCESS REVENUES (EXPENDITURES)	\$-	\$30,932	\$(25,584)	\$5,348	\$-

Pine Isle

Community Development District

Budget Narrative

REVENUES

Special Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

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

Expenditures - 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 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.

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.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Administration

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

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

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.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

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.

Pine Isle
Community Development District
Budget Narrative

Expenditures - Administrative (continued)
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Postage and Delivery

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

Insurance General Liability

The District's General Liability & 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.

Printing and Binding

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

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 year.

Office Supplies

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the FloridaCommerce for \$175.

Expenditures - Field

Repairs & Maintenance

Repairs and maintenance within the District.

Drainage Maintenance

Represents any expenditures related to drainage within the CDD.

Roadway Maintenance

The District will contract a company for the repair of the streets within the district.

Contingency

Represents an unanticipated cost associated with the operation and maintenance of the District's field operations.

Pine Isle
Community Development District
Approved Proposed Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 576,073	\$ 561,779	\$ 14,294	\$ 576,073	\$ 576,073
Interest Earnings	20,000	16,283	10,000	26,283	20,000
Carry Forward Surplus ⁽¹⁾	486,650	487,734	-	487,734	518,818
TOTAL REVENUES	\$1,082,723	\$1,065,796	\$24,294	\$1,090,089	\$1,114,891
EXPENDITURES:					
Interest - 12/15	\$ 169,228	\$ 169,228	\$ -	\$ 169,228	\$ 166,497
Principal - 12/15	230,000	230,000	-	230,000	235,000
Interest - 06/15	166,497	-	166,497	166,497	163,706
TOTAL EXPENDITURES	\$565,725	\$399,228	\$166,497	\$565,725	\$565,203
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (5,546)	\$ -	\$ (5,546)	\$ -
TOTAL OTHER SOURCES/(USES)	\$-	\$(5,546)	\$-	\$(5,546)	\$-
TOTAL EXPENDITURES	\$565,725	\$404,775	\$166,497	\$571,271	\$565,203
EXCESS REVENUES (EXPENDITURES)	\$516,998	\$661,021	\$(142,203)	\$518,818	\$549,687

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$163,706
Principal Due 12/15/27	\$240,000
	<u>\$403,706</u>

Pine Isle
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
06/15/26	9,345,000	2.375%	-	166,496.88	-
12/15/26	9,345,000	2.375%	235,000	166,496.88	567,994
06/15/27	9,110,000	3.000%	-	163,706.25	-
12/15/27	9,110,000	3.000%	240,000	163,706.25	567,413
06/15/28	8,870,000	3.000%	-	160,106.25	-
12/15/28	8,870,000	3.000%	250,000	160,106.25	570,213
06/15/29	8,620,000	3.000%	-	156,356.25	-
12/15/29	8,620,000	3.000%	255,000	156,356.25	567,713
06/15/30	8,365,000	3.000%	-	152,531.25	-
12/15/30	8,365,000	3.000%	265,000	152,531.25	570,063
06/15/31	8,100,000	3.000%	-	148,556.25	-
12/15/31	8,100,000	3.000%	270,000	148,556.25	567,113
06/15/32	7,830,000	3.250%	-	144,506.25	-
12/15/32	7,830,000	3.250%	280,000	144,506.25	569,013
06/15/33	7,550,000	3.250%	-	139,956.25	-
12/15/33	7,550,000	3.250%	290,000	139,956.25	569,913
06/15/34	7,260,000	3.250%	-	135,243.75	-
12/15/34	7,260,000	3.250%	295,000	135,243.75	565,488
06/15/35	6,965,000	3.250%	-	130,450.00	-
12/15/35	6,965,000	3.250%	305,000	130,450.00	565,900
06/15/36	6,660,000	3.250%	-	125,493.75	-
12/15/36	6,660,000	3.250%	315,000	125,493.75	565,988
06/15/37	6,345,000	3.250%	-	120,375.00	-
12/15/37	6,345,000	3.250%	325,000	120,375.00	565,750
06/15/38	6,020,000	3.250%	-	115,093.75	-
12/15/38	6,020,000	3.250%	335,000	115,093.75	565,188
06/15/39	5,685,000	3.250%	-	109,650.00	-
12/15/39	5,685,000	3.250%	350,000	109,650.00	569,300
06/15/40	5,335,000	3.250%	-	103,962.50	-
12/15/40	5,335,000	3.250%	360,000	103,962.50	567,925
06/15/41	4,975,000	3.250%	-	98,112.50	-
12/15/41	4,975,000	3.250%	370,000	98,112.50	566,225
06/15/42	4,605,000	4.000%	-	92,100.00	-
12/15/42	4,605,000	4.000%	385,000	92,100.00	569,200
06/15/43	4,220,000	4.000%	-	84,400.00	-
12/15/43	4,220,000	4.000%	400,000	84,400.00	568,800
06/15/44	3,820,000	4.000%	-	76,400.00	-
12/15/44	3,820,000	4.000%	415,000	76,400.00	567,800
06/15/45	3,405,000	4.000%	-	68,100.00	-
12/15/45	3,405,000	4.000%	430,000	68,100.00	566,200
06/15/46	2,975,000	4.000%	-	59,500.00	-
12/15/46	2,975,000	4.000%	450,000	59,500.00	569,000
06/15/47	2,525,000	4.000%	-	50,500.00	-
12/15/47	2,525,000	4.000%	465,000	50,500.00	566,000
06/15/48	2,060,000	4.000%	-	41,200.00	-
12/15/48	2,060,000	4.000%	485,000	41,200.00	567,400
06/15/49	1,575,000	4.000%	-	31,500.00	-
12/15/49	1,575,000	4.000%	505,000	31,500.00	568,000
06/15/50	1,070,000	4.000%	-	21,400.00	-
12/15/50	1,070,000	4.000%	525,000	21,400.00	567,800
06/15/51	545,000	4.000%	-	10,900.00	-
12/15/51	545,000	4.000%	545,000	10,900.00	566,800
Total			\$9,345,000	\$5,413,194	\$14,758,194

Pine Isle
Community Development District
Approved Proposed Budget
Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 113,222	\$ 110,412	\$ 2,809	\$ 113,222	\$ 113,222
Interest Earnings	2,000	2,718	1,000	3,718	2,000
Carry Forward Surplus ⁽¹⁾	53,829	53,767	-	53,767	59,306
TOTAL REVENUES	\$169,051	\$166,897	\$3,809	\$170,707	\$174,528
<u>EXPENDITURES:</u>					
Interest - 12/15	\$ 42,650	\$ 42,650	\$ -	\$ 42,650	\$ 42,088
Principal - 06/15	25,000	-	25,000	25,000	25,000
Interest - 06/15	42,650	-	42,650	42,650	42,088
TOTAL EXPENDITURES	\$110,300	\$42,650	\$67,650	\$110,300	\$109,175
<u>Other Sources/(Uses)</u>					
Interfund transfer In/(Out)	\$ -	\$ (1,100)	\$ -	\$ (1,100)	\$ -
TOTAL OTHER SOURCES/(USES)	\$-	\$(1,100)	\$-	\$(1,100)	\$-
TOTAL EXPENDITURES	\$110,300	\$43,750	\$67,650	\$111,400	\$109,175
EXCESS REVENUES (EXPENDITURES)	\$58,751	\$123,147	\$(63,841)	\$59,306	\$65,353

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/27	\$41,525
	<u>\$41,525</u>

Pine Isle
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
06/15/26	1,590,000	4.500%	25,000	\$42,650.00	
12/15/26	1,565,000	4.500%	-	\$42,087.50	\$109,738
06/15/27	1,565,000	4.500%	25,000	\$42,087.50	
12/15/27	1,540,000	4.500%	-	\$41,525.00	\$108,613
06/15/28	1,540,000	4.500%	30,000	\$41,525.00	
12/15/28	1,510,000	4.500%	-	\$40,850.00	\$112,375
06/15/29	1,510,000	4.500%	30,000	\$40,850.00	
12/15/29	1,480,000	4.500%	-	\$40,175.00	\$111,025
06/15/30	1,480,000	4.500%	30,000	\$40,175.00	
12/15/30	1,450,000	4.500%	-	\$39,500.00	\$109,675
06/15/31	1,450,000	5.375%	30,000	\$39,500.00	
12/15/31	1,420,000	5.375%	-	\$38,693.75	\$108,194
06/15/32	1,420,000	5.375%	35,000	\$38,693.75	
12/15/32	1,385,000	5.375%	-	\$37,753.13	\$111,447
06/15/33	1,385,000	5.375%	35,000	\$37,753.13	
12/15/33	1,350,000	5.375%	-	\$36,812.50	\$109,566
06/15/34	1,350,000	5.375%	40,000	\$36,812.50	
12/15/34	1,310,000	5.375%	-	\$35,737.50	\$112,550
06/15/35	1,310,000	5.375%	40,000	\$35,737.50	
12/15/35	1,270,000	5.375%	-	\$34,662.50	\$110,400
06/15/36	1,270,000	5.375%	45,000	\$34,662.50	
12/15/36	1,225,000	5.375%	-	\$33,453.13	\$113,116
06/15/37	1,225,000	5.375%	45,000	\$33,453.13	
12/15/37	1,180,000	5.375%	-	\$32,243.75	\$110,697
06/15/38	1,180,000	5.375%	50,000	\$32,243.75	
12/15/38	1,130,000	5.375%	-	\$30,900.00	\$113,144
06/15/39	1,130,000	5.375%	50,000	\$30,900.00	
12/15/39	1,080,000	5.375%	-	\$29,556.25	\$110,456
06/15/40	1,080,000	5.375%	55,000	\$29,556.25	
12/15/40	1,025,000	5.375%	-	\$28,078.13	\$112,634
06/15/41	1,025,000	5.375%	55,000	\$28,078.13	
12/15/41	970,000	5.375%	-	\$26,600.00	\$109,678
06/15/42	970,000	5.375%	60,000	\$26,600.00	
12/15/42	910,000	5.375%	-	\$24,987.50	\$111,588
06/15/43	910,000	5.375%	60,000	\$24,987.50	
12/15/43	850,000	5.375%	-	\$23,375.00	\$108,363
06/15/44	850,000	5.500%	65,000	\$23,375.00	
12/15/44	785,000	5.500%	-	\$21,587.50	\$109,963
06/15/45	785,000	5.500%	70,000	\$21,587.50	
12/15/45	715,000	5.500%	-	\$19,662.50	\$111,250
06/15/46	715,000	5.500%	75,000	\$19,662.50	
12/15/46	640,000	5.500%	-	\$17,600.00	\$112,263
06/15/47	640,000	5.500%	80,000	\$17,600.00	
12/15/47	560,000	5.500%	-	\$15,400.00	\$113,000
06/15/48	560,000	5.500%	80,000	\$15,400.00	
12/15/48	480,000	5.500%	-	\$13,200.00	\$108,600
06/15/49	480,000	5.500%	85,000	\$13,200.00	
12/15/49	395,000	5.500%	-	\$10,862.50	\$109,063
06/15/50	395,000	5.500%	90,000	\$10,862.50	
12/15/50	305,000	5.500%	-	\$8,387.50	\$109,250
06/15/51	305,000	5.500%	95,000	\$8,387.50	
12/15/51	210,000	5.500%	-	\$5,775.00	\$109,163
06/15/52	210,000	5.500%	100,000	\$5,775.00	
12/15/52	110,000	5.500%	-	\$3,025.00	\$108,800
06/15/53	110,000	5.500%	110,000	\$3,025.00	\$113,025
Total			\$1,590,000	\$1,507,631	\$3,097,631

