

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

MAY 18, 2020

AGENDA PACKAGE

Piney-Z Community Development District

Inframark, Infrastructure Management Services

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May 8, 2020

Board of Supervisors

Piney-Z Community Development District

Dear Board Members:

On Monday, May 18, 2020 the Board of Supervisors of the Piney-Z Community Development District will hold via conference call. Telephone #: 1-800-747-5150 Access Code: 2758201#. The 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 January 27, 2020 Meeting**
5. **Acceptance of the January, February, March and April Financial Statements and Approval of the Check Registers and Invoices**
6. **Discussion of Proposed Budget for FY 2021**
 - A. **Consideration of Resolution 2020-3 Approving the Tentative Budget and Setting the Public Hearing**
7. **CDD Manager's Report**
 - A. **Cancellation of May 29, 2020 Rental**
 - B. **Authorization for Board Signature on 2013 Termite Bond**
 - C. **Ratification of Expenditures from CDD Amenity General Reserve**
 - i. **Asphalt Sealing - \$2,400**
 - ii. **Railing Project - \$10,000 plus 10%**
 - D. **Ratification of Expenditure from Park & Grounds Parking Lot Reserve**
 - i. **Asphalt Sealing - \$1,200**
 - E. **Approval of Expenditures from Unassigned Funds**
 - i. **Property Survey - \$3,000 plus 10%**
 - ii. **Potential Oak Tree Trimming - \$2,500 plus 10%**
 - iii. **UV Scrubbers - \$3,000 plus 10%**
8. **District Manager's Report**
 - A. **Acceptance of the Audit for Fiscal Year 2019**
 - B. **Report on Number of Registered Voters – 1,395**
 - C. **Interest Bearing Accounts and FDIC Limits**
9. **New Business**
 - A. **Ratification of Board Consensus to Accept City of Tallahassee COVID 19 Rules as Primary Reference Source**
 - B. **Opening of Amenities: Playground, Pool, Fitness Center and Lodge**
10. **Old Business**
 - A. **Update on Intellectual Property – Trademark Filings**
11. **District Attorney's Report**
12. **Supervisor Requests**
 - A. **Office Intercom (Supervisor Kirby)**
13. **Adjournment**

Piney-Z CDD
May 8, 2020

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

Fourth 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, January 27, 2020 at 6:00 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Gerry Cashin	Chairperson
Cheryl Hudson	Vice Chairperson
Ann Pincus	Assistant Secretary
Art Kirby	Assistant Secretary
Philip Wilcox	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at the January 27, 2020 Piney-Z Community Development District's Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Cashin called the meeting to order at 6:00 p.m., and Mr. Nanni called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

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

- Ms. Diana Orgaz addressed the pool and pool season regarding schedule, waivers, etcetera.
- Ms. Swegman addressed waiver witnesses and discussion ensued.

Mr. Lyon joined the meeting.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the
November 25, 2019 Meeting**

On MOTION by Ms. Hudson seconded by Ms. Pincus, to approve the November 25, 2019 meeting minutes were approved with votes as follows:

Cheryl Hudson – Aye

Ann Pincus – Aye

Philip Wilcox – Aye

Art Kirby – Aye

Gerry Cashin – Aye

FIFTH ORDER OF BUSINESS

**Acceptance of the November and
December 2019 Financial
Statements and Approval of the
Check Registers and Invoices**

Mr. Wilcox MOVED to approve the November and December 2019, check registers and invoices and Ms. Hudson seconded the motion.

- Ms. Hudson addressed agenda page 21 and questioned Accrued Tax payable, which is only reflected on the November statement.
 - Ms. Parker noted it is the October payroll that had two days from September.
- Ms. Parker inquired if the yield rates on investments are the best they can do.
 - Mr. Nanni noted he can ask accounting to review the accounts.
 - Ms. Parker further addressed the balance in the checking account noting a portion could be in an interest-bearing account.
- Mr. Kirby suggested placing half in a local interest-bearing checking account.
 - Ms. Cashin noted they are able to make deposits and withdrawals from BB&T, but they do not have checks for the account.
- Discussion ensued on FDIC limits.
- Discussion continued on a local interest-bearing checking account.

The MOTION was approved with votes as follows:
Cheryl Hudson – Aye
Ann Pincus – Aye
Philip Wilcox – Aye
Art Kirby – Aye
Gerry Cashin – Aye

SIXTH ORDER OF BUSINESS CDD Manager’s Report

- The Rainbow Outdoor proposal was reviewed. \$5,695.76 to replace the 4x4 and 4x6 timbers around the playground and associated pathways. The timbers are to be secured to the ground with re-bar and attached to each other with deck screws.
 - Mr. Evans noted it is the original timbers which are cracked and rotting.

Ms. Hudson MOVED to approve the Rainbow Outdoor proposal in the amount of \$5,695.76 and Mr. Kirby seconded the motion.

- Mr. Wilcox addressed the playground inquiring if there is a more permanent solution such as curbing.
 - Mr. Evans noted he has not checked but would think it would be more expensive.
 - Mr. Wilcox addressed his comfort level if they had something to which to compare the proposal.

The MOTION was approved with votes as follows:
Cheryl Hudson – Aye
Ann Pincus – Aye
Philip Wilcox – Nay
Art Kirby – Aye
Gerry Cashin – Aye

- A. 2019 Wear and Tear Allocation (\$10,957.26)**
- Ms. Parker noted that in 2019 the rentals totaled \$19,802.50. She explained her formula for the calculation, noting that this year’s wear and tear contribution is \$10,957.26.

On MOTION by Ms. Cashin seconded by Ms. Pincus, the transfer of \$10,957.26 from the Unassigned Fund Reserve account to the CDD Amenity General Reserve account was approved with votes as follows:

Cheryl Hudson – Aye

Ann Pincus – Aye

Philip Wilcox – Aye

Art Kirby – Aye

Gerry Cashin – Aye

❖ H&H Construction – Pavilion Renovation

- Total contract - \$59,595.00
- \$12,000 was in Pavilion Reserves
- 20% down payment reduced reserve by \$11,919.00
- The \$81.00 remaining in the account needs to be transferred to the Amenity General account.
- The final payment of \$47,676.00, as well as any approved additions to the contract, will come from the Amenity General account.

Mr. Kirby MOVED to authorize the transfer of \$81.00 from the Pavilion Reserve account to the CDD Amenity General account, with the final payment of \$47,676.00 and any approved additions to be drawn from CDD Amenity General and Ms. Hudson seconded the motion.

- Mr. Kirby inquired when H&H thinks they will complete the renovation project.
 - Ms. Parker noted early March.

The motion was approved with votes as follows:

Cheryl Hudson – Aye

Ann Pincus – Aye

Philip Wilcox – Aye

Art Kirby – Aye

Gerry Cashin – Aye

❖ Miller Tree Company

- Requested an increase in the tree authorization from \$3,000.00 to \$5,000.00 to have sufficient funds to trim the trees.

On MOTION by Ms. Pincus seconded by Mr. Wilcox, to use up to an additional \$2,000.00 for tree trimming, if needed, was approved with votes as follows:

Cheryl Hudson – Aye

Ann Pincus – Aye

Philip Wilcox – Aye

Art Kirby – Aye

Gerry Cashin – Aye

- Ms. Parker addressed the cash on hand noting it has increased by \$200,236.00 between September 30, 2015 and September 30, 2019. During the same time, they have spent \$198,615.00 on capital asset upgrades.
- Mr. Kirby addressed statements made in the past two years that the CDD made a dollar and spent a dollar and was not fiscally responsible. The statements made, in his opinion, are false. He would like the record to reflect that because of Ms. Parker and Mr. Evans the numbers are much improved in the past four years.
 - Ms. Cashin noted without Ms. Parker they would not have the budget information they have.
 - Mr. Nanni noted he has one other District that does this, but they are not as detailed and not as timely as Ms. Parker.
 - Ms. Parker noted the budget for next year is about 80% completed and they will have it for the March meeting. Most of the heavy lifting after the pavilion is in the rearview mirror. There are five or six smaller projects remaining.
- Ms. Parker reported they had the fire inspection last Thursday and there were no violations.

SEVENTH ORDER OF BUSINESS

District Manager's Report

- Mr. Nanni addressed the FY 2021 budget, noting the first presentation will be at the March meeting with the tentative budget to be completed by May 18th for transmittal to the County, and final adoption set for July 27.

EIGHTH ORDER OF BUSINESS

New Business

A. Review of Personnel Policies

- Ms. Cashin noted the Personnel Policies were distributed at the last meeting.
- Mr. Wilcox inquired about the highlighted section under Grievance Procedures.
 - Ms. Parker noted it was a sentence she asked Mr. Lyon to clean up; it should not be highlighted.
- Ms. Hudson addressed Causes for Immediate Dismissal – insubordination – refusing a direct order from your supervisors does not refer to the Board of Supervisors.
- Ms. Hudson inquired who will be doing annual reviews.
 - It was suggested for Ms. Parker and Mr. Evans it would be the Chair or Vice Chair, and Ms. Parker for all other staff.
 - It was noted this is for permanent staff only.
 - Mr. Lyon noted who will be doing reviews does not need to be included in the policy.
- Mr. Kirby noted they have an appointed Board liaison and if there is to be an annual review, the liaison can make a review by the end of the fiscal year.
 - Ms. Cashin suggested as part of the preliminary budget presentation.
 - Mr. Lyon noted they could budget for a bonus or increase.
- Ms. Cashin addressed Performance Standards – suggested changing ‘on the off chance that your supervisor’ to ‘any time your supervisor’. He or she should be “he” to be consistent with the Rules of Procedure.
- Mr. Lyon inquired as to who is physically making the changes.
 - Ms. Cashin noted Ms. Parker will make the changes.
- The date needs to be changed to January 27, 2020.

