

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

JULY 23, 2018

AGENDA PACKAGE

Piney-Z Community Development District

Inframark, Infrastructure Management Services

210 North University Drive, Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

July 16, 2018

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, July 23, 2018 the Board of Supervisors of the Piney-Z Community Development District will hold a meeting at 5:30 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 May 21, 2018 Meeting**
5. **Acceptance of the May and June, 2018 Financial Statements and Approval of the Check Registers and Invoices**
6. **Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2019 and Levy of Non-Ad Valorem Assessments**
 - A. **Consideration of Resolution 2018-5, Annual Appropriation and Adoption of the Budget**
 - B. **Consideration of Resolution 2018-6, Levy of Non-Ad Valorem Maintenance Assessments**
7. **CDD Manager's Report**
8. **District Manager's Report**
9. **District Attorney's Report**
10. **Old Business**
11. **Discussion Topics**
 - A. **Bounce House/Insurance Coverage Vendor**
12. **Supervisor Requests**
13. **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, May 21, 2018 at 5:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Gerry Cashin	Chairperson (via phone)
Cheryl Hudson	Vice Chairperson
Michael Lee	Assistant Secretary
Art Kirby	Assistant Secretary
Ann Pincus	Assistant Secretary

Also present were:

Bob Nanni	District Manager / Secretary
M. Christopher Lyon	District Legal Counsel
Melinda Parker	CDD Manager
Rick Evans	Buildings & Grounds Manager
Stephen Bloom	Inframark (via phone)
Alan Baldwin	Inframark (via phone)
Residents	

The following is a summary of the discussions and actions taken at the May 21, 2018 Piney-Z Community Development District's Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hudson called the meeting to order at 5:30 p.m. and Mr. Nanni called the roll.

On MOTION by Ms. Hudson, seconded by Ms. Pincus, with all in favor, Ms. Cashin to participate and vote via phone was approved.
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Ms. Cashin suggested a roll call vote to be consistent with prior Board voting.

Roll call vote for the motion is as follows: Cheryl Hudson - Aye Ann Pincus - Aye Michael Lee – Aye Art Kirby - Aye

Unapproved

SECOND ORDER OF BUSINESS Pledge of Allegiance

The Pledge of Allegiance was recited.

The record will reflect Mr. Lyon has joined the meeting. Messrs. Bloom and Baldwin joined the meeting via telephone.

ELEVENTH ORDER OF BUSINESS Discussion Topics

A. Conference Call with Inframark - RE: Bonds

- Mr. Nanni reported Mr. Bloom had sent some information and inquired if the Board had any questions or if any clarification was needed.
- Mr. Lee noted he spoke with Mr. Bloom early today and reiterated the conversation for the Board, noting for FY 2020 there will be no bond assessment necessary.
- Ms. Hudson noted the changes made in the Series 2002 Bonds are not making a difference to the payment schedule.
 - Mr. Bloom noted there is no immediate impact for this year for the Series 2002 Bonds. The impacts were realized several years ago. In 2016 the reserve amounts were dropped to use up the balance. After 2019 there will be no Debt Service assessments.
- Mr. Lee noted he assumes they could not say they will go ahead and assess \$270,000 to provide an extra \$130,000 because it would not fit the bond formula.
 - Mr. Bloom noted that is correct. The bond methodology is completely different than how they are handling O&M. It is not a dollar for dollar approach in terms of the product types. There is nothing that says they cannot change how they are doing the O&M.
- Ms. Parker noted the question raised previously was on an assessment reduction in FY 2019 for infrastructure bonds which will be paid off in May 2019 - why do they not see an assessment reduction for the amenities bonds, which are also paid off in May 2019.
 - Mr. Bloom noted if they look at 2015 - the total assessment for the 2002 Bonds was \$80,000 and the next year it was only \$56,000 and this is where the gradual reduction started. For FY 2019 there is no additional reduction; it has been taken and the benefit received.

- Ms. Parker noted in a conversation in early February with Mr. Bloom, Mr. Baldwin and Ms. Cashin they were told there would be a net assessment reduction available in FY 2019 of approximately \$122,000. Then the following year there is a larger assessment reduction available tied to the amenity bonds. Is that correct?
 - Mr. Bloom stated that is correct.
 - Mr. Lee noted he is now confused again. How can there be a reduction in assessment if the bonds are paid off in FY 2019. There would be no need for an assessment in FY 2020.
 - Mr. Bloom noted this is correct. That is the reduction in assessments. In FY 2019 you have the assessment one more time and then in FY 2020 it would be zero so the reduction is the difference there.
- Ms. Parker noted the FY 2020 assessment will only be the O&M assessment and requested language she can post online for the homeowners.
- Mr. Bloom further explained the use of reserves within the bond issues.
- Ms. Hudson inquired as to any funds remaining the bond accounts after payoff.
 - Mr. Bloom noted when they do the calculations they try to keep a little bit held back just in case there are any residents who pay late. After the final payment is made we will come back to the Board to determine how you want to refund the money. We will not know the amount remaining until May, then, based on the bond documents and the Board's decision, they will then refund it. He noted some Boards have issued checks, others have held it and reduced the next year's assessments with the funds.
- Mr. Lee inquired if the margin being discussed will affect the FY 2019 or FY 2020 cycle.
 - Mr. Bloom responded FY 2020.
 - Mr. Lee noted it would be a discussion for next year.
- Discussion followed on the memo for the website regarding the bond payoff.
- Discussion continued on non-ad valorem assessments.
 - Mr. Nanni noted included in the budget at this time is a reduced assessment to the residents.

NINTH ORDER OF BUSINESS

**Discussion of Proposed Budget FY
2019**

**A. Consideration of Resolution 2018-4 – Approving the Tentative Budget
and Setting the Public Hearing**

Mr. Lee MOVED to adopt Resolution 2018-4 and Mr. Kirby seconded the motion.

- Ms. Hudson read Resolution 2018-4 by title.
- Mr. Nanni noted it sets the public hearing for adoption of the budget for July 23, 2018 at 5:30 p.m.
- Ms. Parker noted there are 18 changes to the narrative which do not affect the lines item amounts within the budget.
 - Mr. Nanni will provide the edits to accounting.

Resolution 2018-4 a resolution of the Board of Supervisors of the Piney-Z Community Development District approving the budget for Fiscal Year 2018 and setting a public hearing thereon pursuant to Florida law was adopted with votes as follows:

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

- Mr. Lee noted he would like to see the edits to the narratives.

THIRD ORDER OF BUSINESS

**Audience Comments & Supervisor
Response(s)**

Hearing none, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
March 26, 2018 Meeting**

On MOTION by Mr. Kirby, seconded by Ms. Pincus, the March 26, 2018 meeting minutes were approved with votes as follows:

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

FIFTH ORDER OF BUSINESS

Acceptance of the March and April, 2018 Financial Statements and Approval of the Check Registers and Invoices

On MOTION by Ms. Pincus, seconded by Ms. Hudson, to accept the March and April 2018 financial statements, and approve the check registers and invoices was approved with votes as follows:

Cheryl Hudson - Aye

Ann Pincus - Aye

Michael Lee - Aye

Art Kirby - Aye

Gerry Cashin - Aye

- Ms. Hudson inquired about check 57018 - Patricia Yates, Reimburse HOA Landscape, Office Supplies.
 - Ms. Parker noted that at one time there was an all sub-division map which detailed the common area, conservation easement, and such. A copy was found at the Building Dept and it will be framed and placed in the Lodge. Ms. Yates purchased copy for the CDD and the HOA in one visit.
- Ms. Parker noted she has about 12 changes to the financial statement, which she has shared with Mr. Baldwin. They are accruals and recodings; he has agreed to make all the changes.

SIXTH ORDER OF BUSINESS

CDD Manager's Report

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

- Ms. Parker noted she has nothing to add to her report.
 - The pictures included are of the new pool and the 911 phone.
 - The HOA will be delaying the ice cream social due to weather.
 - Pool attendance for the first 16 days is up 82% from last year.
- Mr. Lee noted he received a call about a pool monitor vaping while on the job.
 - Ms. Parker noted she also received a call and followed up immediately. It was not a CDD pool attendant. There were two young men within the pool gates vaping. The pool attendant did know them from school. She

followed up with the resident and the pool attendants have been informed they are not to allow vaping at the pool.

- Mr. Lee noted he has learned that service animals are allowed on the pool deck, but not in the water.
- Mr. Kirby inquired if the pool attendants have provided any feedback on the change of the scope going from lifeguards to attendants.
 - Ms. Parker noted residents feel it is a much better run pool with the attendants. There have been two emails asking they please explain why they made the change.
 - Discussion continued on pool attendants.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Report on Number of Registered Voters - 1,343

- Discussion followed on registered voters with the District.

B. Explanation of Financial Errors - Bobcat Trail CDD

- Mr. Nanni noted there is a note included in the April financials addressing the error. BB&T mistakenly withdrew the Piney-Z funds from the Bobcat Trail account. The funds were reimbursed to Bobcat Trail.
- Mr. Lee inquired if a penalty, such as a waiver of fees, was imposed on BB&T for the error.
 - Mr. Nanni noted he does not believe so, but he will find out.

EIGHTH ORDER OF BUSINESS

District Attorney's Report

- Mr. Lee inquired if the Board members had received a letter from the HOA regarding combining C&Rs of all phases. He noted there are potential impacts.
 - As not all Board member received the letter Mr. Lee outlined the content regarding the Covenants and Restrictions, which include reducing the consent needed for change from 75% to 50%.
 - Ms. Cashin noted within the letter the HOA still references the CDD collecting fees. She does not think it would behoove them to sign a document that has already been litigated and decided by the Court.
 - Mr. Lee noted if they had not mentioned the CDD or the voting change it would not be an issue. It is setting us up for conflict.

May 21, 2018

- Mr. Kirby inquired if they should have a letter from the CDD Board to the HOA Board.
 - Mr. Lyon noted he would have to look at the letter. He is not aware of the litigation that has taken place.
 - Ms. Parker noted the CDD used to collect the HOA fees and a court of law said no, you may not do that.
- Mr. Kirby noted that he agrees it is more serious than this conversation.

Mr. Kirby MOVED to request Mr. Lyon research the letter and draft a statement to the HOA outlining an litigious violation that may be found, a copy of which is to be posted on the bulletin board and website.

- Mr. Kirby noted he thinks it is important that it be made public because of the conflict.
- Ms. Hudson noted the Home Show is Thursday.
- An unidentified speaker noted the HOA will have a notary available at the Home Show and the general meeting in June.

Mr. Lee seconded the motion.

- Mr. Lee inquired if Ms. Parker provides a draft to Mr. Lyon tomorrow if he would have time to review it.
 - Mr. Lyon noting he is leaving town tomorrow.

Mr. Lee withdrew the second. The motion died for lack of a second.