Pine Isle
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	57	57	\$248.69	\$173.68	\$75.01	\$1,563.16	\$1,563.16	\$0.00	\$1,811.85	\$1,736.84	\$75.01
Townhomes	188	188	\$248.69	\$173.68	\$75.01	\$1,351.58	\$1,351.58	\$0.00	\$1,600.27	\$1,525.26	\$75.01
Villas	211	211	\$248.69	\$173.68	\$75.01	\$1,247.37	\$1,247.37	\$0.00	\$1,496.06	\$1,421.05	\$75.01
Annexed - Townhomes	89	89	\$248.69	\$173.68	\$75.01	\$1,339.11	\$1,339.11	\$0.00	\$1,587.80	\$1,512.79	\$75.01
Total	545	545									

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE PINE ISLE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Pine Isle Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Pine Isle Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF June 2026.

ATTEST:

**PINE ISLE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE ISLE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pine Isle Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Miami-Dade County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Pine Isle Community Development District (“Assessment Roll”) attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments

to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12th day of June 2026.

ATTEST:

**PINE ISLE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

Folio iD#	O&M	Folio iD#	O&M
30-7902-022-0010	248.69	30-7902-022-2740	248.69
30-7902-022-0020	248.69	30-7902-022-2750	248.69
30-7902-022-0030	248.69	30-7902-022-2760	248.69
30-7902-022-0040	248.69	30-7902-022-2770	248.69
30-7902-022-0050	248.69	30-7902-022-2780	248.69
30-7902-022-0060	248.69	30-7902-022-2790	248.69
30-7902-022-0070	248.69	30-7902-022-2800	248.69
30-7902-022-0080	248.69	30-7902-022-2810	248.69
30-7902-022-0090	248.69	30-7902-022-2820	248.69
30-7902-022-0100	248.69	30-7902-022-2830	248.69
30-7902-022-0110	248.69	30-7902-022-2840	248.69
30-7902-022-0120	248.69	30-7902-022-2850	248.69
30-7902-022-0130	248.69	30-7902-022-2860	248.69
30-7902-022-0140	248.69	30-7902-022-2870	248.69
30-7902-022-0150	248.69	30-7902-022-2880	248.69
30-7902-022-0160	248.69	30-7902-022-2890	248.69
30-7902-022-0170	248.69	30-7902-022-2900	248.69
30-7902-022-0180	248.69	30-7902-022-2910	248.69
30-7902-022-0190	248.69	30-7902-022-2920	248.69
30-7902-022-0200	248.69	30-7902-022-2930	248.69
30-7902-022-0210	248.69	30-7902-022-2940	248.69
30-7902-022-0220	248.69	30-7902-022-2950	248.69
30-7902-022-0230	248.69	30-7902-022-2960	248.69
30-7902-022-0240	248.69	30-7902-022-2970	248.69
30-7902-022-0250	248.69	30-7902-022-2980	248.69
30-7902-022-0260	248.69	30-7902-022-2990	248.69
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30-7902-022-0330	248.69	30-7902-022-3060	248.69
30-7902-022-0340	248.69	30-7902-022-3070	248.69
30-7902-022-0350	248.69	30-7902-022-3080	248.69
30-7902-022-0360	248.69	30-7902-022-3090	248.69
30-7902-022-0370	248.69	30-7902-022-3100	248.69
30-7902-022-0380	248.69	30-7902-022-3110	248.69
30-7902-022-0390	248.69	30-7902-022-3120	248.69
30-7902-022-0400	248.69	30-7902-022-3130	248.69
30-7902-022-0410	248.69	30-7902-022-3140	248.69
30-7902-022-0420	248.69	30-7902-022-3150	248.69
30-7902-022-0430	248.69	30-7902-022-3160	248.69
30-7902-022-0440	248.69	30-7902-022-3170	248.69
30-7902-022-0450	248.69	30-7902-022-3180	248.69

Folio iD#	O&M	Folio iD#	O&M
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30-7902-022-0470	248.69	30-7902-022-3200	248.69
30-7902-022-0480	248.69	30-7902-022-3210	248.69
30-7902-022-0490	248.69	30-7902-022-3220	248.69
30-7902-022-0500	248.69	30-7902-022-3230	248.69
30-7902-022-0510	248.69	30-7902-022-3240	248.69
30-7902-022-0520	248.69	30-7902-022-3250	248.69
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30-7902-022-0540	248.69	30-7902-022-3270	248.69
30-7902-022-0550	248.69	30-7902-022-3280	248.69
30-7902-022-0560	248.69	30-7902-022-3290	248.69
30-7902-022-0570	248.69	30-7902-022-3300	248.69
30-7902-022-0580	248.69	30-7902-022-3310	248.69
30-7902-022-0590	248.69	30-7902-022-3320	248.69
30-7902-022-0600	248.69	30-7902-022-3330	248.69
30-7902-022-0610	248.69	30-7902-022-3340	248.69
30-7902-022-0620	248.69	30-7902-022-3350	248.69
30-7902-022-0630	248.69	30-7902-022-3360	248.69
30-7902-022-0640	248.69	30-7902-022-3370	248.69
30-7902-022-0650	248.69	30-7902-022-3380	248.69
30-7902-022-0660	248.69	30-7902-022-3390	248.69
30-7902-022-0670	248.69	30-7902-022-3400	248.69
30-7902-022-0680	248.69	30-7902-022-3410	248.69
30-7902-022-0690	248.69	30-7902-022-3420	248.69
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30-7902-022-0710	248.69	30-7902-022-3440	248.69
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30-7902-022-0730	248.69	30-7902-022-3460	248.69
30-7902-022-0740	248.69	30-7902-022-3470	248.69
30-7902-022-0750	248.69	30-7902-022-3480	248.69
30-7902-022-0760	248.69	30-7902-022-3490	248.69
30-7902-022-0770	248.69	30-7902-022-3500	248.69
30-7902-022-0780	248.69	30-7902-022-3510	248.69
30-7902-022-0790	248.69	30-7902-022-3520	248.69
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30-7902-022-0810	248.69	30-7902-022-3540	248.69
30-7902-022-0820	248.69	30-7902-022-3550	248.69
30-7902-022-0830	248.69	30-7902-022-3560	248.69
30-7902-022-0840	248.69	30-7902-022-3570	248.69
30-7902-022-0850	248.69	30-7902-022-3580	248.69
30-7902-022-0860	248.69	30-7902-022-3590	248.69
30-7902-022-0870	248.69	30-7902-022-3600	248.69
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30-7902-022-0900	248.69	30-7902-022-3630	248.69
30-7902-022-0910	248.69	30-7902-022-3640	248.69
30-7902-022-0920	248.69	30-7902-022-3650	248.69

Folio iD#	O&M	Folio iD#	O&M
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30-7902-022-1070	248.69	30-7902-022-3800	248.69
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30-7902-022-1150	248.69	30-7902-022-3880	248.69
30-7902-022-1160	248.69	30-7902-022-3890	248.69
30-7902-022-1170	248.69	30-7902-022-3900	248.69
30-7902-022-1180	248.69	30-7902-022-3910	248.69
30-7902-022-1190	248.69	30-7902-022-3920	248.69
30-7902-022-1200	248.69	30-7902-022-3930	248.69
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30-7902-022-1220	248.69	30-7902-022-3950	248.69
30-7902-022-1230	248.69	30-7902-022-3960	248.69
30-7902-022-1240	248.69	30-7902-022-3970	248.69
30-7902-022-1250	248.69	30-7902-022-3980	248.69
30-7902-022-1260	248.69	30-7902-022-3990	248.69
30-7902-022-1270	248.69	30-7902-022-4000	248.69
30-7902-022-1280	248.69	30-7902-022-4010	248.69
30-7902-022-1290	248.69	30-7902-022-4020	248.69
30-7902-022-1300	248.69	30-7902-022-4030	248.69
30-7902-022-1310	248.69	30-7902-022-4040	248.69
30-7902-022-1320	248.69	30-7902-022-4050	248.69
30-7902-022-1330	248.69	30-7902-022-4060	248.69
30-7902-022-1340	248.69	30-7902-022-4070	248.69
30-7902-022-1350	248.69	30-7902-022-4080	248.69
30-7902-022-1360	248.69	30-7902-022-4090	248.69
30-7902-022-1370	248.69	30-7902-022-4100	248.69
30-7902-022-1380	248.69	30-7902-022-4110	248.69
30-7902-022-1390	248.69	30-7902-022-4120	248.69

