

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

JULY 24, 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

July 17, 2017

Board of Supervisors
 Piney-Z Community Development District

Dear Board Members:

On Monday, July 24, 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**
- 3. Audience Comments & Supervisor Response(s)**
- 4. Approval of the Minutes of the June 19, 2017 Meeting**
- 5. Acceptance of the June Financial Statements and Approval of the Check Register and Invoices**
- 6. Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2018 and Levy of Non-Ad Valorem Assessments**
 - A. Consideration of Resolution 2017-4 - Annual Appropriation and Adoption of the Budget
 - B. Consideration of Resolution 2017-5 - Levy of Non-Ad Valorem Maintenance Assessments
- 7. CDD Manager's Report**
 - A. Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds)
 - B. National Night Out – August 1 – HOA/CDD Sponsored Event
 - C. Leon County Tax Collector, Doris Maloy, Agreement (Requires Board Vote)
- 8. District Manager's Report**
 - A. Meeting Schedule for Fiscal Year 2018
- 9. District Attorney's Report**
- 10. Old Business**
- 11. Supervisor Requests**
 - A. Gym Hours - Proposal to Extend to 11:00 PM (Cashin)
 - B. Review Pool Schedule After August 15 – Regular and Adult Swim (Cashin)
- 12. 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, June 19, 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	Chairperson
Cheryl Hudson	Vice Chairman
Michael Lee	Assistant Secretary
Art Kirby	Assistant Secretary
Ann Pincus	Assistant Secretary

Also present were:

Bob Nanni	District Manager / Secretary
Chris Lyon	District Attorney
Melinda Parker	CDD Manager
Rick Evans	Grounds & Building Manager
Residents	

The following is a summary of the discussions and actions taken at the June 19, 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.

Ms. Cashin noted the next meeting is July 24, 2017 at 6:30 p.m. This meeting will be the budget public hearing.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

**Acceptance of the April and May
Financial Statements and**

**Approval of the Check Register
and Invoices**

- Ms. Pincus addressed an invoice paid to Ms. Parker for TracFones.
 - Ms. Parker noted the purchase of phones for the pool and Grounds & Building Manager.

On MOTION by Ms. Hudson seconded by Ms. Pincus, to approve the April and May financial statement and check registers were approved with votes as follows:

Michael Lee – Nay

Art Kirby - Aye

Cheryl Hudson - Aye

Ann Pincus - Aye

Gerry Cashin - Aye

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
April 24, 2017 Meeting**

- Ms. Cashin read a request from Mr. Kirsten, a copy of which is incorporated hereby.
- Ms. Cashin noted an edit after the fourth bullet under the discussion of 2019, “Ms. Hudson agreed to attempt to provide an outline of what transpired.”

On MOTION by Ms. Hudson seconded by Ms. Pincus, the April 24, 2017 minutes, as amended, were approved with votes as follows:

Cheryl Hudson - Aye

Ann Pincus - Aye

Michael Lee – Nay

Art Kirby - Nay

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)**
 - i. **Kitchen Sink Replacement – Requires Board Vote**
- Ms. Parker addressed the kitchen sink replacement.
 - There was \$1,000 budgeted but could potentially cost \$1,750.

On MOTION by Ms. Hudson seconded by Mr. Kirby, to approve the kitchen sink replacement at a cost not to exceed \$2,000, was approved with votes as follows:

Cheryl Hudson - Aye

Ann Pincus - Aye

Michael Lee – Nay

Art Kirby - Aye

Gerry Cashin – Aye

iii. Lodge Main Floor Out-of-Alignment Column – Requires Board Vote

- Ms. Parker addressed the column.
 - An inspection found no structural issues; the only suggestion made was for cosmetic purposes with a bid of \$1,075 from CRR.
 - Discussion followed on the post with the consensus being to leave as is.
- Ms. Parker reported on a request from a resident [Judy Murthy] to provide a chair yoga class in the Lodge once a week, on Thursday evenings. The class will be free but will accept donations for a school for the blind.

Ms. Hudson MOVED to allow the yoga class in the Lodge on Thursday evenings and Ms. Pincus seconded the motion.

- Discussion followed on providing a timeframe with Ms. Pincus suggesting until the end of the year, December 31st.

The MOTION was approved, as amended, with votes as follows:

Cheryl Hudson - Aye

Ann Pincus - Aye

Michael Lee – Aye

Art Kirby - Aye

Gerry Cashin – Aye

ii. Fitness Center Water Rower – Requires Board Vote

- Ms. Parker addressed replacing an elliptical with a water rower.
 - The cost is less than half of what was budgeted to be spent on a piece of equipment.

On MOTION by Ms. Hudson seconded by Mr. Kirby, the water rower from Fitness Pro in the amount of \$2,400, was approved with votes as follows:

Cheryl Hudson - Aye

Ann Pincus - Aye

Michael Lee – Aye

Art Kirby - Aye

Gerry Cashin – Aye

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Report on Number of Registered Voters

- Mr. Nanni reported there are 1,334 registered voters.

B. Discussion of Tentative Approved Budget for FY 2018

- Discussion followed on the budget public hearing advertising with it being noted it will be sent to District Counsel prior to being submitted for publication.

EIGHTH ORDER OF BUSINESS

District Attorney's Report

A. Warranty Deeds and Slice of Land Update

- Mr. Lyon reported the signed deed has been received from the developer.
 - The quit claim deed for the 27 foot strip was drafted last week and Mr. Lyon will contact the HOA attorney to arrange signature.

B. Pool White Coat Bid Process – Approximate \$75,000 Cost

- Mr. Lyon noted the bid process will be up to the CDD as the rules state anything in excessive of Category 4 [\$195,000] of Florida Statutes has to be competitively bid but as a best practice he would seek three bids.

C. Sunshine Law Pertaining to Emails to Board Members by Board Members

- Mr. Lyon reviewed the general rules noting there cannot be interaction.
 - Posting something or sending an email is not prohibited but replying to same is.
 - Discussion followed on requesting a staff member to forward an email.
 - Mr. Lyon noted if they are just forwarding information it is fine; avoid conveying an opinion or how they will vote on a matter.

