

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

JUNE 19, 2017

AGENDA PACKAGE

Piney-Z Community Development District
Severn Trent Services, Management Services Division
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 345-1292

June 8, 2017

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, June 19, 2017 the Board of Supervisors of the Piney-Z Community Development District will hold a meeting at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 2. Audience Comments & Supervisor Response(s)**
- 4. Approval of the Minutes of the April 24, 2017 Meeting**
- 5. Acceptance of the April and May Financial Statements and Approval of the Check Register and Invoices**
- 6. CDD Manager's Report**
 - A. Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds)
 - i. Kitchen Sink Replacement - Requires Board Vote
 - ii. Fitness Center Water Rower - Requires Board Vote
 - iii. Lodge Main Floor Out-of-Alignment Column – Requires Board Vote
- 7. District Manager's Report**
 - A. Report on Number of Registered Voters - 1,334
 - B. Discussion of Tentative Approved Budget for FY 2018
- 8. District Attorney's Report**
 - A. Warranty Deeds and Slice of Land Update
 - B. Pool White Coat Bid Process - Approximate \$75,000 Cost
 - C. Sunshine Law Pertaining to Emails to Board Members by Board Members
 - D. Sunshine Law Pertaining to Polling of Board Members by Staff
- 9. Old Business**
- 10. Supervisor Requests**
 - A. Swimming Lessons (Supervisor Kirby)
 - B. Policy Discussion (Supervisor Kirby)
 - i. Meeting Cancellation
 - ii. Submitting Items of New Business during a Regularly Scheduled Meeting
- 11. Adjournment**

Any additional supporting materials we have received for the items listed above are enclosed. Others may be distributed under separate cover. The balance of the agenda is routine in nature. If you have any questions, please give me a call at (813) 991-1116, extension 105.

Sincerely,

Bob Nanni/ms
District Manager

cc: Christopher Lyon Melinda Parker Bob Reid

Fourth Order of Business

**MINUTES OF MEETING
PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held Monday, April 24, 2017 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Gerry Cashin
Cheryl Hudson
Michael Lee
Art Kirby
Ann Pincus

Chairperson
Vice Chairman
Assistant Secretary (via phone)
Assistant Secretary
Assistant Secretary

Also present were:

Bob Nanni
Chris Lyon
Melinda Parker
Rick Evans
Residents

District Manager / Secretary
District Attorney
CDD Manager
Building & Grounds Manager

The following is a summary of the discussions and actions taken at the April 24, 2017 Piney-Z Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Cashin called the meeting to order at 6:30 p.m. and Mr. Nanni called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

On MOTION by Ms. Hudson seconded by Ms. Pincus, to allow Mr. Lee to participate via phone was approved with votes as follows:

Ann Pincus - Aye
Cheryl Hudson - Aye
Art Kirby - Aye
Gerry Cashin - Aye

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Kirsten addressed his letters/document handouts during the meetings noting they are not public records requests; he is expecting an official response from the Board or the attorney on their behalf.
- Mr. Lyon reported he has been sent all the documents presented and he has reviewed them. He has only found one request that meets the definition of a public records request, that being a request for a resolution from 2012 which has been provided. He has advised the Board that Florida Law is clear on public records requests - a government entity is not required to create documents, provide comment, and provide opinion to requests. The guideline is that a local government must only provide documents which exist when requested. From the papers Mr. Lyon has seen the only request for which a document exists was the 2012 resolution which was provided.
- Discussion continued on Mr. Kirsten's *requests*.
- Ms. Cashin inquired if there is anything that prevents the Board from trying to outline for the community what happened and how they came upon making this decision.
 - Mr. Lyon noted there is nothing that prevents them from doing so.
 - Ms. Cashin inquired if Mr. Lee or Ms. Hudson could try to recreate what has happened.
 - Mr. Lyon noted they would have to review old minutes to make sure Mr. Lee and Ms. Hudson's recollection is clear. If the question is what happens come 2019 and the bonds are paid off - if they want to come together as a Board and layout the pros and cons of why it should continue or not.
 - Mr. Kirby inquired to what end? The point is moot. The question has been asked and answered by more than one person. In his mind it is a dead issue and has been asked and answered. He does not agree that the Board needs to create a document; it is an historical perspective.
- Discussion ensued regarding the the CDD, community notice, legal requirements and continuation beyond 2019 with it being noted legal thresholds were met.

- Ms. Terry Goodwin addressed being told when she purchased her home in October that the CDD assessment would be completed in 2019 by her realtor and title company. She understands the concern of wanting the background. There is a lot of confusion with the residents.
 - Mr. Lee noted if a buyer feels they were misled by their realtor or title company then those are the parties they should take action against. We are sorry a resident was poorly informed but if they feel they have been damaged by the information they need to take action against those parties.
 - Discussion continued on misinformation and where CDD information can be obtained.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
March 20, 2017 Meeting**

On MOTION by Ms. Hudson seconded by Ms. Pincus, the March 20, 2017 meeting minutes were approved with votes as follows:
Ann Pincus - Aye
Cheryl Hudson - Aye
Art Kirby - Aye
Gerry Cashin - Aye
Michael Lee – Aye

FIFTH ORDER OF BUSINESS

**Acceptance of the March Financial
Statements and Approval of the
Check Register and Invoices**

On MOTION by Ms. Hudson seconded by Ms. Pincus, the March financials were approved with votes as follows:
Ann Pincus - Aye
Cheryl Hudson - Aye
Art Kirby - Aye
Michael Lee – Aye
Gerry Cashin - Aye

SIXTH ORDER OF BUSINESS

CDD Manager's Report

- A. **Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds, Staffing and Administrative)**

- Ms. Parker reported she has nothing to add to the report as published on April 17, 2017.

SEVENTH ORDER OF BUSINESS

District Manager's Report

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Discussion of Proposed Budget for
FY 2018**

- Ms. Cashin noted she would like to entertain a motion giving the Chair authority to negotiate with Severn Trent.

Ms. Hudson MOVED to give the Chair the authority to negotiate the management contract with Severn Trent Services.

- Discussion followed on negotiating the contract with Ms. Cashin noting she would take input from the Board to Mr. Koncar.
- Mr. Kirby asked can the negotiations be recorded or somehow forwarded to the Board members shortly thereafter and not violate Sunshine Law?
 - Mr. Lyon responded since there is only one supervisor involved you could. The easier way to do it would be to give the Chair parameters under which she has to negotiate.
 - Mr. Lee noted Severn Trent can bring a proposal and they can vote it up or down as they have in the past.

Ms. Pincus seconded the motion.

- Negotiation Parameters:
 - Disposition of documents
 - Copies of District filings for the last year
 - Software programs
 - Bond payments by STS
 - Fee to remain flat - no increase.

- Mr. Kirby noted the problem is they are negotiating against themselves; there is nothing to base the number on. He does not agree that the way to handle this is any other way than to for STS to submit a newer contract more specifically to what has been offered other communities and let the Board vote it up or down and/or compare it to whatever competition might be available through RFP. If Mr. Koncar really wants to continue this then this discussion is forwarded to next year's budget and they keep the cost static with no changes whatsoever.
- Discussion continued:
 - No credit has been given for the reduction of meetings or Ms. Parker doing the bottom part of the financials.
 - Mr. Nanni not attending meetings in person.
 - Minutes, agendas, agenda packages.
 - Financials
 - Public records requests
- Mr. Kirby inquired what percentage of an increase they could absorb, based on a flat assessment, before they have to talk about cutting what they have now.
 - Ms. Parker responded the only figure in the budget that would not hurt deeply if it went away is the \$2,500 in the fitness center for a new a/c unit.
 - Mr. Kirby addressed on the day they are supposed to get a comprehensive budget being given a proposal by STS that takes away from anything else they are going to do. There is no room in their budget to take on additional fees from STS.

The motion was approved with votes as follows:

Ann Pincus - Aye

Cheryl Hudson - Aye

Art Kirby - Nay

Michael Lee – Nay

Gerry Cashin - Aye

- Ms. Parker asked that these remarks be entered into the written record. She stated you will find two items on the table - a summary of expenditures across departments, as requested by Supervisor Lee, and a summary of budgeted funds,

adopted and actual, back to fiscal 2011. As you will note the total budget I am proposing for fiscal 2018 is the lowest since fiscal 2013. It is a flat assessment budget. We have absorbed, from last year, a \$25,000 reduction in the settlement monies from the Piney Z Land deal. This budget also includes \$46,360 in much needed reserves for upgrades scheduled in the next few years. You will also note actual expenditures for fiscal 2016 were the lowest since fiscal 2011, yet we were able to overhaul the access control system, overhaul the signage site-wide, upgrade the sprinkler system in the garage, construct a canopy to protect the pool pumps and sand filters, and upgrade and expand the camera system. We were also able to reserve \$37,068 in that same year. Rick and I believe the property is being managed and operated at a fairly high level while permitting us to plan for its future. In just two years, with the budget being considered today, we will have banked 56% of all reserves banked by this district to date. I told you in March that I felt I would be required to take between six and ten thousand dollars out of the operating side of the budget to achieve a flat assessment. The figure to reach that assessment level was, in fact, \$6,938. The necessary reductions made are as follow: a reduction of \$1,388 in payroll. I will give up my Chair recommended merit raise if you vote a flat assessment budget. I reduced reserves by \$5,050, and I reduced the amount included in the fitness center budget for new a/c unit by \$500.

- Discussion followed on a 2% increase to Ms. Parker with it being noted a reduction of the \$2,500 in the a/c unit for the fitness center will keep the assessment flat.

Ms. Pincus MOVED to give Ms. Parker a 2% salary increase [\$1,388] and Ms. Hudson seconded the motion.

The motion was approved with votes as follows:

Ann Pincus - Aye
Cheryl Hudson - Aye
Art Kirby - Aye
Michael Lee – Nay
Gerry Cashin - Aye

- Ms. Cashin noted in the FY 2018 budget they have given Mr. Evans a raise and she would like to make it effective immediately. If effective May 1 it would be an increase of \$847 for FY 2017. Mr. Evans has taken over the operation of the pool and access control system which saves the District money.

Ms. Hudson MOVED to make Mr. Evans raise effective May 1, 2017 and Ms. Pincus seconded the motion.

The motion was approved with votes as follows:

Ann Pincus - Aye
Cheryl Hudson - Aye
Art Kirby - Aye
Michael Lee – Nay
Gerry Cashin - Aye

A. Consideration of Resolution 2017-3 Approving the Tentative Budget and Setting the Public Hearing

- Mr. Lyon read into the record Resolution 2017-3.
- Discussion followed on assessments flat / no increase.

Ms. Pincus MOVED to adopt Resolution 2017-3 approving the budget as submitted and setting the public hearing for July 24, 2017 at 6:30 p.m. at this location and Ms. Hudson seconded the motion.

Resolution 2017-3 was adopted with votes as follows:

Ann Pincus - Aye
Cheryl Hudson - Aye
Art Kirby - Nay
Michael Lee – Aye
Gerry Cashin - Aye

- Ms. Pincus noted Ms. Parker did a great job on the budget for FY 2018.
- Mr. Kirby stated for the record my no vote is not in support of a flat assessment it has to do more with limiting our options.

- Ms. Cashin addressed five vacation days and five sick days for Ms. Parker and Mr. Evans noting this would be budget neutral.
 - Mr. Kirby suggested it be designated as PTO [personal time off].
 - Ms. Cashin noted she would like it become effective May 1.
 - The PTO to be use it or lose it.

Mr. Kirby MOVED at the beginning of the fiscal year Ms. Parker and Mr. Evans to be given personal time off of 12 days per year authorizing five days of PTO effectively immediately and Ms. Pincus seconded the motion.

The motion was approved with votes as follows:

Ann Pincus - Aye
Cheryl Hudson - Aye
Art Kirby - Aye
Michael Lee – Nay
Gerry Cashin - Aye

- Discussion followed on ceasing to record and transcribe workshop minutes.
 - Mr. Kirby inquired as to the Sunshine Law threshold on this?
 - Mr. Lyon noted they are fine; he would recommend it. He thinks by taking minutes they almost create the impression they are conducting public business when the purpose of a workshop is for discussion and no official business.

Ms. Pincus MOVED to stop recording and transcribing minutes of workshops and Ms. Hudson seconded the motion.

- Mr. Lyon noted workshops will remain public meetings and the public is welcome to attend to hear the discussion.
- Mr. Lee inquired if a member of the public or a supervisor would be able to record the session.
 - Mr. Lyon responded yes.

The motion was approved with votes as follows:

Ann Pincus - Aye

Cheryl Hudson - Aye

Art Kirby - Aye

Michael Lee – Aye

Gerry Cashin - Aye

EIGHTH ORDER OF BUSINESS District Attorney's Report

A. Warranty Deeds and Slice of Land Update

- Mr. Lyon reported they finally got the developer to sign the deeds and then it was discovered that they had used an old Severn Trent address. Now that they have got them to agree hopefully it will not be a big deal to get them to sign the corrected copy.
- Discussion followed on food trucks with Mr. Lyon cautioning against using an event as a money-maker and suggested charging a nominal fee to cover electricity.
- Discussion followed on individual supervisors speaking with the attorney and how the Board can be provided that information.
- Ms. Parker addressed the yoga class at the pavilion noting she contacted the resident to let him know what had been approved and confirmed it in writing. The resident contacted Ms. Parker this afternoon to ask if they may come at 10:00 a.m. rather than 8:00 a.m. and stated they would rather not do waivers. He was informed the CDD needs the waivers and it was approved for 8:00 a.m.
- Amenity rules to be placed on the September agenda.

TENTH ORDER OF BUSINESS Supervisor Requests

A. Revisit Lodge Rates (Supervisor Kirby)

i. Monday - Thursday (Off Peak Pricing)

- To be placed on the September agenda.

B. Food Truck Discussion (Supervisor Kirby)

- Mr. Kirby addressed the HOA hosting food trucks and events noting the HOA needs to be provided the parameters such as certificates of insurance.

- The parameters to be - certificate of insurance from each vendor, clean up after the event, and the event to be billed as a hosted by HOA-CDD. If the area is not cleaned up afterwards the event will not be hosted on CDD property again.

ELEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Ms. Hudson seconded by Ms. Pincus, with all in favor, the meeting was adjourned at 8:36 p.m.