Folio iD#	O&M	Folio iD#	O&M
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30-7902-022-1450	248.69	30-7902-022-4180	248.69
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30-7902-022-1470	248.69	30-7902-022-4200	248.69
30-7902-022-1480	248.69	30-7902-022-4210	248.69
30-7902-022-1490	248.69	30-7902-022-4220	248.69
30-7902-022-1500	248.69	30-7902-022-4230	248.69
30-7902-022-1510	248.69	30-7902-022-4240	248.69
30-7902-022-1520	248.69	30-7902-022-4250	248.69
30-7902-022-1530	248.69	30-7902-022-4260	248.69
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30-7902-022-2730	248.69		
		Total	\$135,536.05

MAINTENANCE AGREEMENT

This Maintenance Agreement (the “Agreement”) is made and entered into this ____ day of _____, 2025, (the “Effective Date”), by and between:

PINE ISLE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated Miami-Dade County, Florida and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”);

and

PINE VISTA COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose principal address is 13595 SW 134 Avenue, Suite 108, Miami, Florida 33186 (the “Association”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, chapter 190, Florida Statutes, as amended;

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, has acquired or is in the process of acquiring property interests in those tracts of land (fee simple as easement) (“CDD Tracts”) within the boundaries of the District, as more particularly identified in The Pine Isles CDD Land Ownership and Easements attached hereto and incorporated herein as Composite Exhibit A;

WHEREAS, the District and the Association desire to provide for regular and routine landscape, roadway, sidewalk, entrance features and irrigation maintenance of the CDD Tracts and to clarify District and Association responsibilities with respect to the maintenance of District-owned properties and facilities; and

WHEREAS, the Association on behalf of and for the benefit of its members has agreed to provide, at its cost and expense, pursuant to the terms of the Agreement, certain landscape, and irrigation maintenance services and materials with respect to the described CDD Tracts, as set forth and incorporated herein as Exhibit B (the “Maintenance Services”);

WHEREAS, the landscaping, roadway, sidewalk, entrance features, and irrigation improvements within the CDD Tracts are identified in the plans attached hereto and made a part hereof as Composite Exhibit A.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for One and no/100ths (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

1.0 Recitals. The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

2.0 Description of Improvements. The CDD Tracts that are the subject of this Agreement are more fully described in the attached Composite Exhibit A, which exhibit is incorporated by reference. The landscaping, roadway, sidewalk, entrance features, and irrigation improvements within the CDD Tracts are shown and more specifically described in Composite Exhibit A.

3.0 Performance. The District and the Association hereby agree, as follows:

(A) the Association shall provide, and be solely responsible for all costs and liabilities that are associated with or arise out of, the maintenance services and materials necessary for the CDD Tracts, as set forth in the attached Exhibit B (the "Maintenance Services"), which exhibit is incorporated in its entirety and made a part hereof by reference, for the Improvements;

(B) the Maintenance Services shall be provided by the Association in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the CDD Tracts are properly maintained and continue to function with their intended purpose. In addition, since each of the CDD Tracts may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the Association shall be flexible and adjusted periodically depending on the condition of each of the CDD Tracts and particular maintenance needs;

(C) the Maintenance Services shall be provided by the Association in strict compliance with all governmental entities' and agencies' permits, requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions, including but not limited to the following entities, if applicable, (1) the District; (2) South Florida Water Management District; (3) Florida Department of Environmental Protection; (4) Miami-Dade County, Florida; (5) any Florida municipality having jurisdiction thereof, and (6) any requirements of any applicable easements recorded against the CDD Tracts and granted to Florida Power & Light or any utility or governmental entity, either now or in the future;

(D) the Maintenance Services shall be provided by the Association without interfering in any way with or encumbering the use, access, ingress, egress, easement, right-of-way, dedication, ownership or other right or interest of the District in the CDD Tracts;

(E) the Association shall timely pay all invoices or other manner of billing, for all persons or entities with whom the Association may have contracted or arranged to provide services or materials in fulfillment of its obligations under this Agreement, including the District as provided for in Sections 5.0 and 6.0 herein. This includes Association's obligation to pay for all costs associated with potable water usage, as the irrigation system is connected to Miami-Dade County Water and Sewer Department (WASD) facilities via a water meter;

(G) nothing herein shall be construed to grant any right or permission to the Association to change any of the the landscaping, the irrigation facilities, the sidewalk, roadway, or entrance features, or make any improvements in the CDD Tracts except to repair or replace dead or dying landscape material or inoperable or broken facilities; and

(H) any improvement by the Association to the CDD Tracts other than as provided herein shall require the approval of the District Board of Supervisors.

4.0 The Association's Responsibility for Acts of Force Majeure. The District and the Association agree that the Maintenance Services herein assumed by the Association shall not include, by way of example but not limitation, the repair or replacement of any improvements within the CDD Tracts that are damaged as a result of a hurricane, tornado, windstorm, freeze damage, fire, drought, or flooding.

5.0 Emergency Intervention by the District. In the event of an emergency, as determined by the District in its reasonable sole discretion, and regardless of any language in this Agreement to the contrary or any language in any contract or arrangement that the Association may have with third parties concerning the Maintenance Services for the CDD Tracts, the District reserves the unilateral and exclusive right to implement or initiate, without advance notice, the following:

(A) the provision of Maintenance Services or materials for any one or more of the Improvements; and

(B) the removal, modification, relocation, or replacement, as the case may be and in the District's sole discretion, of one or more of any improvements situated within the CDD Tracts.

Further, in such event, the District shall be obligated to give a subsequent oral or written notice to the Association as soon as is reasonably possible, and the Association agrees that upon the District's commencement of a maintenance program or provision of Maintenance Services or materials for the CDD Tracts pursuant to this section, the District shall issue to the Association a written invoice for the reasonable costs incurred pursuant to this section, and the Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

6.0 Remedies, Default, and Specific Performance. The District may elect any of one or more of the following remedies, as well as any other remedies available in law or equity, if the Association should default in carrying out the terms and conditions of this Agreement, namely:

(A) Material Breach by Association. Any failure of the Association to comply with Sections 3 or 5 of this Agreement shall be deemed a material breach of this Agreement. In the event of a material breach of this Agreement, the District will promptly deliver to the Association written notice of the same and shall provide the Association reasonable opportunity to cure the material breach of this Agreement. However, if the Association does not cure a material breach of this Agreement within thirty (30) days after it receives the District's written notice of a material breach of this Agreement, the District, at its sole discretion and without further advance notice or additional opportunity to cure, may elect to initiate its own maintenance program or provide such maintenance services and materials and thereby assume full control over maintenance of a portion of or all of the CDD Tracts; provided, however, the District shall be obligated to give a subsequent oral or written notice to the Association as soon as is reasonably possible, but in no event later than five (5) business days after commencement of a maintenance program or maintenance services or materials by the District pursuant to the authority of this section.

(B) Default by Association. If the Association should fail, refuse or neglect to furnish or perform any one or more of the required Maintenance Services within thirty (30) days from the date of receipt of a written notice of default from the District, then in that event the District, at its sole discretion and without further notice, may elect to (i) initiate a maintenance program or provide such maintenance services and materials and thereby assume full maintenance responsibility as all or a portion of the CDD Tracts or (ii) remove, modify, relocate, or replace, as the case may be and in the District's reasonable sole discretion, one or more of the improvements located within the CDD Tracts.

(C) Discontinuation and Reimbursement by Association.

(1) At such time as the District should commence a maintenance program or provide Maintenance Services or materials for all or a portion of the CDD Tracts under this section, and upon receipt of the oral or written notice from the District, the Association shall promptly discontinue the provision of Maintenance Services as to same until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the Association may have entered to perform Maintenance Services.

(2) Further, in such event, the Association agrees that upon the District's commencement of a maintenance program or provision of maintenance services or materials for all or a portion of the CDD Tracts and every year thereafter on or about September 30th, the District shall issue to the Association a written invoice setting forth the estimated amount of money the District reasonably calculates it will need to have on hand, for the next twelve (12) months, in order to implement and carry out its maintenance program or provision of maintenance services or materials. The Association shall pay said invoice in full within

thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

(D) Other Remedies and Opportunity to Cure.

(1) At the sole discretion of the District, a breach or material default by the Association under the Agreement, including a failure to timely pay an invoice, shall entitle the District to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages, injunctive relief and specific performance. In the event of the Association's default under this Agreement, the parties agree and stipulate as to the irreparable harm of such default and as to the absence of adequate remedies at law; therefore, the District shall have, in addition to such rights and remedies as provided by general application of law, the right to obtain specific performance of, and injunctive relief concerning, the Association's obligations hereunder.

(2) However, except for emergency situations (as so reasonably determined by the District), before the District may initiate legal action for the Association's failure or default under this Agreement, the District shall provide advance written notice to the Association of the nature of the alleged failure or default and afford a thirty (30) calendar day cure period, and the Association, shall have thirty (30) calendar days following the date of receipt of said notice to cure the alleged failure or default through appropriate and substantive remedial action.

7.0 Indemnification.

(A) The Association shall indemnify, defend, and save harmless District, its officers, agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property to the extent caused in whole or in part by any negligence, act, omission, or default of the Association, its agents, servants or employees arising from the Association's assumption of the Maintenance Services for the CDD Tracts, this Agreement, or its performance. The Association and the District hereby agree and covenant that the Association has received specific additional consideration in the amount of one dollar (\$1.00) sufficient to support this obligation of indemnification provided for in this paragraph.

(B) The execution of this Agreement by the Association shall obligate Association to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 8 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other. The obligation of the Association to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Association.

