

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

SEPTEMBER 17, 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

September 6, 2018

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, September 17, 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. Approval of the Minutes of the July 23, 2018 Meeting
4. Acceptance of the May, June (not approved at the July 23rd meeting), July and August, 2018 Financial Statements and Approval of the Check Registers and Invoices
5. CDD Manager's Report
 - A. Asphalt Bids
6. District Manager's Report
7. District Attorney's Report
8. Old Business
 - A. Part-time Office Assistant or Intern (Kirby)
 - B. Additional Full-time Office Position (Kirby)
9. Supervisor Requests
 - A. Toys for Tots (Kirby)
 - B. Merit Award(s) (Kirby)
 - C. Prohibiting Bounce Houses on CDD Property (Cashin)
 - D. UPS Pod Holiday Request – Chuck Zaruba - (Cashin)
10. Audience Comments & Supervisor Response(s)

6:45 PM – Recess for Candidate Forum

7:00 PM -- Board of Supervisors Candidate Forum

(Note: No CDD official business will be conducted during this topic.)

11. Adjournment

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

Sincerely,

Bob Nanni/ms
District Manager

cc: Christopher Lyon Melinda Parker Bob Reid

Third Order of Business

**PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held Monday, July 23, 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
Cheryl Hudson
Art Kirby
Ann Pincus

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Bob Nanni
M. Christopher Lyon
Melinda Parker
Rick Evans
Residents

District Manager / Secretary
District Legal Counsel
CDD Manager
Buildings & Grounds Manager

The following is a summary of the discussions and actions taken at the July 23, 2018 Piney-Z Community Development District's Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

- Ms. Cashin requested the following be added to the agenda:
 - Under District Manager's Report
 - FY 2019 Board Meeting Dates
 - ADA Audit of website
 - Bounce House Survey of Fellow District Managers
 - BB&T Penalty for Bobcat Error (Lee)

Unapproved

- Under Supervisor Requests
 - Candidate Forum (Cashin)
- Under District Attorney's Report
 - Executive Session Regarding Security

On MOTION by Ms. Hudson, seconded by Ms. Pincus, to add the items, as listed, to the agenda was approved with votes as follow:

Cheryl Hudson - Aye

Ann Pincus - Aye

Gerry Cashin - Aye

THIRD ORDER OF BUSINESS

Audience Comments & Supervisor Response(s)

- Mr. Greg Moran inquired if the CDD uses a management company or employees.
 - Discussion followed on staffing.
- Mr. Vince Ric inquired as to the three-minute limit for speaker.
 - Ms. Cashin noted it has just been found to be necessary.
- Mr. Ric inquired if they met later would they have more attendance.
 - Ms. Cashin noted they will be working on the meeting schedule for next year tonight.
- Mr. Ric inquired if questions can be asked as they move through the agenda.
 - Ms. Cashin noted if they raise their hand and wait to be recognized.
- Mr. Ric thanked them for the assessments going down and inquired if it would continue.
 - Ms. Cashin noted the reduction is due to the bonds being paid off and they hope to have a reduction the following year.
- Ms. Terry Goodwin inquired how much of the assessment is the bond payment.
 - Ms. Cashin noted the information is on the assessment chart.
- Mr. Ric inquired what the Debt Service 2008 is?
 - Ms. Cashin noted it is the original bonds for the infrastructure.
 - Ms. Hudson noted the initial bonds were refinanced in 2008.
- Ms. Cashin addressed Inframark wanting to increase their fee by \$5,000 and the end result being a reduction in the Inframark fee of \$9,500.

- Ms. Marianna Dorsett inquired if the lot sizes are the frontage.
 - Ms. Cashin noted that is correct.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
May 21, 2018 Meeting**

On MOTION by Ms. Hudson, seconded by Ms. Pincus, the May 21, 2018 meeting minutes are approved with votes as follow:
Cheryl Hudson - Aye
Ann Pincus - Aye
Gerry Cashin - Aye

FIFTH ORDER OF BUSINESS

**Acceptance of the May and June,
2018 Financial Statements and
Approval of the Check Registers
and Invoices**

- Ms. Parker recommended the Board reject the May and June financial statements due to errors on the Balance Sheet.

Ms. Hudson MOVED to reject the May and June 2018 financial statements, check registers and invoices and Ms. Pincus seconded the motion.

- Ms. Parker outlined the error regarding reserves noting she has addressed it with Inframark and is expecting the corrected statements.
- An unidentified speaker inquired who the accountants and auditors are, and if they are the same.
 - Mr. Nanni noted they cannot be the same.
 - Ms. Parker noted the auditor is Berger, Toombs.
 - Ms. Cashin noted the accountants are part of Inframark.

On VOICE vote, the motion was approved with votes as follow:
Cheryl Hudson - Aye
Ann Pincus - Aye
Gerry Cashin - Aye

SIXTH ORDER OF BUSINESS

**Public Hearing to Consider the
Adoption of the Budget for Fiscal
Year 2019 and Levy of Non-Ad
Valorem Assessments**

On MOTION by Ms. Hudson seconded by Ms. Pincus, with all in favor, the public hearing was opened with votes as follow:

Cheryl Hudson - Aye

Ann Pincus - Aye

Gerry Cashin - Aye

- Ms. Hudson addressed reserves and spending within the fiscal year.
 - Ms. Parker noted reserves can be spent within the current fiscal year.

The record reflects Mr. Lyon has joined the meeting.

- Ms. Hudson noted there appears to be an error in the reserve calculation.
- Discussion followed on pool attendants and pool hours.

On MOTION by Ms. Hudson seconded by Ms. Pincus, the public hearing was closed with votes as follow:

Cheryl Hudson - Aye

Ann Pincus - Aye

Gerry Cashin - Aye

A. Consideration of Resolution 2018-5, Annual Appropriation and Adoption of the Budget

On MOTION by Ms. Hudson seconded by Ms. Pincus, 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 was adopted with votes as follow:

Cheryl Hudson - Aye

Ann Pincus - Aye

Gerry Cashin - Aye

B. Consideration of Resolution 2018-6, Levy of Non-Ad Valorem Assessments

On MOTION by Ms. Hudson seconded by Ms. Pincus, 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 was adopted with votes as follow:

Cheryl Hudson - Aye

Ann Pincus - Aye

Gerry Cashin - Aye

SEVENTH ORDER OF BUSINESS

CDD Manager's Report

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

- Ms. Parker reported:
 - The website has been updated, primarily with new photographs.
 - A notice has been added to the website that it is currently under renovation, to ensure accessibility by disabled individuals.
 - It is anticipated there will be around \$23,000, or more, remaining in the budget at the end of the fiscal year. If this holds true, staff would like to replace the wooden picnic tables by the pool at an estimated cost of \$5,000 to \$6,000.