Bob Nanni
Secretary

Geraldine Cashin
Chairperson

Fifth Order of Business

FINANCIALS

NOTES TO FY 2017 FINANCIALS

(TRANSACTIONS RELATED TO FY 2016)

General Fund

- **Settlements (\$28,730.03)**
 - **\$5,270.01, for lightning strike damages of 9-19-16**
 - **\$23,460.02, for Hurricane Hermine damages of 9-2-16**
- **Expenditures (\$21,294.83)**
 - **Parks and Recreation, General**
 - **R&M General, includes net \$232.00 for cornices**
 - **R&M Emergency & Disaster Relief, includes \$3,750.00 for cameras lost in 9-19-16 lightning strike**
 - **Misc-Information Technology, includes \$600 for website re-organization**
 - **Non- capitalized new equipment, includes \$4,286.80 for balance owed on new access control/cameras contract**
 - **Swimming Pool**
 - **Non-capitalized new equipment, includes \$2,121.83 for open air shed for pool pumps and sand filters**
 - **Park and Grounds**
 - **Misc-Hurricane Hermine expenses include:**
 - **Miscellaneous pavilion repairs, \$750**
 - **Replacement of main sign, \$500**
 - **Repair of pavilion roof, \$8,391.20**
 - **Removal of tree stumps and restoration of area between lodge and pool, \$663.00**

PINEY-Z
Community Development District

Financial Report

April 30, 2017

Prepared by



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Piney-Z
Community Development District

Financial Statements

(Unaudited)

April 30, 2017

Balance Sheet

April 30, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 27,045	\$ -	\$ -	\$ 27,045
Cash On Hand/Petty Cash	250	-	-	250
Due From Other Funds	2,350	-	-	2,350
Investments:				
Money Market Account	456,796	-	-	456,796
Prepayment Account	-	3,000	1	3,001
Redemption Fund	-	647	-	647
Reserve Fund	-	9,750	-	9,750
Revenue Fund	-	98,485	309,389	407,874
Prepaid Items	293	-	-	293
TOTAL ASSETS	\$ 486,734	\$ 111,882	\$ 309,390	\$ 908,006
<u>LIABILITIES</u>				
Accounts Payable	\$ 11,003	\$ -	\$ -	\$ 11,003
Accrued Expenses	3,509	-	-	3,509
Unearned Revenue	16,961	-	-	16,961
Accrued Wages Payable	4,756	-	-	4,756
Accrued Taxes Payable	364	-	-	364
Due To Other Funds	-	2,045	305	2,350
TOTAL LIABILITIES	36,593	2,045	305	38,943

Balance Sheet

April 30, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	293	-	-	293
Restricted for:				
Debt Service	-	109,837	309,085	418,922
Assigned to:				
Operating Reserves	98,829	-	-	98,829
Reserves - CDD Amenity	79,314	-	-	79,314
Reserves-Lodge	3,525	-	-	3,525
Reserves - Other	16,961	-	-	16,961
Reserves - Parking Lots	7,000	-	-	7,000
Reserves - Park	500	-	-	500
Reserves - Pools	8,500	-	-	8,500
Reserves-Pool Equipment	2,085	-	-	2,085
Reserves-Pool Filters	500	-	-	500
Reserves-Pool Pumps	1,800	-	-	1,800
Unassigned:	230,834	-	-	230,834
TOTAL FUND BALANCES	\$ 450,141	\$ 109,837	\$ 309,085	\$ 869,063
TOTAL LIABILITIES & FUND BALANCES	\$ 486,734	\$ 111,882	\$ 309,390	\$ 908,006

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 583	\$ 718	\$ 135
Special Assmnts- Tax Collector	394,709	394,709	389,966	(4,743)
Special Assmnts- Discounts	(15,788)	(15,788)	(15,621)	167
Settlements	33,924	33,924	62,654	28,730
Other Miscellaneous Revenues	130	130	785	655
Access Cards	105	105	75	(30)
Pavilion Rental	800	80	240	160
Lodge Rental	13,000	7,350	7,605	255
TOTAL REVENUES	427,880	421,093	446,422	25,329
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	7,000	6,400	600
FICA Taxes	918	536	490	46
ProfServ-Legal Services	25,000	14,583	14,000	583
ProfServ-Mgmt Consulting Serv	54,275	31,661	31,660	1
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	3,150	-
Postage and Freight	500	292	162	130
Insurance - General Liability	12,053	9,039	7,238	1,801
Printing and Binding	500	292	177	115
Legal Advertising	1,500	250	356	(106)
Miscellaneous Services	150	87	123	(36)
Misc-Assessmnt Collection Cost	11,841	11,841	11,230	611
Misc-Contingency	550	321	-	321
Office Supplies	250	146	-	146
Annual District Filing Fee	175	175	175	-
Total Administration	127,499	84,010	79,798	4,212
<u>Field</u>				
Contr-Landscape-Amenities Area	12,312	7,182	5,427	1,755
R&M-Trees and Trimming	3,000	1,750	-	1,750
Misc-Contingency	3,500	2,042	922	1,120
Total Field	18,812	10,974	6,349	4,625

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Maintenance	8,008	4,671	5,495	(824)
Payroll-Administrative	48,204	28,119	33,339	(5,220)
FICA Taxes	4,300	2,508	2,971	(463)
Workers' Compensation	2,878	2,158	2,279	(121)
Contracts-Janitorial Services	2,834	1,595	1,685	(90)
Contracts-Security Services	4,202	3,426	1,126	2,300
Contracts-Fire Exting. Insp.	350	350	175	175
Contracts-Fire Insp Sprinkler System	300	300	-	300
Communication - Teleph - Field	100	58	100	(42)
Postage and Freight	500	292	-	292
Utility - General	15,218	8,877	8,327	550
Utility - Other	2,490	1,453	1,763	(310)
Electricity - Streetlighting	1,358	792	785	7
Utility - Irrigation	1,700	992	1,542	(550)
Utility - Refuse Removal	1,147	668	643	25
Rental Dumpster	312	182	182	-
R&M-General	7,250	4,229	1,483	2,746
R&M-Electrical	450	262	359	(97)
R&M-Pest Control	858	435	568	(133)
R&M-Roof	270	-	75	(75)
R&M-Emergency& Disaster Relief	-	-	3,750	(3,750)
R&M-Fire Equipment	200	200	-	200
R&M-Flooring	1,236	721	-	721
R&M-Plumbing	600	350	-	350
R&M-Copier	420	245	49	196
Misc-Contingency	3,750	2,187	642	1,545
Misc-Information Technology	750	437	855	(418)
Misc-Mileage Reimbursement	447	260	183	77
Office Supplies	1,800	1,050	951	99
Supplies-Cleaning & Paper	495	289	262	27
Non-Capitalized New Equipment	2,497	2,497	6,582	(4,085)
Reserves-Lodge	3,525	-	-	-
Reserve - Parking Lot	7,000	-	-	-
Total Parks and Recreation - General	125,449	69,603	76,171	(6,568)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Swimming Pool</u>				
Payroll-Lifeguards	21,353	1,100	1,248	(148)
Payroll-Maintenance	6,006	3,503	4,092	(589)
Payroll-Administrative	9,641	5,624	1,768	3,856
FICA Taxes	2,831	1,652	544	1,108
ProfServ-Pool Maintenance	6,000	3,500	1,500	2,000
Communication - Teleph - Field	100	58	102	(44)
R&M-General	1,450	846	81	765
R&M-Electrical	300	175	148	27
R&M-Pools	8,100	4,725	1,075	3,650
Misc-Licenses & Permits	275	275	-	275
Misc-Contingency	4,000	2,333	626	1,707
Op Supplies - Pool Chemicals	4,250	2,485	1,046	1,439
Non-Capitalized New Equipment	6,000	6,000	2,122	3,878
Reserve - Pool	8,500	8,500	-	8,500
Reserves-Pool Equipment	2,085	2,085	-	2,085
Reserves-Pool Filters	500	500	-	500
Reserves-Pool Pumps	1,800	1,800	-	1,800
Total Swimming Pool	83,191	45,161	14,352	30,809
<u>Fitness Center</u>				
Payroll-Maintenance	4,004	2,336	446	1,890
Payroll-Administrative	3,214	1,875	391	1,484
FICA Taxes	552	322	64	258
Contracts-Janitorial Services	1,404	795	935	(140)
Contracts-Fitness Equipment	1,200	700	700	-
R&M-General	1,500	875	-	875
R&M-Electrical	300	175	8	167
R&M-Equipment	1,250	729	-	729
Misc-Contingency	1,500	875	-	875
Supplies-Cleaning & Paper	185	108	127	(19)
Non-Capitalized New Equipment	10,629	10,629	-	10,629
Total Fitness Center	25,738	19,419	2,671	16,748

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	22,022	12,846	12,870	(24)
Payroll-Administrative	3,213	1,874	673	1,201
FICA Taxes	1,930	1,126	1,036	90
Contracts-Janitorial Services	962	710	330	380
R&M-General	1,355	791	1,239	(448)
R&M-Electrical	250	146	240	(94)
R&M-Irrigation	300	175	1,244	(1,069)
R&M-Backflow Inspection	255	255	-	255
Misc-Hurricane Expense	-	-	10,304	(10,304)
Misc-Contingency	4,000	2,333	81	2,252
Supplies-Cleaning & Paper	150	87	38	49
Non-Capitalized New Equipment	3,600	3,600	-	3,600
Reserve - Parks	500	-	-	-
Total Park & Grounds	38,537	23,943	28,055	(4,112)
<u>Reserves</u>				
Reserve - CDD Amenity	8,654	-	-	-
Total Reserves	8,654	-	-	-
TOTAL EXPENDITURES & RESERVES	427,880	253,110	207,396	45,714
Excess (deficiency) of revenues				
Over (under) expenditures	-	167,983	239,026	71,043
Net change in fund balance	\$ -	\$ 167,983	\$ 239,026	\$ 71,043
FUND BALANCE, BEGINNING (OCT 1, 2016)	211,115	211,115	211,115	
FUND BALANCE, ENDING	\$ 211,115	\$ 379,098	\$ 450,141	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 29	\$ 66	\$ 37
Special Assmnts- Tax Collector	55,899	55,899	55,232	(667)
Special Assmnts- Discounts	(2,236)	(2,236)	(2,212)	24
TOTAL REVENUES	53,713	53,692	53,086	(606)
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	3,502	3,502	3,098	404
Misc-Assessmnt Collection Cost	1,677	1,677	1,591	86
Total Administration	5,179	5,179	4,689	490
<u>Debt Service</u>				
Principal Debt Retirement	65,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	9,750	4,875	4,875	-
Total Debt Service	74,750	4,875	9,875	(5,000)
TOTAL EXPENDITURES	79,929	10,054	14,564	(4,510)
Excess (deficiency) of revenues				
Over (under) expenditures	(26,216)	43,638	38,522	(5,116)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(26,216)	-	-	-
TOTAL FINANCING SOURCES (USES)	(26,216)	-	-	-
Net change in fund balance	\$ (26,216)	\$ 43,638	\$ 38,522	\$ (5,116)
FUND BALANCE, BEGINNING (OCT 1, 2016)	71,315	71,315	71,315	
FUND BALANCE, ENDING	\$ 45,099	\$ 114,953	\$ 109,837	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 58	\$ 161	\$ 103
Special Assmnts- Tax Collector	214,130	214,130	211,558	(2,572)
Special Assmnts- Discounts	(8,565)	(8,565)	(8,474)	91
TOTAL REVENUES	205,665	205,623	203,245	(2,378)
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Trustee Fees	4,400	4,400	4,337	63
Misc-Assessmnt Collection Cost	6,424	6,424	6,093	331
Total Administration	11,824	11,824	10,430	1,394
<u>Debt Service</u>				
Principal Debt Retirement	175,000	-	-	-
Interest Expense	22,738	11,369	11,369	-
Total Debt Service	197,738	11,369	11,369	-
TOTAL EXPENDITURES	209,562	23,193	21,799	1,394
Excess (deficiency) of revenues				
Over (under) expenditures	(3,897)	182,430	181,446	(984)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(3,897)	-	-	-
TOTAL FINANCING SOURCES (USES)	(3,897)	-	-	-
Net change in fund balance	\$ (3,897)	\$ 182,430	\$ 181,446	\$ (984)
FUND BALANCE, BEGINNING (OCT 1, 2016)	127,639	127,639	127,639	
FUND BALANCE, ENDING	\$ 123,742	\$ 310,069	\$ 309,085	

PINEY-Z
Community Development District

Supporting Schedules

April 30, 2017

Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2017

					Allocation by Fund		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Series 2002 Debt Service Fund	Series 2008 Debt Service Fund
ASSESSMENTS LEVIED FY2017				\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130
Allocation %				100%	59%	8%	32%
11/18/16	\$ 6,928	\$ 376	\$ 214	\$ 7,518	\$ 4,464.01	\$ 632.25	\$ 2,421.74
11/14/16	64,084	3,477	1,982	69,543	41,293	5,848	22,402
12/12/16	475,269	20,415	14,699	510,383	303,054	42,922	164,408
12/27/16	38,121	1,638	1,179	40,938	24,308	3,443	13,187
01/16/17	5,162	165	160	5,486	3,258	461	1,767
02/07/17	9,455	199	292	9,947	5,906	836	3,204
03/10/17	3,653	38	113	3,804	2,259	320	1,225
04/13/17	8,863	-	274	9,137	5,425	768	2,943
TOTAL	\$ 611,534	\$ 26,307	\$ 18,913	\$ 656,755	\$ 389,966	\$ 55,232	\$ 211,558
% COLLECTED					99%	99%	99%
TOTAL OUTSTANDING					\$ 7,984	\$ 4,741	\$ 2,572

Cash and Investment Report

April 30, 2017

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Operating Checking Account	BB&T	Business checking	0.00%	\$27,045
Petty Cash	Petty Cash	Cash	0.00%	\$250
Public Funds Money Market Account	Stonegate Bank	Money Market Account	0.40%	\$456,796
			Subtotal	<u>\$484,091</u>
DEBT SERVICE FUNDS				
Series 2002 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$3,000
Series 2002 Redemption Account	US Bank	Government Obligation Fund	0.00%	\$647
Series 2002 Reserve Account (1)	US Bank	US Bank Money Market	0.10%	\$9,750
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$98,485
Series 2008 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$1
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$309,389
			Subtotal	<u>\$421,272</u>
			Total	<u><u>\$905,363</u></u>

Piney-Z CDD

Bank Reconciliation

Bank Account No. 2471 BB&T - GF
Statement No. 2017-04
Statement Date 4/30/2017

G/L Balance (LCY)	27,045.33	Statement Balance	34,782.55
G/L Balance	27,045.33	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	34,782.55
Subtotal	27,045.33	Outstanding Checks	7,737.22
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	27,045.33	Ending Balance	27,045.33
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/23/2017	Payment	56730	QUALITY FLOOR CLEANING, LLC	400.00	0.00	400.00
4/21/2017	Payment	56747	CAPITAL SECURITY AND	195.00	0.00	195.00
4/21/2017	Payment	56748	HD SUPPLY FACILITIES MAINTENANCE	192.95	0.00	192.95
4/21/2017	Payment	56749	PEDDIE CHEMICAL COMPANY	886.25	0.00	886.25
4/21/2017	Payment	56750	PETTY CASH	161.20	0.00	161.20
4/21/2017	Payment	56751	RAINBOW OUTDOOR SERVICES	751.86	0.00	751.86
4/21/2017	Payment	56752	SEVERN TRENT ENVIRONMENTAL SERVIC	4,606.28	0.00	4,606.28
4/27/2017	Payment	56753	MICHAEL D. LEE	369.40	0.00	369.40
4/27/2017	Payment	56754	CHERYL M. HUDSON	174.28	0.00	174.28
Total Outstanding Checks.....				7,737.22		7,737.22

FINANCIALS (2)

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Bob Nanni, District Manager / Alan Baldwin, Accounting Manager
DATE: June 7, 2017
SUBJECT: May Financials

Please find attached the May 2017 financial report. During your review, please keep in mind that the goals for revenues are to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. As of May the revenue has a favorable variance due to the allocation of the settlement for FY 2017. Expenditures are at 86% of the year-to-date budget. Should you have any questions or require additional information, please do not hesitate to contact me at Tiziana.Cessna@STServices.com.