(C) The Association acknowledges that the District is a local unit of special purpose government organized under the provisions of Chapter 190, Florida Statutes, that the District is a "State agency or subdivision" as defined in Section 768.28, Florida Statutes, and that the District is afforded the protections, immunities, and limitations of liability afforded the District thereunder. Nothing in this Agreement is intended or should be construed as a waiver of the doctrine of sovereign immunity or the protections, immunities and limitations of liability afforded the District pursuant to Section 768.28, Florida Statutes.

(D) To the extent permitted by Florida law, the District shall indemnify the Association, its officers, directors, agents, servants and employees from liability for damages to persons or property to the extent caused by the grossly negligent and reckless acts and omissions of the District in an amount not to exceed the monetary limits on liability set forth in Section 768.28, Florida Statutes, as this statute may be amended from time to time. The provisions and limitations of Section 768.28, Florida Statutes, as this statute may be amended from time to time, are deemed to apply to this contractual agreement to indemnify as though this statute applied to waiver of sovereign immunity, liability, and damages for claims or actions arising in tort or contract.

(E) These indemnification obligations shall survive the expiration or termination of this Agreement to the extent provided for by Florida law.

8.0 Insurance.

(A) Association shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and

- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

(B) Prior to performance of this Agreement, Association shall submit to District copies of its required insurance coverages, specifically providing that the **Pine Isle Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Association to the extent of the liabilities assumed by Association under this Agreement.

(C) In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Association shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect.

(D) District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Association's interest or liabilities but are merely minimum requirements utilized by the District.

(E) Insurance companies selected by Association must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

(F) The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

(G) All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

(H) Association understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

(I) Association shall make the District an additional insured under any and all policies of insurance applicable in any way, in whole or in part, to any of the maintenance activities arising under this Agreement, and shall insure that its agents or contractors performing Maintenance Services under the Agreement also comply with the insurance requirements of this Section 8.

(J) IT SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION TO INSURE THAT ANY CONTRACTOR HIRED BY THE ASSOCIATION TO PERFORM ANY MAINTENANCE OR REPAIR SERVICES WITH RESPECT TO THE IMPROVEMENTS AND ANY OTHER PROJECT APPROVED BY DISTRICT IN ACCORDANCE WITH THIS AGREEMENT, PRIOR TO ANY MAINTENANCE, REPAIR OR INSTALLATION ACTIVITY UNDERTAKEN, SHALL SUBMIT TO DISTRICT COPIES OF ITS COVERAGES, WITH MINIMUM LIMITS AS PROVIDED ABOVE, AND WHICH SPECIFICALLY PROVIDE THAT PINE ISLE COMMUNITY DEVELOPMENT DISTRICT (DEFINED TO MEAN THE DISTRICT, ITS OFFICERS, AGENTS, EMPLOYEES, VOLUNTEERS AND REPRESENTATIVES) IS AN ADDITIONAL INSURED OR ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND THE OPERATIONS OF CONTRACTOR.

9.0 Term of Agreement; Termination for Convenience.

(A) This Agreement shall take effect as of the Effective Date. Unless terminated as otherwise permitted in this Agreement, the term of this Agreement shall expire at midnight on October 1, 2030. Thereafter, this Agreement shall automatically renew for additional periods of five years each, commencing at 12:01 a.m. on October 1st of the then-current term expires, unless the Association provides written notice before 5:00 p.m. on April 1st of the year in which the then-current term will expire that the Association intends not to renew for an additional term. **Notwithstanding the content of this provision, the Association shall not be permitted to exercise its rights to terminate whereby the Agreement is terminated prior to September 30, 2026.**

(B) In addition to the rights and methods of termination established pursuant to any other provision of this Agreement, the District may terminate this Agreement at any time for any reason in its sole discretion by providing at least sixty (60) days written notice to the Association of its intent to terminate this Agreement pursuant to this provision.

10.0 Miscellaneous Provisions.

10.1 Time of the Essence: Time is of the essence with respect to this Agreement.

10.2 Notices: All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

AS TO DISTRICT: **Pine Isle Community Development District**
c/o Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With a copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro and Ramsey, P.A.
515 E. Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

AS TO ASSOCIATION: **Pine Vista Community Association, Inc.**
13595 SW 134 Avenue, Suite 108
Miami, Florida 33186
Attention: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

10.3 Public Records:

(A) Association shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized

by law for the duration of the Agreement term and following completion of the Agreement if the Association does not transfer the records to the District; and

4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Association or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

(B) Association acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Association, the Association shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Association acknowledges that should Association fail to provide the public records to the District within a reasonable time, Association may be subject to penalties pursuant to Section 119.10, Florida Statutes.

(C) IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ASSOCIATION MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM**

10.4 E-Verify: Association, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. Association further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Association agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Association shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Association is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Association shall require an affidavit from each contractor providing that the contractor does not employ, contract with, or subcontract with an unauthorized alien. The Association shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a contractor of the Association is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Association and order the Association to immediately terminate its contract with the contractor. Association shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Association's failure to comply with the E-Verify requirements referenced in this subsection.

10.5 Entire Agreement: The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between District and Association and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement, and that in entering into this Agreement neither party relied upon any representation not herein contained.

10.6 Amendment and Waiver: This Agreement may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this Agreement or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

10.7 Severability: The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

10.8 Controlling Law: This Agreement shall be construed under the laws of the State of Florida.

10.9 Authority: The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

10.10 Costs and Fees: In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

10.11 Successors and Assignment: The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of the District, their heirs, executors, receivers, trustees, successors and assigns. This Agreement may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

10.12 No Third-Party Beneficiaries: This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10.13 Arm's Length Transaction: This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10.14 Execution of Documents: Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction or performance herein contemplated.

10.15 Construction of Terms: Whenever used, the singular number shall include the plural, the plural the singular; and the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

10.16 Captions: The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

10.17 Counterparts: This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and all collectively deemed one instrument.

10.18 Scrutinized Company Certification. Association hereby certifies that as of the date below Association is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Association further certifies that:

(A) Association is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Association was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.

(B) Association understands that this Agreement may be terminated at the option of the District if Association is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

10.19 Responsible Vendor Determination. Association is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

10.20 Convicted Vendor List. Association hereby certifies that neither Association nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

10.21 Anti-Human Trafficking Affidavit. Association shall provide the District with an affidavit executed by an officer or a representative of the Association under penalty of perjury attesting that the Association does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the date first above written.

ATTEST:

**PINE ISLE COMMUNITY
DEVELOPMENT DISTRICT**

Juliana Duque, Assistant Secretary

By: _____
Teresa Baluja, Chair
Board of Supervisors

_____ day of _____, 2025

**PINE VISTA COMMUNITY
ASSOCIATION, INC.**, a Florida not-for-profit corporation

WITNESSES:

Print Name: _____

Print Name: _____

By: _____

Print Name: _____
President

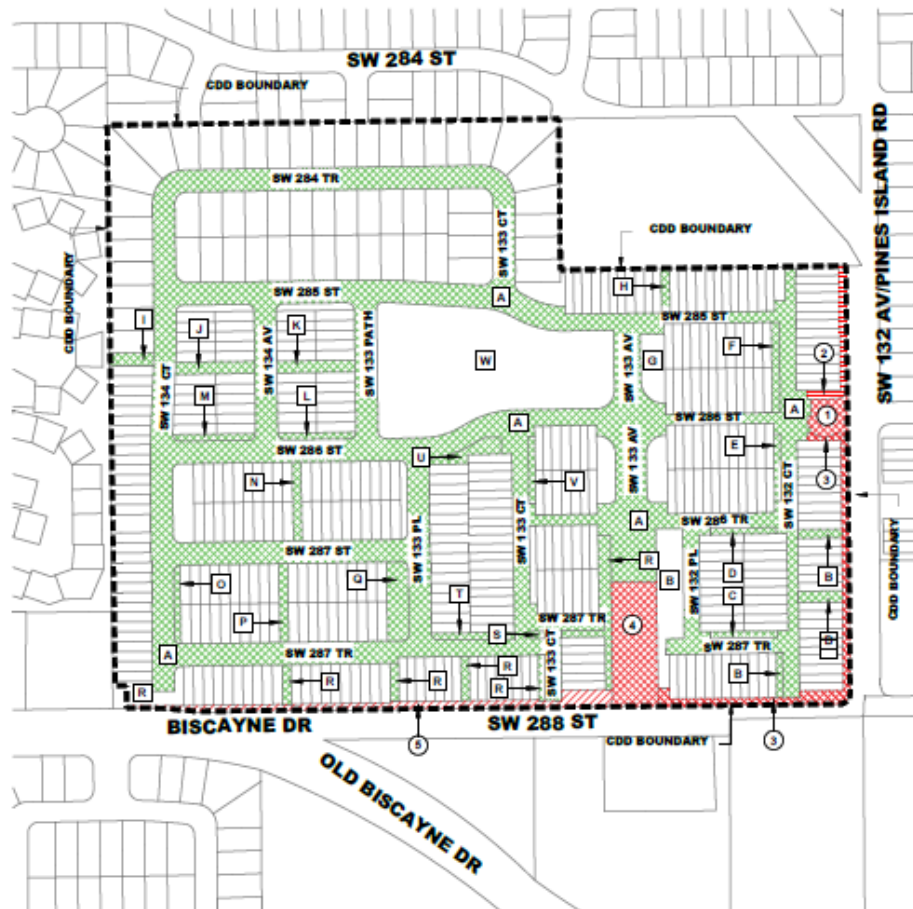
_____ day of _____, 2025

[CORPORATE SEAL]

COMPOSITE EXHIBIT A
Pine Isle CDD Land Ownership and Easements

Pine Isles CDD

Land Ownership and Easements



ALVAREZ ENGINEERS, INC.