- A. FASD Fee**
- Mr. Lyon reported the standard minimum dues for FASD for a CDD the size of Piney-Z is normally \$1,000 per year. They do have a first year rate of \$500, a first time renewal rate of \$750 and then \$1,000. Since the CDD was a member

before the fee is \$1,000. When asked if the CDD could get the first time member rate since they have not been members for a year or two, the response was yes.

Mr. Lee MOVED to join FASD with the fee being \$500 this year, \$750 the next year and \$1,000 after and Mr. Kirby seconded the motion.

- Ms. Cashin inquired if this is calendar or fiscal year?
 - Mr. Lyon noted he does not know.
- Mr. Lee noted they have been treating him as if we are back in and have been very responsive to anything he has asked.
- Mr. Kirby addressed whether they want the District to be part of a professional organization.
- Discussion continued on the benefits of the FASD organization.

Motion failed with votes as follows:

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

****Supervisor Pay Resolution 2018-5**

- Ms. Parker noted Resolution 2018-5 confirms the Board's vote that the per meeting fee is \$200.
- Mr. Lyon outlined the resolution it follows Chapter 190 that a supervisor is entitled to an amount not to exceed \$200 per meeting, not to exceed \$4,800 per year, noting it ratifies the practice of the District over last number of years.

On MOTION by Mr. Lee, seconded by Ms. Hudson, Resolution 2018-5 a resolution of the Board of Supervisors of the Piney-Z Community Development District establishing the rate of compensation for supervisors was adopted with votes as follows:

Cheryl Hudson - Aye
Ann Pincus - Aye
Michael Lee – Aye

Art Kirby - Aye
Gerry Cashin - Aye

- Discussion returned to the HOA letter to the residents. Mr. Lyon noted he does not see a response from the CDD being necessary.
- Ms. Pincus noted she feels the CDD should issue a statement noting they do not agree with the HOA.

Ms. Pincus MOVED to put a note on the door and the website noting the CDD's opposition to the HOA's proposed changes.

- Ms. Cashin noted she believes the note should come from the attorney.
 - Ms. Pincus noted Mr. Lyon does not have the time to do it. She inquired why they cannot vote on it and have the CDD Manager put it on the door.
 - Discussion continued with it being noted Mr. Lyon will have time to review it in the morning, but does not have time to draft anything.
 - Mr. Lyon noted it should be a letter from the Chair of the CDD noting the CDD does not support the HOA in this matter.
- Mr. Kirby requested a friendly amendment to the motion.

Mr. Kirby seconded the motion as amended to allow Ms. Parker to draft a basic statement for review by the Chair and District Counsel for the purpose of posting on the Lodge door, CDD website and e-blast to the community.

- Ms. Cashin noted she cannot do so by 10:00 a.m. in the morning.

Motion was approved with votes as follows:
Cheryl Hudson- Aye
Ann Pincus - Aye
Michael Lee – Aye
Art Kirby - Aye
Gerry Cashin – Aye

TENTH ORDER OF BUSINESS

Old Business

A. Inframark Contract

No further action required.

ELEVENTH ORDER OF BUSINESS

Discussion Topics (continued)

A. Conference Call with Inframark - RE: Bonds

Previously addressed.

B. Fee Waiver Request

- Ms. Parker noted the request is included in the agenda package.
- Ms. Guhrt noted she does not live in Piney-Z she is the caretaker of her mom's estate. She outlined their request to the Board, to permit free of charge a weekly practice of a small group of musicians.
- Ms. Morrison further addressed their request noting, they would like to invite more people, but do not know everyone well enough to invite them into a private residence.
- Discussion followed on the requirement for 50% of participants being residents for a fee waiver.
- Discussion followed on the pavilion as alternative when it is not reserved.
- The consensus was not to approve the request as the vast majority did not live in Piney-Z.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

A. Bounce House / Insurance Coverage Vendor [Supervisor Kirby]

- Mr. Kirby addressed the prior discussion on the need for insurance coverage for bounce houses outlining what he has found in his research.
- Ms. Pincus noted after receiving the letter with the information that the City does not allow inflatables she would like to reconsider her affirmative vote.
- Discussion followed on community property and parental responsibility versus the CDD Board's fiduciary responsibility.
- It was suggested Inframark query other District's to see what they allow on District property.
- Mr. Lyon noted it is a policy decision the Board needs to make; he does not see a whole lot of legal issues that have not already been identified. The safest route is to not allow them so they have no liability, but then there is also community

Unapproved

involvement, being neighborly, where he could see a policy where they would allow them requiring insurance.

- This item to be placed on the next agenda.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Pincus seconded by Mr. Kirby, with all in favor, the meeting was adjourned at 7:40 p.m.
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Bob Nanni
Secretary

Chair / Vice Chair

Fifth Order of Business

PINEY-Z

Community Development District

Financial Report

May 31, 2018

Prepared by



PINEY-Z
Community Development District

Financial Statements

(Unaudited)

May 31, 2018

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Balance Sheet
May 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 114,956	\$ -	\$ -	\$ 114,956
Cash On Hand/Petty Cash	250	-	-	250
Due From Other Funds	-	-	6,864	6,864
Investments:				
Money Market Account	325,096	-	-	325,096
Prepayment Account	-	3,250	1	3,251
Redemption Fund	-	648	-	648
Reserve Fund	-	6,250	-	6,250
Revenue Fund	-	9,491	121,901	131,392
Prepaid Items	3,356	-	-	3,356
TOTAL ASSETS	\$ 443,658	\$ 19,639	\$ 128,766	\$ 592,063
<u>LIABILITIES</u>				
Accounts Payable	\$ 11,189	\$ -	\$ -	\$ 11,189
Accrued Expenses	233	-	-	233
Unearned Revenue	16,961	-	-	16,961
Accrued Taxes Payable	1,472	-	-	1,472
Deposits	494	-	-	494
Due To Other Funds	5,377	1,487	-	6,864
TOTAL LIABILITIES	35,726	1,487	-	37,213

Balance Sheet
May 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
FUND BALANCES				
Nonspendable:				
Prepaid Items	3,356	-	-	3,356
Restricted for:				
Debt Service	-	18,152	128,766	146,918
Assigned to:				
Operating Reserves	98,829	-	-	98,829
Reserves - CDD Amenity	81,276	-	-	81,276
Reserves - Disaster Relief	3,750	-	-	3,750
Reserves - Hurricane	8,981	-	-	8,981
Reserves-Lodge	13,037	-	-	13,037
Reserve-Mulch	1,000	-	-	1,000
Reserves - Other	45,691	-	-	45,691
Reserves - Parking Lots	16,000	-	-	16,000
Reserves - Park	4,250	-	-	4,250
Reserves-Pool Equipment	4,170	-	-	4,170
Reserves-Pool Filters	1,000	-	-	1,000
Reserves-Pool Pumps	5,361	-	-	5,361
Unassigned:	121,231	-	-	121,231
TOTAL FUND BALANCES	\$ 407,932	\$ 18,152	\$ 128,766	\$ 554,850
TOTAL LIABILITIES & FUND BALANCES	\$ 443,658	\$ 19,639	\$ 128,766	\$ 592,063

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 666	\$ 1,127	\$ 461
Interest - Tax Collector	-	-	329	329
Special Assmnts- Tax Collector	394,707	394,707	390,608	(4,099)
Special Assmnts- Discounts	(15,788)	(15,788)	(15,320)	468
Settlements	8,481	8,481	-	(8,481)
Other Miscellaneous Revenues	130	130	1,101	971
Access Cards	105	105	342	237
Pavilion Rental	200	-	560	560
Lodge Rental	13,000	8,310	8,730	420
TOTAL REVENUES	401,835	396,611	387,477	(9,134)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	8,000	3,200	4,800
FICA Taxes	918	612	245	367
ProfServ-Legal Services	24,000	16,000	16,117	(117)
ProfServ-Mgmt Consulting Serv	54,275	36,184	35,392	792
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	-	3,150
Postage and Freight	150	100	166	(66)
Insurance - General Liability	10,615	7,961	5,008	2,953
Printing and Binding	200	134	113	21
Legal Advertising	1,200	250	494	(244)
Miscellaneous Services	150	100	22	78
Misc-Assessmnt Collection Cost	11,841	11,841	11,259	582
Misc-Contingency	115	76	41	35
Office Supplies	250	166	-	166
Annual District Filing Fee	175	175	175	-
Total Administration	123,676	89,386	76,869	12,517
<u>Field</u>				
Contr-Landscape-Amenities Area	12,312	8,208	8,682	(474)
R&M-Trees and Trimming	3,000	2,000	-	2,000
Misc-Contingency	3,000	2,000	382	1,618
Total Field	18,312	12,208	9,064	3,144

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Maintenance	6,306	3,425	6,260	(2,835)
Payroll-Administrative	49,172	34,410	30,094	4,316
FICA Taxes	4,244	2,894	36	2,858
Workers' Compensation	2,842	2,131	1,703	428
Contracts-Janitorial Services	2,340	1,560	1,295	265
Contracts-Security Services	1,524	1,143	585	558
Contracts-Fire Exting. Insp.	350	350	175	175
Contract-Copier Maintenance	240	160	80	80
Contract-Dumpster Rental	312	208	208	-
Contracts-Pest Control	429	357	427	(70)
Contracts-Fire Insp Sprinkler System	300	300	-	300
Contract-Website Hosting	240	240	-	240
Communication - Teleph - Field	100	100	90	10
Postage and Freight	50	33	-	33
Utility - General	16,000	10,664	9,335	1,329
Utility - Other	3,792	2,528	2,555	(27)
Electricity - Streetlighting	1,380	920	884	36
Utility - Irrigation	2,500	1,666	2,711	(1,045)
Utility - Refuse Removal	1,100	736	763	(27)
R&M-General	3,500	2,336	614	1,722
R&M-Electrical	300	200	375	(175)
R&M-Roof	300	200	-	200
R&M-Fire Equipment	200	200	-	200
R&M-Plumbing	300	200	3	197
Misc-Contingency	3,000	2,000	171	1,829
Misc-Information Technology	450	300	266	34
Misc-Mileage Reimbursement	450	300	257	43
Office Supplies	1,500	1,000	1,828	(828)
Supplies-Cleaning & Paper	350	236	187	49
Reserves-Lodge	3,525	-	-	-
Total Parks and Recreation - General	107,096	70,797	60,902	9,895