Ms. Hudson MOVED to authorize the purchase of eight picnic tables at a cost not to exceed \$9,000, if the budget allows and Ms. Pincus seconded the motion.

On VOICE vote the motion was approved with votes as follow:

Cheryl Hudson - Aye

Ann Pincus - Aye

Gerry Cashin - Aye

- Ms. Parker continued her report:
 - For the September meeting she intends to present the asphalt and pavilion gutter bids.
 - She has received two calls regarding adult swim, requesting that it also be held on Saturday and Sunday.

- Discussion followed on the request to extend hours for weekend adult swim, pool preparations prior to opening and night time adult swim from 8:30 p.m. until 10:00 p.m.

The record will reflect Mr. Kirby has joined the meeting.

- Discussion continued on swim hours, with the consensus of the Board being to leave the pool hours and adult swim as is for this swim season.

EIGHTH ORDER OF BUSINESS

District Manager's Report

❖ **FY 2019 Board Meeting Dates**

- Discussion followed on a schedule for FY 2019.
 - November 26, 2018
 - January 28, 2019
 - March 25, 2019
 - May 20, 2019
 - July 22, 2019
 - September 23, 2019
 - Meetings to start at 6:00 p.m.

On MOTION by Ms. Hudson seconded by Ms. Pincus, the meeting schedule for FY 2019 was approved with votes as follow:

Cheryl Hudson - Aye

Ann Pincus – Aye

Art Kirby - Aye

Gerry Cashin - Aye

❖ **Web ADA Audit**

- Mr. Nanni addressed ADA compliance of the CDD website.
- Mr. Lyon outlined the lawsuit filed regarding ADA accessibility.
- Discussion followed on ADA Site Compliance, and the website technical audit they would perform for the District.
 - Mr. Kirby addressed the questions he sent to the District Manager and District Counsel.

- Discussion followed on compliance, the vendor being suggested, and timelines.
- Resident comments and questions were taken regarding ADA compliance and the website.
- Mr. Kirby inquired what Mr. Lyon's legal advice to the Board was.
- Mr. Lyon noted his legal advice is do something.
- Mr. Kirby inquired if any CDD managed by Inframark has used ADA Site Compliance, and if they have, what has been the outcome.
- Mr. Nanni noted it is too soon to know; they have not yet received the audits.

Mr. Kirby MOVED to hold a special meeting in two weeks to discuss the website. Motion died for lack of a second.

- Discussion continued on moving forward with making the website ADA compliant with numerous unidentified speakers providing comment.

Ms. Cashin MOVED authorizing the Chair to sign the ADA Site Compliance agreement to perform the website audit, provide the District Manager 48 hours to the vet ADA Site Compliance, the District to look for another firm to perform the audit at a cost not to exceed \$500, while the audit is being performed find a company/individual to make the compliance fixes to the website. MOTION died for lack of a second.

- Discussion continued on the website.
 - Ms. Pincus suggested hiring someone to bring them into compliance rather than perform the audit.
 - Mr. Kirby again voiced his concerns and inquired what criteria says the District is compliant or non-compliant.
 - Mr. Lyon noted the standards for compliance are in the ADA. In addition, Hopping Green and Sams issued a memo to clients addressing ADA compliance and provided a list of two providers they were able to identify and speak with.

On MOTION by Ms. Hudson seconded by Ms. Pincus, authorizing the Chair to sign the agreement with ADA Site Compliance to perform the website audit was approved with votes as follow:

Cheryl Hudson - Aye

Ann Pincus – Aye

Art Kirby – Aye

Gerry Cashin - Aye

❖ **Bounce House Survey of Fellow District Managers**

- Mr. Nanni addressed the survey of other District Managers noting responses as follows:
 - One stated if a resident wants to put a bounce house on common ground, they do not have a problem with it because they feel the common grounds belong to the community.
 - One noted the question has never been raised at the Districts he manages. It is assumed the site manager is approving them as it has never come before the Board.

❖ **BB&T Penalty for Bobcat Trail Error (Lee)**

- Mr. Nanni addressed the error, noting the answer to the penalty question is no penalty.
- Discussion returned to bounce houses and current District policy which is to allow bounce houses with the proper insurance.

Ms. Hudson MOVED not to allow bounce houses on CDD property and Ms. Pincus seconded the motion.

On VOICE vote with votes as follow:

Cheryl Hudson - Aye

Ann Pincus – Aye

Art Kirby – Nay

- Mr. Lyon noted having insurance does not keep the District from being sued.

The vote continued on the motion which was approved with the vote as follow:

Gerry Cashin – Aye

- Ms. Cashin addressed having six candidates running for seats on the CDD Board, and inquired if they can schedule a Candidate Forum.
 - Mr. Lyon noted they can; if they are going to have more than one sitting Board member they will be tripping into a public meeting and will need to notice the meeting.
 - Ms. Cashin inquired if the Board member would be paid.
 - Discussion followed on official meetings and Board member pay with it being noted a Board member can waive getting paid for a meeting.
 - It was suggested that it be part of the September 17th meeting placed at the end of the regular meeting and anyone who wished to stay could. Mr. Lyon noted they need to make sure they reach out and invite all of the candidates.
 - Mr. Kirby noted he thinks it needs to be a separate event.
 - An unidentified speaker volunteered to moderate the Candidate Forum.
 - Mr. Lyon suggested a note be placed on the agenda for the Candidate Forum item stating no official business will be conducted under this topic.

NINTH ORDER OF BUSINESS

District Attorney's Report

❖ Executive Session – Regarding Security

- Mr. Lyon reported the Board would be going into an Executive Session. He addressed Florida Sunshine Law, noting there is an exception from public meeting laws relating to security systems and plans for Government entities. Recently a security issue came to the Board's attention which may affect the security system and the Board would like to discuss it in Executive Session. At this point they will close the meeting, turn the recording off and no minutes will be taken while they discuss the security system issue.

The record will reflect recording of the meeting ended at 8:08 p.m.

TENTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Discussion Topics

A. Bounce House/Insurance Coverage Vendor

Previously addressed.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Pincus seconded by Ms. Hudson, with all in favor, the meeting was adjourned.