PINE ISLE CDD

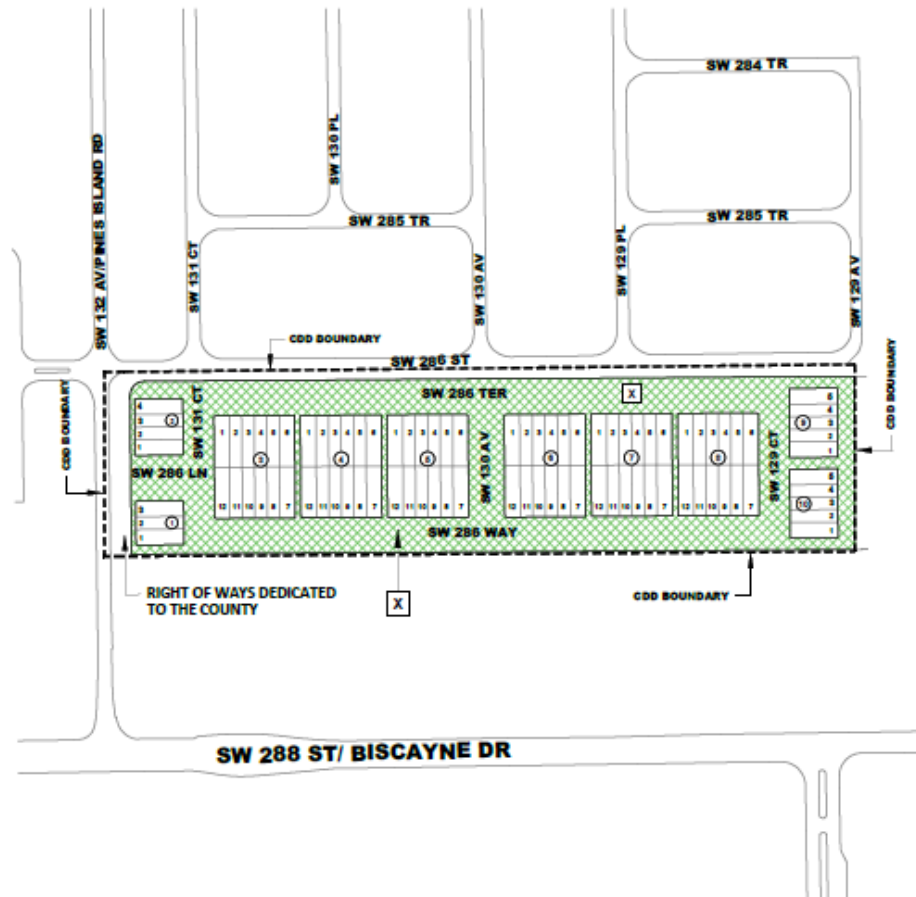
CDD LAND OWNERSHIP AND EASEMENTS - 2021 PROJECT

EXHIBIT 3

Page 6

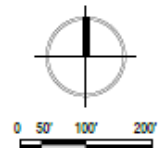
Pine Isles CDD

Land Ownership and Easements



ALVAREZ ENGINEERS, INC.
PINE ISLE CDD EXPANSION AREA
CDD EXPANSION AREA EASEMENT

EXHIBIT 4



Pine Isles CDD

Land Ownership and Easements

CDD OWNERSHIP

- ① **PARCEL 1 (EAST ENTRY)**
A PORTION OF TRACT A (PB 175 PG 82)
FOLIO: 30-7902-022-4575
ORB: 32900 PG 795
CATEGORY: ENTRY FEATURE
- ② **PARCEL 2 (EASTERLY LANDSCAPE STRIP)**
A PORTION OF TRACT G (PB 175 PG 82)
FOLIO: 30-7902-022-4635
ORB: 32900 PG 795
CATEGORY: LANDSCAPING
- ③ **PARCEL 3 (SOUTHERLY & EASTERLY LANDSCAPE STRIP)**
A PORTION OF TRACT B (PB 175 PG 82)
FOLIO: 30-7902-022-4585
ORB: 32900 PG 795
CATEGORY: LANDSCAPING
- ④ **PARCEL 4 (SOUTH ENTRY)**
A PORTION OF TRACT A (PB 175 PG 82)
FOLIO: 30-7902-022-4575
ORB: 32900 PG 795
CATEGORY: ENTRY FEATURE
- ⑤ **PARCEL 5 (SOUTHERLY LANDSCAPE STRIP)**
A PORTION OF TRACT B1 (PB 175 PG 82)
FOLIO: 30-7902-022-4645
ORB: 32900 PG 795
CATEGORY: LANDSCAPING

CDD EASEMENTS

- | | |
|---|--|
| <p>A PORTION OF TRACT "A" (PB 175 PG 82)
FOLIO: 30-7902-022-4570
ORB: 32886, PG 1225
CATEGORY: INGRESS-EGRESS, DRAINAGE, LANDSCAPING</p> <p>B PORTION OF TRACT "B" (PB 175 PG 82)
FOLIO: 30-7902-022-4580
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>C TRACT "C" (PB 175 PG 82)
FOLIO: 30-7902-022-4590
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>D TRACT "D" (PB 175 PG 82)
FOLIO: 30-7902-022-4600
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>E TRACT "E" (PB 175 PG 82)
FOLIO: 30-7902-022-4620
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>F TRACT "F" (PB 175 PG 82)
FOLIO: 30-7902-022-4640
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>G TRACT "G" (PB 175 PG 82)
FOLIO: 30-7902-022-4650
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>H TRACT "H" (PB 175 PG 82)
FOLIO: 30-7902-022-4660
ORB: 32886, PG 1225
CATEGORY: COMMON AREA</p> <p>I TRACT "I" (PB 175 PG 82)
FOLIO: 30-7902-022-4680
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>J TRACT "J" (PB 175 PG 82)
FOLIO: 30-7902-022-4710
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>K TRACT "K" (PB 175 PG 82)
FOLIO: 30-7902-022-4720
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> | <p>L TRACT "L" (PB 175 PG 82)
FOLIO: 30-7902-022-4730
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>M TRACT "M" (PB 175 PG 82)
FOLIO: 30-7902-022-4740
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>N TRACT "N" (PB 175 PG 82)
FOLIO: 30-7902-022-4790
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>O TRACT "O" (PB 175 PG 82)
FOLIO: 30-7902-022-4810
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>P TRACT "P" (PB 175 PG 82)
FOLIO: 30-7902-022-4820
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>Q TRACT "Q" (PB 175 PG 82)
FOLIO: 30-7902-022-4830
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>R PORTION OF TRACT "B1" (PB 175 PG 82)
FOLIO: 30-7902-022-4840
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>S TRACT "S1" (PB 175 PG 82)
FOLIO: 30-7902-022-4850
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>T TRACT "D1" (PB 175 PG 82)
FOLIO: 30-7902-022-4860
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>U TRACT "G1" (PB 175 PG 82)
FOLIO: 30-7902-022-4890
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>V TRACT "H1" (PB 175 PG 82)
FOLIO: 30-7902-022-4900
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>W TRACT "J1" (PB 175 PG 82)
FOLIO: 30-7902-022-4920
ORB: 32886, PG 1225
CATEGORY: DRAINAGE</p> <p>X TRACT "A" (PB 175 PG 71)
FOLIO: 30-7902-023-0900
ORB: 33728 PG 2939
CATEGORY: ROADS, PARKING & DRAINAGE</p> |
|---|--|

ALVAREZ ENGINEERS, INC.

PINE ISLE CDD

CDD LAND OWNERSHIP AND EASEMENTS - 2021 PROJECT AND EXPANSION AREA

Pine Isles CDD

Land Ownership and Easements

Folio: 30-7902-022-4575 Property Appraiser of Miami-Dade County

PROPERTY INFORMATION ⓘ

Folio: 30-7902-022-4575

Sub-Division:
PINE ISLE

Property Address
0

Owner
PINE ISLE COMMUNITY DEVELOPMENT
DISTRICT C/O GOVERNMENTAL
MANAGEMENT SERVICES-SOUTH FL LLC

Mailing Address
5385 N NOB HILL RD
SUNRISE, FL 33351

PA Primary Zone
3700 MULTI-FAMILY - 10-21 U/A

Primary Land Use
9751 PVT PARK-REC AREA-ROADWAY : COMMON AREA

Beds / Baths /Half0 / 0 / 0

Floors0

Living Units0

Actual Area0 Sq Ft

Living Area0 Sq Ft

Adjusted Area0 Sq Ft

Lot Size0 Sq Ft

Year Built0

Map ViewLayers

2024 Aerial Photography
200 ft

SW 285TH ST

SW 133RD PATH

SW 133RD PL

SW 133RD CT

SW 133RD AVE

SW 132ND PL

SW 132ND CT

SW 286TH ST

SW 286TH TER

SW 287TH TER

SW 285TH TER

SW 131ST CT

SW 286TH T

SW 286TH W

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[Special Taxing Districts and Other Non-](#)

[Tax Comparison](#)

[Tax Estimator](#)

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Folio: 30-7902-022-4635 Property Appraiser of Miami-Dade County