On MOTION by Ms. Hudson seconded by Mr. Kirby, with all in favor, the Personnel Policies were approved as amended with votes as follows:

Cheryl Hudson – Aye

Ann Pincus – Aye

Philip Wilcox – Aye

Art Kirby – Aye

Gerry Cashin – Aye

B. Pool Season 2020

- Ms. Parker reviewed Pool Season 2020.
 - Recommended open Saturday, April 25th and close on Sunday, October 11th. Adult swim to run from Tuesday, May 26th to Friday, October 9th.
 - Budget \$21,037.00 for pool attendants.
 - Proposals to be considered:
 - #1 – School open (August 10th) to season close excluding Labor Day (44 days), No weekday attendants from 10:00 a.m. to 3:00 p.m., adult swim only, \$2,530 savings.
 - #2 – Darkness, September 8 through October 11 (33 days), close at 8:00 p.m. \$190 savings.
 - #3 – with potential savings of \$2,720 – increase hourly from \$10.50 to \$11.00, increase lead attendant from \$10.50 to \$11.50.
 - Discussion followed on minimum wage and turnover.

Mr. Kirby MOVED to accept proposals #1 and #2 as stated and proposal #3 to increase hourly to \$12.00 and lead attendant to \$12.50 and Mr. Wilcox seconded the motion.

- Discussion followed on the other proposals with a friendly amendment being requested to include proposals #1 and #2 within the motion.

Mr. Kirby accepted the friendly amendment to the motion accept proposals #1 and #2 as stated and proposal #3 to increase hourly to \$12.00 and lead attendant to \$12.50 and Mr. Wilcox seconded the amendment.

- Discussion followed on making the increases effective for this pool season [2020].
- Discussion followed on lifeguards versus pool attendants.

The motion was approved with votes as follows:

Cheryl Hudson – Aye

Ann Pincus – Aye

Philip Wilcox – Aye

Art Kirby – Aye

Gerry Cashin – Aye

NINTH ORDER OF BUSINESS

Old Business

- A. Rules of Procedure**
- B. Rules of Amenities**
 - M. Cashin noted both were included in the agenda package for information purposes.
- C. Pavilion Renovation**
 - Previously addressed.
- D. Intellectual Property**
 - Mr. Lyon noted the attorney came to the conclusion that a CDD can legally hold title to intellectual property and because the CDD does not engage in interstate commerce, his recommendation was there is no need to go to the expense of getting a federal trademark; instead we should just get a state trademark and he is willing to do that for us, but says it is a relatively simple process.
 - Discussion continued with Mr. Kirby noting he believes it was a \$500 filing fee. It can all be done online with a credit card for \$1,200.00 to \$1,300.00.
 - Discussion followed on filing for fictitious names Piney-Z and Piney-Z Plantation and the variables. Mr. Kirby is to move forward with the filing(s).

TENTH ORDER OF BUSINESS

District Attorney's Report

- Mr. Lyon noted everything has been covered throughout the meeting.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

- A. Duties and Authorities of Board Members (Hudson)**
 - Ms. Hudson noted this item can be removed from the agenda.
- B. Thermal Blankets for Pool (Kirby)**
 - Mr. Kirby noted this occurred from last season's late opening and believes it is a moot point now. He requested it be tabled indefinitely.

January 27, 2020

- Discussion followed on the headache and liability of a thermal blanket.
- **C. Pavilion Restroom Hours (Cashin)**
- Ms. Cashin noted she is concerned with having the restroom open to fob holders until midnight.
- Ms. Pincus inquired if there is a restroom downstairs.
 - It was noted there is, and cameras, too.
- Discussion continued on the restroom hours.
 - Restrooms are on the fob system.
 - Follow pool hours and season.
 - Restrooms are open when the pavilion is rented.

Mr. Wilcox MOVED for the pavilion restrooms to be open consistent with pool season and pool hours and Ms. Pincus seconded the motion.

- Discussion followed on clarification that the restrooms will open only during pool season / pool hours.

The motion was approved with votes as follows:
Cheryl Hudson – Aye
Ann Pincus – Aye
Philip Wilcox – Aye
Art Kirby – Nay
Gerry Cashin – Aye

TWELFTH ORDER OF BUSINESS

Security Discussion

- It was reported that there was an incident where a trashcan was set on fire and a trespass warning has been issued to involved.
 - There was a previous vandalism incident involving the same young men.
 - Discussion followed on what has transpired to date.
 - Discussion ensued on the trespass issued and if charges should be filed.
 - It was decided no charges are to be filed at this time. However, since the statute of limitation is three years, charges can be filed at a later date, if necessary.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Pincus seconded by Mr. Wilcox, with all in favor, the meeting was adjourned at 8:57 p.m.
--

Bob Nanni
Secretary

Geraldine Cashin
Chair

Fifth Order of Business

JANUARY FINANCIALS

PINEY-Z

Community Development District

Financial Report

January 31, 2020

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

January 31, 2020

Balance Sheet
January 31, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 93,368
Cash On Hand/Petty Cash	250
Cash with Fiscal Agent	100,000
Investments:	
Money Market Account	389,219
Prepaid Items	288
TOTAL ASSETS	\$ 583,125
<u>LIABILITIES</u>	
Accounts Payable	\$ 4,638
Accrued Expenses	2,000
TOTAL LIABILITIES	6,638
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	288
Assigned to:	
Operating Reserves	100,743
Reserves - CDD Amenity	93,115
Reserves - Fitness Center	2,500
Reserves-Lodge	15,066
Reserves - Park	6,200
Reserves-Pool Equipment	5,995
Reserves-Pool Filters	6,985
Reserves-Pool Pumps	6,425
Unassigned:	339,170
TOTAL FUND BALANCES	\$ 576,487
TOTAL LIABILITIES & FUND BALANCES	\$ 583,125

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,000	\$ 667	\$ 790	\$ 123
Interest - Tax Collector	-	-	343	343
Special Assmnts- Tax Collector	394,706	371,305	371,036	(269)
Special Assmnts- Discounts	(15,788)	(14,853)	(14,350)	503
Other Miscellaneous Revenues	522	174	101	(73)
Access Cards	675	225	153	(72)
Pavilion Rental	1,000	333	80	(253)
Lodge Rental	16,000	5,333	6,430	1,097
TOTAL REVENUES	399,115	363,184	364,583	1,399
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	8,000	2,667	1,200	1,467
FICA Taxes	612	204	92	112
ProfServ-Legal Services	24,000	8,000	8,000	-
ProfServ-Mgmt Consulting Serv	44,775	14,925	14,925	-
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	-	-	-
Postage and Freight	150	50	100	(50)
Insurance - General Liability	11,893	5,947	7,586	(1,639)
Printing and Binding	200	67	140	(73)
Legal Advertising	1,200	400	459	(59)
Miscellaneous Services	150	50	119	(69)
Misc-Assessmnt Collection Cost	11,842	11,138	10,701	437
Misc-Contingency	100	33	-	33
Office Supplies	200	67	-	67
Annual District Filing Fee	175	175	175	-
Total Administration	111,084	48,360	48,134	226
<u>Field</u>				
Contr-Landscape-Amenities Area	24,000	8,000	5,975	2,025
R&M-Trees and Trimming	3,000	1,000	-	1,000
Misc-Contingency	4,000	1,333	2,217	(884)
Total Field	31,000	10,333	8,192	2,141

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Other	1,000	333	-	333
Payroll-Maintenance	6,820	2,273	2,688	(415)
Payroll-Administrative	49,625	16,542	16,154	388
FICA Taxes	4,395	1,465	1,458	7
Workers' Compensation	4,165	2,083	-	2,083
Contracts-Janitorial Services	2,340	780	800	(20)
Contracts-Security Services	1,305	435	390	45
Contracts-Fire Exting. Insp.	350	117	175	(58)
Contract-Copier Maintenance	250	83	2	81
Contract-Dumpster Rental	312	104	104	-
Contracts-Pest Control	498	166	73	93
Contracts-Fire Insp Sprinkler System	250	-	-	-
Contract-Website Hosting	326	109	-	109
Communication - Teleph - Field	120	40	-	40
Postage and Freight	55	18	14	4
Utility - General	17,000	5,667	6,476	(809)
Utility - Other	3,400	1,133	1,008	125
Electricity - Streetlighting	1,500	500	441	59
Utility - Irrigation	3,000	1,000	1,174	(174)
Utility - Refuse Removal	1,250	417	468	(51)
R&M-General	3,000	1,000	31	969
R&M-Electrical	425	142	160	(18)
R&M-Roof	1,035	345	60	285
R&M-Fire Equipment	100	33	-	33
R&M-Flooring	1,360	453	-	453
R&M-Plumbing	250	83	-	83
Misc-Contingency	3,000	1,000	7,989	(6,989)
Misc-Information Technology	600	200	333	(133)
Misc-Mileage Reimbursement	400	133	89	44
Office Supplies	2,000	667	147	520
Supplies-Cleaning & Paper	400	133	198	(65)
Reserves-Lodge	8,016	-	-	-
Total Parks and Recreation - General	118,547	37,454	40,432	(2,978)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Swimming Pool</u>				
Payroll-Maintenance	15,912	5,304	2,273	3,031
Payroll-Administrative	7,090	2,363	2,154	209
Payroll-Pool Attendants	21,037	7,012	1,562	5,450
FICA Taxes	3,369	1,123	458	665
Communication - Teleph - Field	780	260	221	39
R&M-General	400	133	310	(177)
R&M-Electrical	150	50	-	50
R&M-Pools	1,000	333	-	333
Misc-Licenses & Permits	250	-	-	-
Misc-Contingency	3,000	1,000	28	972
Op Supplies - Pool Chemicals	3,000	1,000	18	982
Reserve - Pool	7,810	-	-	-
Reserves-Pool Pumps	-	-	1,575	(1,575)
Total Swimming Pool	63,798	18,578	8,599	9,979
<u>Fitness Center</u>				
Payroll-Maintenance	2,273	758	459	299
Payroll-Administrative	7,088	2,363	1,077	1,286
FICA Taxes	716	239	118	121
Contracts-Janitorial Services	1,560	520	640	(120)
Contracts-Fitness Equipment	1,200	400	300	100
Contracts-Pest Control	215	72	36	36
R&M-General	400	133	152	(19)
R&M-Electrical	150	50	121	(71)
R&M-Equipment	1,250	417	132	285
Misc-Contingency	500	167	-	167
Supplies-Cleaning & Paper	600	200	189	11
Reserve - Equipment	2,500	-	-	-
Total Fitness Center	18,452	5,319	3,224	2,095