- D. Sunshine Law Pertaining to Polling of Board Members by Staff**
- Discussion ensued on polling the Board with Mr. Lyon noting for limited purposes such as trying to determine if the Board wishes to convene a meeting he thinks it is fine.

NINTH ORDER OF BUSINESS

Old Business

- *HOA Move**
- *HOA Food Trucks**
- *STS Contraction Negotiation**

On MOTION by Mr. Kirby seconded by Ms. Hudson, to add the items to Old Business, was approved with votes as follows:

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

***Food Trucks**

- Ms. Cashin reported she wrote a letter to the HOA per the attorney's suggestion which was delivered via email. The letter was read for the record.
 - A response was received on May 19th from the HOA President noting all stipulations had been agreed upon by the HOA Board, the Social Committee Chair will ensure compliance.

***HOA Move**

- Ms. Cashin reported the HOA provided the CDD with the Certificate of Insurance [COI] from the moving company and the moved was completed on Monday, June 5th.

***Severn Trent Services [STS] Contract Negotiations**

- Ms. Cashin reported she received an email from Mr. Koncar which was forwarded to the Board and read into the record.

TENTH ORDER OF BUSINESS

Supervisor Requests

A. Swimming Lessons (Supervisor Kirby)

- Discussion of the CDD offering or contracting for swim lessons.
- Private instructors as guests were discussed.
- District Counsel recommended that the CDD not promote any particular provider.

B. Policy Discussion (Supervisor Kirby)

ii. Submitting Items of New Business during a Regularly Scheduled Meeting

- Discussion ensued regarding items that arise after the agenda is posted with Mr. Lyon noting items can be added to the agenda but the Attorney General recommends that controversial items be postponed to a regularly scheduled meeting.

i. Meeting Cancellation

- Mr. Kirby addressed the cancellation of the May meeting.
- Discussion followed on cancellation.

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.
--

Bob Nanni
Secretary

Geraldine Cashin
Chairperson

Fifth Order of Business

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Bob Nanni, District Manager / Alan Baldwin, Accounting Manager
DATE: July 11, 2017
SUBJECT: June Financials

Please find attached the June 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 June the revenue has a favorable variance due to the allocation of the settlement for FY 2017. Expenditures are at 92% 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 108% 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 100%.
- 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 June were at a favorable 92% of the YTD budget.

- Administration
 - ▶ Insurance - General Liability - Premium was rated lower than expected due to market conditions.
- Park and Recreation - General
 - ▶ Utility - Other - Comcast increased their standard service charges.
 - ▶ Utility-irrigation. Due to drought season the irrigation usage has increased.
 - ▶ R&M-Emergency & Disaster Relief includes cameras lost in lightning strike.
 - ▶ Misc-Information Technology includes website work.
 - ▶ Non-Capitalized New Equipment includes new access control/cameras.
- 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

June 30, 2017

Prepared by



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**Piney-Z
Community Development District**

Financial Statements

(Unaudited)

June 30, 2017

Balance Sheet
June 30, 2017

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 70,047	\$ -	\$ -	\$ 70,047
Cash On Hand/Petty Cash	148	-	-	148
Due From Other Funds	1,313	-	-	1,313
Investments:				
Money Market Account	357,080	-	-	357,080
Prepayment Account	-	-	1	1
Redemption Fund	-	647	-	647
Reserve Fund	-	9,500	-	9,500
Revenue Fund	-	32,010	125,592	157,602
Prepaid Items	293	-	-	293
TOTAL ASSETS	\$ 428,881	\$ 42,157	\$ 125,593	\$ 596,631
<u>LIABILITIES</u>				
Accounts Payable	\$ 4,246	\$ -	\$ -	\$ 4,246
Accrued Expenses	2,524	-	-	2,524
Unearned Revenue	16,961	-	-	16,961
Due To Other Funds	-	1,313	-	1,313
TOTAL LIABILITIES	23,731	1,313	-	25,044
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	293	-	-	293
Restricted for:				
Debt Service	-	40,844	125,593	166,437
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:	185,843	-	-	185,843
TOTAL FUND BALANCES	\$ 405,150	\$ 40,844	\$ 125,593	\$ 571,587
TOTAL LIABILITIES & FUND BALANCES	\$ 428,881	\$ 42,157	\$ 125,593	\$ 596,631

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ 750	\$ 1,004	\$ 254
Special Assmnts- Tax Collector	394,709	394,709	394,706	(3)
Special Assmnts- Discounts	(15,788)	(15,788)	(15,030)	758
Settlements	33,924	33,924	62,654	28,730
Other Miscellaneous Revenues	130	130	785	655
Access Cards	105	105	673	568
Pavilion Rental	800	320	240	(80)
Lodge Rental	13,000	9,790	11,185	1,395
TOTAL REVENUES	427,880	423,940	456,217	32,277
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	9,000	7,200	1,800
FICA Taxes	918	689	551	138
ProfServ-Legal Services	25,000	18,750	18,000	750
ProfServ-Mgmt Consulting Serv	54,275	40,707	40,706	1
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	3,150	-
Postage and Freight	500	375	237	138
Insurance - General Liability	12,053	12,053	9,748	2,305
Printing and Binding	500	375	199	176
Legal Advertising	1,500	350	356	(6)
Miscellaneous Services	150	112	150	(38)
Misc-Assessmnt Collection Cost	11,841	11,841	11,390	451
Misc-Contingency	550	413	-	413
Office Supplies	250	187	-	187
Annual District Filing Fee	175	175	175	-
Total Administration	127,499	102,814	96,499	6,315
<u>Field</u>				
Contr-Landscape-Amenities Area	12,312	9,234	7,236	1,998
R&M-Trees and Trimming	3,000	2,250	-	2,250
Misc-Contingency	3,500	2,625	922	1,703
Total Field	18,812	14,109	8,158	5,951