Bob Nanni
Secretary

Chair / Vice Chair

Fourth Order of Business

MAY

PINEY-Z

Community Development District

Financial Report

May 31, 2018

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

May 31, 2018

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-Lodge	7,050	-	-	7,050
Reserve-Mulch	1,000	-	-	1,000
Reserves - Other	16,961	-	-	16,961
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	3,300	-	-	3,300
Unassigned:	170,740	-	-	170,740
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	

JUNE

PINEY-Z

Community Development District

Financial Report

June 30, 2018

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

June 30, 2018

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-Lodge	7,050	-	-	7,050
Reserve-Mulch	1,000	-	-	1,000
Reserves - Other	16,961	-	-	16,961
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	3,300	-	-	3,300
Unassigned:	150,694	-	-	150,694
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
<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

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>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	

JULY

PINEY-Z

Community Development District

Financial Report

July 31, 2018

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

July 31, 2018

Balance Sheet

July 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 62,183	\$ -	\$ -	\$ 62,183
Cash On Hand/Petty Cash	250	-	-	250
Due From Other Funds	1,699	-	-	1,699
Investments:				
Money Market Account	325,531	-	-	325,531
Prepayment Account	-	3,250	1	3,251
Redemption Fund	-	648	-	648
Reserve Fund	-	6,250	-	6,250
Revenue Fund	-	9,499	132,154	141,653
Prepaid Items	269	-	-	269
TOTAL ASSETS	\$ 389,932	\$ 19,647	\$ 132,155	\$ 541,734
<u>LIABILITIES</u>				
Accounts Payable	\$ 11,590	\$ -	\$ -	\$ 11,590
Accrued Expenses	2,500	-	-	2,500
Deposits	494	-	-	494
Due To Other Funds	-	840	859	1,699
TOTAL LIABILITIES	14,584	840	859	16,283

Balance Sheet

July 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	269	-	-	269
Restricted for:				
Debt Service	-	18,807	131,296	150,103
Assigned to:				
Operating Reserves	98,829	-	-	98,829
Reserves - CDD Amenity	42,829	-	-	42,829
Reserves-Lodge	7,050	-	-	7,050
Reserve-Mulch	1,000	-	-	1,000
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	3,300	-	-	3,300
Unassigned:	196,651	-	-	196,651
TOTAL FUND BALANCES	\$ 375,348	\$ 18,807	\$ 131,296	\$ 525,451
TOTAL LIABILITIES & FUND BALANCES	\$ 389,932	\$ 19,647	\$ 132,155	\$ 541,734

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 833	\$ 1,559	\$ 726
Interest - Tax Collector	-	-	357	357
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	16,961	8,480
Other Miscellaneous Revenues	130	130	1,675	1,545
Access Cards	105	105	675	570
Pavilion Rental	200	-	880	880
Lodge Rental	13,000	10,790	10,675	(115)
TOTAL REVENUES	401,835	399,258	412,779	13,521
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	10,000	3,800	6,200
FICA Taxes	918	765	291	474
ProfServ-Legal Services	24,000	20,000	20,117	(117)
ProfServ-Mgmt Consulting Serv	54,275	45,230	42,854	2,376
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	3,150	-
Postage and Freight	150	125	773	(648)
Insurance - General Liability	10,615	10,615	10,016	599
Printing and Binding	200	167	173	(6)
Legal Advertising	1,200	600	597	3
Miscellaneous Services	150	125	72	53
Misc-Assessmnt Collection Cost	11,841	11,841	11,400	441
Misc-Contingency	115	95	41	54
Office Supplies	250	208	-	208
Annual District Filing Fee	175	175	175	-
Total Administration	123,676	107,733	98,096	9,637

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	10,260	10,290	(30)
R&M-Trees and Trimming	3,000	2,500	-	2,500
Misc-Contingency	3,000	2,500	382	2,118
Total Field	18,312	15,260	10,672	4,588
<u>Parks and Recreation - General</u>				
Payroll-Maintenance	6,306	4,435	6,953	(2,518)
Payroll-Administrative	49,172	42,270	37,659	4,611
FICA Taxes	4,244	3,572	668	2,904
Workers' Compensation	2,842	2,842	3,406	(564)
Contracts-Janitorial Services	2,340	1,950	1,820	130
Contracts-Security Services	1,524	1,524	780	744
Contracts-Fire Exting. Insp.	350	350	350	-
Contract-Copier Maintenance	240	200	123	77
Contract-Dumpster Rental	312	260	260	-
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	41	-	41
Utility - General	16,000	13,330	12,590	740
Utility - Other	3,792	3,160	2,798	362
Electricity - Streetlighting	1,380	1,150	1,105	45
Utility - Irrigation	2,500	2,083	3,401	(1,318)
Utility - Refuse Removal	1,100	920	953	(33)
R&M-General	3,500	2,920	668	2,252
R&M-Electrical	300	250	390	(140)
R&M-Roof	300	250	-	250
R&M-Fire Equipment	200	200	-	200
R&M-Plumbing	300	250	3	247
Misc-Contingency	3,000	2,500	271	2,229
Misc-Information Technology	450	375	528	(153)
Misc-Mileage Reimbursement	450	375	300	75
Office Supplies	1,500	1,250	2,435	(1,185)
Supplies-Cleaning & Paper	350	295	224	71
Reserves-Lodge	3,525	-	-	-
Total Parks and Recreation - General	107,096	87,749	78,202	9,547

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	11,775	9,067	2,708
Payroll-Maintenance	18,919	14,000	7,364	6,636
Payroll-Administrative	6,556	5,300	4,988	312
FICA Taxes	3,582	2,376	3,863	(1,487)
Communication - Teleph - Field	100	100	368	(268)
R&M-General	1,000	833	218	615
R&M-Electrical	150	125	-	125
R&M-Pools	5,000	3,750	4,570	(820)
Misc-Licenses & Permits	275	275	250	25
Misc-Contingency	4,000	3,333	2,552	781
Op Supplies - Pool Chemicals	3,250	2,300	1,243	1,057
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	69,167	111,376	(42,209)
<u>Fitness Center</u>				
Payroll-Maintenance	2,102	1,750	1,022	728
Payroll-Administrative	3,278	2,730	2,453	277
FICA Taxes	412	340	207	133
Contracts-Janitorial Services	1,560	1,300	1,270	30
Contracts-Fitness Equipment	1,200	1,000	900	100
Contracts-Pest Control	215	178	178	-
R&M-General	750	625	106	519
R&M-Electrical	200	167	84	83
R&M-Equipment	1,250	1,041	735	306
Misc-Contingency	1,250	1,041	95	946
Supplies-Cleaning & Paper	325	270	197	73
Non-Capitalized New Equipment	1,112	1,112	-	1,112
Total Fitness Center	13,654	11,554	7,247	4,307