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	20,458	6,819	8,506	(1,687)
Payroll-Administrative	7,090	2,363	2,154	209
FICA Taxes	2,107	702	815	(113)
Contracts-Janitorial Services	1,300	433	160	273
Contracts-Roof	300	100	60	40
Contracts-Pest Control	145	48	36	12
R&M-General	1,500	500	49	451
R&M-Electrical	200	67	-	67
R&M-Irrigation	1,000	333	174	159
R&M-Backflow Inspection	315	105	-	105
Misc-Contingency	2,500	833	20	813
Supplies-Cleaning & Paper	250	83	31	52
Reserves - Irrigation System	500	-	-	-
Reserve-Mulch	2,000	-	-	-
Reserve - Parking Lot	1,200	-	-	-
Reserve - Pavilion	12,000	-	11,919	(11,919)
Reserve - Playground	2,500	-	-	-
Total Park & Grounds	55,365	12,386	23,924	(11,538)
<u>Reserves</u>				
Reserve - CDD Amenity	869	-	-	-
Total Reserves	869	-	-	-
TOTAL EXPENDITURES & RESERVES	399,115	132,430	132,505	(75)
Excess (deficiency) of revenues				
Over (under) expenditures	-	230,754	232,078	1,324
Net change in fund balance	\$ -	\$ 230,754	\$ 232,078	\$ 1,324
FUND BALANCE, BEGINNING (OCT 1, 2019)	344,409	344,409	344,409	
FUND BALANCE, ENDING	\$ 344,409	\$ 575,163	\$ 576,487	

FEBRUARY FINANCIALS

PINEY-Z

Community Development District

Financial Report

February 29, 2020

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

February 29, 2020

Balance Sheet
February 29, 2020

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Checking Account	\$ 80,814
Cash On Hand/Petty Cash	250
Investments:	
Money Market Account	489,522
Prepaid Items	288
TOTAL ASSETS	\$ 570,874
<u>LIABILITIES</u>	
Accounts Payable	\$ 4,089
Accrued Expenses	2,300
TOTAL LIABILITIES	6,389
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	288
Assigned to:	
Operating Reserves	100,743
Reserves - CDD Amenity	93,115
Reserves - Fitness Center	2,500
Reserves-Lodge	15,066
Reserves - Park	6,200
Reserves-Pool Equipment	5,995
Reserves-Pool Filters	6,985
Reserves-Pool Pumps	6,425
Unassigned:	327,168
TOTAL FUND BALANCES	\$ 564,485
TOTAL LIABILITIES & FUND BALANCES	\$ 570,874

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,000	\$ 833	\$ 1,093	\$ 260
Interest - Tax Collector	-	-	343	343
Special Assmnts- Tax Collector	394,706	375,633	377,515	1,882
Special Assmnts- Discounts	(15,788)	(15,026)	(14,476)	550
Other Miscellaneous Revenues	522	218	101	(117)
Access Cards	675	281	207	(74)
Pavilion Rental	1,000	417	80	(337)
Lodge Rental	16,000	6,667	8,325	1,658
TOTAL REVENUES	399,115	369,023	373,188	4,165
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,000	3,333	1,200	2,133
FICA Taxes	612	255	92	163
ProfServ-Legal Services	24,000	10,000	10,000	-
ProfServ-Mgmt Consulting Serv	44,775	18,656	18,656	-
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	-	-	-
Postage and Freight	150	63	100	(37)
Insurance - General Liability	11,893	5,947	5,727	220
Printing and Binding	200	83	142	(59)
Legal Advertising	1,200	500	459	41
Miscellaneous Services	150	62	151	(89)
Misc-Assessmnt Collection Cost	11,842	11,268	10,891	377
Misc-Contingency	100	42	-	42
Office Supplies	200	83	-	83
Annual District Filing Fee	175	175	175	-
Total Administration	111,084	55,104	52,230	2,874
Field				
Contr-Landscape-Amenities Area	24,000	10,000	7,275	2,725
R&M-Trees and Trimming	3,000	1,250	-	1,250
Misc-Contingency	4,000	1,667	2,217	(550)
Total Field	31,000	12,917	9,492	3,425

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Other	1,000	417	-	417
Payroll-Maintenance	6,820	2,842	3,437	(595)
Payroll-Administrative	49,625	20,677	20,244	433
FICA Taxes	4,395	1,831	1,828	3
Workers' Compensation	4,165	2,083	1,859	224
Contracts-Janitorial Services	2,340	975	1,000	(25)
Contracts-Security Services	1,305	544	390	154
Contracts-Fire Exting. Insp.	350	146	175	(29)
Contract-Copier Maintenance	250	104	4	100
Contract-Dumpster Rental	312	130	130	-
Contracts-Pest Control	498	208	145	63
Contracts-Fire Insp Sprinkler System	250	-	-	-
Contract-Website Hosting	326	136	-	136
Communication - Teleph - Field	120	50	-	50
Postage and Freight	55	23	14	9
Utility - General	17,000	7,083	7,827	(744)
Utility - Other	3,400	1,417	1,270	147
Electricity - Streetlighting	1,500	625	551	74
Utility - Irrigation	3,000	1,250	1,474	(224)
Utility - Refuse Removal	1,250	521	585	(64)
R&M-General	3,000	1,250	31	1,219
R&M-Electrical	425	177	329	(152)
R&M-Roof	1,035	431	60	371
R&M-Fire Equipment	100	42	-	42
R&M-Flooring	1,360	567	-	567
R&M-Plumbing	250	104	-	104
Misc-Contingency	3,000	1,250	7,989	(6,739)
Misc-Information Technology	600	250	333	(83)
Misc-Mileage Reimbursement	400	167	110	57
Office Supplies	2,000	833	237	596
Supplies-Cleaning & Paper	400	167	219	(52)
Reserves-Lodge	8,016	-	-	-
Total Parks and Recreation - General	118,547	46,300	50,241	(3,941)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Swimming Pool</u>				
Payroll-Maintenance	15,912	6,630	2,723	3,907
Payroll-Administrative	7,090	2,954	2,699	255
Payroll-Pool Attendants	21,037	8,765	1,562	7,203
FICA Taxes	3,369	1,404	534	870
Communication - Teleph - Field	780	325	279	46
R&M-General	400	167	310	(143)
R&M-Electrical	150	63	-	63
R&M-Pools	1,000	417	-	417
Misc-Licenses & Permits	250	-	-	-
Misc-Contingency	3,000	1,250	28	1,222
Op Supplies - Pool Chemicals	3,000	1,250	18	1,232
Reserve - Pool	7,810	-	-	-
Reserves-Pool Pumps	-	-	1,575	(1,575)
Total Swimming Pool	63,798	23,225	9,728	13,497
<u>Fitness Center</u>				
Payroll-Maintenance	2,273	947	746	201
Payroll-Administrative	7,088	2,953	1,350	1,603
FICA Taxes	716	298	160	138
Contracts-Janitorial Services	1,560	650	800	(150)
Contracts-Fitness Equipment	1,200	500	400	100
Contracts-Pest Control	215	90	73	17
R&M-General	400	167	192	(25)
R&M-Electrical	150	63	121	(58)
R&M-Equipment	1,250	521	132	389
Misc-Contingency	500	208	-	208
Supplies-Cleaning & Paper	600	250	219	31
Reserve - Equipment	2,500	-	-	-
Total Fitness Center	18,452	6,647	4,193	2,454

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	20,458	8,524	10,504	(1,980)
Payroll-Administrative	7,090	2,954	2,699	255
FICA Taxes	2,107	878	1,010	(132)
Contracts-Janitorial Services	1,300	542	200	342
Contracts-Roof	300	125	60	65
Contracts-Pest Control	145	60	73	(13)
R&M-General	1,500	625	409	216
R&M-Electrical	200	83	-	83
R&M-Irrigation	1,000	417	174	243
R&M-Backflow Inspection	315	131	-	131
Misc-Contingency	2,500	1,042	149	893
Supplies-Cleaning & Paper	250	104	31	73
Reserves - Irrigation System	500	-	-	-
Reserve-Mulch	2,000	-	-	-
Reserve - Parking Lot	1,200	-	-	-
Reserve - Pavilion	12,000	-	11,919	(11,919)
Reserve - Playground	2,500	-	-	-
Total Park & Grounds	55,365	15,485	27,228	(11,743)
<u>Reserves</u>				
Reserve - CDD Amenity	869	-	-	-
Total Reserves	869	-	-	-
TOTAL EXPENDITURES & RESERVES	399,115	159,678	153,112	6,566
Excess (deficiency) of revenues				
Over (under) expenditures	-	209,345	220,076	10,731
Net change in fund balance	\$ -	\$ 209,345	\$ 220,076	\$ 10,731
FUND BALANCE, BEGINNING (OCT 1, 2019)	344,409	344,409	344,409	
FUND BALANCE, ENDING	\$ 344,409	\$ 553,754	\$ 564,485	