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	6,006	6,372	(366)
Payroll-Administrative	48,204	36,153	41,960	(5,807)
FICA Taxes	4,300	3,225	3,697	(472)
Workers' Compensation	2,878	2,878	3,038	(160)
Contracts-Janitorial Services	2,834	2,126	2,005	121
Contracts-Security Services	4,202	3,426	1,651	1,775
Contracts-Fire Exting. Insp.	350	350	175	175
Contracts-Fire Insp Sprinkler System	300	300	-	300
Communication - Teleph - Field	100	75	100	(25)
Postage and Freight	500	375	-	375
Utility - General	15,218	11,413	11,266	147
Utility - Other	2,490	1,868	2,297	(429)
Electricity - Streetlighting	1,358	1,018	971	47
Utility - Irrigation	1,700	1,275	2,208	(933)
Utility - Refuse Removal	1,147	859	825	34
Rental Dumpster	312	234	234	-
R&M-General	7,250	5,437	1,566	3,871
R&M-Electrical	450	337	359	(22)
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	927	-	927
R&M-Plumbing	600	450	-	450
R&M-Copier	420	315	70	245
Misc-Contingency	3,750	2,812	988	1,824
Misc-Information Technology	750	562	1,075	(513)
Misc-Mileage Reimbursement	447	335	255	80
Office Supplies	1,800	1,350	1,054	296
Supplies-Cleaning & Paper	495	371	333	38
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	87,962	93,619	(5,657)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	7,200	7,321	(121)
Payroll-Maintenance	6,006	4,504	6,471	(1,967)
Payroll-Administrative	9,641	7,230	2,903	4,327
FICA Taxes	2,831	2,124	1,277	847
ProfServ-Pool Maintenance	6,000	4,500	1,500	3,000
Communication - Teleph - Field	100	75	102	(27)
R&M-General	1,450	1,088	98	990
R&M-Electrical	300	225	148	77
R&M-Pools	8,100	6,075	1,359	4,716
Misc-Licenses & Permits	275	275	250	25
Misc-Contingency	4,000	3,000	1,328	1,672
Op Supplies - Pool Chemicals	4,250	3,195	1,853	1,342
Non-Capitalized New Equipment	6,000	3,000	2,122	878
Reserve - Pool	8,500	-	-	-
Reserves-Pool Equipment	2,085	-	-	-
Reserves-Pool Filters	500	-	-	-
Reserves-Pool Pumps	1,800	-	-	-
Total Swimming Pool	83,191	42,491	26,732	15,759
<u>Fitness Center</u>				
Payroll-Maintenance	4,004	3,003	601	2,402
Payroll-Administrative	3,214	2,411	437	1,974
FICA Taxes	552	414	79	335
Contracts-Janitorial Services	1,404	1,056	1,095	(39)
Contracts-Fitness Equipment	1,200	900	900	-
R&M-General	1,500	1,125	-	1,125
R&M-Electrical	300	225	37	188
R&M-Equipment	1,250	937	-	937
Misc-Contingency	1,500	1,125	-	1,125
Supplies-Cleaning & Paper	185	139	298	(159)
Non-Capitalized New Equipment	10,629	-	-	-
Total Fitness Center	25,738	11,335	3,447	7,888

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	16,516	15,758	758
Payroll-Administrative	3,213	2,409	735	1,674
FICA Taxes	1,930	1,448	1,262	186
Contracts-Janitorial Services	962	818	650	168
R&M-General	1,355	1,017	1,357	(340)
R&M-Electrical	250	187	276	(89)
R&M-Irrigation	300	225	1,244	(1,019)
R&M-Backflow Inspection	255	255	315	(60)
Misc-Hurricane Expense	-	-	10,304	(10,304)
Misc-Contingency	4,000	3,000	81	2,919
Supplies-Cleaning & Paper	150	112	62	50
Non-Capitalized New Equipment	3,600	1,700	1,683	17
Reserve - Parks	500	-	-	-
Total Park & Grounds	38,537	27,687	33,727	(6,040)
<u>Reserves</u>				
Reserve - CDD Amenity	8,654	-	-	-
Total Reserves	8,654	-	-	-
TOTAL EXPENDITURES & RESERVES	427,880	286,398	262,182	24,216
Excess (deficiency) of revenues				
Over (under) expenditures	-	137,542	194,035	56,493
Net change in fund balance	\$ -	\$ 137,542	\$ 194,035	\$ 56,493
FUND BALANCE, BEGINNING (OCT 1, 2016)	211,115	211,115	211,115	
FUND BALANCE, ENDING	\$ 211,115	\$ 348,657	\$ 405,150	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 37	\$ 91	\$ 54
Special Assmnts- Tax Collector	55,899	55,899	55,903	4
Special Assmnts- Discounts	(2,236)	(2,236)	(2,129)	107
TOTAL REVENUES	53,713	53,700	53,865	165
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	3,502	3,502	3,098	404
Misc-Assessmnt Collection Cost	1,677	1,677	1,613	64
Total Administration	5,179	5,179	4,711	468
<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	84,336	(4,407)
Excess (deficiency) of revenues				
Over (under) expenditures	(26,216)	(26,229)	(30,471)	(4,242)
<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)	\$ (26,229)	\$ (30,471)	\$ (4,242)
FUND BALANCE, BEGINNING (OCT 1, 2016)	71,315	71,315	71,315	
FUND BALANCE, ENDING	\$ 45,099	\$ 45,086	\$ 40,844	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 75	\$ 232	\$ 157
Special Assmnts- Tax Collector	214,130	214,130	214,130	-
Special Assmnts- Discounts	(8,565)	(8,565)	(8,154)	411
TOTAL REVENUES	205,665	205,640	206,208	568
<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	6,179	245
Total Administration	11,824	11,824	10,516	1,308
<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	208,254	1,308
Excess (deficiency) of revenues Over (under) expenditures	(3,897)	(3,922)	(2,046)	1,876
<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)	\$ (3,922)	\$ (2,046)	\$ 1,876
FUND BALANCE, BEGINNING (OCT 1, 2016)	127,639	127,639	127,639	
FUND BALANCE, ENDING	\$ 123,742	\$ 123,717	\$ 125,593	