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	12,260	17,521	(5,261)
Payroll-Administrative	6,556	5,460	4,762	698
FICA Taxes	1,627	1,355	1,418	(63)
Contracts-Janitorial Services	1,300	1,080	860	220
Contracts-Roof	300	300	75	225
Contracts-Pest Control	214	178	109	69
R&M-General	1,750	1,460	397	1,063
R&M-Electrical	450	375	81	294
R&M-Irrigation	750	625	638	(13)
R&M-Backflow Inspection	255	255	315	(60)
Misc-Contingency	4,000	3,333	35	3,298
Supplies-Cleaning & Paper	160	130	66	64
Reserve-Gutters	3,750	3,750	-	3,750
Reserve-Mulch	1,000	-	-	-
Reserve - Parking Lot	9,000	-	-	-
Total Park & Grounds	45,827	30,561	26,277	4,284
TOTAL EXPENDITURES	401,835	322,024	331,870	(9,846)
Excess (deficiency) of revenues Over (under) expenditures	-	77,234	80,909	3,675
Net change in fund balance	\$ -	\$ 77,234	\$ 80,909	\$ 3,675
FUND BALANCE, BEGINNING (OCT 1, 2017)	294,439	294,439	294,439	
FUND BALANCE, ENDING	\$ 294,439	\$ 371,673	\$ 375,348	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 41	\$ 85	\$ 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	53,704	53,904	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)	(22,725)	(22,059)	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)	\$ (22,725)	\$ (22,059)	\$ 666
FUND BALANCE, BEGINNING (OCT 1, 2017)	40,866	40,866	40,866	
FUND BALANCE, ENDING	\$ 18,150	\$ 18,141	\$ 18,807	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 83	\$ 312	\$ 229
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	205,648	206,462	814
<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	3,524	5,640	2,116
<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	\$ 3,524	\$ 5,640	\$ 2,116
FUND BALANCE, BEGINNING (OCT 1, 2017)	125,656	125,656	125,656	
FUND BALANCE, ENDING	\$ 129,197	\$ 129,180	\$ 131,296	

AUGUST

MEMORANDUM

TO: Board of Supervisors, PineyZ CDD
FROM: Sonia Rowley, District Accountant
CC: Bob Nanni, District Manager
DATE: September 4, 2018
SUBJECT: August Financials

Please find attached the August 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 sonia.rowley@inframark.com

General Fund

Liabilities

- Due to/Due From - \$1,699 are Tax Assessment receipts to be submitted to the Trustee.

Fund Balance

- Assigned Reserves: The balances have been adjusted to reflect the new total of \$178,428.
- 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 103% of adopted budget.

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

Total Expenditures through August were at a favorable 89% 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.

PINEY-Z

Community Development District

Financial Report

August 31, 2018

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

August 31, 2018

Balance Sheet
August 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 88,061	\$ -	\$ -	\$ 88,061
Cash On Hand/Petty Cash	250	-	-	250
Due From Other Funds	1,699	-	-	1,699
Investments:				
Money Market Account	265,531	-	-	265,531
Prepayment Account	-	3,250	1	3,251
Redemption Fund	-	649	-	649
Reserve Fund	-	6,250	-	6,250
Revenue Fund	-	9,504	132,188	141,692
Prepaid Items	269	-	-	269
TOTAL ASSETS	\$ 355,810	\$ 19,653	\$ 132,189	\$ 507,652
<u>LIABILITIES</u>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	4,837	-	-	4,837
Deposits	494	-	-	494
Due To Other Funds	-	840	859	1,699
TOTAL LIABILITIES	5,331	840	859	7,030

Balance Sheet
August 31, 2018

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
FUND BALANCES				
Nonspendable:				
Prepaid Items	269	-	-	269
Restricted for:				
Debt Service	-	18,813	131,330	150,143
Assigned to:				
Operating Reserves	98,829	-	-	98,829
Reserves - CDD Amenity	42,829	-	-	42,829
Reserves-Lodge	7,050	-	-	7,050
Reserve-Mulch	1,000	-	-	1,000
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	3,300	-	-	3,300
Unassigned:	171,782	-	-	171,782
TOTAL FUND BALANCES	\$ 350,479	\$ 18,813	\$ 131,330	\$ 500,622
TOTAL LIABILITIES & FUND BALANCES	\$ 355,810	\$ 19,653	\$ 132,189	\$ 507,652

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ 916	\$ 1,558	\$ 642
Interest - Tax Collector	-	-	357	357
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	16,961	8,480
Other Miscellaneous Revenues	130	130	1,675	1,545
Access Cards	105	105	855	750
Pavilion Rental	200	-	1,180	1,180
Lodge Rental	13,000	11,790	12,010	220
TOTAL REVENUES	401,835	400,341	414,593	14,252
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	11,000	3,800	7,200
FICA Taxes	918	842	291	551
ProfServ-Legal Services	24,000	22,000	22,117	(117)
ProfServ-Mgmt Consulting Serv	54,275	49,753	46,585	3,168
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	3,150	-
Postage and Freight	150	137	800	(663)
Insurance - General Liability	10,615	10,615	10,016	599
Printing and Binding	200	184	174	10
Legal Advertising	1,200	1,200	994	206
Miscellaneous Services	150	137	91	46
Misc-Assessmnt Collection Cost	11,841	11,841	11,400	441
Misc-Contingency	115	105	41	64
Office Supplies	250	229	-	229
Annual District Filing Fee	175	175	175	-
Total Administration	123,676	116,005	104,271	11,734
<u>Field</u>				
Contr-Landscape-Amenities Area	12,312	11,286	11,094	192
R&M-Trees and Trimming	3,000	2,750	-	2,750
Misc-Contingency	3,000	2,750	382	2,368
Total Field	18,312	16,786	11,476	5,310

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	4,940	7,277	(2,337)
Payroll-Administrative	49,172	46,200	41,441	4,759
FICA Taxes	4,244	3,912	982	2,930
Workers' Compensation	2,842	2,842	3,406	(564)
Contracts-Janitorial Services	2,340	2,145	1,980	165
Contracts-Security Services	1,524	1,524	1,655	(131)
Contracts-Fire Exting. Insp.	350	350	350	-
Contract-Copier Maintenance	240	220	123	97
Contract-Dumpster Rental	312	286	286	-
Contracts-Pest Control	429	429	499	(70)
Contracts-Fire Insp Sprinkler System	300	300	250	50
Contract-Website Hosting	240	240	-	240
Communication - Teleph - Field	100	100	90	10
Postage and Freight	50	45	-	45
Utility - General	16,000	14,663	13,790	873
Utility - Other	3,792	3,476	3,041	435
Electricity - Streetlighting	1,380	1,265	1,214	51
Utility - Irrigation	2,500	2,291	3,601	(1,310)
Utility - Refuse Removal	1,100	1,012	1,048	(36)
R&M-General	3,500	3,212	1,818	1,394
R&M-Electrical	300	275	390	(115)
R&M-Roof	300	275	-	275
R&M-Fire Equipment	200	200	-	200
R&M-Plumbing	300	275	3	272
Misc-Contingency	3,000	2,750	271	2,479
Misc-Information Technology	450	412	961	(549)
Misc-Mileage Reimbursement	450	412	337	75
Office Supplies	1,500	1,375	2,608	(1,233)
Supplies-Cleaning & Paper	350	325	261	64
Reserves-Lodge	3,525	-	-	-
Total Parks and Recreation - General	107,096	95,751	87,682	8,069