General Fund

Total Revenues for the General Fund were at a favorable variance of 105% of the year-to-date budget, due to the insurance settlements of the hurricane and lightning strike damages.

- The YTD Non-Ad Valorem assessments collections are at 99%.
- Settlement - FY2017 portion of the O&M maintenance settlement with Piney-Z Land LLC. Includes lightning strike damages of 9/19/16 and Hurricane Hermine damages of 9/2/16 claims.
- Other Miscellaneous Revenue includes a refund of Insurance premium from 14-15 and 15-16.

Total Expenditures through May were at a favorable 86% of the YTD budget.

- Administration
 - ▶ Insurance - General Liability - Premium was rated lower than expected due to market conditions.
- Park and Recreation - General
 - ▶ R&M-Emergency & Disaster Relief includes cameras lost in lightning strike.
 - ▶ Misc-Information Technology includes website work.
- Swimming Pool
 - ▶ ProfServ-Pool Maintenance - Pool service contract was cancelled.
 - ▶ Non-Capitalized New Equipment includes open air shed for pool pumps, sand filters and new security cameras (balance).
- Park and Grounds
 - ▶ R&M-General represents repair to bar and roof soft wash of pavilion.
 - ▶ R&M-Irrigation repairs of broken pipes.
 - ▶ Misc-Hurricane Expense includes repair to pavilion bar, replacement of main sign, repair to pavilion roof and remove tree stumps and restore area between lodge and pool.

NOTES TO FY 2017 FINANCIALS

(TRANSACTIONS RELATED TO FY 2016)

General Fund

- **Settlements (\$28,730.03)**
 - **\$5,270.01, for lightning strike damages of 9-19-16**
 - **\$23,460.02, for Hurricane Hermine damages of 9-2-16**
- **Expenditures (\$21,294.83)**
 - **Parks and Recreation, General**
 - **R&M General, includes net \$232.00 for cornices**
 - **R&M Emergency & Disaster Relief, includes \$3,750.00 for cameras lost in 9-19-16 lightning strike**
 - **Misc-Information Technology, includes \$600 for website re-organization**
 - **Non- capitalized new equipment, includes \$4,286.80 for balance owed on new access control/cameras contract**
 - **Swimming Pool**
 - **Non-capitalized new equipment, includes \$2,121.83 for open air shed for pool pumps and sand filters**
 - **Park and Grounds**
 - **Misc-Hurricane Hermine expenses include:**
 - **Miscellaneous pavilion repairs, \$750**
 - **Replacement of main sign, \$500**
 - **Repair of pavilion roof, \$8,391.20**
 - **Removal of tree stumps and restoration of area between lodge and pool, \$663.00**

PINEY-Z
Community Development District

Financial Report

May 31, 2017

Prepared by



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Piney-Z
Community Development District

Financial Statements

(Unaudited)

May 31, 2017

Balance Sheet

May 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 48,848	\$ -	\$ -	\$ 48,848
Cash On Hand/Petty Cash	207	-	-	207
Due From Other Funds	1,032	-	740	1,772
Investments:				
Money Market Account	406,947	-	-	406,947
Prepayment Account	-	-	1	1
Redemption Fund	-	647	-	647
Reserve Fund	-	9,500	-	9,500
Revenue Fund	-	32,003	123,070	155,073
Prepaid Items	293	-	-	293
TOTAL ASSETS	\$ 457,327	\$ 42,150	\$ 123,811	\$ 623,288
<u>LIABILITIES</u>				
Accounts Payable	\$ 1,902	\$ -	\$ -	\$ 1,902
Accrued Expenses	5,745	-	-	5,745
Unearned Revenue	16,961	-	-	16,961
Accrued Taxes Payable	1,425	-	-	1,425
Due To Other Funds	-	1,772	-	1,772
TOTAL LIABILITIES	26,033	1,772	-	27,805

Balance Sheet

May 31, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
FUND BALANCES				
Nonspendable:				
Prepaid Items	293	-	-	293
Restricted for:				
Debt Service	-	40,378	123,811	164,189
Assigned to:				
Operating Reserves	98,829	-	-	98,829
Reserves - CDD Amenity	79,314	-	-	79,314
Reserves-Lodge	3,525	-	-	3,525
Reserves - Other	16,961	-	-	16,961
Reserves - Parking Lots	7,000	-	-	7,000
Reserves - Park	500	-	-	500
Reserves - Pools	8,500	-	-	8,500
Reserves-Pool Equipment	2,085	-	-	2,085
Reserves-Pool Filters	500	-	-	500
Reserves-Pool Pumps	1,800	-	-	1,800
Unassigned:	211,987	-	-	211,987
TOTAL FUND BALANCES	\$ 431,294	\$ 40,378	\$ 123,811	\$ 595,483
TOTAL LIABILITIES & FUND BALANCES	\$ 457,327	\$ 42,150	\$ 123,811	\$ 623,288

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 666	\$ 874	\$ 208
Special Assmnts- Tax Collector	394,709	394,709	391,953	(2,756)
Special Assmnts- Discounts	(15,788)	(15,788)	(15,621)	167
Settlements	33,924	33,924	62,654	28,730
Other Miscellaneous Revenues	130	130	785	655
Access Cards	105	105	628	523
Pavilion Rental	800	240	240	-
Lodge Rental	13,000	8,310	9,895	1,585
TOTAL REVENUES	427,880	422,296	451,408	29,112
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	8,000	6,400	1,600
FICA Taxes	918	612	490	122
ProfServ-Legal Services	25,000	16,666	16,000	666
ProfServ-Mgmt Consulting Serv	54,275	36,184	36,183	1
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	3,150	-
Postage and Freight	500	334	199	135
Insurance - General Liability	12,053	9,039	7,238	1,801
Printing and Binding	500	334	192	142
Legal Advertising	1,500	250	356	(106)
Miscellaneous Services	150	100	136	(36)
Misc-Assessmnt Collection Cost	11,841	11,841	11,290	551
Misc-Contingency	550	367	-	367
Office Supplies	250	166	-	166
Annual District Filing Fee	175	175	175	-
Total Administration	127,499	91,855	86,446	5,409
<u>Field</u>				
Contr-Landscape-Amenities Area	12,312	8,208	6,231	1,977
R&M-Trees and Trimming	3,000	2,000	-	2,000
Misc-Contingency	3,500	2,334	922	1,412
Total Field	18,812	12,542	7,153	5,389

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Maintenance	8,008	5,339	5,910	(571)
Payroll-Administrative	48,204	32,136	37,696	(5,560)
FICA Taxes	4,300	2,866	3,336	(470)
Workers' Compensation	2,878	2,158	2,279	(121)
Contracts-Janitorial Services	2,834	1,831	1,921	(90)
Contracts-Security Services	4,202	3,426	1,126	2,300
Contracts-Fire Exting. Insp.	350	350	175	175
Contracts-Fire Insp Sprinkler System	300	300	-	300
Communication - Teleph - Field	100	66	100	(34)
Postage and Freight	500	334	-	334
Utility - General	15,218	10,145	9,822	323
Utility - Other	2,490	1,660	2,030	(370)
Electricity - Streetlighting	1,358	905	859	46
Utility - Irrigation	1,700	1,134	1,954	(820)
Utility - Refuse Removal	1,147	764	734	30
Rental Dumpster	312	208	208	-
R&M-General	7,250	4,833	1,523	3,310
R&M-Electrical	450	300	359	(59)
R&M-Pest Control	858	713	713	-
R&M-Roof	270	-	75	(75)
R&M-Emergency& Disaster Relief	-	-	3,750	(3,750)
R&M-Fire Equipment	200	200	-	200
R&M-Flooring	1,236	824	-	824
R&M-Plumbing	600	400	-	400
R&M-Copier	420	280	56	224
Misc-Contingency	3,750	2,500	675	1,825
Misc-Information Technology	750	500	1,075	(575)
Misc-Mileage Reimbursement	447	298	210	88
Office Supplies	1,800	1,200	1,012	188
Supplies-Cleaning & Paper	495	330	299	31
Non-Capitalized New Equipment	2,497	2,497	6,582	(4,085)
Reserves-Lodge	3,525	-	-	-
Reserve - Parking Lot	7,000	-	-	-
Total Parks and Recreation - General	125,449	78,497	84,479	(5,982)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Swimming Pool</u>				
Payroll-Lifeguards	21,353	2,700	2,974	(274)
Payroll-Maintenance	6,006	4,004	5,132	(1,128)
Payroll-Administrative	9,641	6,427	2,285	4,142
FICA Taxes	2,831	1,888	795	1,093
ProfServ-Pool Maintenance	6,000	4,000	1,500	2,500
Communication - Teleph - Field	100	66	102	(36)
R&M-General	1,450	967	98	869
R&M-Electrical	300	200	148	52
R&M-Pools	8,100	5,400	1,359	4,041
Misc-Licenses & Permits	275	275	250	25
Misc-Contingency	4,000	2,666	687	1,979
Op Supplies - Pool Chemicals	4,250	2,840	1,046	1,794
Non-Capitalized New Equipment	6,000	6,000	2,122	3,878
Reserve - Pool	8,500	8,500	-	8,500
Reserves-Pool Equipment	2,085	2,085	-	2,085
Reserves-Pool Filters	500	500	-	500
Reserves-Pool Pumps	1,800	1,800	-	1,800
Total Swimming Pool	83,191	50,318	18,498	31,820
<u>Fitness Center</u>				
Payroll-Maintenance	4,004	2,670	521	2,149
Payroll-Administrative	3,214	2,143	406	1,737
FICA Taxes	552	368	71	297
Contracts-Janitorial Services	1,404	911	1,051	(140)
Contracts-Fitness Equipment	1,200	800	700	100
R&M-General	1,500	1,000	-	1,000
R&M-Electrical	300	200	37	163
R&M-Equipment	1,250	833	-	833
Misc-Contingency	1,500	1,000	-	1,000
Supplies-Cleaning & Paper	185	124	298	(174)
Non-Capitalized New Equipment	10,629	10,629	-	10,629
Total Fitness Center	25,738	20,678	3,084	17,594

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	22,022	14,681	14,372	309
Payroll-Administrative	3,213	2,142	704	1,438
FICA Taxes	1,930	1,287	1,153	134
Contracts-Janitorial Services	962	758	378	380
R&M-General	1,355	904	1,348	(444)
R&M-Electrical	250	166	240	(74)
R&M-Irrigation	300	200	1,244	(1,044)
R&M-Backflow Inspection	255	255	-	255
Misc-Hurricane Expense	-	-	10,304	(10,304)
Misc-Contingency	4,000	2,666	81	2,585
Supplies-Cleaning & Paper	150	100	62	38
Non-Capitalized New Equipment	3,600	3,600	1,683	1,917
Reserve - Parks	500	-	-	-
Total Park & Grounds	38,537	26,759	31,569	(4,810)
<u>Reserves</u>				
Reserve - CDD Amenity	8,654	-	-	-
Total Reserves	8,654	-	-	-
TOTAL EXPENDITURES & RESERVES	427,880	280,649	231,229	49,420
Excess (deficiency) of revenues Over (under) expenditures	-	141,647	220,179	78,532
Net change in fund balance	\$ -	\$ 141,647	\$ 220,179	\$ 78,532
FUND BALANCE, BEGINNING (OCT 1, 2016)	211,115	211,115	211,115	
FUND BALANCE, ENDING	\$ 211,115	\$ 352,762	\$ 431,294	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 33	\$ 84	\$ 51
Special Assmnts- Tax Collector	55,899	55,899	55,513	(386)
Special Assmnts- Discounts	(2,236)	(2,236)	(2,212)	24
TOTAL REVENUES	53,713	53,696	53,385	(311)
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	3,502	3,502	3,098	404
Misc-Assessmnt Collection Cost	1,677	1,677	1,599	78
Total Administration	5,179	5,179	4,697	482
<u>Debt Service</u>				
Principal Debt Retirement	65,000	65,000	60,000	5,000
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	9,750	9,750	9,625	125
Total Debt Service	74,750	74,750	79,625	(4,875)
TOTAL EXPENDITURES	79,929	79,929	84,322	(4,393)
Excess (deficiency) of revenues				
Over (under) expenditures	(26,216)	(26,233)	(30,937)	(4,704)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(26,216)	-	-	-
TOTAL FINANCING SOURCES (USES)	(26,216)	-	-	-
Net change in fund balance	\$ (26,216)	\$ (26,233)	\$ (30,937)	\$ (4,704)
FUND BALANCE, BEGINNING (OCT 1, 2016)	71,315	71,315	71,315	
FUND BALANCE, ENDING	\$ 45,099	\$ 45,082	\$ 40,378	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2017