PINEY-Z
Community Development District

Supporting Schedules

June 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	\$ 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
06/13/17	3,394	-	105	3,499	2,077	294	1,127
06/29/17	2,069	(994)	64	1,139	676	96	367
TOTAL	\$ 620,243	\$ 25,313	\$ 19,183	\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130
% COLLECTED				100%	100%	100%	100%

Cash and Investment Report

June 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%	\$70,047
Petty Cash	Petty Cash	Cash	0.00%	\$148
Public Funds Money Market Account	Stonegate Bank	Money Market Account	0.40%	\$357,080
			Subtotal	<u>\$427,275</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%	\$32,010
Series 2008 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$1
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$125,592
			Subtotal	<u>\$167,749</u>
			Total	<u><u>\$595,024</u></u>

Piney-Z CDD

Bank Reconciliation

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Bank Account No. 2471 BB&T - GF
Statement No. 2017-06
Statement Date 6/30/2017

G/L Balance (LCY)	70,046.84	Statement Balance	71,424.77
G/L Balance	70,046.84	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	71,424.77
Subtotal	70,046.84	Outstanding Checks	1,377.93
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	70,046.84	Ending Balance	70,046.84
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/22/2017	Payment	56817	CHERYL M. HUDSON	174.28	0.00	174.28
6/28/2017	Payment	56820	PEDDIE CHEMICAL COMPANY	758.65	0.00	758.65
6/28/2017	Payment	56822	SAM'S CLUB/SYNCHRONY BANK	45.00	0.00	45.00
6/28/2017	Payment	56823	QUALITY FLOOR CLEANING, LLC	400.00	0.00	400.00
Total Outstanding Checks.....				1,377.93		1,377.93

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 6/1/17 to 6/30/17

(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
BB&T - GF - (ACCT# XXXXX2471)									
Check	56798	06/01/17	Vendor	BRIAN PESCHL	23469	PEST CONTROL 5/23/17	R&M-Pest Control	001-546070-57201	\$145.00
Check	56799	06/01/17	Vendor	HD SUPPLY FACILITIES MAINTENANCE	9153674316	VACCUUM HOSE	PRESSURE WASHER EXTENSION	001-546001-57201	\$19.99
Check	56799	06/01/17	Vendor	HD SUPPLY FACILITIES MAINTENANCE	9153674316	VACCUUM HOSE	R&M-Pools	001-546074-57205	\$58.99
Check	56799	06/01/17	Vendor	HD SUPPLY FACILITIES MAINTENANCE	9153674316	VACCUUM HOSE	BULBS 10 PK	001-546020-57214	\$28.54
Check	56800	06/01/17	Vendor	LAWSON & LAWSON ELECTRICAL SERVICES, INC.	3975	REPLACE CELING FANS-PAVILION	Non-Capitalized New Equipment	001-564120-57240	\$649.00
Check	56801	06/01/17	Vendor	SIGN GUYS OF TALLAHASSEE	7583	PVC PANEL "OFFICE"	Misc-Contingency	001-549900-57201	\$30.00
Check	56802	06/06/17	Vendor	FITNESS PRO	13835	GYM WIPES	Supplies-Cleaning & Paper	001-552083-57214	\$119.84
Check	56802	06/06/17	Vendor	FITNESS PRO	14052	5/1 PREVENTATIVE MAINTENANCE	Contracts-Fitness Equipment	001-534071-57214	\$100.00
Check	56803	06/06/17	Vendor	RICK EVANS	053117	MILEAGE REIMBURSEMENT MAY 2017	Misc-Mileage Reimbursement	001-549951-57201	\$27.14
Check	56804	06/06/17	Vendor	S & R LANDSCAPING, LLC	1029	LAWN MAITENANCE MAY	Contr-Landscape-Amenities Area	001-534053-53901	\$804.00
Check	56805	06/08/17	Vendor	BB&T	052517-0985	PURCHASES 4/25-5/18	Accrued Expenses	202100	\$1,550.20
Check	56806	06/08/17	Vendor	CITY OF TALLAHASSEE	53017	UTILITY SERVICE 4/27-5/25/17	Utility - Refuse Removal	001-543020-57201	\$91.00
Check	56806	06/08/17	Vendor	CITY OF TALLAHASSEE	53017	UTILITY SERVICE 4/27-5/25/17	Utility - Irrigation	001-543014-57201	\$249.21
Check	56806	06/08/17	Vendor	CITY OF TALLAHASSEE	53017	UTILITY SERVICE 4/27-5/25/17	Utility - General	001-543001-57201	\$1,289.56
Check	56807	06/08/17	Vendor	FLORIDA MUNICIPAL INSURANCE TR	06012017-0827	INSURANCE 4TH INSTALL 16/17	Workers' Compensation	001-524001-57201	\$759.50
Check	56807	06/08/17	Vendor	FLORIDA MUNICIPAL INSURANCE TR	06012017-0827	INSURANCE 4TH INSTALL 16/17	Insurance - General Liability	001-545002-51301	\$1,420.00
Check	56807	06/08/17	Vendor	FLORIDA MUNICIPAL INSURANCE TR	06012017-0827	INSURANCE 4TH INSTALL 16/17	PROPERTY	001-545002-51301	\$1,090.50
Check	56808	06/08/17	Vendor	OFFICE BUSINESS SYSTEMS INC	048876	COPIES/EXCESS BILLING	R&M-Copier	001-546477-57201	\$7.57
Check	56809	06/08/17	Vendor	PETTY CASH	053117	PETTY CASH REIMB MAY 2017	PETTY CASH MAY	102000	\$43.30
Check	56810	06/08/17	Vendor	PICKINWEE CORP	12827	BROKEN SAW BLADE	R&M-General	001-546001-57201	\$19.99
Check	56811	06/12/17	Vendor	CAPITAL SECURITY AND	73198	75 KEY FOBS	Contracts-Security Services	001-534037-57201	\$525.00
Check	56812	06/15/17	Vendor	FLORIDA DEPARTMENT OF LAW ENFORCEMENT	1359036	BACKGROUND CHKS MAY-JUNE'17	Misc-Contingency	001-549900-57205	\$120.00
Check	56813	06/15/17	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-119290	GENERAL LEGAL SVC MAY 2017	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	56814	06/15/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20936	MGMT FEES JUNE 2017	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,522.92
Check	56814	06/15/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20936	MGMT FEES JUNE 2017	Postage and Freight	001-541006-51301	\$28.44
Check	56814	06/15/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20936	MGMT FEES JUNE 2017	Printing and Binding	001-547001-51301	\$7.05
Check	56814	06/15/17	Vendor	SEVERN TRENT ENVIRONMENTAL SERVICES, INC.	20936	MGMT FEES JUNE 2017	Miscellaneous Services	001-549001-51301	(\$42.15)
Check	56815	06/19/17	Vendor	CITY OF TALLAHASSEE	06122017-5610	COMMERCIAL LIGHTING 5/11-6/12	Electricity - Streetlighting	001-543013-57201	\$108.17
Check	56816	06/22/17	Employee	MICHAEL D. LEE	PAYROLL	June 22, 2017 Payroll Posting			\$184.70
Check	56817	06/22/17	Employee	CHERYL M. HUDSON	PAYROLL	June 22, 2017 Payroll Posting			\$174.28
Check	56818	06/22/17	Vendor	COMCAST	061117-0453478	COMMUNICATION SVC 6/25-7/24	Prepaid Expense	001-155000-57201	\$266.85
Check	56819	06/27/17	Vendor	MARPAN SUPPLY CO., INC.	1445530	CONTAINER RENTAL JLUIY 2017	Prepaid Expense	001-155000-57201	\$26.00
Check	56820	06/28/17	Vendor	PEDDIE CHEMICAL COMPANY	410043373	POOL CHEMICALS	Op Supplies - Pool Chemicals	001-552009-57205	\$758.65
Check	56821	06/28/17	Vendor	PINEY - Z CDD C/O US BANK NATIONAL ASSOC	062317 1000	TRF ASSESSMENT SERIES 2008	Due From Other Funds	131000	\$2,500.09
Check	56822	06/28/17	Vendor	SAM'S CLUB/SYNCHRONY BANK	13805-061317	SAMS MEMBERSHIP FEE	Misc-Contingency	001-549900-57201	\$45.00
Check	56823	06/28/17	Vendor	QUALITY FLOOR CLEANING, LLC	6514	GENERAL CLEANING MAY	Contracts-Janitorial Services	001-534026-57214	\$80.00
Check	56823	06/28/17	Vendor	QUALITY FLOOR CLEANING, LLC	6514	GENERAL CLEANING MAY	Contracts-Janitorial Services	001-534026-57201	\$160.00
Check	56823	06/28/17	Vendor	QUALITY FLOOR CLEANING, LLC	6514	GENERAL CLEANING MAY	Contracts-Janitorial Services	001-534026-57240	\$160.00
ACH	DD000354	06/14/17	Employee	LUKE J. LILES	PAYROLL	June 14, 2017 Payroll Posting			\$236.88
ACH	DD000355	06/14/17	Employee	EMMA K. FRANCIS	PAYROLL	June 14, 2017 Payroll Posting			\$394.99