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	15,675	12,616	3,059
Payroll-Maintenance	18,919	16,000	9,074	6,926
Payroll-Administrative	6,556	6,500	5,492	1,008
FICA Taxes	3,582	2,919	4,304	(1,385)
Communication - Teleph - Field	100	100	421	(321)
R&M-General	1,000	916	218	698
R&M-Electrical	150	137	-	137
R&M-Pools	5,000	4,375	4,570	(195)
Misc-Licenses & Permits	275	275	250	25
Misc-Contingency	4,000	3,666	2,615	1,051
Op Supplies - Pool Chemicals	3,250	2,800	2,224	576
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	78,363	118,677	(40,314)
<u>Fitness Center</u>				
Payroll-Maintenance	2,102	1,925	1,126	799
Payroll-Administrative	3,278	3,003	2,706	297
FICA Taxes	412	374	234	140
Contracts-Janitorial Services	1,560	1,430	1,350	80
Contracts-Fitness Equipment	1,200	1,100	1,000	100
Contracts-Pest Control	215	215	214	1
R&M-General	750	687	106	581
R&M-Electrical	200	184	84	100
R&M-Equipment	1,250	1,145	735	410
Misc-Contingency	1,250	1,145	95	1,050
Supplies-Cleaning & Paper	325	297	234	63
Non-Capitalized New Equipment	1,112	1,112	-	1,112
Total Fitness Center	13,654	12,617	7,884	4,733

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	13,486	18,919	(5,433)
Payroll-Administrative	6,556	6,006	5,266	740
FICA Taxes	1,627	1,490	1,563	(73)
Contracts-Janitorial Services	1,300	1,188	1,020	168
Contracts-Roof	300	300	75	225
Contracts-Pest Control	214	214	145	69
R&M-General	1,750	1,606	440	1,166
R&M-Electrical	450	412	81	331
R&M-Irrigation	750	687	638	49
R&M-Backflow Inspection	255	255	315	(60)
Misc-Contingency	4,000	3,666	35	3,631
Supplies-Cleaning & Paper	160	143	66	77
Reserve-Gutters	3,750	3,750	-	3,750
Reserve-Mulch	1,000	-	-	-
Reserve - Parking Lot	9,000	-	-	-
Total Park & Grounds	45,827	33,203	28,563	4,640
TOTAL EXPENDITURES	401,835	352,725	358,553	(5,828)
Excess (deficiency) of revenues Over (under) expenditures	-	47,616	56,040	8,424
Net change in fund balance	\$ -	\$ 47,616	\$ 56,040	\$ 8,424
FUND BALANCE, BEGINNING (OCT 1, 2017)	294,439	294,439	294,439	
FUND BALANCE, ENDING	\$ 294,439	\$ 342,055	\$ 350,479	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 45	\$ 91	\$ 46
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	53,708	53,910	202
<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)	(22,721)	(22,053)	668
<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)	\$ (22,721)	\$ (22,053)	\$ 668
FUND BALANCE, BEGINNING (OCT 1, 2017)	40,866	40,866	40,866	
FUND BALANCE, ENDING	\$ 18,150	\$ 18,145	\$ 18,813	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 91	\$ 346	\$ 255
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	205,656	206,496	840
<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	3,532	5,674	2,142
<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	\$ 3,532	\$ 5,674	\$ 2,142
FUND BALANCE, BEGINNING (OCT 1, 2017)	125,656	125,656	125,656	
FUND BALANCE, ENDING	\$ 129,197	\$ 129,188	\$ 131,330	

PINEY-Z

Community Development District

Supporting Schedules

August 31, 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

August 31, 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%	\$88,061
Petty Cash	Petty Cash	Cash	0.00%	\$250
Public Funds Money Market Account	Centinnial Bank	Money Market Account	0.40%	\$265,531
			Subtotal	<u>\$353,842</u>
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%	\$649
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%	\$9,504
Series 2008 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$1
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$132,188
			Subtotal	<u>\$151,842</u>
			Total	<u><u>\$505,684</u></u>

Piney-Z CDD

Bank Reconciliation

Bank Account No. 2471 BB&T - GF
 Statement No. 08-18
 Statement Date 8/31/2018

G/L Balance (LCY)	88,061.32	Statement Balance	93,374.99
G/L Balance	88,061.32	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	93,374.99
Subtotal	88,061.32	Outstanding Checks	5,313.67
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	88,061.32	Ending Balance	88,061.32
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
8/27/2018	Payment	57151	INFRAMARK, LLC	3,745.53	0.00	3,745.53
8/28/2018	Payment	57152	PEDDIE CHEMICAL COMPANY	964.05	0.00	964.05
8/31/2018	Payment	57153	BB&T	603.09	0.00	603.09
Total Outstanding Checks.....				5,313.67		5,313.67