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 66	\$ 210	\$ 144
Special Assmnts- Tax Collector	214,130	214,130	212,636	(1,494)
Special Assmnts- Discounts	(8,565)	(8,565)	(8,474)	91
TOTAL REVENUES	205,665	205,631	204,372	(1,259)
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Trustee Fees	4,400	4,400	4,337	63
Misc-Assessmnt Collection Cost	6,424	6,424	6,125	299
Total Administration	11,824	11,824	10,462	1,362
<u>Debt Service</u>				
Principal Debt Retirement	175,000	175,000	175,000	-
Interest Expense	22,738	22,738	22,738	-
Total Debt Service	197,738	197,738	197,738	-
TOTAL EXPENDITURES	209,562	209,562	208,200	1,362
Excess (deficiency) of revenues				
Over (under) expenditures	(3,897)	(3,931)	(3,828)	103
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(3,897)	-	-	-
TOTAL FINANCING SOURCES (USES)	(3,897)	-	-	-
Net change in fund balance	\$ (3,897)	\$ (3,931)	\$ (3,828)	\$ 103
FUND BALANCE, BEGINNING (OCT 1, 2016)	127,639	127,639	127,639	
FUND BALANCE, ENDING	\$ 123,742	\$ 123,708	\$ 123,811	

PINEY-Z
Community Development District

Supporting Schedules

May 31, 2017

Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2017

					Allocation by Fund		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Series 2002 Debt Service Fund	Series 2008 Debt Service Fund
ASSESSMENTS LEVIED FY2017				\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130
Allocation %				100%	59%	8%	32%
11/18/16	\$ 6,928	\$ 376	\$ 214	\$ 7,518	\$ 4,464	\$ 632	\$ 2,422
11/14/16	64,084	3,477	1,982	69,543	41,293	5,848	22,402
12/12/16	475,269	20,415	14,699	510,383	303,054	42,922	164,408
12/27/16	38,121	1,638	1,179	40,938	24,308	3,443	13,187
01/16/17	5,162	165	160	5,486	3,258	461	1,767
02/07/17	9,455	199	292	9,947	5,906	836	3,204
03/10/17	3,653	38	113	3,804	2,259	320	1,225
04/13/17	8,863	-	274	9,137	5,425	768	2,943
05/12/17	3,246		100	3,347	1,987	281	1,078
TOTAL	\$ 614,781	\$ 26,307	\$ 19,014	\$ 660,102	\$ 391,953	\$ 55,513	\$ 212,636
% COLLECTED				99%	99%	99%	99%
TOTAL OUTSTANDING				\$ 4,637	\$ 2,754	\$ 390	\$ 1,494

Cash and Investment Report

May 31, 2017

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Operating Checking Account	BB&T	Business checking	0.00%	\$48,848
Petty Cash	Petty Cash	Cash	0.00%	\$207
Public Funds Money Market Account	Stonegate Bank	Money Market Account	0.40%	\$406,947
			Subtotal	<u>\$456,002</u>
DEBT SERVICE FUNDS				
Series 2002 Redemption Account	US Bank	Government Obligation Fund	0.00%	\$647
Series 2002 Reserve Account (1)	US Bank	US Bank Money Market	0.10%	\$9,500
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$32,003
Series 2008 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$1
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$123,070
			Subtotal	<u>\$165,221</u>
			Total	<u><u>\$621,223</u></u>

Piney-Z CDD

Bank Reconciliation

Bank Account No. 2471 BB&T - GF
Statement No. 2017-05
Statement Date 5/31/2017

G/L Balance (LCY)	48,848.44	Statement Balance	49,115.28
G/L Balance	48,848.44	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	49,115.28
Subtotal	48,848.44	Outstanding Checks	266.84
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	48,848.44	Ending Balance	48,848.44
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/26/2017	Payment	56793	COMCAST	266.84	0.00	266.84
Total Outstanding Checks.....				266.84		266.84

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/17 to 5/31/17

(Sorted by Check / ACH No.)

Pymt Type	Check/ ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
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BB&T - GF - (ACCT# XXXXX2471)

Check	56733	04/04/17	Vendor	CITY OF TALLAHASSEE	032817	UTILITY 2/25-3/24	Utility - General	001-543001-57201	\$1,091.88
Check	56733	04/04/17	Vendor	CITY OF TALLAHASSEE	032817	UTILITY 2/25-3/24	Utility - Refuse Removal	001-543020-57201	\$91.00
Check	56733	04/04/17	Vendor	CITY OF TALLAHASSEE	032817	UTILITY 2/25-3/24	Utility - Irrigation	001-543014-57201	\$228.26
Check	56734	04/04/17	Vendor	DAVIS SAFE & LOCK INC.	218458	RE-KEYED CENTER LODGE DOORS	R&M-General	001-546001-57201	\$189.76
Check	56735	04/04/17	Vendor	LAWSON & LAWSON ELECTRICAL SERVICES, INC.	3579	REPAIR SECURITY LIGHT BACK SID	R&M-Electrical	001-546020-57201	\$275.00
Check	56736	04/04/17	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-117903	GENERAL LEGAL SVC FEB 2017	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	56737	04/04/17	Vendor	MELINDA PARKER	032917	2 NEW TRAC-FONES POOL/LODGE	Communication - Teleph - Field	001-541005-57205	\$102.47
Check	56737	04/04/17	Vendor	MELINDA PARKER	032917	2 NEW TRAC-FONES POOL/LODGE	Communication - Teleph - Field	001-541005-57201	\$99.78
Check	56738	04/04/17	Vendor	OFFICE BUSINESS SYSTEMS INC	048307	COPIER SERVICE FEB 2017	R&M-Copier	001-546477-57201	\$5.31
Check	56739	04/04/17	Vendor	PREMIER POOLS OF TALLAHASSEE LLC	177450301	REPL FLOW METER & LIGHTS	R&M-Pools	001-546074-57205	\$225.00
Check	56740	04/04/17	Vendor	RAINBOW OUTDOOR SERVICES	5806	REPL ROTOR IRRIG LINE	R&M-Irrigation	001-546041-57240	\$158.95
Check	56741	04/04/17	Vendor	RICK EVANS	032817	MILEAGE REIMBURSEMENT MAR 2017	Misc-Mileage Reimbursement	001-549951-57201	\$20.47
Check	56742	04/04/17	Vendor	S & R LANDSCAPING, LLC	0967	LAWN MAINTENANCE MARCH	Contr-Landscape-Amenities Area	001-534053-53901	\$1,005.00
Check	56743	04/04/17	Vendor	S & R LANDSCAPING, LLC	0968	BLOW-LODGE ROOF	R&M-Roof	001-546164-57201	\$75.00
Check	56744	04/04/17	Vendor	SIGN GUYS OF TALLAHASSEE	7494	SIGNAGE FOR POOLS & GROUNDS	Misc-Contingency	001-549900-57205	\$100.00
Check	56744	04/04/17	Vendor	SIGN GUYS OF TALLAHASSEE	7494	SIGNAGE FOR POOLS & GROUNDS	Misc-Contingency	001-549900-57240	\$80.00
Check	56745	04/14/17	Vendor	FEDEX	5-752-25598	POSTAGE THRU 3/22/17	Postage and Freight	001-541006-51301	\$10.10
Check	56746	04/14/17	Vendor	U. S. BANK	4589888	SERIES 2002 3/01 -2/28/18	ProfServ-Trustee Fees	202-531045-51301	\$3,097.81
Check	56747	04/21/17	Vendor	CAPITAL SECURITY AND	73145	SECURITY MONITORING APRIL-JUNE	Contracts-Security Services	001-534037-57201	\$195.00
Check	56748	04/21/17	Vendor	HD SUPPLY FACILITIES MAINTENANCE	9153433884	WAND; TRANSFORMER; TRASH BAGS	R&M-General	001-546001-57201	\$19.99
Check	56748	04/21/17	Vendor	HD SUPPLY FACILITIES MAINTENANCE	9153433884	WAND; TRANSFORMER; TRASH BAGS	R&M-Electrical	001-546020-57205	\$79.99
Check	56748	04/21/17	Vendor	HD SUPPLY FACILITIES MAINTENANCE	9153433884	WAND; TRANSFORMER; TRASH BAGS	Supplies-Cleaning & Paper	001-552083-57201	\$112.96
Check	56748	04/21/17	Vendor	HD SUPPLY FACILITIES MAINTENANCE	CP9153643080	ITEM PURCHASE RETURNED	R&M-General	001-546001-57201	(\$19.99)
Check	56749	04/21/17	Vendor	PEDDIE CHEMICAL COMPANY	410042016	POOL CHEMICALS	Op Supplies - Pool Chemicals	001-552009-57205	\$886.25
Check	56750	04/21/17	Vendor	PETTY CASH	033117	PETTY CASH REIMB MARCH 2017	Cash On Hand/Petty Cash	102000	\$161.20
Check	56751	04/21/17	Vendor	RAINBOW OUTDOOR SERVICES	5831	INSTALL IRRIGATION POOL ZONE	R&M-Irrigation	001-546041-57240	\$527.86
Check	56751	04/21/17	Vendor	RAINBOW OUTDOOR SERVICES	5830	INSTALL HOSE BIBS WATER CONNE	R&M-Irrigation	001-546041-57240	\$224.00
Check	56752	04/21/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	18492	MANAGEMENT FEES MAR 2017	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,522.92
Check	56752	04/21/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	18492	MANAGEMENT FEES MAR 2017	Postage and Freight	001-541006-51301	\$14.22
Check	56752	04/21/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	18492	MANAGEMENT FEES MAR 2017	Printing and Binding	001-547001-51301	\$75.40
Check	56752	04/21/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	18492	MANAGEMENT FEES MAR 2017	refund finance charge	001-549900-51301	(\$6.26)
Check	56753	04/27/17	Employee	MICHAEL D. LEE	PAYROLL	April 27, 2017 Payroll Posting			\$369.40
Check	56754	04/27/17	Employee	CHERYL M. HUDSON	PAYROLL	April 27, 2017 Payroll Posting			\$174.28
Check	56755	05/01/17	Vendor	BB&T		***Voided Voided****			\$0.00
Check	56756	05/01/17	Vendor	BRIAN PESCHL		***Voided Voided****			\$0.00

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/17 to 5/31/17

(Sorted by Check / ACH No.)

Pymt Type	Check/ ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
Check	56757	05/01/17	Vendor	CITY OF TALLAHASSEE		***Voided Voided****			\$0.00
Check	56758	05/01/17	Vendor	COMCAST		***Voided Voided****			\$0.00
Check	56759	05/01/17	Vendor	FITNESS PRO		***Voided Voided****			\$0.00
Check	56760	05/01/17	Vendor	GULF COAST LEAK DETECTION		***Voided Voided****			\$0.00
Check	56761	05/01/17	Vendor	LEWIS, LONGMAN, & WALKER, P.A.		***Voided Voided****			\$0.00
Check	56762	05/01/17	Vendor	MARPAN SUPPLY CO., INC.		***Voided Voided****			\$0.00
Check	56763	05/01/17	Vendor	PREMIER POOLS OF TALLAHASSEE LLC		***Voided Voided****			\$0.00
Check	56764	05/01/17	Vendor	QUALITY FLOOR CLEANING, LLC		***Voided Voided****			\$0.00
Check	56765	05/01/17	Vendor	BB&T	032417	PURCHASES MARCH 2017	HD- REPL CURTAIN ROD IN KITCHEN	001-546001-57201	\$5.87
Check	56765	05/01/17	Vendor	BB&T	032417	PURCHASES MARCH 2017	AED-ADULT PAD FOR DE-FIBRILLATOR	001-552009-57205	\$152.10
Check	56765	05/01/17	Vendor	BB&T	032417	PURCHASES MARCH 2017	HD BLEACHPOOL AREA	001-546001-57205	\$11.91
Check	56765	05/01/17	Vendor	BB&T	032417	PURCHASES MARCH 2017	HD-MISC ELECTRICAL SUPP	001-546020-57205	\$36.04
Check	56765	05/01/17	Vendor	BB&T	032417	PURCHASES MARCH 2017	HD-LIGHTBULBS/LODGE REST	001-546001-57201	\$13.94
Check	56766	05/01/17	Vendor	BRIAN PESCHL	21613A	Pest Control 11/22/16	R&M-Pest Control	001-546070-57201	\$145.00
Check	56766	05/01/17	Vendor	BRIAN PESCHL	CR21613A	DUPLICATE	Pest Control 11/22/16	001-546070-57201	(\$145.00)
Check	56766	05/01/17	Vendor	BRIAN PESCHL	23142	ANNUAL TERMITE INSPECTION	R&M-Pest Control	001-546070-57201	\$278.00
Check	56767	05/01/17	Vendor	CITY OF TALLAHASSEE	7824334610-041317	***Voided Voided****			\$0.00
Check	56768	05/01/17	Vendor	COMCAST	53478-041117	COMMUNICATION SVC 4/25-5/24	Utility - Other	001-543004-57201	\$266.84
Check	56769	05/01/17	Vendor	FITNESS PRO	13738	PREVENTIVE MAINT APR 2017	Contracts-Fitness Equipment	001-534071-57214	\$100.00
Check	56770	05/01/17	Vendor	GULF COAST LEAK DETECTION	2963	POOL STRUCTURAL LEAK DETECTION	R&M-Pools	001-546074-57205	\$525.00
Check	56771	05/01/17	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	IMCL-118454	GENERAL LEGAL SVC MAR 2017	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	56772	05/01/17	Vendor	MARPAN SUPPLY CO., INC.	1438098	CONTAINER RENTAL MAY 2017	Prepaid Expense	001-155000-57201	\$26.00
Check	56773	05/01/17	Vendor	PREMIER POOLS OF TALLAHASSEE LLC	177450401	INSTALL TORO VALVE & AUTO FILL	R&M-Pools	001-546074-57205	\$325.00
Check	56774	05/01/17	Vendor	QUALITY FLOOR CLEANING, LLC	6399	CLEANING SERVICE MAR 2017	Contracts-Janitorial Services	001-534026-57201	\$275.00
Check	56774	05/01/17	Vendor	QUALITY FLOOR CLEANING, LLC	6399	CLEANING SERVICE MAR 2017	Contracts-Janitorial Services	001-534026-57214	\$180.00
Check	56774	05/01/17	Vendor	QUALITY FLOOR CLEANING, LLC	6399	CLEANING SERVICE MAR 2017	Contracts-Janitorial Services	001-534026-57240	\$45.00
Check	56775	05/04/17	Employee	SHEA M. STROUD	PAYROLL	May 04, 2017 Payroll Posting			\$85.19
Check	56776	05/04/17	Employee	NOLAN J. TURNAGE	PAYROLL	May 04, 2017 Payroll Posting			\$97.78
Check	56777	05/04/17	Vendor	CITY OF TALLAHASSEE	7824334610-041317	COMMERCIAL LIGHTING 3/11-4/13	Electricity - Streellighting	001-543013-57201	\$108.82
Check	56777	05/04/17	Vendor	CITY OF TALLAHASSEE	CR041317	Correction to invoice amount posted	Electricity - Streellighting	001-543013-57201	(\$27.00)
Check	56778	05/04/17	Vendor	S & R LANDSCAPING, LLC	1014	LAWN MAINT APRIL 2017	Contr-Landscape-Amenities Area	001-534063-53901	\$804.00
Check	56779	05/04/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	19332	MANAGEMENT FEES 2017	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,522.92
Check	56779	05/04/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	19332	MANAGEMENT FEES 2017	Postage and Freight	001-541006-51301	\$16.10
Check	56779	05/04/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	19332	MANAGEMENT FEES 2017	Printing and Binding	001-547001-51301	\$28.80
Check	56780	05/08/17	Vendor	CITY OF TALLAHASSEE	42817	UTILITY SERVICE 3/25-4/26	Utility - General	001-543001-57201	\$1,294.98
Check	56780	05/08/17	Vendor	CITY OF TALLAHASSEE	42817	UTILITY SERVICE 3/25-4/26	Utility - Refuse Removal	001-543020-57201	\$91.00
Check	56780	05/08/17	Vendor	CITY OF TALLAHASSEE	42817	UTILITY SERVICE 3/25-4/26	Utility - Irrigation	001-543014-57201	\$341.96

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/17 to 5/31/17

(Sorted by Check / ACH No.)