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 6/1/17 to 6/30/17

(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	DD000356	06/14/17	Employee	JOSHUA M. LILES	PAYROLL	June 14, 2017 Payroll Posting			\$193.25
ACH	DD000357	06/14/17	Employee	BRETT A. NIETO	PAYROLL	June 14, 2017 Payroll Posting			\$191.17
ACH	DD000358	06/14/17	Employee	MELINDA J. PARKER	PAYROLL	June 14, 2017 Payroll Posting			\$1,764.85
ACH	DD000359	06/14/17	Employee	RICKY S EVANS	PAYROLL	June 14, 2017 Payroll Posting			\$1,364.36
ACH	DD000360	06/14/17	Employee	JULIET A. LILES	PAYROLL	June 14, 2017 Payroll Posting			\$136.69
ACH	DD000361	06/14/17	Employee	SHEA M. STROUD	PAYROLL	June 14, 2017 Payroll Posting			\$230.10
ACH	DD000362	06/14/17	Employee	RYAN A. NIETO	PAYROLL	June 14, 2017 Payroll Posting			\$246.76
ACH	DD000363	06/14/17	Employee	NOLAN J. TURNAGE	PAYROLL	June 14, 2017 Payroll Posting			\$170.04
ACH	DD000364	06/14/17	Employee	MARCIA T. KIRKLAND	PAYROLL	June 14, 2017 Payroll Posting			\$128.83
ACH	DD000365	06/22/17	Employee	DELORES A. PINCUS	PAYROLL	June 22, 2017 Payroll Posting			\$184.70
ACH	DD000366	06/22/17	Employee	ARTHUR R. KIRBY	PAYROLL	June 22, 2017 Payroll Posting			\$174.28
ACH	DD000367	06/28/17	Employee	LUKE J. LILES	PAYROLL	June 28, 2017 Payroll Posting			\$81.04
ACH	DD000368	06/28/17	Employee	EMMA K. FRANCIS	PAYROLL	June 28, 2017 Payroll Posting			\$322.74
ACH	DD000369	06/28/17	Employee	JOSHUA M. LILES	PAYROLL	June 28, 2017 Payroll Posting			\$322.74
ACH	DD000370	06/28/17	Employee	MELINDA J. PARKER	PAYROLL	June 28, 2017 Payroll Posting			\$1,764.85
ACH	DD000371	06/28/17	Employee	RICKY S EVANS	PAYROLL	June 28, 2017 Payroll Posting			\$1,382.22
ACH	DD000372	06/28/17	Employee	JULIET A. LILES	PAYROLL	June 28, 2017 Payroll Posting			\$175.60
ACH	DD000373	06/28/17	Employee	SHEA M. STROUD	PAYROLL	June 28, 2017 Payroll Posting			\$300.50
ACH	DD000374	06/28/17	Employee	QUINN P. SULLIVAN	PAYROLL	June 28, 2017 Payroll Posting			\$357.94
ACH	DD000375	06/28/17	Employee	RYAN A. NIETO	PAYROLL	June 28, 2017 Payroll Posting			\$105.98
ACH	DD000376	06/28/17	Employee	NOLAN J. TURNAGE	PAYROLL	June 28, 2017 Payroll Posting			\$105.20
ACH	DD000377	06/28/17	Employee	MARCIA T. KIRKLAND	PAYROLL	June 28, 2017 Payroll Posting			\$209.86
Account Total									\$30,673.90