PINEY-Z

Community Development District

Supporting Schedules

February 29, 2020

**Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount
ASSESSMENTS LEVIED FY2020				\$ 394,706
Allocation %				100%
11/14/19	1,852	77	57	1,987
11/25/19	28,850	1,202	892	30,944
12/12/19	134,363	5,598	4,156	144,117
12/23/19	174,780	7,282	5,406	187,468
01/16/20	6,140	190	190	6,520
02/19/20	6,163	126	191	6,479
TOTAL	\$ 352,148	\$ 14,476	\$ 10,891	\$ 377,515
% COLLECTED				96%
TOTAL OUTSTANDING				\$ 17,191

Cash and Investment Report

February 29, 2020

<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%	\$80,814
Petty Cash	Petty Cash	Cash	0.00%	\$250
Public Funds Money Market Account	Centennial Bank	Money Market Account	0.40%	\$489,522
			Total	<u><u>\$570,586</u></u>

Piney-Z CDD
Bank Reconciliation

Bank Account No. 2471 BB&T GF Checking
Statement No. 02-20
Statement Date 2/29/2020

G/L Balance (LCY)	80,814.37	Statement Balance	84,926.18
G/L Balance	80,814.37	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	84,926.18
Subtotal	80,814.37	Outstanding Checks	4,111.81
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	80,814.37	Ending Balance	80,814.37
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/20/2020	Payment	57540	ALWAYS IMPROVING LLC	40.00	0.00	40.00
2/27/2020	Payment	57541	CITY OF TALLAHASSEE	110.04	0.00	110.04
2/27/2020	Payment	57542	INFRAMARK, LLC	3,732.75	0.00	3,732.75
2/27/2020	Payment	57543	1ST CHOICE PEST SERVICES	145.00	0.00	145.00
2/27/2020	Payment	57544	CENTURYLINK	58.02	0.00	58.02
2/27/2020	Payment	57545	MARPAN SUPPLY CO., INC.	26.00	0.00	26.00
Total Outstanding Checks.....				4,111.81		4,111.81

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 1/1/20 to 2/29/20

(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 CHECKING - (ACCT# XXXXX2471)									
Check	57510	01/02/20	Vendor	H&H CONSTRUCTION & RESTORATION SERVICES	010220	DEPOSIT PAVILION RENOVATION	Reserve - Pavilion	001-568119-57240	\$11,919.00
Check	57511	01/06/20	Vendor	CENTURYLINK	04553-121119	SVC 12/11/19-1/10/20	Communication - Teleph - Field	001-541005-57205	\$64.87
Check	57512	01/06/20	Vendor	FLORIDA MUNICIPAL INSURANCE TR	120119-0827	GEN LIAB/PROP/WRKRS COMP FY 2020	Insurance - General Liability	001-545002-51301	\$3,689.25
Check	57513	01/06/20	Vendor	INFRAMARK, LLC	47426	MGMT FEE DEC 2019	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,731.25
Check	57513	01/06/20	Vendor	INFRAMARK, LLC	47426	MGMT FEE DEC 2019	Postage and Freight	001-541006-51301	\$13.50
Check	57513	01/06/20	Vendor	INFRAMARK, LLC	47426	MGMT FEE DEC 2019	Printing and Binding	001-547001-51301	\$32.76
Check	57513	01/06/20	Vendor	INFRAMARK, LLC	47426	MGMT FEE DEC 2019	ProfServ-Special Assessment	001-531038-51301	\$4,637.00
Check	57513	01/06/20	Vendor	INFRAMARK, LLC	47426	MGMT FEE DEC 2019	Postage and Freight	001-541006-51301	\$27.68
Check	57514	01/06/20	Vendor	MARPAN SUPPLY CO., INC.	1560499	01/20 RENTAL	JAN 1/1/2020	001-534098-57201	\$26.00
Check	57515	01/06/20	Vendor	INFRAMARK, LLC	46504	MGMT FEES NOV 2019	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,731.25
Check	57515	01/06/20	Vendor	INFRAMARK, LLC	46504	MGMT FEES NOV 2019	Postage and Freight	001-541006-51301	\$14.50
Check	57515	01/06/20	Vendor	INFRAMARK, LLC	46504	MGMT FEES NOV 2019	Printing and Binding	001-547001-51301	\$26.66
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	HOME DEPOT-RUBBER FEET FOR CHAIRS	001-546001-57201	\$2.18
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	HOME DEPOT-TIMER FOR CHRISTMAS TREE	001-546020-57201	\$4.97
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	SAM'S CLUB-GYM WIPES	001-552083-57214	\$17.96
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	SAM'S CLUB-TRASH BAGS/TOWELS	001-552083-57201	\$50.64
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	STAPLES-OFFICE SUPPLIES	001-551002-57201	\$125.26
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	WALMART-POINSETTIAS	001-549900-57201	\$19.88
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	WALMART-RED BOWS	001-549900-57201	\$5.94
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	AED-PEDI PADS FOR DE-FIB	001-546001-57214	\$95.00
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	AED-PEDI PADS FOR DE-FIB	001-546001-57205	\$95.00
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	AED-BATTERIES FOR DE-FIB	001-546001-57214	\$42.95
Check	57516	01/09/20	Vendor	BB&T	122619-0985	MISC PURCHASES 11/27-12/18/19	OFFICE DEPOT-THUMB DRIVES FOR TPD	001-551002-57201	\$21.48
Check	57517	01/09/20	Vendor	CITY OF TALLAHASSEE	123119	SVC 11/26/19-12/27/19	Utility - Irrigation	001-543014-57201	\$313.83
Check	57517	01/09/20	Vendor	CITY OF TALLAHASSEE	123119	SVC 11/26/19-12/27/19	Utility - General	001-543001-57201	\$1,615.92
Check	57517	01/09/20	Vendor	CITY OF TALLAHASSEE	123119	SVC 11/26/19-12/27/19	Utility - Refuse Removal	001-543020-57201	\$117.00
Check	57518	01/09/20	Vendor	RAINBOW OUTDOOR SERVICES	7502	DEC 2019 LANDSCAPE SVC	Contr-Landscape-Amenities Area	001-534053-53901	\$1,300.00
Check	57519	01/15/20	Vendor	QUALITY FLOOR CLEANING, LLC	8102	DEC JANITORIAL SERVICE	Contracts-Janitorial Services	001-534026-57201	\$225.00
Check	57519	01/15/20	Vendor	QUALITY FLOOR CLEANING, LLC	8102	DEC JANITORIAL SERVICE	Contracts-Janitorial Services	001-534026-57214	\$180.00
Check	57519	01/15/20	Vendor	QUALITY FLOOR CLEANING, LLC	8102	DEC JANITORIAL SERVICE	Contracts-Janitorial Services	001-534026-57240	\$45.00
Check	57520	01/17/20	Vendor	CAPITAL SECURITY AND	74312	MONITORING SERVICE	Contracts-Security Services	001-534037-57201	\$195.00
Check	57521	01/23/20	Vendor	CITY OF TALLAHASSEE	011320	SVC 12/12/19-1/13/20	Electricity - Streetlighting	001-543013-57201	\$111.78
Check	57522	01/23/20	Vendor	COMCAST	011120-3478	SVC 1/25/20-2/24/20	Utility - Other	001-543004-57201	\$262.14
Check	57523	01/23/20	Vendor	FEDEX	6-896-25143	SVC 1/3/20	Postage and Freight	001-541006-51301	\$18.34
Check	57524	01/23/20	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-133811	PROFESSIONAL SVC DEC 2019	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57525	01/23/20	Vendor	MARPAN SUPPLY CO., INC.	1564501	CONTAINER RENTAL 2/1/20	2/1/2020	001-534098-57201	\$26.00
Check	57526	01/23/20	Vendor	METAL BUILDING SERVICES INC	13600	CLEANING ROOF/HOUSE 1/9/20	R&M-Roof	001-546164-57201	\$60.00
Check	57526	01/23/20	Vendor	METAL BUILDING SERVICES INC	13600	CLEANING ROOF/HOUSE 1/9/20	Contracts-Roof	001-534108-57240	\$60.00
Check	57527	01/23/20	Vendor	PINEY Z CDD	011520-XFER	XFER BBT CKG TO CENTENNIAL MMA	Cash with Fiscal Agent	103000	\$100,000.00
Check	57528	01/30/20	Vendor	CENTURYLINK	011120-4553	SVC 1/11-2/10/20	Communication - Teleph - Field	001-541005-57205	\$55.02