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Swimming Pool</u>				
Payroll-Lifeguards	21,353	3,075	2,699	376
Payroll-Maintenance	18,919	10,000	4,522	5,478
Payroll-Administrative	6,556	2,150	3,979	(1,829)
FICA Taxes	3,582	1,164	3,082	(1,918)
Communication - Teleph - Field	100	100	263	(163)
R&M-General	1,000	666	188	478
R&M-Electrical	150	100	-	100
R&M-Pools	5,000	2,500	4,570	(2,070)
Misc-Licenses & Permits	275	275	250	25
Misc-Contingency	4,000	2,666	2,350	316
Op Supplies - Pool Chemicals	3,250	1,300	1,208	92
Capital Outlay - Pool	-	-	51,893	(51,893)
Reserve - Pool	25,000	25,000	25,000	-
Reserves-Pool Equipment	2,085	-	-	-
Reserves-Pool Filters	500	-	-	-
Reserves-Pool Pumps	1,500	-	-	-
Total Swimming Pool	93,270	48,996	100,004	(51,008)
<u>Fitness Center</u>				
Payroll-Maintenance	2,102	1,400	832	568
Payroll-Administrative	3,278	2,184	1,949	235
FICA Taxes	412	272	154	118
Contracts-Janitorial Services	1,560	1,040	1,160	(120)
Contracts-Fitness Equipment	1,200	800	700	100
Contracts-Pest Control	215	178	178	-
R&M-General	750	500	106	394
R&M-Electrical	200	134	84	50
R&M-Equipment	1,250	833	411	422
Misc-Contingency	1,250	833	95	738
Supplies-Cleaning & Paper	325	216	164	52
Non-Capitalized New Equipment	1,112	1,112	-	1,112
Total Fitness Center	13,654	9,502	5,833	3,669

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	14,715	9,808	14,634	(4,826)
Payroll-Administrative	6,556	4,368	3,754	614
FICA Taxes	1,627	1,084	1,120	(36)
Contracts-Janitorial Services	1,300	864	390	474
Contracts-Roof	300	300	-	300
Contracts-Pest Control	214	178	109	69
R&M-General	1,750	1,168	170	998
R&M-Electrical	450	300	81	219
R&M-Irrigation	750	500	638	(138)
R&M-Backflow Inspection	255	255	315	(60)
Misc-Contingency	4,000	2,666	35	2,631
Supplies-Cleaning & Paper	160	104	66	38
Reserve-Gutters	3,750	3,750	-	3,750
Reserve-Mulch	1,000	-	-	-
Reserve - Parking Lot	9,000	-	-	-
Total Park & Grounds	45,827	25,345	21,312	4,033
TOTAL EXPENDITURES	401,835	256,234	273,984	(17,750)
Excess (deficiency) of revenues				
Over (under) expenditures	-	140,377	113,493	(26,884)
Net change in fund balance	\$ -	\$ 140,377	\$ 113,493	\$ (26,884)
FUND BALANCE, BEGINNING (OCT 1, 2017)	294,439	294,439	294,439	
FUND BALANCE, ENDING	\$ 294,439	\$ 434,816	\$ 407,932	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 33	\$ 77	\$ 44
Special Assmnts- Tax Collector	55,899	55,899	55,322	(577)
Special Assmnts- Discounts	(2,236)	(2,236)	(2,170)	66
TOTAL REVENUES	53,713	53,696	53,229	(467)
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	3,502	3,502	3,098	404
Misc-Assessmnt Collection Cost	1,677	1,677	1,595	82
Total Administration	5,179	5,179	4,693	486
<u>Debt Service</u>				
Principal Debt Retirement	65,000	65,000	65,000	-
Interest Expense	6,250	6,250	6,250	-
Total Debt Service	71,250	71,250	71,250	-
TOTAL EXPENDITURES	76,429	76,429	75,943	486
Excess (deficiency) of revenues Over (under) expenditures	(22,716)	(22,733)	(22,714)	19
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(22,716)	-	-	-
TOTAL FINANCING SOURCES (USES)	(22,716)	-	-	-
Net change in fund balance	\$ (22,716)	\$ (22,733)	\$ (22,714)	\$ 19
FUND BALANCE, BEGINNING (OCT 1, 2017)	40,866	40,866	40,866	
FUND BALANCE, ENDING	\$ 18,150	\$ 18,133	\$ 18,152	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 66	\$ 260	\$ 194
Special Assmnts- Tax Collector	214,130	214,130	211,906	(2,224)
Special Assmnts- Discounts	(8,565)	(8,565)	(8,311)	254
TOTAL REVENUES	205,665	205,631	203,855	(1,776)
<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	6,108	316
Total Administration	11,824	11,824	10,445	1,379
<u>Debt Service</u>				
Principal Debt Retirement	175,000	175,000	175,000	-
Interest Expense	15,300	15,300	15,300	-
Total Debt Service	190,300	190,300	190,300	-
TOTAL EXPENDITURES	202,124	202,124	200,745	1,379
Excess (deficiency) of revenues Over (under) expenditures	3,541	3,507	3,110	(397)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,541	-	-	-
TOTAL FINANCING SOURCES (USES)	3,541	-	-	-
Net change in fund balance	\$ 3,541	\$ 3,507	\$ 3,110	\$ (397)
FUND BALANCE, BEGINNING (OCT 1, 2017)	125,656	125,656	125,656	
FUND BALANCE, ENDING	\$ 129,197	\$ 129,163	\$ 128,766	

MEMORANDUM

TO: Board of Supervisors, PineyZ CDD
FROM: Fernand Thomas, Accountant II
CC: Bob Nanni, District Manager
DATE: July 12, 2018
SUBJECT: June Financials

Please find attached the June 2018 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. Should you have any questions or require additional information, please do not hesitate to contact me at fernand.thomas@inframark.com

General Fund

Liabilities

- Due to/Due From - \$1,699 are Tax Assessment receipts and submitted to the Trustee.
- Unearned Revenue - \$16,691 is the Zin Settlement.

Fund Balance

- Assigned Reserves: The balances have been adjusted to reflect the new total of \$135,007.
- Unassigned Balance: Represents the General Fund in excess of nonspendable, restricted, committed and assigned fund balance.

Total Revenues for the General Fund were at a favorable variance of 98% of adopted budget.

- The YTD Non-Ad Valorem assessments collections are at 100%.

Total Expenditures through June were at a favorable 76% of adopted budget.

■ Swimming Pool

- ▶ Capital Outlay - Pool - \$51,893 for Pool Renovation. Prior year and current year reserves were adjusted per the direction of the board and staff on the balance sheet. The pool amount of the expense must be reported on the statement of Revenue & Expenses.

Other Notes

- Piney Z's payroll (9/16/2017) \$4,034.65 - BB&T Bank mistakenly withdrew funds from Bobcat Trail's account, since they both use the same bank. Piney Z reimbursed Bobcat Trail for this payroll on (10/24/2017).

PINEY-Z

Community Development District

Financial Report

June 30, 2018

Prepared by



PINEY-Z
Community Development District

Financial Statements

(Unaudited)

June 30, 2018

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Balance Sheet
June 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 80,687	\$ -	\$ -	\$ 80,687
Cash On Hand/Petty Cash	250	-	-	250
Due From Other Funds	1,699	-	-	1,699
Investments:				
Money Market Account	325,096	-	-	325,096
Prepayment Account	-	3,250	1	3,251
Redemption Fund	-	648	-	648
Reserve Fund	-	6,250	-	6,250
Revenue Fund	-	9,495	132,128	141,623
TOTAL ASSETS	\$ 407,732	\$ 19,643	\$ 132,129	\$ 559,504
<u>LIABILITIES</u>				
Accounts Payable	\$ 3,135	\$ -	\$ -	\$ 3,135
Accrued Expenses	2,612	-	-	2,612
Unearned Revenue	16,961	-	-	16,961
Deposits	494	-	-	494
Due To Other Funds	-	840	859	1,699
TOTAL LIABILITIES	23,202	840	859	24,901

Balance Sheet
June 30, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
FUND BALANCES				
Restricted for:				
Debt Service	-	18,803	131,270	150,073
Assigned to:				
Operating Reserves	98,829	-	-	98,829
Reserves - CDD Amenity	81,276	-	-	81,276
Reserves - Disaster Relief	3,750	-	-	3,750
Reserves - Hurricane	8,981	-	-	8,981
Reserves-Lodge	13,037	-	-	13,037
Reserve-Mulch	1,000	-	-	1,000
Reserves - Other	45,691	-	-	45,691
Reserves - Parking Lots	16,000	-	-	16,000
Reserves - Park	4,250	-	-	4,250
Reserves-Pool Equipment	4,170	-	-	4,170
Reserves-Pool Filters	1,000	-	-	1,000
Reserves-Pool Pumps	5,361	-	-	5,361
Unassigned:	101,185	-	-	101,185
TOTAL FUND BALANCES	\$ 384,530	\$ 18,803	\$ 131,270	\$ 534,603
TOTAL LIABILITIES & FUND BALANCES	\$ 407,732	\$ 19,643	\$ 132,129	\$ 559,504

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 750	\$ 1,126	\$ 376
Interest - Tax Collector	-	-	329	329
Special Assmnts- Tax Collector	394,707	394,707	395,317	610
Special Assmnts- Discounts	(15,788)	(15,788)	(15,320)	468
Settlements	8,481	8,481	-	(8,481)
Other Miscellaneous Revenues	130	130	1,675	1,545
Access Cards	105	105	567	462
Pavilion Rental	200	-	720	720
Lodge Rental	13,000	9,790	9,595	(195)
TOTAL REVENUES	401,835	398,175	394,009	(4,166)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	9,000	3,200	5,800
FICA Taxes	918	689	245	444
ProfServ-Legal Services	24,000	18,000	18,117	(117)
ProfServ-Mgmt Consulting Serv	54,275	40,707	39,123	1,584
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	-	3,150
Postage and Freight	150	112	207	(95)
Insurance - General Liability	10,615	10,615	10,088	527
Printing and Binding	200	150	172	(22)
Legal Advertising	1,200	350	597	(247)
Miscellaneous Services	150	112	55	57
Misc-Assessmnt Collection Cost	11,841	11,841	11,400	441
Misc-Contingency	115	86	41	45
Office Supplies	250	187	-	187
Annual District Filing Fee	175	175	175	-
Total Administration	123,676	99,811	88,057	11,754

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
Contr-Landscape-Amenities Area	12,312	9,234	9,486	(252)
R&M-Trees and Trimming	3,000	2,250	-	2,250
Misc-Contingency	3,000	2,250	382	1,868
Total Field	18,312	13,734	9,868	3,866
<u>Parks and Recreation - General</u>				
Payroll-Maintenance	6,306	3,930	6,722	(2,792)
Payroll-Administrative	49,172	38,340	33,876	4,464
FICA Taxes	4,244	3,233	361	2,872
Workers' Compensation	2,842	2,842	3,334	(492)
Contracts-Janitorial Services	2,340	1,755	1,680	75
Contracts-Security Services	1,524	1,143	585	558
Contracts-Fire Exting. Insp.	350	350	175	175
Contract-Copier Maintenance	240	180	104	76
Contract-Dumpster Rental	312	234	234	-
Contracts-Pest Control	429	357	427	(70)
Contracts-Fire Insp Sprinkler System	300	300	-	300
Contract-Website Hosting	240	240	-	240
Communication - Teleph - Field	100	100	90	10
Postage and Freight	50	37	-	37
Utility - General	16,000	11,997	11,045	952
Utility - Other	3,792	2,844	2,798	46
Electricity - Streetlighting	1,380	1,035	1,106	(71)
Utility - Irrigation	2,500	1,875	2,995	(1,120)
Utility - Refuse Removal	1,100	828	858	(30)
R&M-General	3,500	2,628	614	2,014
R&M-Electrical	300	225	390	(165)
R&M-Roof	300	225	-	225
R&M-Fire Equipment	200	200	-	200
R&M-Plumbing	300	225	3	222
Misc-Contingency	3,000	2,250	171	2,079
Misc-Information Technology	450	337	266	71
Misc-Mileage Reimbursement	450	337	279	58
Office Supplies	1,500	1,125	1,899	(774)
Supplies-Cleaning & Paper	350	266	205	61
Reserves-Lodge	3,525	-	-	-
Total Parks and Recreation - General	107,096	79,438	70,217	9,221