Pymt Type	Check/ ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
Check	56781	05/08/17	Vendor	OFFICE BUSINESS SYSTEMS INC	408607 1	COPIER SERVICE APR 2017	R&M-Copier	001-546477-57201	\$6.65
Check	56782	05/08/17	Vendor	RICK EVANS	050117	MILEAGE REIMBURSEMENT APR 2017	Misc-Mileage Reimbursement	001-549951-57201	\$15.58
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	GoDaddy-1 year domain	001-549942-57201	\$15.17
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Sans Club-33 gallons bags	001-552083-57201	\$15.48
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	HD-mat to hang new signs	001-546001-57205	\$8.91
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Sams CLub-Copier paper	001-551002-57201	\$28.98
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Swim Outlet-Lifeg swimwear	001-549900-57205	\$271.02
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Sams Club-Paper/cleaning	001-552083-57214	\$12.38
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Sams Club-Fuel for equipm	001-546001-57240	\$9.33
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	McKenzie Market-Fuel for equip	001-546001-57240	\$9.45
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Amazon-Lifeg swimwear	001-549900-57205	\$254.97
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Precision Lock/Key-Keys for Lifeg	001-546001-57205	\$20.32
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	HD-GE hole ground lug	001-546022-57240	\$5.30
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Sams Club-paper / cleaning	001-552083-57201	\$25.14
Check	56783	05/12/17	Vendor	BB&T	042517	PURCHASES 3/23-4/9	Late fee/finance charge	001-549900-57201	\$42.15
Check	56784	05/12/17	Vendor	QUALITY FLOOR CLEANING, LLC	6434	GENERAL CLEANING APRIL 2017	Contracts-Janitorial Services	001-534026-57240	\$40.00
Check	56784	05/12/17	Vendor	QUALITY FLOOR CLEANING, LLC	6434	GENERAL CLEANING APRIL 2017	Contracts-Janitorial Services	001-534026-57214	\$160.00
Check	56784	05/12/17	Vendor	QUALITY FLOOR CLEANING, LLC	6434	GENERAL CLEANING APRIL 2017	Contracts-Janitorial Services	001-534026-57201	\$200.00
Check	56785	05/12/17	Vendor	TALLAHASSEE DEMOCRAT	0001243150	NOTICE OF MEETINGS3/27-4/30/17	Legal Advertising	001-548002-51301	\$162.66
Check	56786	05/18/17	Employee	QUINN P. SULLIVAN	PAYROLL	May 18, 2017 Payroll Posting			\$101.81
Check	56787	05/18/17	Employee	RYAN A. NIETO	PAYROLL	May 18, 2017 Payroll Posting			\$91.42
Check	56788	05/18/17	Employee	MARCIA T. KIRKLAND	PAYROLL	May 18, 2017 Payroll Posting			\$56.10
Check	56789	05/18/17	Vendor	FEDEX	5-795-45348	SVC 4/28/17	Postage and Freight	001-541006-51301	\$10.15
Check	56790	05/18/17	Vendor	FLORIDA DEPARTMENT OF HEALTH	00331-051117	Swimming Pool Permit 2017	Misc-Licenses & Permits	001-549066-57205	\$250.00
Check	56791	05/18/17	Vendor	PREMIER POOLS OF TALLAHASSEE LLC	177450501	ONE TIME POOL CLEANING	R&M-Pools	001-546074-57205	\$225.00
Check	56792	05/26/17	Vendor	CITY OF TALLAHASSEE	051017-85610	COMMERCIAL LIGHTING 4/14/5/10	Electricity - Stirelighting	001-543013-57201	\$104.26
Check	56793	05/26/17	Vendor	COMCAST	051117-0453478	COMMUNICATION SVC 5/25-6/24	Prepaid Expense	001-155000-57201	\$266.84
Check	56794	05/26/17	Vendor	FEDEX	5-803-64032	SVC 5/4/17	Postage and Freight	001-541006-51301	\$11.44
Check	56795	05/26/17	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-118910	GENERAL LEGAL SVC APRIL 2017	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	56796	05/26/17	Vendor	MARPAN SUPPLY CO., INC.	1441727	CONTAINER RENTAL JUNE 2017	Prepaid Expense	001-155000-57201	\$26.00
Check	56797	05/26/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	17634CM	REIMBURSE BBT FINANCE CHARGE	Miscellaneous Services	001-549001-51301	(\$5.90)
Check	56797	05/26/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20309	MGMT FEES MAY 2017	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,522.92
Check	56797	05/26/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20309	MGMT FEES MAY 2017	Postage and Freight	001-541006-51301	\$15.18
Check	56797	05/26/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20309	MGMT FEES MAY 2017	Printing and Binding	001-547001-51301	\$14.25
Check	56797	05/26/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20309	MGMT FEES MAY 2017	REFUND LATE FEES	001-549001-51301	(\$42.15)
ACH	DD000319	04/05/17	Employee	MELINDA J. PARKER	PAYROLL	April 05, 2017 Payroll Posting			\$1,915.71
ACH	DD000320	04/05/17	Employee	RICKY S EVANS	PAYROLL	April 05, 2017 Payroll Posting			\$1,330.10

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/17 to 5/31/17

(Sorted by Check / ACH No.)

Pymt Type	Check/ ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD000321	04/19/17	Employee	MELINDA J. PARKER	PAYROLL	April 19, 2017 Payroll Posting			\$1,931.31
ACH	DD000322	04/19/17	Employee	RICKY S EVANS	PAYROLL	April 19, 2017 Payroll Posting			\$1,300.32
ACH	DD000323	04/27/17	Employee	DELORES A. PINCUS	PAYROLL	April 27, 2017 Payroll Posting			\$184.70
ACH	DD000324	04/27/17	Employee	ARTHUR R. KIRBY	PAYROLL	April 27, 2017 Payroll Posting			\$338.98
ACH	DD000325	05/03/17	Employee	LUKE J. LILES	PAYROLL	May 03, 2017 Payroll Posting			\$54.02
ACH	DD000326	05/03/17	Employee	EMMA K. FRANCIS	PAYROLL	May 03, 2017 Payroll Posting			\$97.66
ACH	DD000327	05/03/17	Employee	JOSHUA M. LILES	PAYROLL	May 03, 2017 Payroll Posting			\$132.98
ACH	DD000328	05/03/17	Employee	BRETT A. NIETO	PAYROLL	May 03, 2017 Payroll Posting			\$51.94
ACH	DD000329	05/03/17	Employee	MELINDA J. PARKER	PAYROLL	May 03, 2017 Payroll Posting			\$1,967.74
ACH	DD000330	05/03/17	Employee	RICKY S EVANS	PAYROLL	May 03, 2017 Payroll Posting			\$1,342.86
ACH	DD000331	05/03/17	Employee	JULIET A. LILES	PAYROLL	May 03, 2017 Payroll Posting			\$68.57
ACH	DD000332	05/03/17	Employee	ADAM P. RICE	PAYROLL	May 03, 2017 Payroll Posting			\$45.71
ACH	DD000333	05/17/17	Employee	LUKE J. LILES	PAYROLL	May 17, 2017 Payroll Posting			\$43.63
ACH	DD000334	05/17/17	Employee	EMMA K. FRANCIS	PAYROLL	May 17, 2017 Payroll Posting			\$180.77
ACH	DD000335	05/17/17	Employee	BRETT A. NIETO	PAYROLL	May 17, 2017 Payroll Posting			\$41.56
ACH	DD000336	05/17/17	Employee	MELINDA J. PARKER	PAYROLL	May 17, 2017 Payroll Posting			\$1,724.23
ACH	DD000337	05/17/17	Employee	RICKY S EVANS	PAYROLL	May 17, 2017 Payroll Posting			\$1,172.27
ACH	DD000338	05/17/17	Employee	JULIET A. LILES	PAYROLL	May 17, 2017 Payroll Posting			\$47.79
ACH	DD000339	05/17/17	Employee	ADAM P. RICE	PAYROLL	May 17, 2017 Payroll Posting			\$87.27
ACH	DD000340	05/17/17	Employee	SHEA M. STROUD	PAYROLL	May 17, 2017 Payroll Posting			\$93.50
ACH	DD000341	05/17/17	Employee	NOLAN J. TURNAGE	PAYROLL	May 17, 2017 Payroll Posting			\$45.71
ACH	DD000342	05/31/17	Employee	LUKE J. LILES	PAYROLL	May 31, 2017 Payroll Posting			\$108.05
ACH	DD000343	05/31/17	Employee	EMMA K. FRANCIS	PAYROLL	May 31, 2017 Payroll Posting			\$99.73
ACH	DD000344	05/31/17	Employee	JOSHUA M. LILES	PAYROLL	May 31, 2017 Payroll Posting			\$37.40
ACH	DD000345	05/31/17	Employee	BRETT A. NIETO	PAYROLL	May 31, 2017 Payroll Posting			\$99.73
ACH	DD000346	05/31/17	Employee	MELINDA J. PARKER	PAYROLL	May 31, 2017 Payroll Posting			\$1,764.85
ACH	DD000347	05/31/17	Employee	RICKY S EVANS	PAYROLL	May 31, 2017 Payroll Posting			\$1,391.16
ACH	DD000348	05/31/17	Employee	JULIET A. LILES	PAYROLL	May 31, 2017 Payroll Posting			\$99.63
ACH	DD000350	05/31/17	Employee	SHEA M. STROUD	PAYROLL	May 31, 2017 Payroll Posting			\$145.45
ACH	DD000351	05/31/17	Employee	QUINN P. SULLIVAN	PAYROLL	May 31, 2017 Payroll Posting			\$51.94
ACH	DD000352	05/31/17	Employee	RYAN A. NIETO	PAYROLL	May 31, 2017 Payroll Posting			\$105.98
ACH	DD000353	05/31/17	Employee	NOLAN J. TURNAGE	PAYROLL	May 31, 2017 Payroll Posting			\$54.02
Account Total									\$54,906.34

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/17 to 5/31/17
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	1022	05/24/17	Vendor	PINEY Z CDD	052217	TRFS TO BBT	Due From Other Funds	131000	\$50,000.00
Account Total									\$50,000.00

STONEGATE BANK - GF MMA - (ACCT# XXXXX5680)

Total Amount Paid	\$104,906.34
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	101,808.53
Series 2002 Debt Service Fund - 202	3,097.81
Total	104,906.34

Sixth Order of Business

6A.

Piney-Z Community Development District
Property Manager's Report
June 8, 2017
(including items in May 4, 2017 report)

LODGE/GARAGE

- AC filters were changed throughout the lodge on 5-11-17
- The \$1,000 budgeted to replace the three compartment kitchen sink is inadequate. The steel is split, the sink is an unusual size, it lacks a hose to spray all three compartments, etc. The final, installed cost, absent any difficulties which may arise during installation, will be in the neighborhood of \$2,000.
- The out-of-alignment column in the board room has been inspected. We anticipate a written proposal sometime next week, and will provide it to the board on the 19th.
- A resident has inquired about having a “chair yoga” class in the lodge once a week, preferably Thursday evenings, for about 90 minutes. She would teach the class, gratis; donations for a school for the blind would be optional. See **Attachment A**, below.
- Replacement sign added to office door

FITNESS CENTER

- We are seeking board approval to purchase, at a cost of \$2,400, a water rower for the center. See **Attachment B**, below.
- Architecture 101 is now being taught, Thursday afternoons from, well, we are not entirely certain... See visual of first assignment, **Attachment C**, below.

PAVILION

- Yoga class, approved at meeting of March 20, 2017, began on April 29, *without* waivers, and at 10:30 AM rather than 8:00 AM. Waivers are occasionally submitted. A minimum of ten emails have been exchanged with the resident regarding waivers, dates and times.
- Flush valve gasket in men's room replaced

- 7 ceiling fans, 52 inches, with 36 inch down rods installed in pavilion, 5-22-17. 5 year free replacement parts/25 year limited motor warranty/WET rated. **Under** budget by \$317.40.

POOL

- Reported verbally at April 24, 2017 meeting; included now for the written record. Gulf Coast Leak Detection performed structural leak detection inspection on the pool, mid-April. No leaks found in shell, in lights around floor, etc. More than two dozen leaks were found around scum gutter fittings, grout joints and at the bottom of the outer tile line. Recommends re-surfacing pool with special attention paid to areas where leaks have not been puttied.
- Completed pressure washing of all curbs around pool lot
- Regular backwashing of filters, balancing of chemicals, cleaning of skimmers, etc.
- We had to order two new battery packs for the lift chair, which is now being tested daily by the guards.
- Replaced auto-fill and toro valve
- Installed new 300 watt transformer for pool lights
- Pool being treated every week with Copper 7 algaecide for the black algae on the bottom
- Open/Closed sign on front gate repaired...twice.
- Over the three day Memorial Day weekend we had 367 swimmers, none before 10:00 AM
- For the 145 hours of adult swim the last two weeks of May, we had a total of 14 swimmers. For the other 22 days of "all-swim," we have had 1,207 sign-ins, or just under 55 swimmers per day. We believe, based on two pool seasons and what we have already observed this year, that our sign-in numbers are at least 20% below actual.
- Of the three guards who expressed an interest in giving swim lessons, two are minors, two are first year and none has the requisite training (which takes about 25 hours, and costs approximately \$180.) We have contacted other lesson providers, and hope to have more information on the 19th. The first contact made yielded no reply.