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 1/1/20 to 2/29/20

(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	57529	01/31/20	Employee	PHILIP E. WILCOX	PAYROLL	January 31, 2020 Payroll Posting			\$184.70
Check	57530	01/31/20	Vendor	ALLWAYS IMPROVING LLC	21665	JAN 2020 FITNESS MAINTENANCE	Contracts-Fitness Equipment	001-534071-57214	\$100.00
Check	57531	01/31/20	Vendor	INFRAMARK, LLC	48271	MGMT FEES JAN 2020	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,731.25
Check	57531	01/31/20	Vendor	INFRAMARK, LLC	48271	MGMT FEES JAN 2020	Postage and Freight	001-541006-51301	\$9.50
Check	57531	01/31/20	Vendor	INFRAMARK, LLC	48271	MGMT FEES JAN 2020	Printing and Binding	001-547001-51301	\$54.20
Check	57531	01/31/20	Vendor	INFRAMARK, LLC	48271	MGMT FEES JAN 2020	LATE FEES	001-541005-57205	(\$9.50)
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	HOME DEPOT-PAINT FOR EXTERIOR	001-546001-57240	\$8.54
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	HOME DEPOT-GYM PLUMBING	001-546250-57214	\$4.98
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	HOME DEPOT-GYM ELECTRICAL	001-546020-57214	\$123.27
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	MCKENZIE MARKET	001-546001-57240	\$12.90
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	HOME DEPOT-BALLAST	001-546020-57214	\$26.28
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	HOME DEPOT- RETURN ELECTRICAL	001-546020-57214	(\$28.38)
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	SAM CLUB-TOWELS, TRASH, SCENT	001-552083-57214	\$20.47
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	SAM CLUB-TOWELS, TRASH, SCENT	001-552083-57201	\$20.47
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	SAM CLUB-GYM WIPES	001-552083-57214	\$11.98
Check	57532	02/03/20	Vendor	BB&T	012420-0985	PURCHASES 1/8/20-1/12/20	HOME DEPOT-LODGE ELECTRICAL	001-546020-57201	\$59.38
Check	57533	02/03/20	Vendor	FLORIDA MUNICIPAL INSURANCE TR	012720-0827	FINAL AUDIT INSTALLMENT	Insurance - General Liability	001-545002-51301	\$207.00
Check	57534	02/05/20	Vendor	RAINBOW OUTDOOR SERVICES	7533	JAN 2020 LANDSCAPE SVC	Contr-Landscape-Amenities Area	001-534053-53901	\$1,625.00
Check	57535	02/05/20	Vendor	RICK EVANS	013120	MILEAGE REIMBURSEMENT 01/20	Misc-Mileage Reimbursement	001-549951-57201	\$31.15
Check	57536	02/06/20	Vendor	CITY OF TALLAHASSEE	013020	SVC 12/28/19-1/28/20	Utility - Irrigation	001-543014-57201	\$310.29
Check	57536	02/06/20	Vendor	CITY OF TALLAHASSEE	013020	SVC 12/28/19-1/28/20	Utility - General	001-543001-57201	\$1,637.50
Check	57536	02/06/20	Vendor	CITY OF TALLAHASSEE	013020	SVC 12/28/19-1/28/20	Utility - Refuse Removal	001-543020-57201	\$117.00
Check	57537	02/06/20	Vendor	QUALITY FLOOR CLEANING, LLC	8141	JAN 2020 GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57201	\$225.00
Check	57537	02/06/20	Vendor	QUALITY FLOOR CLEANING, LLC	8141	JAN 2020 GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57214	\$180.00
Check	57537	02/06/20	Vendor	QUALITY FLOOR CLEANING, LLC	8141	JAN 2020 GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57240	\$45.00
Check	57538	02/13/20	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-134108	PROFESSIONAL SVCS JAN 2020	ProfServ-Legal Services	001-531023-51301	\$2,000.00
Check	57539	02/18/20	Vendor	COMCAST	021120-3478	SVC 2/25/20-3/24/20	Utility - Other	001-543004-57201	\$262.14
Check	57540	02/20/20	Vendor	ALLWAYS IMPROVING LLC	21780	WIPE DISPENSER 2/10/20	R&M-General	001-546001-57214	\$40.00
Check	57541	02/27/20	Vendor	CITY OF TALLAHASSEE	021220	SVC 1/14/20-2/12/20	Electricity - Streetlighting	001-543013-57201	\$110.04
Check	57542	02/27/20	Vendor	INFRAMARK, LLC	49007	MGMT FEES FEB 2020	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,731.25
Check	57542	02/27/20	Vendor	INFRAMARK, LLC	49007	MGMT FEES FEB 2020	Printing and Binding	001-547001-51301	\$1.50
Check	57543	02/27/20	Vendor	1ST CHOICE PEST SERVICES	34821	QTRLY PEST SVC	Contract-Pest Control	001-534125-57201	\$72.50
Check	57543	02/27/20	Vendor	1ST CHOICE PEST SERVICES	34821	QTRLY PEST SVC	Contract-Pest Control	001-534125-57214	\$36.25
Check	57543	02/27/20	Vendor	1ST CHOICE PEST SERVICES	34821	QTRLY PEST SVC	Contract-Pest Control	001-534125-57240	\$36.25
Check	57544	02/27/20	Vendor	CENTURYLINK	021120-4553	SVC 2/11/20-3/10/20	Communication - Teleph - Field	001-541005-57205	\$58.02
Check	57545	02/27/20	Vendor	MARPAN SUPPLY CO., INC.	1568749	MTHLY RENTAL 3/1/20	2/1/2020	001-534098-57201	\$26.00
ACH	DD000689	01/08/20	Employee	MELINDA J. PARKER	PAYROLL	January 08, 2020 Payroll Posting			\$2,020.00
ACH	DD000690	01/08/20	Employee	RICKY S EVANS	PAYROLL	January 08, 2020 Payroll Posting			\$1,493.78
ACH	DD000691	01/22/20	Employee	MELINDA J. PARKER	PAYROLL	January 22, 2020 Payroll Posting			\$2,020.00
ACH	DD000692	01/22/20	Employee	RICKY S EVANS	PAYROLL	January 22, 2020 Payroll Posting			\$1,453.62
ACH	DD000693	01/31/20	Employee	DELORES A. PINCUS	PAYROLL	January 31, 2020 Payroll Posting			\$184.70
ACH	DD000694	01/31/20	Employee	ARTHUR R. KIRBY	PAYROLL	January 31, 2020 Payroll Posting			\$184.70

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 1/1/20 to 2/29/20

(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	DD000695	02/05/20	Employee	MELINDA J. PARKER	PAYROLL	February 05, 2020 Payroll Posting			\$2,020.00
ACH	DD000696	02/05/20	Employee	RICKY S EVANS	PAYROLL	February 05, 2020 Payroll Posting			\$1,503.80
ACH	DD000697	02/19/20	Employee	MELINDA J. PARKER	PAYROLL	February 19, 2020 Payroll Posting			\$2,020.00
ACH	DD000698	02/19/20	Employee	RICKY S EVANS	PAYROLL	February 19, 2020 Payroll Posting			\$1,473.70
Account Total									\$164,436.24

Total Amount Paid	\$164,436.24
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	164,436.24
Total	164,436.24

MARCH FINANCIALS

PINEY-Z

Community Development District

Financial Report

March 31, 2020

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

March 31, 2020

Balance Sheet

March 31, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 82,070
Cash On Hand/Petty Cash	250
Investments:	
Money Market Account	409,809
Prepaid Items	262
TOTAL ASSETS	\$ 492,391
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,319
Accrued Expenses	2,000
TOTAL LIABILITIES	11,319
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	262
Assigned to:	
Operating Reserves	100,743
Reserves - CDD Amenity	35,629
Reserves - Fitness Center	2,500
Reserves-Lodge	15,066
Reserves - Park	6,200
Reserves-Pool Equipment	5,995
Reserves-Pool Filters	6,985
Reserves-Pool Pumps	6,425
Unassigned:	301,267
TOTAL FUND BALANCES	\$ 481,072
TOTAL LIABILITIES & FUND BALANCES	\$ 492,391

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,000	\$ 1,000	\$ 1,378	\$ 378
Interest - Tax Collector	-	-	343	343
Special Assmnts- Tax Collector	394,706	379,481	381,300	1,819
Special Assmnts- Discounts	(15,788)	(15,180)	(14,513)	667
Other Miscellaneous Revenues	522	261	101	(160)
Access Cards	675	338	225	(113)
Pavilion Rental	1,000	500	80	(420)
Lodge Rental	16,000	8,000	9,875	1,875
TOTAL REVENUES	399,115	374,400	378,789	4,389
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	8,000	4,000	1,200	2,800
FICA Taxes	612	306	92	214
ProfServ-Legal Services	24,000	12,000	12,000	-
ProfServ-Mgmt Consulting Serv	44,775	22,388	22,388	-
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	-	3,150
Postage and Freight	150	75	117	(42)
Insurance - General Liability	11,893	8,920	8,486	434
Printing and Binding	200	100	143	(43)
Legal Advertising	1,200	600	459	141
Miscellaneous Services	150	75	168	(93)
Misc-Assessmnt Collection Cost	11,842	11,383	11,004	379
Misc-Contingency	100	50	-	50
Office Supplies	200	100	-	100
Annual District Filing Fee	175	175	175	-
Total Administration	111,084	67,959	60,869	7,090
<u>Field</u>				
Contr-Landscape-Amenities Area	24,000	12,000	9,382	2,618
R&M-Trees and Trimming	3,000	1,500	-	1,500
Misc-Contingency	4,000	2,000	2,217	(217)
Total Field	31,000	15,500	11,599	3,901