STONEGATE BANK - GF MMA - (ACCT# XXXXX5680)

Check	1023	06/27/17	Vendor	PINEY Z CDD	062117-5680	TRANSFER TO BB&T	Due From Other Funds	131000	\$50,000.00
Account Total									\$50,000.00

Total Amount Paid	\$80,673.90
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	78,173.81
Series 2008 Debt Service Fund - 203	2,500.09
Total	80,673.90

Sixth Order of Business

PINEY-Z

Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2018

Version 3 - Modified Tentative Budget:
(Printed 7/10/17)

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 JUN-2017	JUL- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
REVENUES								
Interest - Investments	\$ 809	\$ 1,282	\$ 1,152	\$ 1,000	\$ 1,004	\$ 335	\$ 1,339	\$ 1,000
Special Assmnts- Tax Collector	394,414	354,503	394,706	394,709	394,706	-	394,706	394,707
Special Assmnts- Discounts	(14,772)	(13,322)	(14,723)	(15,788)	(15,030)	-	(15,030)	(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	673	-	673	105
Pavilion Rental	400	400	240	800	240	560	800	200
Lodge Rental	15,275	11,222	10,895	13,000	11,185	1,815	13,000	13,000
TOTAL REVENUES	400,065	389,609	431,946	427,880	456,217	2,710	458,927	401,835
EXPENDITURES								
Administrative								
P/R-Board of Supervisors	12,000	15,400	16,600	12,000	7,200	4,800	12,000	12,000
FICA Taxes	918	1,178	1,270	918	551	367	918	918
ProfServ-Legal Services	58,281	36,000	24,000	25,000	18,000	6,000	24,000	24,000
ProfServ-Mgmt Consulting Serv	54,275	54,275	54,275	54,275	40,706	13,569	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	237	79	316	150
Insurance - General Liability	8,568	9,576	9,851	12,053	9,748	-	9,748	10,615
Printing and Binding	2,546	4,795	1,119	500	199	66	265	200
Legal Advertising	3,225	1,709	1,054	1,500	356	1,144	1,500	1,200
Miscellaneous Services	636	374	363	150	150	60	210	150
Misc-Assessmnt Collection Cost	11,389	10,235	11,399	11,841	11,390	-	11,390	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	96,499	26,086	122,585	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
					THRU JUN-2017	JUL- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
Field								
Contr-Landscape-Amenities Area	12,040	9,430	8,545	12,312	7,236	3,216	10,452	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	8,158	8,794	16,952	18,312
Parks and Recreation - General								
Payroll-Maintenance	116,176	48,204	7,263	8,008	6,372	1,636	8,008	6,306
Payroll-Administrative	-	-	51,908	48,204	41,960	6,244	48,204	49,172
FICA Taxes	9,005	3,760	4,527	4,300	3,697	603	4,300	4,244
Pension Benefits	4,303	-	-	-	-	-	-	-
Life and Health Insurance	11,772	-	-	-	-	-	-	-
Workers' Compensation	4,257	4,928	2,616	2,878	3,038	-	3,038	2,842
ProfServ-Consultants	-	7,320	-	-	-	-	-	-
Contracts-Janitorial Services	-	-	3,250	2,834	2,005	829	2,834	2,340
Contracts-Security Services	5,885	4,903	3,557	4,202	1,651	195	1,846	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	11,266	3,952	15,218	16,000
Utility - Other	2,506	2,343	2,389	2,490	2,297	798	3,095	3,792
Electricity - Streetlighting	-	1,438	1,290	1,358	971	324	1,295	1,380
Utility - Irrigation	-	1,618	2,372	1,700	2,208	900	3,108	2,500
Utility - Refuse Removal	-	1,404	1,372	1,147	825	273	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 JUN-2017	JUL- SEP-2017	PROJECTED FY 2017	
Rental Dumpster	-	-	-	312	234	78	312	-
R&M-General	24,091	12,815	7,276	7,250	1,566	5,684	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	70	30	100	-
Misc-Training	-	-	887	-	-	-	-	-
Misc-Hurricane Expense	-	-	6,057	-	-	-	-	-
Misc-Contingency	6,448	10,068	49	3,750	988	2,762	3,750	3,000
Misc-Information Technology	-	3,523	365	750	1,075	-	1,075	450
Misc-Mileage Reimbursement	-	-	332	447	255	85	340	450
Office Supplies	6,501	5,087	2,849	1,800	1,054	746	1,800	1,500
Supplies-Cleaning & Paper	-	-	-	495	333	111	444	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	93,619	28,242	121,861	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 BUDGET FY 2018
					THRU JUN-2017	JUL- SEP-2017	PROJECTED FY 2017	
Swimming Pool								
Payroll-Lifeguards	-	23,429	17,280	21,353	7,321	14,032	21,353	21,353
Payroll-Maintenance	-	-	5,519	6,006	6,471	1,200	7,671	18,919
Payroll-Administrative	-	-	6,803	9,641	2,903	3,497	6,400	6,556
Payroll - Overtime	-	319	569	-	-	-	-	-
FICA Taxes	-	1,817	2,308	2,831	1,277	1,433	2,710	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	1,328	2,672	4,000	4,000
Op Supplies - Pool Chemicals	3,994	4,900	2,665	4,250	1,853	2,397	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	26,732	37,354	64,086	93,270