PLAYGROUND

- Nothing special to report

PARK AND GROUNDS

- Treated ant beds property-wide.

GENERAL

- As a result of the lone change made to the FY 2018 budget, I wanted to note, for the record, that the plugged vs. the calculated FICA figures raised the total discussed in your meeting of April 24, from \$401,834 to \$401,835.
- All issues with the website – capacity, security, back-up – have been addressed.
- Repaired heavy metal frame of our meeting sign at Lone Feather entrance. It appeared to have been backed in to by a mower.
- Updates since publication: TBD
- Pass holder sales, @ \$522.79 per 1
- Rental reservations booked in May: 8
 - Rental fees banked in May: \$2,290
 - Rental reservations booked in *calendar* 2017: 28
 - Rental fees banked in calendar 2017: \$8,155

ATTACHMENTS

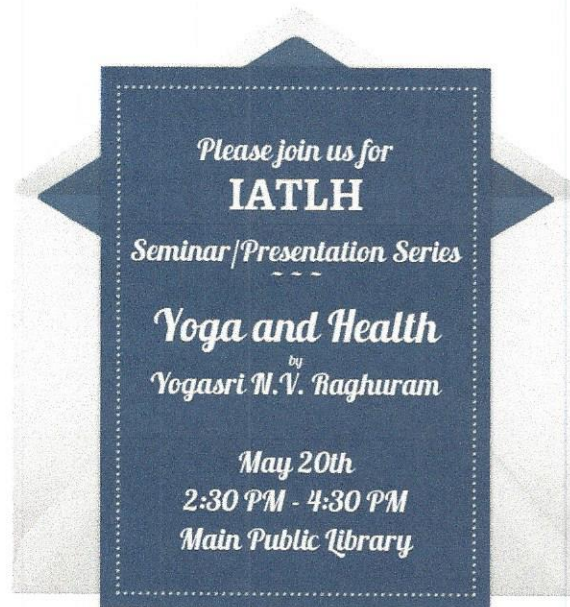
- A: Chair yoga class at lodge
- B: Water rower for fitness center
- C: Architecture 101 class in fitness center
- D: R&M Log Summary

ITEMS TO CONSIDER FOR NEXT REVISION OF AMENITIES RULES

- prohibition of shampooing on pool deck
- board authority to consider/approve “extraordinary” rental request (lower rate for multi-week rental)
- damage deposit requirement/may inhibit state agency rental
- if the amenity is rendered un-rentable, either party may cancel without penalty
- charge for every fob, say...\$10 for first, \$15 thereafter
- cancellation by HOA after turning down others...
- establish rate structure for 3 hour meeting/no set-up
- charge (\$25) for lost rental card/lanyard

- should \$400 be something less?
- off hours pricing (Monday through Thursday)
- if no lifeguards at adult swim, why so if you rent the pool?
- Call TPD when children are abandoned at the pool
- close loophole permitting non-resident to rent lodge at resident rate when resident appears at signing, but does not write check
- mid-level pricing for sponsored, non-resident rentals
- **ISSUES TO REVIEW RELATIVE TO ADULT SWIM**
 - friends vs. acquaintances/how many are too many? How often is too often?
 - how early is too early? Time of season, time of day

IATLH Seminar/Presentation Series



Saturday, May 20, 2017

2:30 PM - 4:30 PM

Main Public Library

200 W Park Ave

Tallahassee, FL 32301

Hosted by IATLH

Friends,

As you all know that apart from our regular programming, we have taken several initiatives with the help of our talented, dedicated and committed volunteers to engage all segments of the community via Sports activities, Zumba, Yoga, Swarvahani Classical Art Series, Community Conversations and IATLH Seminar/Presentation Series etc.

Please join us in our next informative and educational presentation on May 20th @ 2:30 PM at Main Public Library Meeting Room A; under IATLH Seminar/Presentation Series -- *A platform to share the information by way of Talk Shows, Presentations and Demonstrations* .

Topic: Yoga and Health

Presenter: Yogashri N V Raghuram, Chairman and Spiritual founder of Yoga Bharathi and Professor of Yoga Philosophy in Swami Vivekananda Yoga Research Foundation, Bangalore (SVYASA) India. More information about Mr. Raghuram https://en.wikipedia.org/wiki/N.V._Raghuram .

Attachment A

Facilitator: Mrs. Jyothy Murthy

Please plan to join for presentation and yoga practice. Kindly RSVP and looking forward to see you on 20th..!

Thanks,

Executive committee

India Association of Tallahassee

AZUL SERIES

HOME » PRODUCTS » AZUL ST JOHN INDOOR ROWER

Azul St John Indoor Rower

ONLY AVAILABLE IN THE USA

The St John Indoor Rower is designed for the health club or commercial gym environment. The unique direct drive design of this fluid rower provides a close emulation to real on-water rowing, with the rider experiencing the sight, sound and feel of the water churning through the tank. Dual seat rails provide enclosed roller surfaces for a cleaner, smoother and safer action.

With unrivalled natural catch and resistance, the St John Indoor Rower has an angled tank with straight line configuration. Featuring FDF's patented Variable Fluid innovation for instant adjustable resistance at the turn of a lever, the twin tank system delivers a massive range of resistance to suit every rower. The St John Indoor Rower has a small footprint with easy mobility and compact storage, making it ideal for group classes, cardio areas and quality home gyms.

LOCATE DISTRIBUTOR

PRODUCT SUPPORT

Like this ? Share it...



Attachment B



Key Features

Specifications

Stands on end for compact storage

Maximum user weight: 150kg (330lbs)

Box 1:

1090 x 580 x 420mm (42.91 x 22.83 x 16.53")

Nett Weight 50.0kg (110.2lb)

Gross Weight 60.0kg (132.3lb)

Cubic Metres 0.2656 (9.38 cubic feet)

Box 2:

1290 x 125 x 95mm (50.78x 4.92 x 3.74")

Nett Weight 4.8kg (10.6lb)

Gross Weight 5.1kg (11.2lb)

Cubic Metres 0.0152(0.54 cubic feet)

You may also like



Azul
Cambridge Indoor
Rower



Azul
Kingston Indoor
Rower

32312
(850) 523-8882
admin@fitnessproinc.com
<http://www.fitnessproinc.com>

Quote



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Melinda Parker
Piney Z Plantation
950 Piney Z Plantation Road
Tallahassee, FL 32311

4660

05/19/2017

Please detach top portion and return with your payment.

SALES REP

Jeff

FD Azul St. John Water Rower FDF AZUL SERIES ST JOHN EDITION AR WATER ROWER/ COMMERCIAL GRADE PRICE INCLUDES FREIGHT, DELIVERY AND INSTALLATION	1	2,400.00	2,400.00T
----------------------------------------------------------------------------------------------------------------------------------------------------------	---	----------	-----------

All quotes valid for 30 days.

SUBTOTAL	2,400.00
TAX (0%)	0.00
TOTAL	\$2,400.00

Accepted By

Accepted Date



Attachment C

**SUMMARY OF IDENTIFIED CAPITAL/R&M ITEMS
OUTSTANDING
@ 6-8-17 FOR 6-19-17 Meeting**

LODGE

- 6-2016/Main floor support column requires inspection/**INSPECTION DONE, AWAITING PROPOSAL**
- 8-2015/Update second floor bathroom/ **WORK IN PROCESS**
- 5-2015/Update sink in kitchen/**IN PROCESS**

FITNESS CENTER

- 4-2015/Address cracks in masonry retaining wall by entrance

PAVILION

- 1-2017/Caulking, painting and other minor repairs required
- 6-2015/Women's floor drain clogged
- 4-2015/Address cracks in floor/**WORK IN PROCESS**

POOL

- 2-2017/ Chemical shed requires new door, repair of the floor, caulking, painting and shingling of the roof
- 1-2016/Consider moving cameras off city light pole/ **BOARD VOTED NOT UNTIL THERE WAS A PROBLEM**
- 9-2015/Address asphalt seal coating/**FY 2017 BUDGET RESERVE/FY 2018 BUDGET RESERVE**
- 4-2015/Level pavers at picnic tables
- 4-2015/Replace tile and re-coat shell/**FY 2017 BUDGET RESERVE/FY 2018 BUDGET RESERVE/AWAITING INSTRUCTION ON REQUIRED BID PROCESS**

PLAYGROUND

- Repairs suggested in FL League of Cities property inspection report

GENERAL

- 9-2015/Corral for dumpster and re-cycle bin
- 9-2015/Asphalt main lot, front and rear/**FY 2017 BUDGET RESERVE/FY 2018 BUDGET RESERVE**

Attachment D

Seventh Order of Business

7A.



MARK S. EARLEY
SUPERVISOR OF ELECTIONS
LEON COUNTY, FLORIDA

April 17, 2017

Sandra H. Demarco
210 N University Dr, Suite 702
Coral Springs, FL 33071
Re: Piney-Z Community Development District

Dear Ms. Demarco:

In response to your email we are happy to provide the number of registered voters for the Piney-Z CDD as of April 15, 2017. The voter registration total that you requested is as follows:

Piney-Z CDD: 1,334 registered voters

These determinations were made using our voter registration database and the current map of the district. We hope this information satisfies your requirements. If you need additional assistance please contact Johnny To, Demographics/GIS Manager at

(850) 606-8683 or via email at ToJ@leoncountyfl.gov.

Sincerely,

Mark Earley

7B.

PINEY-Z

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2018

Version 2 - Modified Tentative Budget:
(Printed 6/7/17)

Prepared by:



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Piney-Z

Community Development District

Operating Budget

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	FY 2015	FY 2016	BUDGET FY 2017	THRU MAY-2017	JUN- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
REVENUES								
Interest - Investments	\$ 809	\$ 1,282	\$ 1,152	\$ 1,000	\$ 874	\$ 437	\$ 1,311	\$ 1,000
Special Assmnts- Tax Collector	394,414	354,503	394,706	394,709	391,953	2,753	394,706	394,707
Special Assmnts- Discounts	(14,772)	(13,322)	(14,723)	(15,788)	(15,621)	-	(15,621)	(15,788)
Settlements	3,122	33,924	33,925	33,924	62,654	-	62,654	8,481
Other Miscellaneous Revenues	307	1,170	4,420	130	785	-	785	130
Access Cards	510	430	1,331	105	628	-	628	105
Pavilion Rental	400	400	240	800	240	560	800	200
Lodge Rental	15,275	11,222	10,895	13,000	9,895	3,105	13,000	13,000
TOTAL REVENUES	400,065	389,609	431,946	427,880	451,408	6,855	458,263	401,835
EXPENDITURES								
Administrative								
P/R-Board of Supervisors	12,000	15,400	16,600	12,000	6,400	6,400	12,800	12,000
FICA Taxes	918	1,178	1,270	918	490	490	980	918
ProfServ-Legal Services	58,281	36,000	24,000	25,000	16,000	8,000	24,000	24,000
ProfServ-Mgmt Consulting Serv	54,275	54,275	54,275	54,275	36,183	18,092	54,275	54,275
ProfServ-Special Assessment	4,637	4,637	4,637	4,637	4,637	-	4,637	4,637
Auditing Services	3,000	3,000	3,150	3,150	3,150	-	3,150	3,150
Postage and Freight	1,121	1,263	447	500	199	-	199	150
Insurance - General Liability	8,568	9,576	9,851	12,053	7,238	4,825	12,063	10,615
Printing and Binding	2,546	4,795	1,119	500	192	96	288	200
Legal Advertising	3,225	1,709	1,054	1,500	356	1,144	1,500	1,200
Miscellaneous Services	636	374	363	150	136	14	150	150
Misc-Assessmnt Collection Cost	11,389	10,235	11,399	11,841	11,290	83	11,373	11,841
Misc-Contingency	784	600	-	550	-	-	-	115
Office Supplies	528	554	77	250	-	-	-	250
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	162,083	143,771	128,417	127,499	86,446	39,143	125,589	123,676

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET FY 2018
					THRU MAY-2017	JUN- SEP-2017	PROJECTED FY 2017	
Field								
Contr-Landscape-Amenities Area	12,040	9,430	8,545	12,312	6,231	3,216	9,447	12,312
R&M-Trees and Trimming	-	-	1,385	3,000	-	3,000	3,000	3,000
Misc-Contingency	5,223	10,634	5,779	3,500	922	2,578	3,500	3,000
Total Field	17,263	20,064	15,709	18,812	7,153	8,794	15,947	18,312
Parks and Recreation - General								
Payroll-Maintenance	116,176	48,204	7,263	8,008	5,910	2,098	8,008	6,306
Payroll-Administrative	-	-	51,908	48,204	37,696	10,508	48,204	49,172
FICA Taxes	9,005	3,760	4,527	4,300	3,336	964	4,300	4,244
Pension Benefits	4,303	-	-	-	-	-	-	-
Life and Health Insurance	11,772	-	-	-	-	-	-	-
Workers' Compensation	4,257	4,928	2,616	2,878	2,279	760	3,039	2,842
ProfServ-Consultants	-	7,320	-	-	-	-	-	-
Contracts-Janitorial Services	-	-	3,250	2,834	1,921	913	2,834	2,340
Contracts-Security Services	5,885	4,903	3,557	4,202	1,126	195	1,321	1,524
Contracts-Fire Inspection	-	-	-	350	175	175	350	350
Contracts-Fire Insp Sprinkler System	-	-	-	300	-	300	300	300
Contracts-Website Hosting	-	-	-	-	-	-	-	240
Contract- Pest Control	-	-	-	-	-	-	-	429
Contract- Dumpster Rental	-	-	-	-	-	-	-	312
Contract- Copier Maintenance	-	-	-	-	-	-	-	240
Communication - Teleph - Field	2,291	1,031	-	100	100	-	100	100
Postage and Freight	812	104	-	500	-	50	50	50
Utility - General	16,661	13,269	15,116	15,218	9,822	5,396	15,218	16,000
Utility - Other	2,506	2,343	2,389	2,490	2,030	1,064	3,094	3,792
Electricity - Streetlighting	-	1,438	1,290	1,358	859	416	1,275	1,380
Utility - Irrigation	-	1,618	2,372	1,700	1,954	920	2,874	2,500
Utility - Refuse Removal	-	1,404	1,372	1,147	734	364	1,098	1,100