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Other	1,000	500	-	500
Payroll-Maintenance	6,820	3,410	3,912	(502)
Payroll-Administrative	49,625	24,813	24,333	480
FICA Taxes	4,395	2,198	2,177	21
Workers' Compensation	4,165	3,124	2,789	335
Contracts-Janitorial Services	2,340	1,170	1,225	(55)
Contracts-Security Services	1,305	653	2,260	(1,607)
Contracts-Fire Exting. Insp.	350	175	175	-
Contract-Copier Maintenance	250	125	4	121
Contract-Dumpster Rental	312	156	156	-
Contracts-Pest Control	498	249	145	104
Contracts-Fire Insp Sprinkler System	250	-	-	-
Contract-Website Hosting	326	163	-	163
Communication - Teleph - Field	120	60	-	60
Postage and Freight	55	27	41	(14)
Utility - General	17,000	8,500	9,213	(713)
Utility - Other	3,400	1,700	1,532	168
Electricity - Streetlighting	1,500	750	660	90
Utility - Irrigation	3,000	1,500	1,727	(227)
Utility - Refuse Removal	1,250	625	711	(86)
R&M-General	3,000	1,500	89	1,411
R&M-Electrical	425	213	329	(116)
R&M-Roof	1,035	518	60	458
R&M-Fire Equipment	100	50	-	50
R&M-Flooring	1,360	680	-	680
R&M-Plumbing	250	125	-	125
Misc-Contingency	3,000	1,500	8,772	(7,272)
Misc-Information Technology	600	300	413	(113)
Misc-Mileage Reimbursement	400	200	135	65
Office Supplies	2,000	1,000	237	763
Supplies-Cleaning & Paper	400	200	257	(57)
Reserves-Lodge	8,016	-	-	-
Total Parks and Recreation - General	118,547	56,184	61,352	(5,168)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Swimming Pool</u>				
Payroll-Maintenance	15,912	7,956	3,422	4,534
Payroll-Administrative	7,090	3,545	3,244	301
Payroll-Pool Attendants	21,037	10,518	1,562	8,956
FICA Taxes	3,369	1,685	629	1,056
Communication - Teleph - Field	780	390	279	111
R&M-General	400	200	326	(126)
R&M-Electrical	150	75	-	75
R&M-Pools	1,000	500	-	500
Misc-Licenses & Permits	250	-	-	-
Misc-Contingency	3,000	1,500	3,855	(2,355)
Op Supplies - Pool Chemicals	3,000	1,500	18	1,482
Reserve - Pool	7,810	-	-	-
Reserves-Pool Pumps	-	-	1,575	(1,575)
Total Swimming Pool	63,798	27,869	14,910	12,959
<u>Fitness Center</u>				
Payroll-Maintenance	2,273	1,137	846	291
Payroll-Administrative	7,088	3,544	1,622	1,922
FICA Taxes	716	358	189	169
Contracts-Janitorial Services	1,560	780	980	(200)
Contracts-Fitness Equipment	1,200	600	500	100
Contracts-Pest Control	215	107	73	34
R&M-General	400	200	192	8
R&M-Electrical	150	75	121	(46)
R&M-Equipment	1,250	625	317	308
Misc-Contingency	500	250	-	250
Supplies-Cleaning & Paper	600	300	409	(109)
Reserve - Equipment	2,500	-	-	-
Total Fitness Center	18,452	7,976	5,249	2,727

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	20,458	10,229	12,752	(2,523)
Payroll-Administrative	7,090	3,545	3,244	301
FICA Taxes	2,107	1,053	1,224	(171)
Contracts-Janitorial Services	1,300	650	245	405
Contracts-Roof	300	150	60	90
Contracts-Pest Control	145	72	73	(1)
R&M-General	1,500	750	660	90
R&M-Electrical	200	100	80	20
R&M-Irrigation	1,000	500	174	326
R&M-Backflow Inspection	315	158	-	158
Misc-Contingency	2,500	1,250	149	1,101
Supplies-Cleaning & Paper	250	125	82	43
Reserves - Irrigation System	500	-	-	-
Reserve-Mulch	2,000	-	-	-
Reserve - Parking Lot	1,200	-	-	-
Reserve - Pavilion	12,000	-	11,919	(11,919)
Reserve - Playground	2,500	-	-	-
Total Park & Grounds	55,365	18,582	30,662	(12,080)
<u>Reserves</u>				
Reserve - CDD Amenity	869	-	57,485	(57,485)
Total Reserves	869	-	57,485	(57,485)
TOTAL EXPENDITURES & RESERVES	399,115	194,070	242,126	(48,056)
Excess (deficiency) of revenues				
Over (under) expenditures	-	180,330	136,663	(43,667)
Net change in fund balance	\$ -	\$ 180,330	\$ 136,663	\$ (43,667)
FUND BALANCE, BEGINNING (OCT 1, 2019)	344,409	344,409	344,409	
FUND BALANCE, ENDING	\$ 344,409	\$ 524,739	\$ 481,072	

APRIL FINANCIALS

MEMORANDUM

TO: Board of Supervisors, Piney-Z CDD
FROM: Sonia Rowley, District Accountant
CC: Bob Nanni, District Manager
DATE: May 4, 2020
SUBJECT: April Financials

Please find attached the April 2020 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

Fund Balance

- Assigned Reserves: The balances have been adjusted to reflect the new total of \$78,800.
- Unassigned Balance: Represents the General Fund in excess of nonspendable, restricted, committed and assigned fund balance.

Total Revenues for the General Fund were at 95% of adopted budget.

- The YTD Non-Ad Valorem assessments collections are at 98%.

Total Expenditures through April were at a favorable 68% of adopted budget.

- Parks & Recreation - Miscellaneous Contingency
 - ▶ Includes \$5,000 to Stein IP Law for intellectual property matters (ceiling of \$5,000 plus filing fees) and \$2,805 to Capital Security for clubhouse camera system (ceiling of \$5,500).
- Swimming Pool - Reserves-Pool Pumps
 - ▶ Includes \$1,575 to Premier Pools for a motor.
- Park & Grounds - Reserve-Pavilion
 - ▶ Includes \$11,919 to H&H Construction & Restoration for pavilion renovation.
- Reserves - Reserve-CDD Amenity
 - ▶ Includes \$51,790 to H&H Construction & Restoration for pavilion renovation and \$5,696 for timber replacement at the playground.

PINEY-Z

Community Development District

Financial Report

April 30, 2020

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

April 30, 2020

Balance Sheet

April 30, 2020

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 53,397
Cash On Hand/Petty Cash	250
Investments:	
Money Market Account	409,994
Prepaid Items	288
TOTAL ASSETS	\$ 463,929
<u>LIABILITIES</u>	
Accounts Payable	\$ 3,929
Accrued Expenses	4,357
Accrued Taxes Payable	1,230
TOTAL LIABILITIES	9,516
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	288
Assigned to:	
Operating Reserves	100,743
Reserves - CDD Amenity	35,629
Reserves - Fitness Center	2,500
Reserves-Lodge	15,066
Reserves - Park	6,200
Reserves-Pool Equipment	5,995
Reserves-Pool Filters	6,985
Reserves-Pool Pumps	6,425
Unassigned:	274,582
TOTAL FUND BALANCES	\$ 454,413
TOTAL LIABILITIES & FUND BALANCES	\$ 463,929

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,000	\$ 1,167	\$ 1,564	\$ 397
Interest - Tax Collector	-	-	343	343
Special Assmnts- Tax Collector	394,706	394,706	386,377	(8,329)
Special Assmnts- Discounts	(15,788)	(15,788)	(14,513)	1,275
Other Miscellaneous Revenues	522	305	101	(204)
Access Cards	675	394	225	(169)
Pavilion Rental	1,000	583	80	(503)
Lodge Rental	16,000	9,333	6,665	(2,668)
TOTAL REVENUES	399,115	390,700	380,842	(9,858)
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	8,000	4,667	1,200	3,467
FICA Taxes	612	357	92	265
ProfServ-Legal Services	24,000	14,000	14,000	-
ProfServ-Mgmt Consulting Serv	44,775	26,119	26,119	-
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	-	3,150
Postage and Freight	150	88	130	(42)
Insurance - General Liability	11,893	8,920	8,486	434
Printing and Binding	200	117	145	(28)
Legal Advertising	1,200	700	459	241
Miscellaneous Services	150	87	255	(168)
Misc-Assessmnt Collection Cost	11,842	11,842	11,156	686
Misc-Contingency	100	58	-	58
Office Supplies	200	117	-	117
Annual District Filing Fee	175	175	175	-
Total Administration	111,084	75,034	66,854	8,180
<u>Field</u>				
Contr-Landscape-Amenities Area	24,000	14,000	13,311	689
R&M-Trees and Trimming	3,000	1,750	1,600	150
Misc-Contingency	4,000	2,333	2,217	116
Total Field	31,000	18,083	17,128	955