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 JUN-2017	JUL- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
<i>Fitness Center</i>								
Payroll-Maintenance	-	1,096	1,873	4,004	601	1,499	2,100	2,102
Payroll-Administrative	-	-	983	3,214	437	2,763	3,200	3,278
FICA Taxes	-	84	218	552	79	326	405	412
Contracts-Janitorial Services	-	-	-	1,404	1,095	309	1,404	1,560
Contracts-Fitness Equipment	-	-	1,300	1,200	900	300	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	3,447	20,366	23,813	13,654
<i>Park & Grounds</i>								
Payroll-Maintenance	-	5,794	15,761	22,022	15,758	6,264	22,022	14,715
Payroll-Administrative	-	-	2,085	3,213	735	2,478	3,213	6,556
Payroll - Overtime	-	-	569	-	-	-	-	-
FICA Taxes	-	443	1,409	1,930	1,262	669	1,930	1,627
Contracts-Janitorial Services	-	-	-	962	650	312	962	1,300
Contracts-Pest Control	-	-	-	-	-	-	-	214
Contranct-Roof	-	-	-	-	-	-	-	300
R&M-General	-	2,697	1,511	1,355	1,357	-	1,357	1,750
R&M-Electrical	-	-	-	250	276	-	276	450
R&M-Irrigation	-	-	2,000	300	1,244	-	1,244	750
R&M-Backflow Inspection	-	-	255	255	315	-	315	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 BUDGET FY 2018
					THRU JUN-2017	JUL- SEP-2017	PROJECTED FY 2017	
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	33,727	15,647	49,373	45,827
Reserves								
Reserve - CDD Amenity	-	-	-	8,654	-	-	-	-
Total Reserves	-	-	-	8,654	-	-	-	-
TOTAL EXPENDITURES & RESERVES	421,016	407,480	365,121	427,880	262,182	136,488	398,670	401,835
Excess (deficiency) of revenues								
Over (under) expenditures	(20,951)	(17,871)	66,825	-	194,035	(133,779)	60,257	-
Net change in fund balance	(20,951)	(17,871)	66,825	-	194,035	(133,779)	60,257	-
FUND BALANCE, BEGINNING	183,112	162,161	144,290	211,115	211,115	-	211,115	271,372
FUND BALANCE, ENDING	\$ 162,161	\$ 144,290	\$ 211,115	\$ 211,115	\$ 405,150	\$ (133,779)	\$ 271,372	\$ 271,372

Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 271,372
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	46,360
Total Funds Available (Estimated) - 9/30/2018	317,732

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

Community Development District

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><u>59,209</u></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.

Piney-Z

Community Development District

*General Fund***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.

Piney-Z

Community Development District

*General Fund***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.

Piney-Z

Community Development District

*General Fund***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 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.

Piney-Z

Community Development District

*General Fund***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 JUN-2017	PROJECTED JUL- SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES								
Interest - Investments	\$ 63	\$ 59	\$ 88	\$ 50	\$ 91	\$ 9	\$ 100	\$ 50
Special Assmnts- Tax Collector	81,881	79,355	55,903	55,899	55,903	-	55,903	55,899
Special Assmnts- Prepayment	861	-	-	-	-	-	-	-
Special Assmnts- Discounts	(3,067)	(2,982)	(2,085)	(2,236)	(2,129)	-	(2,129)	(2,236)
TOTAL REVENUES	79,738	76,432	53,906	53,713	53,865	9	53,874	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	1,613	-	1,613	1,677
Total Administrative	5,058	5,793	4,713	5,179	4,711	-	4,711	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	84,336	-	84,336	76,429
Excess (deficiency) of revenues								
Over (under) expenditures	1,180	(4,986)	(23,557)	(26,216)	(30,471)	9	(30,462)	(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 JUN-2017	PROJECTED JUL- 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)	(30,471)	9	(30,462)	(22,716)
FUND BALANCE, BEGINNING	98,678	99,858	94,872	71,315	71,315	-	71,315	40,853
FUND BALANCE, ENDING	\$ 99,858	\$ 94,872	\$ 71,315	\$ 45,099	\$ 40,844	\$ 9	\$ 40,853	\$ 18,137

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 JUN-2017	PROJECTED JUL- SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
REVENUES								
Interest - Investments	\$ 111	\$ 97	\$ 173	\$ 100	\$ 232	\$ 18	\$ 250	\$ 100
Special Assmnts- Tax Collector	227,306	214,130	214,130	214,130	214,130	-	214,130	214,130
Special Assmnts- Prepayment	54,490	-	-	-	-	-	-	-
Special Assmnts- Discounts	(8,513)	(8,047)	(7,987)	(8,565)	(8,154)	-	(8,154)	(8,565)
TOTAL REVENUES	273,394	206,180	206,316	205,665	206,208	18	206,226	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	6,179	-	6,179	6,424
Total Administrative	11,335	12,085	11,521	11,824	10,516	1,000	11,516	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	208,254	1,000	209,254	202,124
Excess (deficiency) of revenues								
Over (under) expenditures	50,921	(69,686)	(15,593)	(3,897)	(2,046)	(982)	(3,028)	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 JUN-2017	PROJECTED JUL- 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)	(2,046)	(982)	(3,028)	3,541
FUND BALANCE, BEGINNING	161,997	212,918	143,232	127,639	127,639	-	127,639	124,611
FUND BALANCE, ENDING	\$ 212,918	\$ 143,232	\$ 127,639	\$ 123,742	\$ 125,593	\$ (982)	\$ 124,611	\$ 128,152

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

Piney-Z

Community Development District

*Debt Service Fund***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.

Piney-Z

Community Development District

*Debt Service Fund***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												

6A.