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Swimming Pool</u>				
Payroll-Lifeguards	21,353	7,575	5,765	1,810
Payroll-Maintenance	18,919	12,000	5,746	6,254
Payroll-Administrative	6,556	2,700	4,484	(1,784)
FICA Taxes	3,582	1,703	3,448	(1,745)
Communication - Teleph - Field	100	100	315	(215)
R&M-General	1,000	750	218	532
R&M-Electrical	150	112	-	112
R&M-Pools	5,000	3,125	4,570	(1,445)
Misc-Licenses & Permits	275	275	250	25
Misc-Contingency	4,000	3,000	2,414	586
Op Supplies - Pool Chemicals	3,250	1,800	1,243	557
Capital Outlay - Pool	-	-	51,893	(51,893)
Reserve - Pool	25,000	25,000	25,000	-
Reserves-Pool Equipment	2,085	-	-	-
Reserves-Pool Filters	500	-	-	-
Reserves-Pool Pumps	1,500	-	-	-
Total Swimming Pool	93,270	58,140	105,346	(47,206)
<u>Fitness Center</u>				
Payroll-Maintenance	2,102	1,575	930	645
Payroll-Administrative	3,278	2,457	2,201	256
FICA Taxes	412	306	181	125
Contracts-Janitorial Services	1,560	1,170	1,190	(20)
Contracts-Fitness Equipment	1,200	900	800	100
Contracts-Pest Control	215	178	178	-
R&M-General	750	562	106	456
R&M-Electrical	200	150	84	66
R&M-Equipment	1,250	937	835	102
Misc-Contingency	1,250	937	95	842
Supplies-Cleaning & Paper	325	243	164	79
Non-Capitalized New Equipment	1,112	1,112	-	1,112
Total Fitness Center	13,654	10,527	6,764	3,763

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	14,715	11,034	16,135	(5,101)
Payroll-Administrative	6,556	4,914	4,259	655
FICA Taxes	1,627	1,219	1,273	(54)
Contracts-Janitorial Services	1,300	972	585	387
Contracts-Roof	300	300	-	300
Contracts-Pest Control	214	178	109	69
R&M-General	1,750	1,314	170	1,144
R&M-Electrical	450	337	81	256
R&M-Irrigation	750	562	638	(76)
R&M-Backflow Inspection	255	255	315	(60)
Misc-Contingency	4,000	3,000	35	2,965
Supplies-Cleaning & Paper	160	117	66	51
Reserve-Gutters	3,750	3,750	-	3,750
Reserve-Mulch	1,000	-	-	-
Reserve - Parking Lot	9,000	-	-	-
Total Park & Grounds	45,827	27,952	23,666	4,286
TOTAL EXPENDITURES	401,835	289,602	303,918	(14,316)
Excess (deficiency) of revenues				
Over (under) expenditures	-	108,573	90,091	(18,482)
Net change in fund balance	\$ -	\$ 108,573	\$ 90,091	\$ (18,482)
FUND BALANCE, BEGINNING (OCT 1, 2017)	294,439	294,439	294,439	
FUND BALANCE, ENDING	\$ 294,439	\$ 403,012	\$ 384,530	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 37	\$ 81	\$ 44
Special Assmnts- Tax Collector	55,899	55,899	55,989	90
Special Assmnts- Discounts	(2,236)	(2,236)	(2,170)	66
TOTAL REVENUES	53,713	53,700	53,900	200
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	3,502	3,502	3,098	404
Misc-Assessmnt Collection Cost	1,677	1,677	1,615	62
Total Administration	5,179	5,179	4,713	466
<u>Debt Service</u>				
Principal Debt Retirement	65,000	65,000	65,000	-
Interest Expense	6,250	6,250	6,250	-
Total Debt Service	71,250	71,250	71,250	-
TOTAL EXPENDITURES	76,429	76,429	75,963	466
Excess (deficiency) of revenues Over (under) expenditures	(22,716)	(22,729)	(22,063)	666
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(22,716)	-	-	-
TOTAL FINANCING SOURCES (USES)	(22,716)	-	-	-
Net change in fund balance	\$ (22,716)	\$ (22,729)	\$ (22,063)	\$ 666
FUND BALANCE, BEGINNING (OCT 1, 2017)	40,866	40,866	40,866	
FUND BALANCE, ENDING	\$ 18,150	\$ 18,137	\$ 18,803	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 75	\$ 286	\$ 211
Special Assmnts- Tax Collector	214,130	214,130	214,461	331
Special Assmnts- Discounts	(8,565)	(8,565)	(8,311)	254
TOTAL REVENUES	205,665	205,640	206,436	796
<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	6,185	239
Total Administration	11,824	11,824	10,522	1,302
<u>Debt Service</u>				
Principal Debt Retirement	175,000	175,000	175,000	-
Interest Expense	15,300	15,300	15,300	-
Total Debt Service	190,300	190,300	190,300	-
TOTAL EXPENDITURES	202,124	202,124	200,822	1,302
Excess (deficiency) of revenues Over (under) expenditures	3,541	3,516	5,614	2,098
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,541	-	-	-
TOTAL FINANCING SOURCES (USES)	3,541	-	-	-
Net change in fund balance	\$ 3,541	\$ 3,516	\$ 5,614	\$ 2,098
FUND BALANCE, BEGINNING (OCT 1, 2017)	125,656	125,656	125,656	
FUND BALANCE, ENDING	\$ 129,197	\$ 129,172	\$ 131,270	

PINEY-Z

Community Development District

Supporting Schedules

June 30, 2018

**Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2018**

					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 FY2018				\$ 664,739	\$394,706	\$ 55,903	\$ 214,130
Allocation %				100%	59%	8%	32%
11/16/17	\$ 3,321	\$ 180	\$ 103	\$ 3,604	\$ 2,140	\$ 303	\$ 1,161
11/30/17	57,218	3,105	1,769	62,092	36,869	5,222	20,001
12/08/17	478,894	20,571	14,811	514,276	305,365	43,249	165,662
12/29/17	38,872	1,670	1,202	41,744	24,787	3,511	13,447
01/18/18	7,043	148	218	7,409	4,399	623	2,387
02/15/18	4,507	47	139	4,693	2,787	395	1,512
03/23/18	7,785	80	241	8,106	4,813	682	2,611
04/13/18	8,013	-	248	8,260	4,905	695	2,661
05/17/18	7,423	-	230	7,652	4,544	644	2,465
05/31/18	2,002	-	62	2,064	1,225	174	665
06/01/18	5,691	-	176	5,867	3,484	493	1,890
TOTAL	\$ 620,768	\$ 25,801	\$ 19,199	\$ 665,768	\$395,317	\$ 55,989	\$ 214,461
% COLLECTED					100%	100%	100%
TOTAL OUTSTANDING					\$ (1,028)	\$ (611)	\$ (86)
						\$ (331)	

Cash and Investment Report

June 30, 2018

<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%	\$80,687
Petty Cash	Petty Cash	Cash	0.00%	\$250
Public Funds Money Market Account	Centinnial Bank	Money Market Account	0.40%	\$325,096
			Subtotal	\$406,034
DEBT SERVICE FUNDS				
Series 2002 Redemption Account	US Bank	Government Obligation Fund	0.00%	\$3,250
Series 2002 Redemption Account	US Bank	Government Obligation Fund	0.00%	\$648
Series 2002 Reserve Account	US Bank	US Bank Money Market	0.10%	\$6,250
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$9,495
Series 2008 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$1
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$132,128
			Subtotal	\$151,772
			Total	\$557,806

Piney-Z CDD

Bank Reconciliation

Agenda Page 42

Bank Account No. 2471 BB&T - GF
Statement No. 06-18
Statement Date 6/30/2018

G/L Balance (LCY)	80,687.42	Statement Balance	85,582.03
G/L Balance	80,687.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	85,582.03
Subtotal	80,687.42	Outstanding Checks	4,894.61
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	80,687.42	Ending Balance	80,687.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/1/2018	Payment	57081	PINEY Z HOMEOWNERS ASSOCIATION	1.00	0.00	1.00
6/26/2018	Payment	57098	ALWAYS IMPROVING LLC	324.42	0.00	324.42
6/26/2018	Payment	57099	MARPAN SUPPLY CO., INC.	26.00	0.00	26.00
6/26/2018	Payment	57100	QUALITY FLOOR CLEANING, LLC	400.00	0.00	400.00
6/27/2018	Payment	57101	CENTURYLINK	52.03	0.00	52.03
6/27/2018	Payment	57102	COMCAST	243.46	0.00	243.46
6/28/2018	Payment	57103	ALWAYS IMPROVING LLC	100.00	0.00	100.00
6/28/2018	Payment	57104	INFRAMARK, LLC	3,747.70	0.00	3,747.70
Total Outstanding Checks.....				4,894.61		4,894.61