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL BUDGET FY 2018
					THRU MAY-2017	JUN- SEP-2017	PROJECTED FY 2017	
Rental Dumpster	-	-	-	312	208	104	312	-
R&M-General	24,091	12,815	7,276	7,250	1,523	5,727	7,250	3,500
R&M-Electrical	-	-	-	450	359	91	450	300
R&M-Pest Control	1,008	858	858	858	713	145	858	-
R&M-Roof	-	-	-	270	75	195	270	300
R&M-Emergency& Disaster Relief	-	-	-	-	3,750	-	3,750	-
R&M-Fire Equipment	-	-	-	200	-	200	200	200
R&M-Flooring	-	-	-	1,236	-	1,236	1,236	-
R&M-Plumbing	-	-	-	600	-	600	600	300
R&M-Copier	-	-	-	420	56	120	176	-
Misc-Training	-	-	887	-	-	-	-	-
Misc-Hurricane Expense	-	-	6,057	-	-	-	-	-
Misc-Contingency	6,448	10,068	49	3,750	675	3,075	3,750	3,000
Misc-Information Technology	-	3,523	365	750	1,075	-	1,075	450
Misc-Mileage Reimbursement	-	-	332	447	210	105	315	450
Office Supplies	6,501	5,087	2,849	1,800	1,012	788	1,800	1,500
Supplies-Cleaning & Paper	-	-	-	495	299	150	449	350
Subscriptions and Memberships	-	925	750	-	-	-	-	-
Impr. Sewer Connection	-	10,273	-	-	-	-	-	-
Capital Outlay	4,683	25,005	-	-	-	-	-	-
Non-Capitalized New Equipment	-	-	13,380	2,497	6,582	-	6,582	-
Reserves-Lodge	-	-	-	3,525	-	-	-	3,525
Total Parks and Recreation - General	216,399	158,876	128,463	118,449	84,479	36,658	121,137	107,096

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU MAY-2017	JUN- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
Swimming Pool								
Payroll-Lifeguards	-	23,429	17,280	21,353	2,974	18,379	21,353	21,353
Payroll-Maintenance	-	-	5,519	6,006	5,132	874	6,006	18,919
Payroll-Administrative	-	-	6,803	9,641	2,285	4,115	6,400	6,556
Payroll - Overtime	-	319	569	-	-	-	-	-
FICA Taxes	-	1,817	2,308	2,831	795	1,788	2,583	3,582
ProfServ-Pool Maintenance	4,800	5,500	6,000	6,000	1,500	-	1,500	-
Communication - Teleph - Field	-	862	147	100	102	-	102	100
R&M-General	-	2,556	1,848	1,450	98	1,352	1,450	1,000
R&M-Electrical	-	-	-	300	148	152	300	150
R&M-Pools	13,512	4,954	2,322	8,100	1,359	6,741	8,100	5,000
Misc-Licenses & Permits	-	-	275	275	250	-	250	275
Misc-Hurricane Expense	-	-	150	-	-	-	-	-
Misc-Contingency	-	1,160	1,440	4,000	687	3,313	4,000	4,000
Op Supplies - Pool Chemicals	3,994	4,900	2,665	4,250	1,046	3,204	4,250	3,250
Non-Capitalized New Equipment	-	-	4,273	6,000	2,122	3,878	6,000	-
Reserve - Pool	-	-	-	8,500	-	-	-	25,000
Reserves-Pool Equipment	-	-	-	2,085	-	-	-	2,085
Reserves-Pool Filters	-	-	-	500	-	-	-	500
Reserves-Pool Pumps	-	-	-	1,800	-	-	-	1,500
Total Swimming Pool	22,306	45,497	51,599	83,191	18,498	43,796	62,294	93,270

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2014	FY 2015	FY 2016	BUDGET FY 2017	THRU MAY-2017	JUN- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
<i>Fitness Center</i>								
Payroll-Maintenance	-	1,096	1,873	4,004	521	1,579	2,100	2,102
Payroll-Administrative	-	-	983	3,214	406	2,794	3,200	3,278
FICA Taxes	-	84	218	552	71	335	406	412
Contracts-Janitorial Services	-	-	-	1,404	1,051	353	1,404	1,560
Contracts-Fitness Equipment	-	-	1,300	1,200	700	500	1,200	1,200
Contracts-Pest Control	-	-	-	-	-	-	-	215
R&M-General	-	931	626	1,500	-	1,500	1,500	750
R&M-Electrical	-	-	-	300	37	263	300	200
R&M-Equipment	2,965	1,350	1,403	1,250	-	1,250	1,250	1,250
Misc-Contingency	-	-	-	1,500	-	1,500	1,500	1,250
Supplies-Cleaning & Paper	-	-	-	185	298	27	325	325
Capital Outlay	-	19,131	-	-	-	-	-	-
Non-Capitalized New Equipment	-	-	5,153	10,629	-	10,629	10,629	1,112
<i>Total Fitness Center</i>	2,965	22,592	11,556	25,738	3,084	20,730	23,814	13,654
<i>Park & Grounds</i>								
Payroll-Maintenance	-	5,794	15,761	22,022	14,372	7,650	22,022	14,715
Payroll-Administrative	-	-	2,085	3,213	704	2,509	3,213	6,556
Payroll - Overtime	-	-	569	-	-	-	-	-
FICA Taxes	-	443	1,409	1,930	1,153	777	1,930	1,627
Contracts-Janitorial Services	-	-	-	962	378	584	962	1,300
Contracts-Pest Control	-	-	-	-	-	-	-	214
Contranct-Roof	-	-	-	-	-	-	-	300
R&M-General	-	2,697	1,511	1,355	1,348	7	1,355	1,750
R&M-Electrical	-	-	-	250	240	10	250	450
R&M-Irrigation	-	-	2,000	300	1,244	-	1,244	750
R&M-Backflow Inspection	-	-	255	255	-	255	255	255
Misc-Hurricane Expense	-	-	604	-	10,304	-	10,304	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU MAY-2017	JUN- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
Misc-Contingency	-	7,316	87	4,000	81	3,919	4,000	4,000
Supplies-Cleaning & Paper	-	-	-	150	62	88	150	160
Capital Outlay	-	430	1,996	-	-	-	-	-
Non-Capitalized New Equipment	-	-	3,100	3,600	1,683	1,917	3,600	-
Reserve - Gutters	-	-	-	500	-	-	-	3,750
Reserve-Mulch	-	-	-	-	-	-	-	1,000
Reserve - Parking Lot	-	-	-	7,000	-	-	-	9,000
Total Park & Grounds	-	16,680	29,377	45,537	31,569	17,716	49,285	45,827
Reserves								
Reserve - CDD Amenity	-	-	-	8,654	-	-	-	-
Total Reserves	-	-	-	8,654	-	-	-	-
TOTAL EXPENDITURES & RESERVES	421,016	407,480	365,121	427,880	231,229	166,837	398,067	401,835
Excess (deficiency) of revenues								
Over (under) expenditures	(20,951)	(17,871)	66,825	-	220,179	(159,982)	60,197	-
Net change in fund balance	(20,951)	(17,871)	66,825	-	220,179	(159,982)	60,197	-
FUND BALANCE, BEGINNING	183,112	162,161	144,290	211,115	211,115	-	211,115	271,312
FUND BALANCE, ENDING	\$ 162,161	\$ 144,290	\$ 211,115	\$ 211,115	\$ 431,294	\$ (159,982)	\$ 271,312	\$ 271,312

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 271,312
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	46,360
Total Funds Available (Estimated) - 9/30/2018	317,672

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - Operating Capital		100,459 ⁽¹⁾
		-
Contribution CDD Amenity prior years	79,314	\$ -
Contribution CDD Amenity FY 2018	-	79,314
Reserves-Lodge Prior years	3,525	
Reserves-Lodge FY 2018	3,525	7,050
Reserve - Parking Lot prior years	7,000	-
Reserve - Parking Lot FY 2018	9,000	16,000
Reserve - Pool prior years	8,500	
Reserve - Pool FY2018	25,000	33,500
Reserves-Pool Equipment prior years	2,085	
Reserves-Pool Equipment FY 2018	2,085	4,170
Reserves-Pool Filters prior years	500	
Reserves-Pool Filters FY2018	500	1,000
Reserves-Pool Pumps prior years	1,800	
Reserves-Pool Pumps FY2018	1,500	3,300
Reserve - Gutters prior years	500	
Reserve - Gutters FY 2018	3,750	4,250

PINEY-Z

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Reserve - Mulch FY 2018	1,000	<u>1,000</u>	
Reserves - Other			
FY 2019 Settlement (2)		8,481	
			\$ 158,064
		Subtotal	<u>258,523</u>
Total Allocation of Available Funds			<u>258,523</u>
Total Unassigned (undesignated) Cash			<u>\$ 59,149</u>

Notes

Notes - (1) Represents approximately 3 months of operating expenditures net of reserves.
Notes - (2) Represents the last year of the settlement money, put on the schedule for tracking only, since the funds are not available yet.

Budget Narrative

Fiscal Year 2018

REVENUES**Interest - Investments (366101-3000)**

The District will have all excess funds invested with financial institutions which are qualified as public depositories prior to deposit of public monies under Chapters 218 and 280, Florida Statutes. The budget is based upon the estimated average balance of funds available during the Fiscal Year.

Special Assessments - Tax Collector (363010-3000)

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

Special Assessments - Discounts (363090-3000)

The Special Assessment discount for early payment is calculated at 4% of the Non-Ad Valorem assessments.

Settlements (369300-3000)

FY 2017 portion of the Piney-Z Land settlement.

Miscellaneous Revenues (369900-3000)

Leon County Supervisor of Elections use of the lodge for voting.

Access Cards (369941-3000)

Revenue from access cards purchases.

Pavilion Rental (369942-3000)

Revenue from renting the pavilion to residents, and non-residents for private functions.

Lodge Rental (369943-3000)

Revenue from renting the lodge to residents, and non-residents for private functions.

Budget Narrative

Fiscal Year 2018

EXPENDITURES**Expenditures - Administrative****Payroll - Board of Supervisors (511001-51101)**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting and workshop at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending and receiving compensation for all of the meetings and all of the workshops.

FICA Taxes (521001-51101)

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

Professional Services - Legal Services (531023-51401)

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for meetings, review of operating and maintenance contracts, requests for proposals, etc.

Professional Services - Management Consulting Services (531027-51201)

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The fees are related to the current contracted fees in the Management Agreement including record storage and Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract.

Professional Services - Special Assessment (531038-51301)

Administrative costs to prepare the District's Special Assessment Roll, certify the roll to the County and provide estoppel services on request.

Auditing Services (532002-51301)

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted fee is based on the engagement letter.

Postage & Freight (541006-51301)

Mailing and courier services costs for correspondence, bill payments, mailed notices, etc.

Insurance - General Liability (545002-51301)

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust (FMIT). FMIT specializes in providing insurance coverage to governmental agencies. Currently, General Liability premium is \$5,300 and the Property Insurance premium is \$4,276. The budget is based on this year's premium plus 10% anticipated cost increase.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2018

Expenditures – Administrative (continued)

Printing & Binding (547001-51301)

Printing of computerized checks, stationery, envelopes, etc.

Legal Advertising (548002-51301)

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

Miscellaneous Services (549001-51301)

Bank charges and any other miscellaneous administrative expenses that may be incurred during the year.

Misc. - Assessment Collection Cost (549070-51301)

The District reimburses the Leon County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2016 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Misc. - Contingency (549900-51301)

Provides funds for administrative expenditures that may not have been anticipated in the budget.

Office Supplies (551002-51301)

Miscellaneous office supplies.

Annual District Filing Fees (554007-51301)

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

Expenditures - Field

This Department accounts for the costs associated with the exterior maintenance and upkeep of the District's amenities.

Contracts - Landscape – Amenities Area (534053-53901)

Landscaping and maintenance services (mowing, weeding, pinestraw and fertilizer) for the “amenities” area within the District.

Budget Narrative

Fiscal Year 2018

Expenditures – Field (continued)**R&M – Trees and Trimming (546099-53901)**

Tree trimming, tree removal, dead limb trimming, etc. for the “amenities” area within the District.

Misc. - Contingency (549900-53901)

Necessary services and repairs which fall outside those specified in the landscaping contract, including plantings, sod, wood mulch applications, irrigation repairs, asphalt repairs (pot holes) in parking lot, additional walkway stones, application of chemicals for poison ivy, ants, etc.

Expenditures - Parks and Recreation - General

This department includes on-site administrative costs of the District as well as those associated with the maintenance, repair and replacement of equipment, and enhancements associated with the lodge (including the office, restrooms and second floor) and the garage.

Payroll - Maintenance (512006-57201)

Compensation of one part time Buildings and Grounds Manager (15%).

Payroll - Administrative (512009-57201)

Compensation of one full time CDD Manager (75%).

FICA Taxes (521001-57201)

Payroll tax for staff above.

Workers' Compensation (525001-57201)

The District's policy is currently with Florida Municipal Insurance Trust. The budget is based on this year's premium plus 10% anticipated cost increase.

Contracts - Janitorial Services (534026-57201)

Twice weekly cleaning in the lodge.

Contracts - Security Services (534037-57201)

Annual monitoring of the lodge (office, garage and fitness center). Also included are costs associated with the key fob system (utilized for fitness center, pool and side garage door access) to control and monitor entry. Additional costs included herein are the purchase of key fobs, and any repairs, (maintenance or replacement of the security cameras, DVR and television).

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2018

Expenditures – Parks and Recreation - General (continued)

Contracts - Fire Inspection (534160-57201)

Inspection of fire suppression hood in the kitchen, as well as the several extinguishers around the property.

Contracts - Fire Inspection Sprinkler System (534165-57201)

Inspection of the fire line as well as the sprinkler system in the garage.

Contracts - Website Hosting (5.....-57201)

Cost to maintain website.

Contracts - Pest Control (534125-57201)

Annual termite inspection; quarterly treatment of the lodge (including the fitness center) and the pavilion.

Contracts - Dumpster Rental (5.....-57201)

Cost to rent lodge dumpster from Marpan.

Contracts - Copier Maintenance (5.....-57201)

Cost to maintain copier.

Communication - Telephone-Field (541005-57201)

Purchase of TracFone for use by Buildings and Grounds Manager.

Postage and Freight (541006-57201)

Routine correspondence and annual mailer.

Utility - General (543001-57201)

City of Tallahassee charges for electricity, stormwater fees, fire service fees, water and sewer service for the District.