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Other	1,000	583	-	583
Payroll-Maintenance	6,820	3,978	4,212	(234)
Payroll-Administrative	49,625	28,948	30,297	(1,349)
FICA Taxes	4,395	2,564	2,656	(92)
Workers' Compensation	4,165	3,124	2,789	335
Contracts-Janitorial Services	2,340	1,365	1,250	115
Contracts-Security Services	1,305	761	2,455	(1,694)
Contracts-Fire Exting. Insp.	350	204	175	29
Contract-Copier Maintenance	250	146	4	142
Contract-Dumpster Rental	312	182	182	-
Contracts-Pest Control	498	291	145	146
Contracts-Fire Insp Sprinkler System	250	-	-	-
Contract-Website Hosting	326	190	-	190
Communication - Teleph - Field	120	70	-	70
Postage and Freight	55	32	41	(9)
Utility - General	17,000	9,917	10,963	(1,046)
Utility - Other	3,400	1,983	1,795	188
Electricity - Streetlighting	1,500	875	880	(5)
Utility - Irrigation	3,000	1,750	2,027	(277)
Utility - Refuse Removal	1,250	729	828	(99)
R&M-General	3,000	1,750	89	1,661
R&M-Electrical	425	248	329	(81)
R&M-Roof	1,035	604	60	544
R&M-Fire Equipment	100	58	-	58
R&M-Flooring	1,360	793	-	793
R&M-Plumbing	250	146	-	146
Misc-Contingency	3,000	1,750	8,772	(7,022)
Misc-Information Technology	600	350	413	(63)
Misc-Mileage Reimbursement	400	233	165	68
Office Supplies	2,000	1,167	237	930
Supplies-Cleaning & Paper	400	233	257	(24)
Reserves-Lodge	8,016	-	-	-
Total Parks and Recreation - General	118,547	65,024	71,021	(5,997)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Swimming Pool</u>				
Payroll-Maintenance	15,912	9,282	5,046	4,236
Payroll-Administrative	7,090	4,136	4,062	74
Payroll-Pool Attendants	21,037	12,272	1,562	10,710
FICA Taxes	3,369	1,965	816	1,149
Communication - Teleph - Field	780	455	337	118
R&M-General	400	233	326	(93)
R&M-Electrical	150	88	-	88
R&M-Pools	1,000	583	-	583
Misc-Licenses & Permits	250	-	-	-
Misc-Contingency	3,000	1,750	3,855	(2,105)
Op Supplies - Pool Chemicals	3,000	1,750	18	1,732
Reserve - Pool	7,810	-	-	-
Reserves-Pool Pumps	-	-	1,575	(1,575)
Total Swimming Pool	63,798	32,514	17,597	14,917
<u>Fitness Center</u>				
Payroll-Maintenance	2,273	1,326	2,345	(1,019)
Payroll-Administrative	7,088	4,135	2,031	2,104
FICA Taxes	716	418	335	83
Contracts-Janitorial Services	1,560	910	980	(70)
Contracts-Fitness Equipment	1,200	700	500	200
Contracts-Pest Control	215	125	73	52
R&M-General	400	233	192	41
R&M-Electrical	150	88	121	(33)
R&M-Equipment	1,250	729	317	412
Misc-Contingency	500	292	-	292
Supplies-Cleaning & Paper	600	350	409	(59)
Reserve - Equipment	2,500	-	-	-
Total Fitness Center	18,452	9,306	7,303	2,003

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	20,458	11,934	14,501	(2,567)
Payroll-Administrative	7,090	4,136	4,062	74
FICA Taxes	2,107	1,229	1,420	(191)
Contracts-Janitorial Services	1,300	758	270	488
Contracts-Roof	300	175	60	115
Contracts-Pest Control	145	85	73	12
R&M-General	1,500	875	660	215
R&M-Electrical	200	117	80	37
R&M-Irrigation	1,000	583	174	409
R&M-Backflow Inspection	315	184	-	184
Misc-Contingency	2,500	1,458	149	1,309
Supplies-Cleaning & Paper	250	146	82	64
Reserves - Irrigation System	500	-	-	-
Reserve-Mulch	2,000	-	-	-
Reserve - Parking Lot	1,200	-	-	-
Reserve - Pavilion	12,000	-	11,919	(11,919)
Reserve - Playground	2,500	-	-	-
Total Park & Grounds	55,365	21,680	33,450	(11,770)
<u>Reserves</u>				
Reserve - CDD Amenity	869	-	57,485	(57,485)
Total Reserves	869	-	57,485	(57,485)
TOTAL EXPENDITURES & RESERVES	399,115	221,641	270,838	(49,197)
Excess (deficiency) of revenues				
Over (under) expenditures	-	169,059	110,004	(59,055)
Net change in fund balance	\$ -	\$ 169,059	\$ 110,004	\$ (59,055)
FUND BALANCE, BEGINNING (OCT 1, 2019)	344,409	344,409	344,409	
FUND BALANCE, ENDING	\$ 344,409	\$ 513,468	\$ 454,413	

PINEY-Z

Community Development District

Supporting Schedules

April 30, 2020

**Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount
ASSESSMENTS LEVIED FY2020				\$ 394,706
Allocation %				100%
11/14/19	1,852	77	57	1,987
11/25/19	28,850	1,202	892	30,944
12/12/19	134,363	5,598	4,156	144,117
12/23/19	174,780	7,282	5,406	187,468
01/16/20	6,140	190	190	6,520
02/19/20	6,163	126	191	6,479
03/17/20	3,636	37	112	3,785
04/09/20	4,925	0	152	5,077
TOTAL	\$ 360,709	\$ 14,513	\$ 11,156	\$ 386,377

% COLLECTED 98%

TOTAL OUTSTANDING	\$ 8,329
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Cash and Investment Report

April 30, 2020

<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%	\$53,397
Petty Cash	Petty Cash	Cash	0.00%	\$250
Public Funds Money Market Account	Centennial Bank	Money Market Account	0.40%	\$409,994
			Total	<u><u>\$463,641</u></u>

Piney-Z CDD
Bank Reconciliation

Bank Account No. 2471 BB&T GF Checking
Statement No. 04-20
Statement Date 4/30/2020

G/L Balance (LCY)	53,397.33	Statement Balance	54,159.96
G/L Balance	53,397.33	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	54,159.96
Subtotal	53,397.33	Outstanding Checks	762.63
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	53,397.33	Ending Balance	53,397.33
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/26/2020	Payment	57567	ALLWAYS IMPROVING LLC	194.88	0.00	194.88
4/17/2020	Payment	57587	TIFFANY ARDLEY	280.00	0.00	280.00
4/29/2020	Payment	57595	COMCAST	261.75	0.00	261.75
4/29/2020	Payment	57596	MARPAN SUPPLY CO., INC.	26.00	0.00	26.00
Total Outstanding Checks.....				762.63		762.63

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/20 to 4/30/20

(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 CHECKING - (ACCT# XXXXX2471)									
Check	57546	03/03/20	Vendor	ALLWAYS IMPROVING LLC	21938	MAINT- FEB 2020 FITNESS CENTER	Contracts-Fitness Equipment	001-534071-57214	\$100.00
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	HOME DEPOT-EXIT SIGN	001-546020-57201	\$24.97
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	HOME DEPOT-LED BULBS	001-546020-57201	\$99.30
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	HOME DEPOT-ELECTRICAL SUPPLIES	001-546020-57201	\$44.83
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	GLOBAL INDUSTRIAL-BABY CHANGING STATION	001-549900-57240	\$129.00
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	HOME DEPOT-KICK PLATES	001-546001-57240	\$65.12
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	HOME DEPOT-CEILING VENTS	001-546001-57240	\$29.42
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	SAMS CLUB-GYM WIPES	001-552083-57214	\$8.98
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	SAMS CLUB-CLEANING SUPPLIES	001-552083-57214	\$20.53
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	SAMS CLUB-CLEANING SUPPLIES	001-552083-57201	\$20.53
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	STAPLES	001-551002-57201	\$90.72
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	HOME DEPOT-KICK PLATES	001-546001-57240	\$32.56
Check	57547	03/03/20	Vendor	BB&T	022520-0985	01/23-02/10/20 PURCHASES	HOME DEPOT-HOSE RACK	001-546001-57240	\$12.48
Check	57548	03/03/20	Vendor	H&H CONSTRUCTION & RESTORATION SERVICES	2-25-2020 BAL	BAL OWED ON PAVILLION RENOVATION	Reserve - CDD Amenity	001-568044-58100	\$51,789.58
Check	57549	03/03/20	Vendor	METAL BUILDING SERVICES INC	13674	REPAIRED ROOF LEAK	R&M-General	001-546001-57240	\$220.00
Check	57550	03/03/20	Vendor	OFFICE BUSINESS SYSTEMS INC	058915	EXCESS BILLING 1/30/20	Contract-Copier Maintenance	001-534097-57201	\$1.42
Check	57551	03/03/20	Vendor	RICK EVANS	022920	MILEAGE 02/20	Misc-Mileage Reimbursement	001-549951-57201	\$20.92
Check	57552	03/05/20	Vendor	QUALITY FLOOR CLEANING, LLC	8179	FEB 2020 GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57201	\$200.00
Check	57552	03/05/20	Vendor	QUALITY FLOOR CLEANING, LLC	8179	FEB 2020 GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57214	\$160.00
Check	57552	03/05/20	Vendor	QUALITY FLOOR CLEANING, LLC	8179	FEB 2020 GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57240	\$40.00
Check	57553	03/05/20	Vendor	RAINBOW OUTDOOR SERVICES	7574	FEB 2020 LANDSCAPE SERVICE	Contr-Landscape-Amenities Area	001-534053-53901	\$1,300.00
Check	57554	03/10/20	Vendor	CITY OF TALLAHASSEE	022820	SVC 1/26/20-2/26/20	Utility - General	001-543001-57201	\$1,351.13
Check	57554	03/10/20	Vendor	CITY OF TALLAHASSEE	022820	SVC 1/26/20-2/26/20	Utility - Refuse Removal	001-543020-57201	\$117.00
Check	57555	03/11/20	Vendor	RAINBOW OUTDOOR SERVICES	7576	REMOVE/REPLACE TIMBERS PLAYGROUND	Reserve - CDD Amenity	001-568044-58100	\$5,695.76
Check	57556	03/16/20	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-134682	PROF SVC 2/18/20 & 2/24/20	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57557	03/16/20	Vendor	SRI HARSHA DUGGIRALA	031220	***Voided Voided***			\$0.00
Check	57558	03/17/20	Vendor	ALLWAYS IMPROVING LLC	22037	DIAGNOSIS/REPAIR ELLIPTICAL	R&M-Equipment	001-546022-57214	\$110.00
Check	57559	03/17/20	Vendor	FEDEX	6-952-76817	SVC 3/3/20	Postage and Freight	001-541006-57201	\$11.47
Check	57560	03/17/20	Vendor	SRI HARSHA DUGGIRALA	031220 REMAIN BAL	***Voided Voided***			\$0.00
Check	57561	03/18/20	Vendor	CITY OF TALLAHASSEE	031120	2/13-3/11/20 ELEC STREET LIGHT	Electricity - Streetlighting	001-543013-57201	\$108.86
Check	57562	03/18/20	Vendor	FLORIDA MUNICIPAL INSURANCE TR	030120-0827	3Q INSURANCE PREMIUM	Insurance - General Liability	001-545002-51301	\$2,759.75
Check	57562	03/18/20	Vendor	FLORIDA MUNICIPAL INSURANCE TR	030120-0827	3Q INSURANCE PREMIUM	Workers' Compensation	001-524001-57201	\$929.50
Check	57563	03/18/20	Vendor	INFRAMARK, LLC	49778	MGMT FEES MARCH 2020	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,731.25
Check	57563	03/18/20	Vendor	INFRAMARK, LLC	49778	MGMT FEES MARCH 2020	Postage and Freight	001-541006-51301	\$17.00
Check	57563	03/18/20	Vendor	INFRAMARK, LLC	49778	MGMT FEES MARCH 2020	Printing and Binding	001-547001-51301	\$1.50
Check	57564	03/19/20	Vendor	CITY OF TALLAHASSEE	022820A	SVC 1/29/20-2/26/20	Utility - Irrigation	001-543014-57201	\$269.75
Check	57565	03/19/20	Vendor	FEDEX	6-945-70066	SVC 2/25/20	Postage and Freight	001-541006-57201	\$14.81
Check	57566	03/20/20	Vendor	COMCAST	031120-3478	SVC 3/25/20-4/24/20	Utility - Other	001-543004-57201	\$262.14
Check	57567	03/26/20	Vendor	ALLWAYS IMPROVING LLC	22079	GYM WIPES/INSTALL PART ELLIPTICAL	R&M-Equipment	001-546022-57214	\$75.00
Check	57567	03/26/20	Vendor	ALLWAYS IMPROVING LLC	22079	GYM WIPES/INSTALL PART ELLIPTICAL	Supplies-Cleaning & Paper	001-552083-57214	\$119.88
Check	57568	03/26/20	Vendor	ALPHA FOUNDATION SPECIALISTS	PR28837	POLYLEVEL	Misc-Contingency	001-549900-57201	\$782.75
Check	57568	03/26/20	Vendor	ALPHA FOUNDATION SPECIALISTS	PR28837	POLYLEVEL	Misc-Contingency	001-549900-57205	\$1,266.86
Check	57569	03/26/20	Vendor	SUPER SIGNS	8955	SIGNS- WELCOME/POOL RULES	Misc-Contingency	001-549900-57205	\$735.00
Check	57570	04/01/20	Vendor	ALLWAYS IMPROVING LLC	22159	MARCH MAINTENANCE	Contracts-Fitness Equipment	001-534071-57214	\$100.00