PINEY-Z

Community Development District

Check Register

May 1 - June 30, 2018

PINEY-Z
Community Development District

Payment Register by Fund
For the Period from 05/1/2018 to 06/30/2018
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1028	05/17/18	PINEY Z CDD	051618	XFER FUNDS TO CHECKING	Due From Other Funds	131000	\$115,000.00
001	57053	05/02/18	ECO LOGIC POOL SERVICE	0001912	REPAIR UNDERGROUND PLUMBING	REPAIR UNDERGROUND PLUMBING/POOK DECK 4/21/18	546074-57205	\$2,000.00
001	57054	05/02/18	FEDEX	6-159-72942	SVC 4/12/18	Postage and Freight	541006-51301	\$10.43
001	57055	05/02/18	S & R LANDSCAPING, LLC	1834	LAWN MAIN APRIL 5,12,19,26	Contr-Landscape-Amenities Area	534053-53901	\$804.00
001	57056	05/02/18	S & R LANDSCAPING, LLC	1835	PINESTRAW APRIL 16	Contr-Landscape-Amenities Area	534053-53901	\$900.00
001	57057	05/04/18	FLORIDA DEPARTMENT OF HEALTH	1/3721890	#37-60-00331 POOL PERMIT	Misc-Licenses & Permits	549066-57205	\$250.00
001	57058	05/04/18	RICK EVANS	050118	MILEAGE-APRIL	Misc-Mileage Reimbursement	549951-57201	\$24.03
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	AD FOR POOL ATTENDANTS	549900-57205	\$15.00
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	CLEANING-LODGE	552083-57201	\$13.94
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	TREATMENT FOR ANTS	549900-57240	\$19.39
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	BRUSH FOR POOL	552009-57205	\$14.97
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	LEAF RAKE FOR POOL	552009-57205	\$19.98
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	SIGNS (5) NO LIFEGUARD	549900-57205	\$200.00
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	SHARK ROTATOR XL REACH VACUUM	546001-57201	\$149.98
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	2 BLACK CARTRIDGES-HP PRINTER	551002-57201	\$60.55
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	SILICONE FOR AED BOX	546001-57205	\$3.98
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	GRAY IRRIGATION ROCK	549900-57205	\$62.98
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	LAPTOP STAND HP ENVY	551002-57201	\$19.99
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	PLASTIC DOCUMENT HOLDERS	551002-57201	\$9.98
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	THERMOMETER	552009-57205	\$7.98
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	PUMICE	552009-57205	\$5.98
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	PAINT SUPPLIES	546001-57205	\$16.34
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	CLEANING	552083-57201	\$4.28
001	57059	05/08/18	BB&T	042518-0985	PURCHASES 3/22/18-4/16/18	CLEANING	552083-57240	\$4.29
001	57060	05/08/18	BRIAN PESCHL	27335	QTRLY PEST SVC	Contract-Pest Control	534125-57214	\$36.25
001	57060	05/08/18	BRIAN PESCHL	27335	QTRLY PEST SVC	Contract-Pest Control	534125-57201	\$72.50
001	57060	05/08/18	BRIAN PESCHL	27335	QTRLY PEST SVC	Contract-Pest Control	534125-57240	\$36.25
001	57061	05/08/18	CENTURYLINK	041118-4553	SVC 4/11-5/10 #471704553	INSTALL	541005-57205	\$69.00
001	57061	05/08/18	CENTURYLINK	041118-4553	SVC 4/11-5/10 #471704553	REG CHARGE	541005-57205	\$52.03
001	57062	05/08/18	ECO LOGIC POOL SERVICE	0001945	REPAIR PLUMBING	REPAIR UNDERGROUND PLUMBING/POOL DECK 5/1	546074-57205	\$1,750.00
001	57063	05/08/18	OFFICE BUSINESS SYSTEMS INC	052122	COPIES-EXCESS BILLING	Communication - Teleph - Field	541005-57201	\$7.81
001	57064	05/08/18	PETTY CASH	043018	PETTY CASH APRIL 2018	SMALL OFFICE RUG	546001-57201	\$9.66
001	57064	05/08/18	PETTY CASH	043018	PETTY CASH APRIL 2018	DINNER FOR NEW POOL ATTENDANTS	549900-57205	\$38.31
001	57065	05/10/18	CITY OF TALLAHASSEE	050118-5610	SVC 3/28-4/26/18	Utility - Irrigation	543014-57201	\$1,011.23
001	57065	05/10/18	CITY OF TALLAHASSEE	050118-5610	SVC 3/28-4/26/18	Utility - General	543001-57201	\$1,300.79
001	57065	05/10/18	CITY OF TALLAHASSEE	050118-5610	SVC 3/28-4/26/18	Utility - Refuse Removal	543020-57201	\$95.42
001	57066	05/11/18	FLORIDA DEPARTMENT OF LAW ENFORCEMENT	1582348	CRIMINAL HISTORY CHECK	Misc-Contingency	549900-57205	\$72.00
001	57067	05/15/18	QUALITY FLOOR CLEANING, LLC	7059	GENERAL CLEANING APRIL	Contracts-Janitorial Services	534026-57201	\$140.00
001	57067	05/15/18	QUALITY FLOOR CLEANING, LLC	7059	GENERAL CLEANING APRIL	Contracts-Janitorial Services	534026-57214	\$70.00
001	57067	05/15/18	QUALITY FLOOR CLEANING, LLC	7059	GENERAL CLEANING APRIL	Contracts-Janitorial Services	534026-57240	\$140.00
001	57071	05/23/18	CAPITAL SECURITY AND	73586	INSTALL EMERGENCY CALL BOX-POO	EMERGENCY CALL BOX BY POOL AREA	549900-57205	\$1,575.00
001	57072	05/23/18	CITY OF TALLAHASSEE	051018-5610	SVC 4/12/18-5/10/18	Electricity - Streetlighting	543013-57201	\$108.88

PINEY-Z
Community Development District

Payment Register by Fund
For the Period from 05/1/2018 to 06/30/2018
(Sorted by Check / ACH No.)

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001	57073	05/23/18	COMCAST	051118-3478	SVC 5/25/18-6/24/18	Utility - Other	543004-57201	\$182.05
001	57074	05/23/18	LEWIS, LONGMAN, & WALKER, P.A.	MCL-124691	PROFESSIONAL SVC 4/12-4/30/18	ProfServ-Legal Services	531023-51401	\$504.00
001	57075	05/23/18	PEDDIE CHEMICAL COMPANY	410048535	CALCIUM CHLORIDE	Op Supplies - Pool Chemicals	552009-57205	\$996.80
001	57076	05/25/18	CENTURYLINK	051118-4553	SVC 5/11-6/10/18	Communication - Teleph - Field	541005-57205	\$52.03
001	57077	05/25/18	MARPAN SUPPLY CO., INC.	1486724	CONTAINER RENTAL 6/1/18	Contract-Dumpster Rental	534098-57201	\$26.00
001	57079	06/01/18	DR CHRISTIAN UKAGA	053118	REFUND BALANCE	REFUND DEPOSIT	220000	\$356.00
001	57080	06/01/18	INFRAMARK, LLC	30748	MGMT FEES MAY 2018	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,731.25
001	57080	06/01/18	INFRAMARK, LLC	30748	MGMT FEES MAY 2018	Postage and Freight	541006-51301	\$10.34
001	57080	06/01/18	INFRAMARK, LLC	30748	MGMT FEES MAY 2018	Printing and Binding	547001-51301	\$0.36
001	57081	06/01/18	PINEY Z HOMEOWNERS ASSOCIATION	053018	ANNUAL PLAYGROUND LEASE PYMT	Misc-Contingency	549900-57240	\$1.00
001	57082	06/01/18	TALL TIMBERS SERVICES, INC.	20314	BACKFLOW CERTIFICATION	R&M-Backflow Inspection	546459-57240	\$315.00
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	CPR-AED TRAINING	549900-57205	\$160.00
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	CHOLRINATOR VENTS	546001-57205	\$12.89
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	8 POOL ATTENDANT SHIRTS	549900-57205	\$196.73
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	STICKERS FOR NEW SIGNS	549900-57205	\$30.00
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	CLEANING	552083-57201	\$40.26
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	CLEANING	552083-57214	\$48.84
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	CLEANING	552083-57240	\$30.88
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	REPAIR OF SHOWER HEADS	546001-57205	\$9.70
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	OIL FOR EQUIPMENT	546001-57240	\$17.94
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	SCRUB BRUSH	552009-57205	\$8.98
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	CORNER BRUSH	552009-57205	\$3.43
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	GAS FOR EQUIPMENT	546001-57240	\$12.34
001	57083	06/06/18	BB&T	0985-052518	PURCHASES 4/25/18-5/23/18	WEBSITE SECURITY RENEWAL	549942-57201	\$83.88
001	57084	06/06/18	OFFICE BUSINESS SYSTEMS INC	052418 1	COPIES-EXCESS BILLING	R&M-Copier	546477-57201	\$21.25
001	57085	06/07/18	ALWAYS IMPROVING LLC	16808	5/31/18 MAINTENANCE	Contracts-Fitness Equipment	534071-57214	\$100.00
001	57086	06/07/18	CITY OF TALLAHASSEE	053118-5610	SVC 4/27/18-5/24/18	Utility - Irrigation	543014-57201	\$215.15
001	57086	06/07/18	CITY OF TALLAHASSEE	053118-5610	SVC 4/27/18-5/24/18	Utility - General	543001-57201	\$1,286.14
001	57086	06/07/18	CITY OF TALLAHASSEE	053118-5610	SVC 4/27/18-5/24/18	Utility - Refuse Removal	543020-57201	\$95.42
001	57087	06/07/18	S & R LANDSCAPING, LLC	1910	LAWN CARE MAY 2018	Contr-Landscape-Amenities Area	534053-53901	\$1,005.00
001	57088	06/08/18	FLORIDA MUNICIPAL INSURANCE TR	060118-0827	FOURTH INSTALL BILLING FY17/18	Workers' Compensation	524001-57201	\$779.36
001	57088	06/08/18	FLORIDA MUNICIPAL INSURANCE TR	060118-0827	FOURTH INSTALL BILLING FY17/18	Insurance - General Liability	545002-51301	\$1,457.13
001	57088	06/08/18	FLORIDA MUNICIPAL INSURANCE TR	060118-0827	FOURTH INSTALL BILLING FY17/18	PROPERTY	545002-51301	\$1,119.01
001	57090	06/14/18	LEWIS, LONGMAN, & WALKER, P.A.	MCL-125094	PROFESSIONAL SVCS MAY 2018	ProfServ-Legal Services	531023-51401	\$3,496.00
001	57091	06/19/18	CITY OF TALLAHASSEE	061218-5610	SVC 5/11/18-6/12/18	Electricity - Streetlighting	543013-57201	\$111.64
001	57092	06/19/18	FEDEX	6-196-69284	SVC 5/22/18 & 5/23/18	Communication - Teleph - Field	541005-51301	\$24.10
001	57093	06/19/18	RICK EVANS	053118	MILEAGE REIMBURSEMENT- MAY	Misc-Mileage Reimbursement	549951-57201	\$21.80
001	57094	06/19/18	TALLAHASSEE MEDIA GROUP	0001699073	NOTICE OF QUALIFING PERIOD	Legal Advertising	548002-51301	\$102.22
001	57095	06/21/18	APALACHEE ACE	014460/1	PHONE CORD- LODGE	R&M-Electrical	546020-57201	\$14.98
001	57098	06/26/18	ALWAYS IMPROVING LLC	16807	TRUE TREADMILL-CRACK MOTOR	R&M-Equipment	546022-57214	\$324.42
001	57099	06/26/18	MARPAN SUPPLY CO., INC.	1490078	CONTAINER RENTAL 7/1/18	Contract-Dumpster Rental	534098-57201	\$26.00
001	57100	06/26/18	QUALITY FLOOR CLEANING, LLC	7106	GENERAL CLEANING	Contracts-Janitorial Services	534026-57214	\$80.00
001	57100	06/26/18	QUALITY FLOOR CLEANING, LLC	7106	GENERAL CLEANING	Contracts-Janitorial Services	534026-57201	\$160.00
001	57100	06/26/18	QUALITY FLOOR CLEANING, LLC	7106	GENERAL CLEANING	Contracts-Janitorial Services	534026-57240	\$160.00

PINEY-Z
Community Development District

Payment Register by Fund
For the Period from 05/1/2018 to 06/30/2018
(Sorted by Check / ACH No.)