RESOLUTION 2017-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Piney-Z Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 24, 2017 as the date for a public hearing, and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the District Manager has prepared a Proposed Budget that projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board of Supervisors has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves the Proposed Budget as amended, as shown in Section 2 below.
- b. That the Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board after the public hearing, is hereby adopted in accordance with the

provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2017 and/or revised projections for Fiscal Year 2018.

- c. That the adopted budget, as amended, shall be maintained in the Office of the District Manager and the District's Records Office and identified as "The Budget for Piney-Z Community Development District for the Fiscal Year Ending September 30, 2018, as Adopted by the Board of Supervisors on July 24, 2017."

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Piney-Z Community Development District, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
2002 SERIES DEBT SERVICE FUND	\$_____
2008 SERIES DEBT SERVICE FUND	\$_____
TOTAL ALL FUNDS	\$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed \$10,000 or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 24th day of July, 2017.

ATTEST:

**BOARD OF SUPERVISORS OF
THE PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

Bob Nanni
Secretary

Geraldine Cashin
Chairman

6B.

RESOLUTION 2017-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2017-2018 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2017-2018; and

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

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Leon County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit “A.”

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit “A.”

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Leon County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method as indicated on Exhibit “A.”

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the Leon County Tax Collector and the assessments shall be collected by Leon County Tax Collector in the same manner and time as Leon County taxes. The proceeds therefrom shall be paid to the Piney-Z Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the Leon County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with

any such updates, for such time as authorized by Florida law, to the Leon County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Piney-Z Community Development District.

PASSED AND ADOPTED this 24th day of July, 2017.

ATTEST:

**BOARD OF SUPERVISORS OF THE
PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

Bob Nanni
Secretary

Geraldine Cashin
Chairman

Seventh Order of Business

7A

**Piney-Z Community Development District
Property Manager's Report
July 13, 2017
For Meeting of July 24, 2017**

LODGE/GARAGE

- Removed to city waste site all old paint and fluorescents from shop
- Completed (wall color) touch-up paint work in board room

FITNESS CENTER

- Added two *NO PARKING* signs on wood retaining wall behind center
- The water rower approved for purchase at the June 19, 2017 meeting was installed on June 22, 2017. It has been very well received – and commented upon – by our regulars.
- Spoke with Comcast regarding loss of most cable channels in center. A few user complaints; just as many said it would not matter. Cost to upgrade service approximately \$800 per year, which we plan **not** to do.

PAVILION

- Site of annual PZ BBQ on July 8

POOL

- Two day closure for maintenance/to lower cyanuric acid
 - Sunday, June 25: (9PM) shut down chlorinator and began dumping water
 - Monday, June 26: (2AM) halted dumping and began re-fill; re-started pumps. Visit from the sheriff's office...
- Monday, June 26: (daylight) began cleaning of pool tiles; added 8 pounds soda ash to raise pH
- Tuesday, June 27: added 50 pounds of calcium. Skimmed pool and checked chemicals. Put dolphin to work. Cleaned tables, chairs and life rings. Sprayed weeds in pool area
- Wednesday, June 28: re-opened at 6AM for adult swim

PLAYGROUND

- Nothing special to report

PARK AND GROUNDS

- Nothing special to report

GENERAL

- Lightning strike afternoon of July 9 halted entry to lodge, pool and fitness center for approximately 5 hours. Main controller power supplies replaced that evening.
- Lightning strike during the night of July 10 fried the HDMI ports on the office monitor, thereby preventing it from communicating with the DVR to provide the video feed of the 13 cameras. TV was replaced on July 12.
- Inventory values updated for insurance purposes
- Continued contacting pool firms in North Florida as well as COT, FSU and FAMU for guidance
- Comcast service cut significantly on all three levels of the house. We were told that we had, for years, been receiving service for which we were not properly invoiced. See Fitness Center, above, for decision made in this regard.
- Supervisor Kirby kindly donated a dozen or more cases of drinks for staff to get through the very hot summer days
- Updates since publication: year-end expenditures
- Pass holder sales, @ \$522.79 per in June 0
- Rental reservations booked in June: 4
- Rental fees banked in June: \$1,240
- Rental reservations booked in *calendar* 2017: 32
- Rental fees banked in calendar 2017: \$9,395

ATTACHMENTS

A: 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

SUMMARY OF IDENTIFIED CAPITAL/R&M ITEMS OUTSTANDING

@ 7-13-17 FOR 7-24-17 Meeting

LODGE

- 6-2016/Main floor support column requires inspection/**INSPECTION DONE, AWAITING PROPOSAL. Board decides to put aside for now, as the fix is cosmetic as opposed to structural.**
- 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**

7C.

Mailing Address

Post Office Box 1835
Tallahassee, Florida 32302-1835
(850) 606-4700

Administrative Services

Metro 8, 1276 Metropolitan Blvd., Suite 401



**79
Service Centers**

Metro 8, 1276 Metropolitan, Suite 102
Cross Creek, 1210 Capital Circle, SE
Lake Jackson, 3840 N. Monroe St, Suite 102
Southside, 3477 S. Monroe St.
Westside, 870-1 Blountstown Hwy.

www.leontaxcollector.net

July 5, 2017

Piney-Z Community Development Dist.
Attn: Cheryl Hudson
950 Piney-Z Plantation Road
Tallahassee, FL 32311

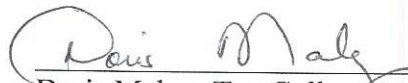
RE: Piney-Z CDD Uniform Method for Tax Collection - 2017

Dear Ms. Hudson:

This document will serve as an Agreement with the Tax Collector's Office for an annual compensation or commission at 3% of the amount of non-ad valorem assessments collected and remitted. This Agreement shall be in place for the Piney-Z Tax Roll for the year 2017.

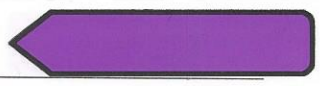
This is the Agreement intended by the Tax Collector's Office. Please execute below and return the original to this office.

Sincerely,


Doris Maloy, Tax Collector

AGREED this 5th day of July, 2017.




Cheryl Hudson, Chairman
Piney-Z Community Development District

/aj