Utility - Other (543004-57201)

Comcast charges for telephone, internet and television service in the lodge (including the fitness center)

Electricity - Streetlighting (543013-57201)

City of Tallahassee charges for electricity for the District's 10 decorative streetlights around the pool.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2018

Expenditures – Parks and Recreation - General (continued)

Utility - Irrigation (543014-57201)

City of Tallahassee charges for irrigation water.

Utility - Refuse Removal (543020-57201)

City of Tallahassee charges to empty dumpster at Piney-Z Lodge.

R&M - General (546001-57201)

Locks and keys, repair of kitchen cabinets, bathroom mirrors and countertops, doors, replacement of office and garage blinds, necessary tools, meeting signs, etc.

R&M – Electrical (546020-57201)

Batteries, bulbs, sensors, cords, outside vendors if required.

R&M - Roof (546164-57201)

Blowing off of the lodge roof.

R&M - Fire Equipment (546230-57201)

Repairs to exit lighting, etc.

R&M - Plumbing (546250-57201)

Flappers, strainers, toilet seats, outside vendors if required.

Misc. - Contingency (549900-57201)

Unanticipated operating expenses.

Misc. - Information Technology (549942-57201)

IT support and website maintenance/assistance.

Misc - Mileage Reimbursement (549951-57201)

Reimbursement of mileage expenses.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2018

Expenditures – Parks and Recreation - General (continued)

Office Supplies (551002-57201)

Costs associated with operation of the CDD Manager's office, including copier and computer paper, computer ink and software, anti-virus renewal, file folders, card stock for forms, notebooks, envelopes, pens, pencils, name plates for board members, computers and printers, etc.

Supplies - Cleaning and Paper (551083-57201)

Supplies for cleaning, paper towels, toilet paper, etc.

Reserves - Lodge (568107-57201)

For intensive cleaning of roof in FY 2020 and sanding and staining of main floor in FY 2020.

Expenditures – Swimming Pool

This department includes costs associated with staffing, supplies, maintenance and repairs of the swimming pool and the associated deck, fence, gates, shed and related equipment.

Payroll - Lifeguard (512005-57205)

Compensation of lifeguards (\$9.00 per hour).

Payroll - Maintenance (512006-57205)

Compensation of one part-time Buildings and Grounds Manager (45%).

Payroll - Administrative (512009-57205)

Compensation of one full time CDD Manager (10%).

FICA Taxes (521001-57205)

Payroll tax for above.

Budget Narrative

Fiscal Year 2018

Expenditures – Swimming Pool (continued)**Communication - Telephone-Field (541005-57205)**

TracFone for lifeguard station.

R&M - General (546001-57205)

Repair of deck furniture, umbrellas, front and rear gates, locks on gates, etc.

R&M - Electrical (546020-57205)

Batteries, bulbs, sensors, cords, outside vendors if required.

R&M - Pools (546074-57205)

Repair of the pool and pool equipment, including pumps, chlorinator, pipes, problems with deck, tiles, on-deck showers, deck furniture, etc.

Misc. - License & Permits (549066-57205)

Leon County Health Department pool license (expires annually on June 30).

Misc. - Contingency (549900-57205)

Unanticipated operating expenses, including replacement of any equipment excluding deck furniture, the cost of which is budgeted below.

Operating Supplies - Pool Chemicals (552009-57205)

Pool chemicals, bleach and test kits, safety equipment including rescue rings and tubes, defibrillator batteries, electro-pads, respirator for chemical application, etc.

Reserves - Pool (568124-57205)

For pool shell repair (in FY 2019).

Reserves - Pool Equipment (568125-57205)

For Dolphin replacement (in FY 2018), chlorinator replacement (in FY 2020), safety equipment replacement (in FY 2018).

Reserves - Pool Filters (568127-57205)

For re-sanding of four filters (in FY 2018).

Reserves - Pool Pumps (568129-57205)

For replacement of three pumps (in FY 2019).

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2018

Expenditures – Fitness Center

This department includes costs associated with the maintenance, repair and supplies required in the fitness center.

Payroll - Maintenance (512006-57214)

Compensation of one part time Buildings and Grounds Manager (5%).

Payroll - Administrative (512009-57214)

Compensation of one full time CDD Manager (5%).

FICA Taxes (521001-57214)

Payroll tax for above.

Contracts - Janitorial Services (534026-57214)

Twice weekly cleaning of the Fitness Center.

Contracts - Fitness Equipment

Monthly preventative maintenance contract with FitnessPro.

R&M - General (546001-57214)

Repair of carpet, mirrors, doors, fans, remotes.

R&M - Electrical (546020-57214)

Batteries, bulbs, sensors, cords, outside vendor if required.

R&M - Equipment (546022-57214)

Repairs (including parts and Labor) required to keep all equipment fully operational.

Misc. - Contingency (549900-57214)

Unanticipated operating expenses.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2018

Expenditures – Fitness Center (Continued)

Supplies - Cleaning and Paper (552083-57214)

Supplies for cleaning, paper towels, toilet paper, etc.

Non Capitalized New Equipment (564120-57214)

Purchase of new fitness equipment and, if necessary, replacement of current HVAC unit.

Expenditures – Parks & Grounds

This department includes general maintenance, repair and supplies required for the upkeep of the Rosemary White Playground and Gazebo Park (including picnic tables, trash cans, benches, grills and playground equipment), as well as of the pavilion (including restrooms) and the picnic grounds located between the lodge and the swimming pool.

Payroll - Maintenance (512006-57240)

Compensation of one part time Buildings and Grounds Manager (35%).

Payroll - Administrative (512009-57240)

Compensation of one full time CDD Manager (10%).

FICA Taxes (521001-57240)

Payroll tax for above.

Contracts - Janitorial Services (534026-57214)

Twice weekly cleaning of pavilion restrooms.

Contracts- Pet Control (534125-57214)

Annual termite inspection; quarterly treatment of the pavilion.

Piney-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2018

Expenditures – Parks & Grounds (continued)

Contracts- Roof (534...-57240)

Twice a year cleaning of pavilion roof.

R&M - General (546001-57240)

Repair of slides, swings, picnic tables, gazebos, etc.

R&M - Electrical (564020-57214)

Batteries, bulbs, sensors, cords, outside vendors if required.

R&M - Irrigation (546041-57214)

Repairs to the irrigation system.

R&M - Backflow Inspections (546459-57214)

Inspection of the backflows from the water/waste lines.

Misc. - Contingency (549900-57214)

Unanticipated operating expenses.

Supplies - Cleaning and Paper (552083-57214)

Supplies for cleaning, paper towels, toilet paper, etc.

Reserves - Gutters (568...-57214)

For replacement of Pavilion gutters (in FY 2019).

Reserves - Mulch (568...-57214)

Playground Mulch to 12 inches (in FY 2019).

Reserves - Parking Lots (568117-57214)

For repair of all asphalt lots in four years.

Piney-Z

Community Development District

Debt Service Budgets

Fiscal Year 2018

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU MAY-2017	PROJECTED JUN- SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES								
Interest - Investments	\$ 63	\$ 59	\$ 88	\$ 50	\$ 84	\$ 16	\$ 100	\$ 50
Special Assmnts- Tax Collector	81,881	79,355	55,903	55,899	55,513	390	55,903	55,899
Special Assmnts- Prepayment	861	-	-	-	-	-	-	-
Special Assmnts- Discounts	(3,067)	(2,982)	(2,085)	(2,236)	(2,212)	-	(2,212)	(2,236)
TOTAL REVENUES	79,738	76,432	53,906	53,713	53,385	406	53,791	53,713
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Trustee Fees	2,694	3,502	3,098	3,502	3,098	-	3,098	3,502
Misc-Assessmnt Collection Cost	2,364	2,291	1,615	1,677	1,599	12	1,611	1,677
Total Administrative	5,058	5,793	4,713	5,179	4,697	12	4,709	5,179
<i>Debt Service</i>								
Principal Debt Retirement	55,000	55,000	60,000	65,000	60,000	-	60,000	65,000
Principal Prepayments	-	5,000	-	-	10,000	-	10,000	-
Interest Expense	18,500	15,625	12,750	9,750	9,625	-	9,625	6,250
Total Debt Service	73,500	75,625	72,750	74,750	79,625	-	79,625	71,250
TOTAL EXPENDITURES	78,558	81,418	77,463	79,929	84,322	12	84,334	76,429
Excess (deficiency) of revenues								
Over (under) expenditures	1,180	(4,986)	(23,557)	(26,216)	(30,937)	394	(30,543)	(22,716)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU MAY-2017	PROJECTED JUN- SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(26,216)	-	-	-	(22,716)
TOTAL OTHER SOURCES (USES)	-	-	-	(26,216)	-	-	-	(22,716)
Net change in fund balance	1,180	(4,986)	(23,557)	(26,216)	(30,937)	394	(30,543)	(22,716)
FUND BALANCE, BEGINNING	98,678	99,858	94,872	71,315	71,315	-	71,315	40,772
FUND BALANCE, ENDING	\$ 99,858	\$ 94,872	\$ 71,315	\$ 45,099	\$ 40,378	\$ 394	\$ 40,772	\$ 18,057

SERIES 2002 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	SPECIAL CALL	INTEREST	TOTAL
11/01/17	\$125,000	5.00%			\$3,125	
05/01/18	\$125,000	5.00%	\$65,000		\$3,125	\$71,250
11/01/18	\$60,000	5.00%			\$1,500	
05/01/19	\$60,000	5.00%	\$60,000		\$1,500	\$63,000
Total			\$125,000	\$0	\$9,250	\$134,250

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU MAY-2017	PROJECTED JUN- SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES								
Interest - Investments	\$ 111	\$ 97	\$ 173	\$ 100	\$ 210	\$ 40	\$ 250	\$ 100
Special Assmnts- Tax Collector	227,306	214,130	214,130	214,130	212,636	1,494	214,130	214,130
Special Assmnts- Prepayment	54,490	-	-	-	-	-	-	-
Special Assmnts- Discounts	(8,513)	(8,047)	(7,987)	(8,565)	(8,474)	-	(8,474)	(8,565)
TOTAL REVENUES	273,394	206,180	206,316	205,665	204,372	1,534	205,906	205,665
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Dissemination Agent	1,000	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Trustee Fees	3,771	4,903	4,337	4,400	4,337	-	4,337	4,400
Misc-Assessmnt Collection Cost	6,564	6,182	6,184	6,424	6,125	45	6,170	6,424
Total Administrative	11,335	12,085	11,521	11,824	10,462	1,045	11,507	11,824
<i>Debt Service</i>								
Principal Debt Retirement	165,000	170,000	180,000	175,000	175,000	-	175,000	175,000
Principal Prepayments	-	55,000	-	-	-	-	-	-
Interest Expense	46,138	38,781	30,388	22,738	22,738	-	22,738	15,300
Total Debt Service	211,138	263,781	210,388	197,738	197,738	-	197,738	190,300
TOTAL EXPENDITURES	222,473	275,866	221,909	209,562	208,200	1,045	209,245	202,124
Excess (deficiency) of revenues								
Over (under) expenditures	50,921	(69,686)	(15,593)	(3,897)	(3,828)	489	(3,339)	3,541

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2014	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU MAY-2017	PROJECTED JUN- SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(3,897)	-	-	-	3,541
TOTAL OTHER SOURCES (USES)	-	-	-	(3,897)	-	-	-	3,541
Net change in fund balance	50,921	(69,686)	(15,593)	(3,897)	(3,828)	489	(3,339)	3,541
FUND BALANCE, BEGINNING	161,997	212,918	143,232	127,639	127,639	-	127,639	124,300
FUND BALANCE, ENDING	\$ 212,918	\$ 143,232	\$ 127,639	\$ 123,742	\$ 123,811	\$ 489	\$ 124,300	\$ 127,841

SERIES 2008 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/17	\$360,000	4.25%		\$7,650	
05/01/18	\$360,000	4.25%	\$175,000	\$7,650	\$190,300
11/01/18	\$185,000	4.25%		\$3,931	
05/01/19	\$185,000	4.25%	\$185,000	\$3,931	\$192,863
Total			\$360,000	\$23,163	\$383,163

Budget Narrative

Fiscal Year 2018

REVENUES**Interest-Investments**

The District earns interest income on their trust accounts with US Bank.

Special Assessments - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the Non-Ad Valorem assessments.

EXPENDITURES**Expenditures - Administrative****Professional Services - Trustee**

The District issued the 2002 Series and Series 2008 Capital Improvement Revenue Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Misc. - Assessment Collection Cost

The District reimburses the Leon County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2018 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Budget Narrative

Fiscal Year 2018

Expenditures – Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Piney-Z

Community Development District

Supporting Budget Schedules

Fiscal Year 2018

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2018 vs Fiscal Year 2017
Assess at a Reduced Rate to Eliminate Refund Due to Owners for Series 2002 Bonds**

Assessments Per Unit													
LOT SIZE	# OF UNITS	General Fund			Debt Service Series 2008			Debt Service Series 2002 (Amenity)			Total		
		FY2018	FY2017	Percent Change	FY2018	FY2017	Percent Change	FY2018	FY2017	Percent Change	FY2018	FY2017	Percent Change
36	28	\$522.79	\$522.79	0.00%	\$196.00	\$196.00	0.00%	\$47.90	\$47.90	0.00%	\$766.69	\$766.69	0.00%
40	104	\$522.79	\$522.79	0.00%	\$217.78	\$217.78	0.00%	\$53.75	\$53.75	0.00%	\$794.32	\$794.32	0.00%
50	291	\$522.79	\$522.79	0.00%	\$298.85	\$298.85	0.00%	\$66.53	\$66.53	0.00%	\$888.17	\$888.17	0.00%
60	62	\$522.79	\$522.79	0.00%	\$298.85	\$298.85	0.00%	\$79.83	\$79.83	0.00%	\$901.47	\$901.47	0.00%
75	183	\$522.79	\$522.79	0.00%	\$408.34	\$408.34	0.00%	\$99.79	\$99.79	0.00%	\$1,030.92	\$1,030.92	0.00%
90	67	\$522.79	\$522.79	0.00%	\$490.00	\$490.00	0.00%	\$123.61	\$123.61	0.00%	\$1,136.40	\$1,136.40	0.00%
65	8	\$522.79	\$522.79	0.00%	\$304.90	\$304.90	0.00%	\$0.00	\$0.00	n/a	\$827.69	\$827.69	0.00%
50 gar	12	\$522.79	\$522.79	0.00%	\$304.90	\$304.90	0.00%	\$9.08	\$9.08	0.00%	\$836.77	\$836.77	0.00%
	755												