PROPERTY INFORMATION ⓘ

Folio: 30-7902-022-4635

Sub-Division:
PINE ISLE

Property Address
0

Owner
PINE ISLE COMMUNITY DEVELOPMENT
DISTRICT C/O GOVERNMENTAL
MANAGEMENT SERVICES-SOUTH FL LLC

Mailing Address
5385 N NOB HILL RD
FORT LAUDERDALE, FL 33351

PA Primary Zone
3700 MULTI-FAMILY - 10-21 U/A

Primary Land Use
9751 PVT PARK-REC AREA-ROADWAY : COMMON AREA

Beds / Baths /Half0 / 0 / 0

Floors0

Living Units0

Actual Area0 Sq Ft

Living Area0 Sq Ft

Adjusted Area0 Sq Ft

Lot Size0 Sq Ft

Year Built0

Map ViewLayers

2024 Aerial Photography
200 ft

SW 133RD CT

SW 133RD AVE

SW 132ND PL

SW 132ND CT

SW 286TH ST

SW 286TH TER

SW 287TH TER

SW 285TH TER

SW 131ST CT

SW 286TH WAY

SW 130TH PL

SW 130TH AVE

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Pine Isles CDD

Land Ownership and Easements

Folio: 30-7902-022-4585 Property Appraiser of Miami-Dade County

PROPERTY INFORMATION ⓘ

Folio: 30-7902-022-4585

Sub-Division:
PINE ISLE

Property Address
0

Owner
PINE ISLE COMMUNITY DEVELOPMENT
DISTRICT C/O GOVERNMENTAL
MANAGEMENT SERVICES-SOUTH FL LLC

Mailing Address
5385 N NOB HILL RD
SUNRISE, FL 33351

PA Primary Zone
3700 MULTI-FAMILY - 10-21 U/A

Primary Land Use
9751 PVT PARK-REC AREA-ROADWAY : COMMON AREA

Beeds / Baths /Half0 / 0 / 0

Floors0

Living Units0

Actual Area0 Sq.Ft

Living Area0 Sq.Ft

Adjusted Area0 Sq.Ft

Lot Size0 Sq.Ft

Year Built0

Map ViewLayers

2024 Aerial Photography
200 ft

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[TRIM Notice](#)

Folio: 30-7902-022-4845 Property Appraiser of Miami-Dade County

PROPERTY INFORMATION ⓘ

Folio: 30-7902-022-4845

Sub-Division:
PINE ISLE

Property Address
0

Owner
PINE ISLE COMMUNITY DEVELOPMENT
DISTRICT C/O GOVERNMENTAL
MANAGEMENT SERVICES-SOUTH FL LLC

Mailing Address
5385 N NOB HILL RD
SUNRISE, FL 33351

PA Primary Zone
3700 MULTI-FAMILY - 10-21 U/A

Primary Land Use
9751 PVT PARK-REC AREA-ROADWAY : COMMON AREA

Beeds / Baths /Half0 / 0 / 0

Floors0

Living Units0

Actual Area0 Sq.Ft

Living Area0 Sq.Ft

Adjusted Area0 Sq.Ft

Lot Size0 Sq.Ft

Year Built0

Map ViewLayers

2024 Aerial Photography
200 ft

Featured Online Tools

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EXHIBIT B
Description of Maintenance Services

Regular and routine landscape and related maintenance of the CDD Tracts, which landscape and maintenance of those areas within the CDD Tracts as identified in Composite Exhibit A, and other maintenance includes, but is not limited to, the following:

A. Basic Landscape Service:

1. Mowing all grass areas.
2. Edging of all improved surfaces.
3. Trimming of shrubbery.
4. Removal of suckers from tree trunks.
5. Trimming of trees to maintain a branch height clearance of seven feet, where applicable.
6. Weed control in planted beds.
7. Monitor common areas for debris and leaves at the time of regular service.
8. Cleanup clippings, leaves and debris generated during the performance of landscape maintenance work.
9. Mulch and fertilize the Improvements, as appropriate, at least once a year.
10. Apprise District on landscaping matters.
11. Trim and prune trees once a year.

B. Irrigation Services:

1. The Association shall be responsible for any damage done to the system as a result of their employees or equipment or their contractor's employees or equipment.
2. The irrigation systems shall be checked after each mowing. Damage to irrigation not caused by Association or its contractor will also be the responsibility of Association to repair.
3. The Association shall be responsible for the maintenance and repair of all irrigation pipes, lines, sprinkler heads, and related irrigation equipment and systems of the District.
4. As part of its maintenance responsibility, Association shall be responsible for assuring that the check valves that connect the District portion of the irrigation system with the private portion of said system are always functional as to avoid impacting either portion of the irrigation system due to a failure to monitor or maintain

C. Trash and Debris Clean-up and Removal:

Association shall be responsible for regular trash, garbage, and debris removal from the CDD Tracts.

D. Roadways and Sidewalks

Regular inspection, repair, and upkeep of streets and pedestrian walkways to ensure safety, accessibility, and longevity of public infrastructure.

Roadway Maintenance:

1. Filling and patching potholes to maintain a smooth driving surface.
2. Periodically replacing layers of asphalt or concrete for durability and skid resistance.
3. Sealing cracks to prevent water intrusion and further pavement deterioration.
4. Removing debris, litter, and sediments to improve appearance and reduce pollutants.
5. Maintaining traffic signs, signals, and pavement markings for safety and clarity.
6. Keeping curbs, gutters, and drain inlets clear for proper stormwater flow.

Sidewalk Maintenance:

7. Fixing cracks, holes, or uneven surfaces to eliminate tripping hazards.
8. Removing and replacing sections that have become unsafe or deteriorated.
9. Addressing sidewalk displacement caused by tree roots by trimming, root barriers, or redesign.
10. Ensuring all sidewalks, ramps, and crossings meet Americans with Disabilities Act accessibility standards.
11. Removing debris, weeds, and litter for aesthetics and safety.

E. Entrance Features:

1. Cleaning, repainting, or repairing entry signs to ensure they are visible and attractive.
2. Pruning shrubs and trees, mowing lawns, planting seasonal flowers, mulching beds, and removing weeds around entryways.
3. Replacing bulbs, cleaning fixtures, and checking wiring to ensure entrance and monument lights function properly at night.
4. Inspecting and fixing walls, columns, and other constructed elements for cracks, weather damage, or vandalism.
5. Cleaning hard surfaces, including walls, signs, and pavement, to remove dirt, algae, mildew, or graffiti.



Pine Vista Community Homeowners Association, Inc.

Pine Vista Community Homeowners Association, Inc.
28550 SW 285th AVE
Homestead, FL 33033

May 21, 2026

VIA EMAIL AND U.S. MAIL

Board of Supervisors
Pine Isle Community Development District
c/o Governmental Management Services
South Florida
5385 N. Nob Hill Road
Sunrise, Florida 33351

RE: Request for Authorization for the HOA to Tow Vehicles from CDD-Owned Tracts within Pine Vista

Dear Chair and Members of the Board:

The Pine Vista Community Homeowners Association, Inc. ("Association") respectfully requests that the Pine Isle Community Development District ("District") grant formal authorization for the Association to tow vehicles located on District-owned tracts within Pine Vista that are intended for resident use, visitor parking, or community access and are subject to posted parking regulations.

The Association has experienced recurring issues involving unauthorized, abandoned, or improperly parked vehicles on these tracts, resulting in safety concerns, blocked access lanes, and interference with emergency vehicle movement. Because these areas are owned by the District, the Association cannot enforce towing without the District's express written authorization pursuant to §715.07, Florida Statutes.

Accordingly, the Association requests that the District approve the following:

1. Authorization for the Association to enforce towing on District-owned tracts within Pine Vista where parking regulations are posted or otherwise applicable.
2. Authorization for the Association to contract with a licensed towing company for enforcement activities.
3. Authorization for the Association to install, maintain, or replace towing signage on District tracts, consistent with §715.07, Florida Statutes.
4. Confirmation that the Association may enforce towing rules in accordance with its governing documents and any District-approved parking regulations.



Pine Vista Community Homeowners Association, Inc.

The Association believes this cooperative enforcement approach will improve safety, maintain orderly use of shared infrastructure, and ensure consistent compliance throughout the community.

We appreciate the District's consideration and stand ready to coordinate signage standards, enforcement procedures, or any documentation the District may require.

Respectfully submitted,

Pine Vista Community Homeowners Association, Inc.

Oleg Beloglazov

[Oleg Beloglazov \(May 29, 2026 17:27:22 CDT\)](#)

Name: Oleg Beloglazov

Title: President

Jessie Colarte

[Jessie Colarte \(May 29, 2026 18:31:57 EDT\)](#)

Name: Jessie Colarte

Title: Vice President

Suzette Ferretti

[Suzette Ferretti \(May 29, 2026 18:26:58 EDT\)](#)

Name: Suzette Ferretti

Title: Treasurer

Pine Vista CDD Tow Policy

Final Audit Report

2026-05-29

Created:	2026-05-29
By:	Ana Llerena (ana.llerena@fsresidential.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqB_wiinaZFtuFfWdXTNpAMfkdaAKMEey

"Pine Vista CDD Tow Policy" History

-  Document created by Ana Llerena (ana.llerena@fsresidential.com)
2026-05-29 - 10:23:48 PM GMT
-  Document emailed to Oleg Beloglazov (obeloglazov@gmail.com) for signature
2026-05-29 - 10:23:56 PM GMT
-  Document emailed to Jessie Colarte (jcolarte@bellsouth.net) for signature
2026-05-29 - 10:23:56 PM GMT
-  Document emailed to Suzette Mederos Garcia (suzette.ferretti30@gmail.com) for signature
2026-05-29 - 10:23:57 PM GMT
-  Email viewed by Oleg Beloglazov (obeloglazov@gmail.com)
2026-05-29 - 10:26:14 PM GMT
-  Email viewed by Suzette Mederos Garcia (suzette.ferretti30@gmail.com)
2026-05-29 - 10:26:15 PM GMT
-  Signer Suzette Mederos Garcia (suzette.ferretti30@gmail.com) entered name at signing as Suzette Garcia Ferretti
2026-05-29 - 10:26:56 PM GMT
-  Document e-signed by Suzette Garcia Ferretti (suzette.ferretti30@gmail.com)
Signature Date: 2026-05-29 - 10:26:58 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Document e-signed by Oleg Beloglazov (obeloglazov@gmail.com)
Signature Date: 2026-05-29 - 10:27:22 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Email viewed by Jessie Colarte (jcolarte@bellsouth.net)
2026-05-29 - 10:31:31 PM GMT
-  Document e-signed by Jessie Colarte (jcolarte@bellsouth.net)
Signature Date: 2026-05-29 - 10:31:57 PM GMT - Time Source: server - Signature Appearance Selected: DRAW



Adobe Acrobat Sign

✔ Agreement completed.
2026-05-29 - 10:31:57 PM GMT

From: Ana Llerena <ana.llerena@fsresidential.com>

Sent: Monday, June 1, 2026 12:28 PM

To: Juliana Duque <jduque@gmssf.com>

Subject: Pine Vista Tow Policy

Good afternoon Juliana,

Hope all finds you well.