PINEY-Z

Community Development District

Payment Register by Bank Account

For the Period from 7/01/2018 to 8/31/2018

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
BB&T - GF - (ACCT# XXXXX2471)									
Check	57105	07/03/18	Vendor	BB&T	062518-0985	MISC PURCHASES 5/31-6/22/18	TESTING SUPPLIES	001-552009-57205	\$14.48
Check	57105	07/03/18	Vendor	BB&T	062518-0985	MISC PURCHASES 5/31-6/22/18	HOME DEPOT-MISC SMALLS	001-546001-57205	\$8.26
Check	57105	07/03/18	Vendor	BB&T	062518-0985	MISC PURCHASES 5/31-6/22/18	OP SUPPLIES	001-552009-57205	\$20.82
Check	57105	07/03/18	Vendor	BB&T	062518-0985	MISC PURCHASES 5/31-6/22/18	ROLLING KNEE PADS	001-546001-57205	\$21.49
Check	57105	07/03/18	Vendor	BB&T	062518-0985	MISC PURCHASES 5/31-6/22/18	OFFICE SUPPLIES	001-551002-57201	\$70.77
Check	57105	07/03/18	Vendor	BB&T	062518-0985	MISC PURCHASES 5/31-6/22/18	CLEANING	001-552083-57201	\$17.48
Check	57105	07/03/18	Vendor	BB&T	062518-0985	MISC PURCHASES 5/31-6/22/18	DRINKS FOR POOL STAFF	001-549900-57205	\$55.35
Check	57105	07/03/18	Vendor	BB&T	062518-0985	MISC PURCHASES 5/31-6/22/18	SIGNAGE	001-549900-57205	\$8.87
Check	57106	07/03/18	Vendor	CITY OF TALLAHASSEE	062818-5610	SVC 5/25/18-6/26/18	Utility - Irrigation	001-543014-57201	\$284.45
Check	57106	07/03/18	Vendor	CITY OF TALLAHASSEE	062818-5610	SVC 5/25/18-6/26/18	Utility - General	001-543001-57201	\$1,709.80
Check	57106	07/03/18	Vendor	CITY OF TALLAHASSEE	062818-5610	SVC 5/25/18-6/26/18	Utility - Refuse Removal	001-543020-57201	\$95.42
Check	57107	07/06/18	Vendor	OFFICE BUSINESS SYSTEMS INC	052719	EXCESS BILLING 5/30-6/30/18	R&M-Copier	001-546477-57201	\$24.05
Check	57108	07/06/18	Vendor	RICK EVANS	070218	MILEAGE JUNE 2018	Misc-Mileage Reimbursement	001-549951-57201	\$24.48
Check	57109	07/06/18	Vendor	S & R LANDSCAPING, LLC	1984	LAWN CARE JUNE 2018	Contr-Landscape-Amenities Area	001-534053-53901	\$804.00
Check	57110	07/12/18	Employee	JOSH L. ROBERTS	PAYROLL	July 12, 2018 Payroll Posting			\$608.66
Check	57111	07/12/18	Employee	CHAD R. CORRIVEAU	PAYROLL	July 12, 2018 Payroll Posting			\$347.14
Check	57112	07/16/18	Vendor	QUALITY FLOOR CLEANING, LLC	7183	GENERAL CLEANING JUNE	Contracts-Janitorial Services	001-534026-57201	\$160.00
Check	57112	07/16/18	Vendor	QUALITY FLOOR CLEANING, LLC	7183	GENERAL CLEANING JUNE	Contracts-Janitorial Services	001-534026-57214	\$80.00
Check	57112	07/16/18	Vendor	QUALITY FLOOR CLEANING, LLC	7183	GENERAL CLEANING JUNE	Contracts-Janitorial Services	001-534026-57240	\$160.00
Check	57113	07/18/18	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-125656	PROFESSIONAL SVCS 5/21-6/28/18	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57114	07/18/18	Vendor	MARPAN SUPPLY CO., INC.	1482525	CONTAINER RENTAL 5/1/18	Contract-Dumpster Rental	001-534098-57201	\$26.00
Check	57115	07/23/18	Vendor	CITY OF TALLAHASSEE	071218-5610	SVC 6/13-7/12/18	Electricity - Streetlighting	001-543013-57201	\$109.56
Check	57116	07/23/18	Vendor	FEDEX	6-238-90476	SVC 6/29/18	Postage and Freight	001-541006-57205	\$14.92
Check	57117	07/23/18	Vendor	FIRE PROFESSIONALS OF TALLAHASSEE	09949	FIRE INSPECTION	Contracts-Fire Exting. Insp.	001-534094-57201	\$175.00
Check	57118	07/26/18	Employee	JOSH L. ROBERTS	PAYROLL	July 26, 2018 Payroll Posting			\$87.27
Check	57119	07/26/18	Employee	CHERYL M. HUDSON	PAYROLL	July 26, 2018 Payroll Posting			\$180.12
Check	57120	07/25/18	Vendor	CENTURYLINK	071118-4553	SVC 7/11/18-8/10/18	Communication - Teleph - Field	001-541005-57205	\$52.82
Check	57121	07/26/18	Vendor	CAPITAL SECURITY AND	73640	MONITORING SVC 4TH QTR	Contracts-Security Services	001-534037-57201	\$195.00
Check	57122	07/26/18	Vendor	COMCAST	071118-3478	SVC 7/25-8/24	Utility - Other	001-543004-57201	\$243.47
Check	57123	07/26/18	Vendor	MARPAN SUPPLY CO., INC.	1493937	CONTAINER RENTAL 8/1/18	Contract-Dumpster Rental	001-534098-57201	\$26.00
Check	57124	07/26/18	Vendor	METAL BUILDING SERVICES INC	12630	REPAIR ROOF LEAK PAVILLION	R&M-General	001-546001-57240	\$75.00
Check	57124	07/26/18	Vendor	METAL BUILDING SERVICES INC	12630	REPAIR ROOF LEAK PAVILLION	Contracts-Roof	001-534108-57240	\$175.00
Check	57125	08/02/18	Vendor	BERGER, TOOMBS, ELAM, & FRANK	02116642	AUDIT FOR Y/E SEPT 30, 2017	Auditing Services	001-532002-51301	\$3,150.00
Check	57126	08/02/18	Vendor	CHRISTOS MANTZANAS	0000857	WEB DEVELOPMENT -UPDATE	Misc-Information Technology	001-549942-57201	\$262.50
Check	57127	08/02/18	Vendor	INFRAMARK, LLC	32406	MGMT FEES JULY 2018	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,731.25
Check	57127	08/02/18	Vendor	INFRAMARK, LLC	32406	MGMT FEES JULY 2018	Postage and Freight	001-541006-51301	\$15.51