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001	57101	06/27/18	CENTURYLINK	061118-4553	SVC 6/11-7/10/18	Communication - Teleph - Field	541005-57205	\$52.03
001	57102	06/27/18	COMCAST	061118-3478	SVC 6/25-7/24	Utility - Other	543004-57201	\$243.46
001	57103	06/28/18	ALWAYS IMPROVING LLC	16974	JUNE PREVENTATIVE MAINT	R&M-Equipment	546022-57214	\$100.00
001	57104	06/28/18	INFRAMARK, LLC	31641	MGMT FEES JUNE 2018	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,731.25
001	57104	06/28/18	INFRAMARK, LLC	31641	MGMT FEES JUNE 2018	Postage and Freight	541006-51301	\$16.45
001	DD000480	05/02/18	MELINDA J. PARKER	PAYROLL	May 02, 2018 Payroll Posting			\$1,871.54
001	DD000481	05/02/18	RICKY S EVANS	PAYROLL	May 02, 2018 Payroll Posting			\$1,404.93
001	57050	05/03/18	WILLIAM T. CREEK	PAYROLL	May 03, 2018 Payroll Posting			\$53.33
001	57051	05/03/18	JOSH L. ROBERTS	PAYROLL	May 03, 2018 Payroll Posting			\$53.33
001	57052	05/03/18	DIANA ORGAZ	PAYROLL	May 03, 2018 Payroll Posting			\$53.33
001	DD000482	05/16/18	MELINDA J. PARKER	PAYROLL	May 16, 2018 Payroll Posting			\$1,871.54
001	DD000483	05/16/18	RICKY S EVANS	PAYROLL	May 16, 2018 Payroll Posting			\$1,386.38
001	DD000484	05/16/18	WILLIAM T. CREEK	PAYROLL	May 16, 2018 Payroll Posting			\$252.11
001	DD000486	05/16/18	DIANA ORGAZ	PAYROLL	May 16, 2018 Payroll Posting			\$278.78
001	57068	05/21/18	JOSH L. ROBERTS	PAYROLL	May 21, 2018 Payroll Posting			\$159.07
001	DD000487	05/22/18	SHEA M. STROUD	PAYROLL	May 22, 2018 Payroll Posting			\$164.84
001	57069	05/24/18	MICHAEL D. LEE	PAYROLL	May 24, 2018 Payroll Posting			\$184.70
001	57070	05/24/18	CHERYL M. HUDSON	PAYROLL	May 24, 2018 Payroll Posting			\$180.12
001	DD000488	05/24/18	DELORES A. PINCUS	PAYROLL	May 24, 2018 Payroll Posting			\$184.70
001	DD000489	05/24/18	ARTHUR R. KIRBY	PAYROLL	May 24, 2018 Payroll Posting			\$180.12
001	DD000490	05/30/18	MELINDA J. PARKER	PAYROLL	May 30, 2018 Payroll Posting			\$1,871.54
001	DD000491	05/30/18	RICKY S EVANS	PAYROLL	May 30, 2018 Payroll Posting			\$1,386.38
001	DD000492	05/30/18	SHEA M. STROUD	PAYROLL	May 30, 2018 Payroll Posting			\$375.75
001	DD000493	05/30/18	WILLIAM T. CHEEK	PAYROLL	May 30, 2018 Payroll Posting			\$404.84
001	DD000494	05/30/18	DIANA ORGAZ	PAYROLL	May 30, 2018 Payroll Posting			\$458.21
001	57078	05/31/18	JOSH L. ROBERTS	PAYROLL	May 31, 2018 Payroll Posting			\$204.46
001	DD000495	06/13/18	MELINDA J. PARKER	PAYROLL	June 13, 2018 Payroll Posting			\$1,871.54
001	DD000496	06/13/18	RICKY S EVANS	PAYROLL	June 13, 2018 Payroll Posting			\$1,386.38
001	DD000497	06/13/18	SHEA M. STROUD	PAYROLL	June 13, 2018 Payroll Posting			\$385.45
001	DD000498	06/13/18	WILLIAM T. CHEEK	PAYROLL	June 13, 2018 Payroll Posting			\$300.60
001	DD000499	06/13/18	DIANA ORGAZ	PAYROLL	June 13, 2018 Payroll Posting			\$512.25
001	57089	06/14/18	JOSH L. ROBERTS	PAYROLL	June 14, 2018 Payroll Posting			\$156.91
001	DD000500	06/27/18	MELINDA J. PARKER	PAYROLL	June 27, 2018 Payroll Posting			\$1,871.54
001	DD000501	06/27/18	RICKY S EVANS	PAYROLL	June 27, 2018 Payroll Posting			\$1,428.14
001	DD000502	06/27/18	SHEA M. STROUD	PAYROLL	June 27, 2018 Payroll Posting			\$487.14
001	DD000503	06/27/18	WILLIAM T. CHEEK	PAYROLL	June 27, 2018 Payroll Posting			\$147.88
001	DD000504	06/27/18	DIANA ORGAZ	PAYROLL	June 27, 2018 Payroll Posting			\$371.75
001	57097	06/28/18	JOSH L. ROBERTS	PAYROLL	June 28, 2018 Payroll Posting			\$388.21

PINEY-Z
Community Development District

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Fund Total **\$170,064.50**

SERIES 2008 DEBT SERVICE FUND - 203

203	57096	06/21/18	PINEY - Z CDD C/O US BANK NATIONAL ASSOC	061818 1000	TRANSFER ASSESS SERIES 2008	Due From Other Funds	131000	\$10,201.00
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Fund Total **\$10,201.00**

Total Checks Paid **\$180,265.50**

Sixth Order of Business

PINEY-Z

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2019

Modified Tentative Budget

V1 7-16-18

Prepared by:



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PINEY-Z

Community Development District

Operating Budget

Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION				ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	ACTUAL	BUDGET	THRU	JUL-	PROJECTED	BUDGET
	FY 2015	FY 2016	FY 2017	FY 2018	JUN-2018	SEP 2018	FY 2018	FY 2019
REVENUES								
Interest - Investments	\$ 1,282	\$ 1,152	\$ 1,343	\$ 1,000	\$ 1,126	\$ 520	\$ 1,646	\$ 1,000
Interest - Tax Collector	28	-	-	-	329	-	329	-
Special Assmnts- Tax Collector	354,503	394,706	394,706	394,707	395,317	-	395,317	394,707
Special Assmnts- Discounts	(13,322)	(14,723)	(15,030)	(15,788)	(15,320)	-	(15,320)	(15,788)
Settlements	33,924	33,925	62,654	8,481	-	8,481	8,481	8,481
Other Miscellaneous Revenues	1,142	4,260	785	130	1,675	-	1,675	130
Access Cards	430	1,331	763	105	567	189	756	540
Pavilion Rental	400	240	320	200	720	240	960	400
Lodge Rental	11,222	11,055	13,225	13,000	9,595	3,198	12,793	13,500
TOTAL REVENUES	389,609	431,946	458,766	401,835	394,009	12,628	406,637	402,970
EXPENDITURES								
<i>Administrative</i>								
P/R-Board of Supervisors	15,400	16,600	8,600	12,000	3,200	3,200	6,400	9,000
FICA Taxes	1,178	1,270	658	918	245	245	490	689
ProfServ-Legal Services	36,000	24,000	24,042	24,000	18,117	6,039	24,156	24,000
ProfServ-Mgmt Consulting Serv	54,275	54,275	54,275	54,275	39,123	15,152	54,275	44,775
ProfServ-Special Assessment	4,637	4,637	4,637	4,637	4,637	-	4,637	4,637
Auditing Services	3,000	3,150	3,150	3,150	-	3,150	3,150	3,150
Postage and Freight	1,263	447	292	150	207	69	276	150
Insurance - General Liability	9,576	9,851	9,748	10,615	10,088	527	10,615	11,795
Printing and Binding	4,795	1,119	223	200	172	57	229	200
Legal Advertising	1,709	1,054	811	1,200	597	199	796	1,200
Miscellaneous Services	374	363	279	150	55	18	73	150
Misc-Assessmnt Collection Cost	10,235	11,399	11,390	11,841	11,400	-	11,400	11,841
Misc-Contingency	600	-	-	115	41	-	41	115
Office Supplies	554	77	-	250	-	83	83	250
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	143,771	128,417	118,280	123,676	88,057	28,740	116,797	112,127

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	FY 2016	FY 2017	BUDGET FY 2018	THRU JUN-2018	JUL- SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
Field								
Contr-Landscape-Amenities Area	9,430	8,545	9,849	12,312	9,486	2,826	12,312	14,452
R&M-Trees and Trimming	-	1,385	2,500	3,000	-	3,000	3,000	3,000
Misc-Hurricane Expense	-	-	2,150	-	-	-	-	-
Misc-Contingency	10,634	5,779	5,377	3,000	382	2,618	3,000	4,000
Total Field	20,064	15,709	19,876	18,312	9,868	8,444	18,312	21,452
Parks and Recreation - General								
Payroll-Maintenance	48,204	7,263	7,643	6,306	6,722	2,241	8,963	6,495
Payroll-Administrative	-	51,908	46,039	49,172	33,876	11,292	45,168	47,262
FICA Taxes	3,760	4,527	4,107	4,244	361	1,035	1,396	4,112
Workers' Compensation	4,928	2,616	3,038	2,842	3,334	1,111	4,445	3,747
Contracts-Janitorial Services	-	3,250	2,505	2,340	1,680	660	2,340	2,340
Contracts-Security Services	4,903	3,557	1,846	1,524	585	939	1,524	1,480
Contracts-Fire Exting. Insp.	-	-	350	350	175	175	350	350
Contract-Copier Maintenance	-	-	82	240	104	136	240	100
Contract-Dumpster Rental	-	-	-	312	234	78	312	312
Contracts-Pest Control	-	-	-	429	427	2	429	498
Contracts-Fire Insp Sprinkler System	-	-	250	300	-	300	300	300
Contract-Website Hosting	-	-	-	240	-	240	240	97
Communication - Teleph - Field	1,031	-	100	100	90	10	100	100
Postage and Freight	104	-	40	50	-	50	50	50
Utility - General	13,269	15,116	15,504	16,000	11,045	3,682	14,727	16,500
Utility - Other	2,343	2,389	3,129	3,792	2,798	933	3,731	3,520
Electricity - Streetlighting	1,438	1,290	1,183	1,380	1,106	369	1,475	1,500
Utility - Irrigation / Pool	1,618	2,372	2,819	2,500	2,995	998	3,993	3,000
Utility - Refuse Removal	1,404	1,372	1,007	1,100	858	286	1,144	1,200