Attached are the signed tow policy resolutions from the Pine Vista Board to enforce towing for the illegal parking.

Please confirm receipt and what would be the next steps to proceed.

Best regards,

Ana



ANA LLERENA

On-Site Property Manager LCAM/Notary

Ana.Llerena@fsresidential.com

Pine Vista Community Association, Inc.

28550 SW 133 Avenue | Homestead, FL 33033

Direct 786-319-5252

Office: 786-404-3477

24/7 Customer Care 866.378.1099

Please excuse all brevity and type-os.

<https://PineVistaCommunity.connectresident.com>

Residents get instant answers with HODA





- 10 SAN JOSE COLLECTION, SINGLE FAMILY HOMES
- 10 PASADENA COLLECTION, TOWNHOMES WITH GARAGE
- 10 MALIBU COLLECTION, TOWNHOMES WITHOUT GARAGE
- 10 UTILITY EASEMENT
- 10 MAINTENANCE WATER AND SEWER DEPARTMENT EASEMENT





Amel



BOARD OF SUPERVISORS MEETING DATES
PINE ISLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Pine Isle Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 9:45 a.m. at the offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida, on the second Friday of each month as follows:

October 9, 2026
November 13, 2026 Regular and Landowners Meeting
December 11, 2026
January 08, 2027
February 12, 2027
March 12, 2027
April 9, 2027
May 14, 2027
June 11, 2027
July 09, 2027
August 13, 2027
September 10, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.pineislecdd.com/>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Juliana Duque
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

SuborganizationBoard of Supervisors

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
222343	2025	Teresa Baluja	- Acacia Grove Community Development District - Board of Supervisors - Bauer Drive Community Development District - Board of Supervisors - Biscayne Drive Estates Community Development District - Board of Supervisors - Black Creek Community Development District - Board of Supervisors - Campo Bello Community Development District - Board of Supervisors - Century Park Square Community Development District - Board of Supervisors - East Palm Drive Community Development District - Board of Supervisors - Epmore Community Development District - Board of Supervisors - Eureka Grove Community Development District - Board of Supervisors - Kingman Gate Community Development District - Board of Supervisors - Los Cayos Community Development District - Board of Supervisors - Newton Road Community Development District - Board of Supervisors - Palm Gate Community Development District - Board of Supervisors - Pine Isle Community Development District - Board of Supervisors - Princeton Commons Community Development District - Board of Supervisors - Quail Roost Community Development District - Board of Supervisors - Rancho Grande Community Development District - Board of Supervisors - San Simeon Community Development District - Board of Supervisors - Sedona Point Community Development District - Board of Supervisors - Siena North Community Development District - Board of Supervisors - Silver Palms West Community Development District - Board of Supervisors	Form 1 with COE	Form 1 Not Filed	View Filings

1-5 of 5

Rows per page: 25

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
259767	2025	Raisa Krause	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?] - Silver Palms West Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings
272858	2025	Carmen Beatriz Orozco	- Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✔ Form 1 - 4/22/2026	View Filings
280466	2025	Vanessa Perez	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Campo Bello Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Quail Roost Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?] - Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]			
299519	2025	Marc Szasz	- Acacia Grove Community Development District - Board of Supervisors [?] - Bauer Drive Community Development District - Board of Supervisors [?] - Biscayne Drive Estates Community Development District - Board of Supervisors [?] - Black Creek Community Development District - Board of Supervisors [?] - Century Park Square Community Development District - Board of Supervisors [?] - East Palm Drive Community Development District - Board of Supervisors [?] - Epmore Community Development District - Board of Supervisors [?] - Eureka Grove Community Development District - Board of Supervisors [?] - Kingman Gate Community Development District - Board of Supervisors [?] - Los Cayos Community Development District - Board of Supervisors [?] - MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] - Newton Road Community Development District - Board of Supervisors [?] - Palm Gate Community Development District - Board of Supervisors [?] - Pine Isle Community Development District - Board of Supervisors [?] - Princeton Commons Community Development District - Board of Supervisors [?] - Rancho Grande Community Development District - Board of Supervisors [?] - San Simeon Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not Filed	View Filings

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Sedona Point Community Development District - Board of Supervisors [?] - Siena North Community Development District - Board of Supervisors [?]			

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Rows per page:

Back

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Pine Isle Community Development District**, as described in the attached **MAP**, has **574** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.



PINE ISLES CDD

Lake Victoria - Pine Vista



JUNE 12, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

PINE ISLES CDD





Pine Isle
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

3/01/26 - 4/30/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
3/1 - 3/31	257 - 261	\$	4,842.55
4/1 - 4/30	262 - 263		4,459.65
TOTAL			\$9,302.20

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
3/12/26	00003	2/28/26	197533 FEB 26	202602	310	51300	31500			*	500.00		
BILLING COCHRAN, P.A.												500.00	000257
3/12/26	00001	3/01/26	80	202603	310	51300	34000			*	2,621.50		
		3/01/26	80	202603	310	51300	35100			*	108.17		
		3/01/26	80	202603	310	51300	31300			*	225.33		
		3/01/26	80	202603	310	51300	49500			*	99.17		
		3/01/26	80	202603	310	51300	42000			*	3.70		
		3/01/26	80	202603	310	51300	42500			*	.15		
GMS-SF, LLC												3,058.02	000258
3/12/26	00012	3/11/26	03112026	202603	300	20700	10000			*	1,029.66		
PINE ISLE CDD - S2021												1,029.66	000259
3/12/26	00015	3/11/26	03112026	202603	300	20700	10100			*	202.37		
PINE ISLE CDD - S2023												202.37	000260
3/19/26	00009	3/03/26	9058	202602	310	51300	31100			*	52.50		
ALVAREZ ENGINEERS, INC.												52.50	000261
4/16/26	00003	3/31/26	198066 MAR 26	202603	310	51300	31500			*	1,404.00		
BILLING COCHRAN, P.A.												1,404.00	000262
4/16/26	00001	4/01/26	81	202604	310	51300	34000			*	2,621.50		
		4/01/26	81	202604	310	51300	35100			*	108.17		
		4/01/26	81	202604	310	51300	31300			*	225.33		
		4/01/26	81	202604	310	51300	49500			*	99.17		
		4/01/26	81	202604	310	51300	42000			*	1.48		
GMS-SF, LLC												3,055.65	000263
TOTAL FOR BANK A												9,302.20	
PNIL PINE ISLE CDD SRINKUS													

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						9,302.20	

PNIL PINE ISLE CDD SRINKUS

Pine Isle
Community Development District

Unaudited Financial Reporting
April 30, 2026



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1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2021</u>
4	<u>Debt Service Fund Series 2023</u>
5	<u>Capital Project Fund Series 2021</u>
6	<u>Capital Project Fund Series 2023</u>
7 & 8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Pine Isle
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 58,028	\$ -	\$ -	\$ 58,028
Due from General Fund - Series 2021	-	8,960	-	8,960
Due from General Fund - Series 2023	-	1,761	-	1,761
Investments:				
State Board of Administration (SBA)	25,221	-	-	25,221
<u>Investments:</u>				
<u>Series 2021</u>				
Reserve	-	285,134	-	285,134
Revenue	-	652,061	-	652,061
Construction	-	-	856,938	856,938
<u>Series 2023</u>				
Reserve	-	56,572	-	56,572
Revenue	-	121,386	-	121,386
Construction	-	-	17,729	17,729
Total Assets	\$ 83,250	\$ 1,125,874	\$ 874,667	\$ 2,083,791
Liabilities:				
Accounts Payable	\$ 5,379	\$ -	\$ -	\$ 5,379
Due to Debt Service - Series 2021	8,960	-	-	8,960
Due to Debt Service - Series 2023	1,761	-	-	1,761
Total Liabilities	\$ 16,100	\$ -	\$ -	\$ 16,100
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,125,874	\$ -	\$ 1,125,874
Capital Project	-	-	874,667	874,667
Unassigned	67,149	-	-	67,149
Total Fund Balances	\$ 67,149	\$ 1,125,874	\$ 874,667	\$ 2,067,691
Total Liabilities & Fund Balance	\$ 83,250	\$ 1,125,874	\$ 874,667	\$ 2,083,791

Pine Isle
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 89,923	\$ 89,923	\$ 88,532	\$ (1,391)
Interest Income	-	-	221	221
Total Revenues	\$ 89,923	\$ 89,923	\$ 88,753	\$ (1,170)
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 5,000	\$ 2,917	\$ 53	\$ 2,864
Attorney	9,400	5,483	7,240	(1,757)
Annual Audit	8,000	8,000	8,000	-
Assessment Administration	2,000	2,000	2,000	-
Arbitrage Rebate	550	550	550	-
Dissemination Agent	2,704	1,577	1,577	-
Trustee Fees	8,691	8,691	8,691	-
Management Fees	31,458	18,351	18,351	-
Information Technology	1,298	757	757	-
Website Maintenance	1,190	694	694	-
Postage & Delivery	500	292	99	192
Insurance General Liability	7,041	7,041	6,163	878
Printing & Binding	100	58	4	54
Legal Advertising	2,000	2,000	2,381	(381)
Other Current Charges	1,001	584	1,086	(502)
Office Supplies	50	29	-	29
Dues, Licenses & Subscriptions	175	175	175	(1)
Total General & Administrative	\$ 81,157	\$ 59,198	\$ 57,821	\$ 1,378
<u>Operations & Maintenance</u>				
Field Expenditures				
Repairs & Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Contingency	6,266	3,655	-	3,655
Subtotal Field Expenditures	\$ 8,766	\$ 5,114	\$ -	\$ 5,114
Total Expenditures	\$ 89,923	\$ 64,312	\$ 57,821	\$ 6,491
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 25,611	\$ 30,932	\$ 5,321
Net Change in Fund Balance	\$ -	\$ 25,611	\$ 30,932	\$ 5,321
Fund Balance - Beginning	\$ -		\$ 36,217	
Fund Balance - Ending	\$ -		\$ 67,149	