PINEY-Z

Community Development District

Payment Register by Bank Account

For the Period from 7/01/2018 to 8/31/2018

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	57127	08/02/18	Vendor	INFRAMARK, LLC	32406	MGMT FEES JULY 2018	AUDIT	001-547001-51301	\$60.80
Check	57127	08/02/18	Vendor	INFRAMARK, LLC	32406	MGMT FEES JULY 2018	MAILING OF NOTICES	001-541006-51301	\$523.34
Check	57128	08/02/18	Vendor	RICK EVANS	07318	MILEAGE JULY 2018	Misc-Mileage Reimbursement	001-549951-57201	\$33.82
Check	57129	08/03/18	Vendor	S & R LANDSCAPING, LLC	2045	LAWN CARE JULY 2018	Contr-Landscape-Amenities Area	001-534053-53901	\$804.00
Check	57130	08/09/18	Employee	JOSH L. ROBERTS	PAYROLL	August 09, 2018 Payroll Posting			\$479.99
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	TRAINING FOR POOL STAFF/CHAD	001-549900-57205	\$42.00
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	CABLE FOR COMPUTER HOOK UP	001-551002-57201	\$3.97
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	NETGEAR 5 ETHERNET SWITCH	001-551002-57201	\$34.97
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	REPLACEMENT HP PRINTER	001-551002-57201	\$169.87
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	TWO POOL ATTENDANT SHIRTS	001-549900-57205	\$53.75
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	HOSE MEN	001-546001-57240	\$2.49
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	REPLACEMENT TV FOR CAMERAS	001-551002-57201	\$248.00
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	AC FILTERS	001-546001-57201	\$26.82
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	WORK GLOVES	001-546001-57240	\$19.99
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	WEED SPRAY	001-546001-57240	\$14.97
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	SCENT MISTERS	001-546001-57201	\$26.91
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	SAM'S CLUB MEMBERSHIP	001-549900-57201	\$100.00
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	PRINTER INK HP	001-551002-57201	\$78.98
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	CLEANING SUPPLIES	001-552083-57214	\$33.34
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	DRINKS FOR POOL STAFF	001-549900-57205	\$18.45
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	CLEANING SUPPLIES	001-552083-57201	\$18.86
Check	57131	08/07/18	Vendor	BB&T	072518-0985	MISC PURCHASES 6/25-7/19/18	GASOLINE FOR EQUIPMENT	001-546001-57240	\$15.00
Check	57132	08/07/18	Vendor	BRIAN PESCHL	28483	QTRLY PEST SVC	Contract-Pest Control	001-534125-57201	\$72.50
Check	57132	08/07/18	Vendor	BRIAN PESCHL	28483	QTRLY PEST SVC	Contract-Pest Control	001-534125-57240	\$36.25
Check	57132	08/07/18	Vendor	BRIAN PESCHL	28483	QTRLY PEST SVC	Contract-Pest Control	001-534125-57214	\$36.25
Check	57133	08/07/18	Vendor	CITY OF TALLAHASSEE	073118	SVC 6/27/18-7/27/18	Utility - Irrigation	001-543014-57201	\$405.31
Check	57133	08/07/18	Vendor	CITY OF TALLAHASSEE	073118	SVC 6/27/18-7/27/18	Utility - General	001-543001-57201	\$1,544.30
Check	57133	08/07/18	Vendor	CITY OF TALLAHASSEE	073118	SVC 6/27/18-7/27/18	Utility - Refuse Removal	001-543020-57201	\$95.42
Check	57134	08/07/18	Vendor	FEDEX	6-260-75275	SVC JULY 23, 2018	Postage and Freight	001-541006-51301	\$12.95
Check	57135	08/08/18	Vendor	CAPITAL SECURITY AND	73679	INSTALL FIBER OPTIC & DR UNLCK	FIBER OPTIC FOR TV	001-546001-57201	\$275.00
Check	57135	08/08/18	Vendor	CAPITAL SECURITY AND	73679	INSTALL FIBER OPTIC & DR UNLCK	SECURITY OFFICE UPGRADES	001-546001-57201	\$875.00
Check	57136	08/08/18	Vendor	FLORIDA DEPARTMENT OF LAW ENFORCEMENT	1639348	7/3/18 SERVICE	Misc-Contingency	001-549900-57205	\$24.00
Check	57137	08/08/18	Vendor	OFFICE BUSINESS SYSTEMS INC	053053 1A	EXCESS BILLING 6/30/18-7/30/18	Contract-Copier Maintenance	001-534097-57201	\$18.58
Check	57138	08/16/18	Vendor	ADA SITE COMPLIANCE, LLC	318	COMPLIANCE SHIELD/AUDIT	Misc-Information Technology	001-549942-57201	\$199.00
Check	57139	08/16/18	Vendor	ALWAYS IMPROVING LLC	17283	SVC FITNESS CENTER- JULY 2018	Contracts-Fitness Equipment	001-534071-57214	\$100.00
Check	57140	08/16/18	Vendor	CITY OF TALLAHASSEE	081018	SVC 7/13/18-8/10/18	Electricity - Streetlighting	001-543013-57201	\$108.88
Check	57141	08/16/18	Vendor	COMCAST	081118-3478	SVC 8/25/18-9/24/18	Utility - Other	001-543004-57201	\$243.47
Check	57142	08/16/18	Vendor	FEDEX	6-267-92857	SVC 8/1/18	Postage and Freight	001-541006-51301	\$12.44

PINEY-Z

Community Development District

Payment Register by Bank Account

For the Period from 7/01/2018 to 8/31/2018

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	57143	08/16/18	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-126229	PROFESSIONAL SVC 7/2-7/26/18	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57144	08/16/18	Vendor	QUALITY FLOOR CLEANING, LLC	7222	GENERAL CLEANING 07/18	Contracts-Janitorial Services	001-534026-57214	\$80.00
Check	57144	08/16/18	Vendor	QUALITY FLOOR CLEANING, LLC	7222	GENERAL CLEANING 07/18	Contracts-Janitorial Services	001-534026-57201	\$160.00
Check	57144	08/16/18	Vendor	QUALITY FLOOR CLEANING, LLC	7222	GENERAL CLEANING 07/18	Contracts-Janitorial Services	001-534026-57240	\$160.00
Check	57145	08/16/18	Vendor	TALLAHASSEE MEDIA GROUP	0001856364	NOTICE PUBLIC HEARING 7/23/18	Legal Advertising	001-548002-51301	\$397.96
Check	57146	08/17/18	Vendor	CAPITAL SECURITY AND	73608	KEY FOBS	Contracts-Security Services	001-534037-57201	\$875.00
Check	57147	08/17/18	Vendor	PHOENIX FIRE PROTECTION INC	4651	ANNUAL FIRE SPRINKLER INSPECT	Contracts-Fire Insp Sprinkler System	001-534165-57201	\$250.00
Check	57148	08/23/18	Employee	JOSH L. ROBERTS	PAYROLL	August 23, 2018 Payroll Posting			\$505.29
Check	57149	08/22/18	Vendor	CENTURYLINK	081118-4553	SVC FOR 8/11-9/10-18	Communication - Teleph - Field	001-541005-57205	\$52.70
Check	57150	08/22/18	Vendor	MARPAN SUPPLY CO., INC.	1497795	CONTAINER RENTAL 9/1/18	Contract-Dumpster Rental	001-534098-57201	\$26.00
Check	57151	08/27/18	Vendor	INFRAMARK, LLC	33379	MGMT FEES AUGUST 2018	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,731.25
Check	57151	08/27/18	Vendor	INFRAMARK, LLC	33379	MGMT FEES AUGUST 2018	Postage and Freight	001-541006-51301	\$14.10
Check	57151	08/27/18	Vendor	INFRAMARK, LLC	33379	MGMT FEES AUGUST 2018	Printing and Binding	001-547001-51301	\$0.18
Check	57152	08/28/18	Vendor	PEDDIE CHEMICAL COMPANY	410050342	POOL SUPPLIES	Op Supplies - Pool Chemicals	001-552009-57205	\$964.05
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	ROLLER/STENCIL FOR PAINTING	001-546001-57240	\$12.65
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	PRINTER CARTRIDGES	001-551002-57201	\$125.98
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	HDMI CABLE, COMPUTER	001-551002-57201	\$34.99
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	DOMAIN RENEWAL-2 YEARS	001-549942-57201	\$30.34
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	HOSTING- 1 YR	001-549942-57201	\$95.88
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	SITE BACKUP/RESTORE-1 YR	001-549942-57201	\$23.88
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	SECURITY ESSENTIAL-1 YR	001-549942-57201	\$83.88
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	DRINKS -POOL ATTENDANTS	001-549900-57205	\$31.44
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	CLEANING SUPPLIES	001-552083-57201	\$8.16
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	CLEANING SUPPLIES	001-552083-57214	\$8.16
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	SMALL SKIMMER	001-552009-57205	\$16.12
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	DRINKS POOL ATTENDANTS	001-549900-57205	\$31.44
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	CLEANING SUPPLIES	001-552083-57201	\$29.08
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	CLEANING SUPPLIES	001-552083-57214	\$29.08
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	LIGHTBULBS FOR LANDSCAPE	001-546001-57240	\$29.94
Check	57153	08/31/18	Vendor	BB&T	082418-0985	MISC CHARGES 7/24-8/23/18	BEST BUY- SALES TAX	001-551002-57201	\$12.07
ACH	DD000505	07/11/18	Employee	MELINDA J. PARKER	PAYROLL	July 11, 2018 Payroll Posting			\$1,871.54
ACH	DD000506	07/11/18	Employee	RICKY S EVANS	PAYROLL	July 11, 2018 Payroll Posting			\$1,428.14
ACH	DD000507	07/11/18	Employee	SHEA M. STROUD	PAYROLL	July 11, 2018 Payroll Posting			\$443.90
ACH	DD000508	07/11/18	Employee	DIANA ORGAZ	PAYROLL	July 11, 2018 Payroll Posting			\$160.00
ACH	DD000509	07/25/18	Employee	MELINDA J. PARKER	PAYROLL	July 25, 2018 Payroll Posting			\$1,871.54
ACH	DD000510	07/25/18	Employee	RICKY S EVANS	PAYROLL	July 25, 2018 Payroll Posting			\$1,418.86
ACH	DD000511	07/25/18	Employee	SHEA M. STROUD	PAYROLL	July 25, 2018 Payroll Posting			\$573.60
ACH	DD000512	07/25/18	Employee	DIANA ORGAZ	PAYROLL	July 25, 2018 Payroll Posting			\$425.78