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	FY 2016	FY 2017	BUDGET FY 2018	THRU JUN-2018	JUL- SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
Rental Dumpster	-	-	312	-	-	-	-	-
R&M-General	12,815	7,973	3,081	3,500	614	205	819	3,000
R&M-Electrical	-	-	440	300	390	130	520	400
R&M-Pest Control	858	858	858	-	-	-	-	-
R&M-Roof	-	-	75	300	-	300	300	300
R&M-Emergency& Disaster Relief	-	-	3,750	-	-	-	-	-
R&M-Fire Equipment	-	-	12	200	-	200	200	100
R&M-Flooring	-	-	1,236	-	-	-	-	1,360
R&M-Plumbing	-	-	11	300	3	297	300	250
Misc-Contingency	10,068	49	1,785	3,000	171	2,829	3,000	3,000
Misc-Information Technology	3,523	365	1,075	450	266	184	450	886
Misc-Mileage Reimbursement	-	-	303	450	279	93	372	450
Office Supplies	5,087	2,739	3,260	1,500	1,899	633	2,532	2,000
Supplies-Cleaning & Paper	-	-	449	350	205	68	273	400
Subscriptions and Memberships	925	750	-	-	-	-	-	1,000
Impr. Sewer Connection	10,273	-	-	-	-	-	-	-
Capital Outlay	25,005	13,380	-	-	-	-	-	-
Non-Capitalized New Equipment	-	-	8,622	-	-	-	-	-
Reserves-Lodge	-	-	-	3,525	-	-	-	-
Total Parks and Recreation - General	158,876	128,718	114,911	107,096	70,217	29,475	99,692	106,109

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	FY 2016	FY 2017	BUDGET	THRU	JUL-	PROJECTED	BUDGET
	FY 2015	FY 2016	FY 2017	FY 2018	JUN-2018	SEP 2018	FY 2018	FY 2019
Swimming Pool								
Payroll-Pool Attendants	23,429	17,280	18,040	21,353	5,765	1,922	7,687	22,022
Payroll-Maintenance	-	5,519	11,322	18,919	5,746	1,915	7,661	15,154
Payroll-Administrative	-	6,803	11,393	6,556	4,484	1,495	5,979	6,752
Payroll - Overtime	319	569	-	-	-	-	-	-
FICA Taxes	1,817	2,308	3,118	3,582	3,448	408	3,856	3,360
ProfServ-Pool Maintenance	5,500	6,000	1,500	-	-	-	-	-
Communication - Teleph - Field	862	147	102	100	315	105	420	715
R&M-General	2,556	1,848	140	1,000	218	73	291	500
R&M-Electrical	-	-	148	150	-	150	150	200
R&M-Pools	4,954	2,322	1,359	5,000	4,570	430	5,000	1,000
Misc-Licenses & Permits	-	275	250	275	250	25	275	250
Misc-Contingency	1,160	1,440	2,284	4,000	2,414	805	3,219	3,000
Op Supplies - Pool Chemicals	4,900	2,665	2,568	3,250	1,243	2,007	3,250	3,275
Non-Capitalized New Equipment	-	-	3,904	-	51,893	-	51,893	-
Reserve - Pool	-	-	-	25,000	25,000	-	25,000	-
Reserves-Pool Equipment	-	-	-	2,085	-	-	-	-
Reserves-Pool Filters	-	-	-	500	-	-	-	-
Reserves-Pool Pumps	-	-	-	1,500	-	-	-	4,700
Total Swimming Pool	45,497	51,599	56,337	93,270	105,346	9,334	114,680	60,928

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	FY 2016	FY 2017	BUDGET	THRU	JUL-	PROJECTED	BUDGET
				FY 2018	JUN-2018	SEP 2018	FY 2018	FY 2019
<i>Fitness Center</i>								
Payroll-Maintenance	1,096	1,873	942	2,102	930	310	1,240	2,165
Payroll-Administrative	-	983	2,167	3,278	2,201	734	2,935	6,751
FICA Taxes	84	218	238	412	181	80	261	682
Contracts-Janitorial Services	-	-	1,345	1,560	1,190	397	1,587	1,560
Contracts-Fitness Equipment	-	-	1,200	1,200	800	267	1,067	1,200
Contracts-Pest Control	-	-	-	215	178	59	237	215
R&M-General	931	626	65	750	106	344	450	400
R&M-Electrical	-	-	37	200	84	116	200	150
R&M-Equipment	1,350	2,863	-	1,250	835	278	1,113	1,500
Misc-Contingency	-	-	-	1,250	95	1,155	1,250	750
Supplies-Cleaning & Paper	-	-	600	325	164	55	219	750
Capital Outlay	19,131	4,993	-	-	-	-	-	-
Non-Capitalized New Equipment	-	-	9,064	1,112	-	1,112	1,112	-
Total Fitness Center	22,592	11,556	15,658	13,654	6,764	4,906	11,670	16,123
<i>Park & Grounds</i>								
Payroll-Maintenance	5,794	15,761	20,793	14,715	16,135	5,378	21,513	19,484
Payroll-Administrative	-	2,085	3,670	6,556	4,259	1,420	5,679	6,752
Payroll - Overtime	-	569	-	-	-	-	-	-
FICA Taxes	443	1,409	1,872	1,627	1,273	424	1,697	2,007
Contracts-Janitorial Services	-	-	1,150	1,300	585	553	1,138	1,300
Contracts-Roof	-	-	-	300	-	300	300	145
Contracts-Pest Control	-	-	-	214	109	105	214	325
R&M-General	2,697	1,750	1,416	1,750	170	1,580	1,750	1,750
R&M-Electrical	-	-	359	450	81	369	450	400
R&M-Irrigation	-	-	1,244	750	638	213	851	1,250
R&M-Backflow Inspection	-	-	315	255	315	105	420	316
Misc-Hurricane Expense	-	604	10,304	-	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUN-2018	PROJECTED JUL- SEP 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Misc-Contingency	7,316	2,843	157	4,000	35	2,465	2,500	2,000
Supplies-Cleaning & Paper	-	-	153	160	66	94	160	225
Capital Outlay	430	4,101	-	-	-	-	-	-
Non-Capitalized New Equipment	-	-	1,683	-	-	-	-	3,000
Reserve - Gutters	-	-	-	3,750	-	-	-	4,250
Reserve - Mulch	-	-	-	1,000	-	-	-	2,250
Reserve - Parking Lot	-	-	-	9,000	-	-	-	29,000
Total Park & Grounds	16,680	29,122	43,116	45,827	23,666	13,006	36,672	80,454
Reserves								
Reserve - CDD Amenity	-	-	-	-	-	-	-	5,777
Total Reserves	-	-	-	-	-	-	-	5,777
TOTAL EXPENDITURES & RESERVES	407,480	365,121	368,178	401,835	303,918	93,905	397,823	402,970
Excess (deficiency) of revenues								
Over (under) expenditures	(17,871)	66,825	90,588	-	90,091	(81,277)	8,814	-
Net change in fund balance	(17,871)	66,825	90,588	-	90,091	(81,277)	8,814	-
FUND BALANCE, BEGINNING	162,161	144,290	211,115	301,703	294,439	-	294,439	303,253
FUND BALANCE, ENDING	\$ 144,290	\$ 211,115	\$ 301,703	\$ 301,703	\$ 384,530	\$ (81,277)	\$ 303,253	\$ 303,253

Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 303,253
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	45,977
Total Funds Available (Estimated) - 9/30/2019	349,230

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - Operating Capital 100,743 ⁽¹⁾

Contribution CDD Amenity prior years	79,314	<u>79,314</u>
Reserve - Lodge prior years	7,050	
Reserve - Lodge FY 2019	-	<u>7,050</u>
Reserve - Parking Lot prior years	7,000	
Reserve - Parking Lot FY 2019	29,000	<u>36,000</u>
Reserve - Pool prior years	8,500	
Reserve - Pool FY 2019	-	<u>8,500</u>
Reserve - Pool Equipment prior years	4,170	
Reserve - Pool Equipment FY 2019	-	<u>4,170</u>
Reserve - Pool Filters prior years	1,000	
Reserve - Pool Filters FY 2019	-	<u>1,000</u>
Reserve - Pool Pumps prior years	3,300	
Reserve - Pool Pumps FY 2019	4,700	<u>8,000</u>
Reserve - Gutters prior years	4,250	
Reserve - Gutters FY 2019	4,250	<u>8,500</u>

Community Development District

Reserve - Mulch prior years	1,000	
Reserve - Mulch FY 2019	2,250	<u>3,250</u>
Reserves - Other		
FY 2019 Settlement (2)	16,961	
		\$ 172,745
	Subtotal	<u>273,487</u>
Total Allocation of Available Funds		<u>273,487</u>
Total Unassigned (undesignated) Cash		<u>\$ 75,743</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 2019

REVENUES

Interest - Investments (361001-3000)

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 2019 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 2019

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 Inframark Infrastructure Management 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 Inframark 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 \$5,948 and the Property Insurance premium is \$4,068. 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 2019

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.

Miscellaneous - 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 budgeted amount for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Miscellaneous - 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 2019

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.

Miscellaneous - Contingency (549900-53901)

Necessary services and repairs which fall outside those specified in the landscaping contract, including plantings, sod, wood mulch applications, irrigation repairs, 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 (70%).

FICA Taxes (521001-57201)

Payroll tax for staff above.

Workers' Compensation (524001-57201)

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 2019

Expenditures – Parks and Recreation - General (continued)

Contracts - Fire Inspection (534094-57201)

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

Contracts - Copier Maintenance (534097-57201)

Cost to maintain copier.

Contracts - Dumpster Rental (534098-57201)

Cost to rent lodge dumpster from Marpan.

Contracts - Pest Control (534125-57201)

Annual termite inspection; quarterly treatment of the lodge.

Contracts - Fire Inspection Sprinkler System (534165-57201)

Inspection of the sprinkler system in the garage.

Contracts - Website Hosting (534384-57201)

Cost to maintain website.

Communication - Telephone-Field (541005-57201)

Purchase of TracFone for use by Buildings and Grounds Manager.

Postage and Freight (541006-57201)

Routine correspondence.

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 2019

Expenditures – Parks and Recreation - General (continued)

Utility - Irrigation (543014-57201)

City of Tallahassee charges for irrigation water and pool.

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.

Miscellaneous - Contingency (549900-57201)

Unanticipated operating expenses.

Miscellaneous - Information Technology (549942-57201)

IT support and website maintenance/assistance.

Miscellaneous - Mileage Reimbursement (549951-57201)

Reimbursement of mileage expenses.