Pine Isle
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 576,073	\$ 576,073	\$ 561,779	\$ (14,294)
Interest Income	20,000	20,000	16,283	(3,717)
Total Revenues	\$ 596,073	\$ 596,073	\$ 578,062	\$ (18,011)
<u>Expenditures:</u>				
Interest - 12/15	\$ 169,228	\$ 169,228	\$ 169,228	\$ -
Principal - 12/15	230,000	230,000	230,000	-
Interest - 06/15	166,497	-	-	-
Total Expenditures	\$ 565,725	\$ 399,228	\$ 399,228	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 30,348	\$ 196,845	\$ 178,834	\$ (18,011)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,546)	\$ (5,546)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,546)	\$ (5,546)
Net Change in Fund Balance	\$ 30,348	\$ 196,845	\$ 173,288	\$ (23,557)
Fund Balance - Beginning	\$ 411,711		\$ 772,868	
Fund Balance - Ending	\$ 442,059		\$ 946,156	

Pine Isle
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 113,222	\$ 113,222	\$ 110,412	\$ (2,810)
Interest Income	2,000	2,000	2,718	718
Total Revenues	\$ 115,222	\$ 115,222	\$ 113,130	\$ (2,092)
<u>Expenditures:</u>				
Interest - 12/15	\$ 42,650	\$ 42,650	\$ 42,650	\$ -
Principal - 06/15	25,000	-	-	-
Interest - 06/15	42,650	-	-	-
Total Expenditures	\$ 110,300	\$ 42,650	\$ 42,650	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,922	\$ 72,572	\$ 70,480	\$ (2,092)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,100)	\$ (1,100)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,100)	\$ (1,100)
Net Change in Fund Balance	\$ 4,922	\$ 72,572	\$ 69,380	\$ (3,192)
Fund Balance - Beginning	\$ 44,745		\$ 110,339	
Fund Balance - Ending	\$ 49,667		\$ 179,719	

Pine Isle
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 16,420	\$ 16,420
Total Revenues	\$ -	\$ -	\$ 16,420	\$ 16,420
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 16,420	\$ 16,420
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 5,546	\$ 5,546
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,546	\$ 5,546
Net Change in Fund Balance	\$ -		\$ 21,966	
Fund Balance - Beginning	\$ -		\$ 834,972	
Fund Balance - Ending	\$ -		\$ 856,938	

Pine Isle
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 329	\$ 329
Total Revenues	\$ -	\$ -	\$ 329	\$ 329
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 329	\$ 329
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,100	\$ 1,100
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,100	\$ 1,100
Net Change in Fund Balance	\$ -		\$ 1,429	
Fund Balance - Beginning	\$ -		\$ 16,300	
Fund Balance - Ending	\$ -		\$ 17,729	

Pine Isle
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 13,468	\$ 65,713	\$ 3,262	\$ 4,423	\$ 161	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,532
Interest Income	-	-	-	-	60	81	79	-	-	-	-	-	221
Total Revenues	\$ -	\$ 13,468	\$ 65,713	\$ 3,262	\$ 4,484	\$ 242	\$ 1,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,753

Expenditures:

General & Administrative:

Engineering	\$ -	\$ -	\$ -	\$ -	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53
Attorney	1,160	986	667	1,450	500	1,404	1,073	-	-	-	-	-	7,240
Annual Audit	-	-	-	8,000	-	-	-	-	-	-	-	-	8,000
Assessment Administration	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Arbitrage Rebate	-	-	550	-	-	-	-	-	-	-	-	-	550
Dissemination Agent	225	225	225	225	225	225	225	-	-	-	-	-	1,577
Trustee Fees	-	-	4,445	-	-	-	4,246	-	-	-	-	-	8,691
Management Fees	2,622	2,622	2,622	2,622	2,622	2,622	2,622	-	-	-	-	-	18,351
Information Technology	108	108	108	108	108	108	108	-	-	-	-	-	757
Website Maintenance	99	99	99	99	99	99	99	-	-	-	-	-	694
Postage & Delivery	1	1	48	40	4	4	1	-	-	-	-	-	99
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	-	-	1	0	3	0	-	-	-	-	-	-	4
Legal Advertising	-	613	1,442	326	-	-	-	-	-	-	-	-	2,381
Other Current Charges	115	135	158	153	146	173	206	-	-	-	-	-	1,086
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 12,669	\$ 4,789	\$ 10,365	\$ 13,023	\$ 3,759	\$ 4,635	\$ 8,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,821

Pine Isle
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Vortech System Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Vortech System Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 12,669	\$ 4,789	\$ 10,365	\$ 13,023	\$ 3,759	\$ 4,635	\$ 8,581	\$ -	\$ -	\$ -	\$ -	\$ -	57,821
Excess (Deficiency) of Revenues over Expenditures	\$ (12,669)	\$ 8,679	\$ 55,349	\$ (9,761)	\$ 724	\$ (4,393)	\$ (6,996)	\$ -	\$ -	\$ -	\$ -	\$ -	30,932
Net Change in Fund Balance	\$ (12,669)	\$ 8,679	\$ 55,349	\$ (9,761)	\$ 724	\$ (4,393)	\$ (6,996)	\$ -	\$ -	\$ -	\$ -	\$ -	30,932

Pine Isle
Community Development District
Long Term Debt Report

Series 2021, Special Assessment Bonds		
Original Bond Issue Amount:		\$10,215,000
Term 1:	\$1,105,000	
Interest Rate:	2.38%	
Maturity Date:	December 15, 2026	
Term 2:	\$1,280,000	
Interest Rate:	3.00%	
Maturity Date:	December 15, 2031	
Term 3:	\$3,225,000	
Interest Rate:	3.25%	
Maturity Date:	December 15, 2041	
Term 24:	\$4,605,000	
Interest Rate:	4.00%	
Maturity Date:	December 15, 2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$285,134	
Reserve Fund Balance	\$285,134	
Bonds Outstanding - 11/03/21		\$10,215,000
Less: Principal Payment - 12/15/22		(\$195,000)
Less: Principal Payment - 12/15/23		(\$220,000)
Less: Principal Payment - 12/15/24		(\$225,000)
Less: Principal Payment - 12/15/25		(\$230,000)
Current Bonds Outstanding		\$9,345,000

Series 2023, Special Assessment Bonds		
Original Bond Issue Amount:		\$1,640,000
Term 1:	\$190,000	
Interest Rate:	4.50%	
Maturity Date:	June 15, 2030	
Term 2:	\$600,000	
Interest Rate:	5.38%	
Maturity Date:	June 15, 2043	
Term 3:	\$850,000	
Interest Rate:	5.50%	
Maturity Date:	June 15, 2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$56,572	
Reserve Fund Balance	\$56,572	
Bonds Outstanding - 03/03/23		\$1,640,000
Less: Principal Payment - 6/15/24		(\$25,000)
Less: Principal Payment - 6/15/25		(\$25,000)
Current Bonds Outstanding		\$1,590,000

Pine Isle
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami/Dade County
Fiscal Year 2026

Gross Assessments	\$	94,655.60	\$	606,392.23	\$	119,180.79	\$	820,228.62
Net Assessments	\$	89,922.82	\$	576,072.62	\$	113,221.75	\$	665,995.44

ON ROLL ASSESSMENTS

						allocation in %	11.54%	73.93%	14.53%	100.00%
<i>Date</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2021 Service</i>	<i>Debt 2023 Service</i>	<i>Debt</i>	<i>Total</i>
11/12/25	\$ 1,421.05	\$ 56.84	\$ 13.64	\$ -	\$ 1,350.57	\$ 155.86	\$ 998.47	\$ 196.24		1,350.57
11/14/25	31,490.79	1,259.60	302.32	-	29,928.87	3,453.84	22,126.31	4,348.72		29,928.87
11/15/25	3,103.40	141.14	29.62	-	2,932.64	338.43	2,168.09	426.12		2,932.64
11/28/25	86,795.54	3,471.73	833.23	-	82,490.58	9,519.54	60,985.01	11,986.04		82,490.59
12/05/25	587,376.76	23,494.50	5,638.83	-	558,243.43	64,422.12	412,707.47	81,113.84		558,243.43
12/19/25	11,681.03	378.85	113.02	-	11,189.16	1,291.25	8,272.11	1,625.81		11,189.17
01/09/26	21,720.12	651.60	210.69	-	20,857.83	2,407.02	15,420.12	3,030.68		20,857.82
01/09/26	1,093.10	32.79	10.60	-	1,049.71	121.14	776.05	152.52		1,049.71
01/23/26	-	-	-	733.71	733.71	733.71	-	-		733.71
02/11/26	39,505.35	790.12	387.14	-	38,328.09	4,423.12	28,335.83	5,569.14		38,328.09
03/11/26	1,421.05	14.22	14.07	-	1,392.76	160.73	1,029.66	202.37		1,392.76
04/17/26	12,256.26	14.21	122.43	-	12,119.62	1,398.62	8,959.99	1,761.00		12,119.61
04/22/26	-	-	-	106.57	106.57	106.57				106.57
	-	-	-	-	-	-	-	-		-
TOTAL	\$ 797,864.45	\$ 30,305.60	\$ 7,675.59	\$ 840.28	\$ 760,723.54	\$ 88,531.95	\$ 561,779.11	\$ 110,412.48		\$ 760,723.54

97.27%	Percent Collected
\$ 22,364.17	Balance Remaining to Collect