PINEY-Z

Community Development District

Payment Register by Bank Account

For the Period from 7/01/2018 to 8/31/2018

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD000513	07/25/18	Employee	CHAD R. CORRIVEAU	PAYROLL	July 25, 2018 Payroll Posting			\$260.67
ACH	DD000514	07/26/18	Employee	DELORES A. PINCUS	PAYROLL	July 26, 2018 Payroll Posting			\$184.70
ACH	DD000515	07/26/18	Employee	ARTHUR R. KIRBY	PAYROLL	July 26, 2018 Payroll Posting			\$180.12
ACH	DD000516	08/08/18	Employee	MELINDA J. PARKER	PAYROLL	August 08, 2018 Payroll Posting			\$1,871.54
ACH	DD000517	08/08/18	Employee	RICKY S EVANS	PAYROLL	August 08, 2018 Payroll Posting			\$1,465.26
ACH	DD000518	08/08/18	Employee	SHEA M. STROUD	PAYROLL	August 08, 2018 Payroll Posting			\$487.14
ACH	DD000519	08/08/18	Employee	DIANA ORGAZ	PAYROLL	August 08, 2018 Payroll Posting			\$324.18
ACH	DD000520	08/08/18	Employee	CHAD R. CORRIVEAU	PAYROLL	August 08, 2018 Payroll Posting			\$150.42
ACH	DD000521	08/22/18	Employee	MELINDA J. PARKER	PAYROLL	August 22, 2018 Payroll Posting			\$1,871.54
ACH	DD000522	08/22/18	Employee	RICKY S EVANS	PAYROLL	August 22, 2018 Payroll Posting			\$1,548.78
ACH	DD000523	08/22/18	Employee	SHEA M. STROUD	PAYROLL	August 22, 2018 Payroll Posting			\$256.97
ACH	DD000524	08/22/18	Employee	DIANA ORGAZ	PAYROLL	August 22, 2018 Payroll Posting			\$604.61
ACH	DD000525	08/22/18	Employee	CHAD R. CORRIVEAU	PAYROLL	August 22, 2018 Payroll Posting			\$301.74
Account Total									\$49,425.26

CENTENNIAL - GF MMA - (ACCT# XXXXX5680)

Check	1029	08/14/18	Vendor	PINEY Z CDD	080818-XFER	XFER CENTENNIAL MMA TO BBT	Due From Other Funds	131000	\$60,000.00
Account Total									\$60,000.00

Total Amount Paid	\$109,425.26
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	109,425.26
Total	109,425.26

Fifth Order of Business

**Piney-Z Community Development District
Property Manager's Report
September 5, 2018
for Meeting of September 17, 2018**

LODGE/GARAGE

- installed fiber optic receiver and transmitter to isolate copper connections with TV/HDMI/DVR. This is pretty much our final idea on how to prevent continuing lightning destruction of TV and DVR.
- installed new dead bolt, door strike, power supply, remote release button, door knob and closer to secure office
- quarterly pest control service on August 6, 2018
- sprinkler system inspected on July 23, 2018
- repaired toilet paper holder in women's restroom

FITNESS CENTER

- quarterly pest control service on August 6, 2018

PAVILION

- quarterly pest control service on August 6, 2018

POOL

- on August 7, 2018 sign-ins for the season exceeded the total number of sign-ins for the entire 2017 season, which ended October 8, 2017.
- turned water regularly, to drive down cyanuric acid level, and...
- lowered water level frequently, after major storms
- weeds, weeds and more weeds
- cleaned storm debris from the pool – over and over and over again

PLAYGROUND

- found significant wood rot at gazebos; will be fixing prior to fiscal year end.
Closed ramps for safety.

PARK AND GROUNDS

- treated fire ants repeatedly
- repaired lights at main sign
- repaired water leak in main behind lodge; replaced zone valve leaking near front of property
- replaced multiple landscape light bulbs

- ordered – and hopefully have received by meeting of September 17, 2018 – five new picnic tables for the picnic grounds between the lodge and the pool

GENERAL

- paid \$199 to ADA Site Compliance for audit of our website
- passed COT Fire Department inspection, September 5, 2018
- reviewed expenditures through August, to determine what problems we could still address prior to fiscal year end
- reunited a stolen, \$1,500 mountain bike with its owner
- reunited an expensive pair of sunglasses with its owner
- gathered bids for asphalt repair and pavilion gutter replacement
- hosted the primary election on August 28, 2018
- issued email blast for September 27, 2018 candidate forum
- resolved all balance sheet issues regarding dedicated reserves

- *Updates since publication* *TBD*

<i>Paid rental reservations booked in July</i>	<i>5</i>
<i>Rental fees banked in July</i>	<i>\$1,240</i>
<i>Paid rental reservations booked in August</i>	<i>6</i>
<i>Rental fees banked in August</i>	<i>\$1,635</i>
 <i>Rental reservations booked in calendar 2018:</i>	 <i>36</i>
<i>Rental fees banked in calendar 2018:</i>	<i>\$9,535</i>