PINEY-Z

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2019

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 – Pool Attendants (512005-57205)

Compensation of lifeguards (\$10.50 per hour).

Payroll - Maintenance (512006-57205)

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

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 2019

Expenditures – Swimming Pool (continued)

Communication - Telephone-Field (541005-57205)

TracFone for attendant 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.

Miscellaneous - License & Permits (549066-57205)

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

Miscellaneous - 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, respirator for chemical application, etc.

Reserves - Pool (568124-57205)

For pool shell repair.

Reserves - Pool Equipment (568125-57205)

For Dolphin replacement, chlorinator replacement, safety equipment replacement.

Reserves - Pool Filters (568127-57205)

For re-sanding of four filters.

Reserves - Pool Pumps (568129-57205)

For replacement of three pumps.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2019

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 (10%).

FICA Taxes (521001-57214)

Payroll tax for above.

Contracts - Janitorial Services (534026-57214)

Twice weekly cleaning of the Fitness Center.

Contracts - Fitness Equipment (534071-57214)

Monthly preventative maintenance contract with FitnessPro.

Contracts - Pest Control (534125-57214)

Annual termite inspection; quarterly treatment of the fitness center.

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.

Miscellaneous - Contingency (549900-57214)

Unanticipated operating expenses.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2019

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 (45%).

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, in season.

Contracts- Pest Control (534125-57214)

Quarterly treatment of the pavilion.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2019

Expenditures – Parks & Grounds (continued)

Contracts- Roof (534108-57240)

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.

Miscellaneous - Contingency (549900-57214)

Unanticipated operating expenses.

Supplies - Cleaning and Paper (552083-57214)

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

Reserves - Gutters (568096-57214)

For replacement of Pavilion gutters.

Reserves - Mulch (568109-57214)

Playground Mulch to 12 inches.

Reserves - Parking Lots (568117-57214)

For repair of all asphalt lots.

PINEY-Z

Community Development District

Debt Service Budgets

Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUN-2018	PROJECTED JUL- SEP 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES								
Interest - Investments	\$ 59	\$ 88	\$ 112	\$ 50	\$ 81	\$ 20	\$ 101	\$ 50
Special Assmnts- Tax Collector	79,355	55,903	55,903	55,899	55,989	-	55,899	55,899
Special Assmnts- Discounts	(2,982)	(2,085)	(2,129)	(2,236)	(2,170)	-	(2,170)	(2,236)
TOTAL REVENUES	76,432	53,906	53,886	53,713	53,900	20	53,830	53,713
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Trustee Fees	3,502	3,098	3,098	3,502	3,098	-	3,098	3,502
Misc-Assessmnt Collection Cost	2,291	1,615	1,613	1,677	1,615	-	1,615	1,677
Total Administrative	5,793	4,713	4,711	5,179	4,713	-	4,713	5,179
<i>Debt Service</i>								
Principal Debt Retirement	55,000	60,000	60,000	65,000	65,000	-	65,000	60,000
Principal Prepayments	5,000	-	10,000	-	-	-	-	-
Interest Expense	15,625	12,750	9,625	6,250	6,250	-	6,250	3,000
Total Debt Service	75,625	72,750	79,625	71,250	71,250	-	71,250	63,000
TOTAL EXPENDITURES	81,418	77,463	84,336	76,429	75,963	-	75,963	68,179
Excess (deficiency) of revenues								
Over (under) expenditures	(4,986)	(23,557)	(30,450)	(22,716)	(22,063)	20	(22,133)	(14,466)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUN-2018	PROJECTED JUL- SEP 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(22,716)	-	-	-	(14,466)
TOTAL OTHER SOURCES (USES)	-	-	-	(22,716)	-	-	-	(14,466)
Net change in fund balance	(4,986)	(23,557)	(30,450)	(22,716)	(22,063)	20	(22,133)	(14,466)
FUND BALANCE, BEGINNING	99,859	94,873	71,316	40,866	40,866	-	40,866	18,733
FUND BALANCE, ENDING	\$ 94,873	\$ 71,316	\$ 40,866	\$ 18,150	\$ 18,803	\$ 20	\$ 18,733	\$ 4,267

SERIES 2002 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$60,000	5.00%		\$1,500	
05/01/19	\$60,000	5.00%	\$60,000	\$1,500	\$63,000
Total			\$60,000	\$3,000	\$63,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUN-2018	PROJECTED JUL- SEP 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES								
Interest - Investments	\$ 97	\$ 173	\$ 294	\$ 100	\$ 286	\$ 60	\$ 346	\$ 100
Special Assmnts- Tax Collector	214,130	214,130	214,130	214,130	214,461	-	214,130	82,500
Special Assmnts- Discounts	(8,047)	(7,987)	(8,154)	(8,565)	(8,311)	-	(8,311)	(3,300)
TOTAL REVENUES	206,180	206,316	206,270	205,665	206,436	60	206,165	79,300
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	-	1,000	1,000	1,000
ProfServ-Trustee Fees	4,903	4,337	4,337	4,400	4,337	-	4,337	4,400
Misc-Assessmnt Collection Cost	6,182	6,184	6,179	6,424	6,185	-	6,185	2,475
Total Administrative	12,085	11,521	10,516	11,824	10,522	1,000	11,522	7,875
<i>Debt Service</i>								
Principal Debt Retirement	170,000	180,000	175,000	175,000	175,000	-	175,000	185,000
Principal Prepayments	55,000	-	-	-	-	-	-	-
Interest Expense	38,781	30,388	22,738	15,300	15,300	-	15,300	7,863
Total Debt Service	263,781	210,388	197,738	190,300	190,300	-	190,300	192,863
TOTAL EXPENDITURES	275,866	221,909	208,254	202,124	200,822	1,000	201,822	200,738
Excess (deficiency) of revenues								
Over (under) expenditures	(69,686)	(15,593)	(1,984)	3,541	5,614	(940)	4,343	(121,438)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUN-2018	PROJECTED JUL- SEP 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	3,541	-	-	-	(121,438)
TOTAL OTHER SOURCES (USES)	-	-	-	3,541	-	-	-	(121,438)
Net change in fund balance	(69,686)	(15,593)	(1,984)	3,541	5,614	(940)	4,343	(121,438)
FUND BALANCE, BEGINNING	212,919	143,233	127,640	125,656	125,656	-	125,656	129,999
FUND BALANCE, ENDING	\$ 143,233	\$ 127,640	\$ 125,656	\$ 129,197	\$ 131,270	\$ (940)	\$ 129,999	\$ 8,561

SERIES 2008 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/18	\$185,000	4.25%		\$3,931	
05/01/19	\$185,000	4.25%	\$185,000	\$3,931	\$192,863
Total			\$185,000	\$7,863	\$192,863

PINEY-Z

Community Development District

Debt Service Fund

Budget Narrative Fiscal Year 2019

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 FY2019 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 2019

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 Schedule

Fiscal Year 2019

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2019 vs Fiscal Year 2018
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		
		FY2019	FY2018	Percent Change	FY2019	FY2018	Percent Change	FY2019	FY2018	Percent Change	FY2019	FY2018	Percent Change
36	28	\$522.79	\$522.79	0.00%	\$75.51	\$196.00	-61.47%	\$47.90	\$47.90	0.00%	\$646.21	\$766.69	-15.71%
40	104	\$522.79	\$522.79	0.00%	\$83.91	\$217.78	-61.47%	\$53.75	\$53.75	0.00%	\$660.45	\$794.32	-16.85%
50	291	\$522.79	\$522.79	0.00%	\$115.14	\$298.85	-61.47%	\$66.53	\$66.53	0.00%	\$704.46	\$888.17	-20.68%
60	62	\$522.79	\$522.79	0.00%	\$115.14	\$298.85	-61.47%	\$79.83	\$79.83	0.00%	\$717.76	\$901.47	-20.38%
75	183	\$522.79	\$522.79	0.00%	\$157.33	\$408.34	-61.47%	\$99.79	\$99.79	0.00%	\$779.91	\$1,030.92	-24.35%
90	67	\$522.79	\$522.79	0.00%	\$188.79	\$490.00	-61.47%	\$123.61	\$123.61	0.00%	\$835.19	\$1,136.40	-26.51%
65	8	\$522.79	\$522.79	0.00%	\$117.47	\$304.90	-61.47%	\$0.00	\$0.00	n/a	\$640.26	\$827.69	-22.64%
50 gar	12	\$522.79	\$522.79	0.00%	\$117.47	\$304.90	-61.47%	\$9.08	\$9.08	0.00%	\$649.34	\$836.77	-22.40%
	755												

6A.

RESOLUTION 2018-5

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, 2018, AND ENDING SEPTEMBER 30, 2019.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, 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 23, 2018 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 2018 and/or revised projections for Fiscal Year 2019.

- 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, 2019, as Adopted by the Board of Supervisors on July 23, 2018."

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, 2018, and ending September 30, 2019, 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 23rd day of July, 2018.

ATTEST:

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

Bob Nanni
Secretary

Geraldine Cashin
Chairman

6B.

RESOLUTION 2018-6

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 2018-2019 (“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 2018-2019; 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 23rd day of July, 2018.

ATTEST:

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

Bob Nanni
Secretary

Geraldine Cashin
Chairman

Seventh Order of Business

**Piney-Z Community Development District
Property Manager's Report
July 12, 2018
for Meeting of July 23, 2018**

LODGE/GARAGE

- inspected all interior lodge lights; replaced as needed
- replaced all AC filters
- replaced flapper in second floor toilet
- office TV lost again to lightning
- HP printer had to be replaced when it ceased functioning

FITNESS CENTER

- all outstanding repairs completed – motor cover for treadmill, roller wheels for physiostep, etc.

PAVILION

- repaired men's room toilet

POOL

- replaced both shower heads
- due to rain had to lower water level multiple times – along with removal of untold numbers of frogs, and a snake or two...
- resolved issue of rear pool gate's not operating properly
- repaired two pool umbrellas
- cleaned pool tiles routinely
- continued to spray pool area for weeds
- replaced cables on OPEN/CLOSED signs
- multiple complaints regarding temperature of the water in the pool
- pool inspected, for second time this year, on 6-22-18; everything in order

PLAYGROUND

- trimmed shrubbery around Rosemary White sign, to expose the hydrangeas growing there

PARK AND GROUNDS

- had repaired two holes in the pavilion roof

GENERAL

- sold two pass holder passes, for \$522.79 each
- purchased Gatorade and water for pool staff

• <i>Updates since publication</i>	<i>TBD</i>
• <i>Paid rental reservations booked in May</i>	<i>5</i>
<i>Rental fees banked in May</i>	<i>\$1,700</i>
<i>Paid rental reservations booked in June</i>	<i>5</i>
<i>Rental fees banked in June</i>	<i>\$990.00</i>
 <i>Rental reservations booked in calendar 2018:</i>	 <i>25</i>
<i>Rental fees banked in calendar 2018:</i>	<i>\$6,660</i>