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/20 to 4/30/20

(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	57571	04/01/20	Vendor	RAINBOW OUTDOOR SERVICES	7581	SPRING FERTILIZER	Contr-Landscape-Amenities Area	001-534053-53901	\$807.38
Check	57571	04/01/20	Vendor	RAINBOW OUTDOOR SERVICES	7578	POWER WASHING POOL DECK	Misc-Contingency	001-549900-57205	\$775.00
Check	57572	04/02/20	Vendor	RAINBOW OUTDOOR SERVICES	7610	March 2020 Landscape Maint SVC	Contr-Landscape-Amenities Area	001-534053-53901	\$1,300.00
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	HOME DEPOT-WATER FILTER	001-546001-57201	\$49.96
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	HOME DEPOT-LED WALL PACK	001-546020-57240	\$79.97
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	HOME DEPOT-CLEANING POOL	001-546001-57205	\$15.94
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	HOME DEPOT-ANT KILLER	001-546001-57240	\$11.91
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	SAMS CLUB-CLEANING	001-552083-57201	\$21.93
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	SAMS CLUB- CLEANING	001-552083-57214	\$21.93
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	SAMS CLUB-CLEANINBG	001-552083-57240	\$7.18
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	SAMS CLUB-PAPER TOWELS	001-552083-57240	\$27.72
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	HOME DEPOT-CLEANING	001-552083-57214	\$48.28
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	HOME DEPOT-HOSE BIB	001-546001-57201	\$8.58
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	HOME DEPOT-CLEANING	001-552083-57201	\$16.40
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	HOME DEPOT-CLEANING	001-552083-57240	\$16.42
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	SAMS CLUB-4 TRASH CANS	001-546001-57240	\$239.92
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	GO DADDY-WEBSITE	001-549942-57201	\$79.99
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	GO DADDY-WEBSITE	202100	\$0.00
Check	57573	04/09/20	Vendor	BB&T	032520-0985	PURCHASES 3/5/20-3/24/20	LOWES-18 CHAISE LOUNGE	001-549900-57205	\$1,050.64
Check	57574	04/09/20	Vendor	CAPITAL SECURITY AND	74409	MONITORING SVC APR-JUN	Contracts-Security Services	001-534037-57201	\$195.00
Check	57574	04/09/20	Vendor	CAPITAL SECURITY AND	74362 BAL	INSTALL 4 CAMERA SYSTEMS- BALANCE	Contracts-Security Services	001-534037-57201	\$1,870.00
Check	57575	04/09/20	Vendor	CITY OF TALLAHASSEE	033120	SVC 2/27/20-3/26/20	Utility - Irrigation	001-543014-57201	\$282.66
Check	57575	04/09/20	Vendor	CITY OF TALLAHASSEE	033120	SVC 2/27/20-3/26/20	Utility - General	001-543001-57201	\$1,385.87
Check	57575	04/09/20	Vendor	CITY OF TALLAHASSEE	033120	SVC 2/27/20-3/26/20	Electricity - Streetlighting	001-543013-57201	\$0.00
Check	57575	04/09/20	Vendor	CITY OF TALLAHASSEE	033120	SVC 2/27/20-3/26/20	Utility - Refuse Removal	001-543020-57201	\$126.10
Check	57575	04/09/20	Vendor	CITY OF TALLAHASSEE	033120	SVC 2/27/20-3/26/20	Electricity - Streetlighting	001-543013-57201	\$0.00
Check	57576	04/09/20	Vendor	MARPAN SUPPLY CO., INC.	1572810	MTHLY RENTAL 4/1/20	2/1/2020	001-534098-57201	\$26.00
Check	57577	04/09/20	Vendor	MILLERS TREE SERVICE, LLC	66078	TREE REMOVAL/HAUL DEBRIS	R&M-Trees and Trimming	001-546099-53901	\$1,600.00
Check	57578	04/09/20	Vendor	OFFICE BUSINESS SYSTEMS INC	059217 1	EXCESS BILLING 2/26/20	Contract-Copier Maintenance	001-534097-57201	\$0.33
Check	57579	04/09/20	Vendor	QUALITY FLOOR CLEANING, LLC	8217	GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57201	\$225.00
Check	57579	04/09/20	Vendor	QUALITY FLOOR CLEANING, LLC	8217	GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57214	\$180.00
Check	57579	04/09/20	Vendor	QUALITY FLOOR CLEANING, LLC	8217	GENERAL CLEANING	Contracts-Janitorial Services	001-534026-57240	\$45.00
Check	57580	04/09/20	Vendor	RICK EVANS	033120	MARCH MILEAGE	Misc-Mileage Reimbursement	001-549951-57201	\$25.36
Check	57581	04/17/20	Vendor	ANSHUL LAKSHMAN	040820	CANCELLATION LODGE DUE TO VIRUS	Lodge Rentals	369943	\$280.00
Check	57582	04/17/20	Vendor	CENTURYLINK	04553-031120	SVC 3/11-4/10/20	Communication - Teleph - Field	001-541005-57205	\$58.02
Check	57583	04/17/20	Vendor	DEVRAJ ACHARYA	040820	CANCELLATION LODGE DUE TO VIRUS	Lodge Rentals	369943	\$280.00
Check	57584	04/17/20	Vendor	JENNIFER JOHNSON	040820	CANCELLATION LODGE DUE TO VIRUS	Lodge Rentals	369943	\$400.00
Check	57585	04/17/20	Vendor	KAREN ROSE	040820	CANCELLATION LODGE DUE TO VIRUS	Lodge Rentals	369943	\$500.00
Check	57586	04/17/20	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-135331	PROFESSIONAL SVC MARCH 2020	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57587	04/17/20	Vendor	TIFFANY ARDLEY	040820	CANCELLATION LODGE DUE TO VIRUS	Lodge Rentals	369943	\$280.00
Check	57588	04/17/20	Vendor	VETTYE L GIBBS	040820	CANCELLATION LODGE DUE TO VIRUS	Lodge Rentals	369943	\$400.00
Check	57589	04/22/20	Vendor	CITY OF TALLAHASSEE	041020	BILL PRD 3/12-4/10/20	Electricity - Streetlighting	001-543013-57201	\$110.04
Check	57590	04/22/20	Vendor	INFRAMARK, LLC	50667	APRIL MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$3,731.25
Check	57590	04/22/20	Vendor	INFRAMARK, LLC	50667	APRIL MGMT FEES	Postage and Freight	001-541006-51301	\$13.00
Check	57590	04/22/20	Vendor	INFRAMARK, LLC	50667	APRIL MGMT FEES	Printing and Binding	001-547001-51301	\$1.50
Check	57591	04/22/20	Vendor	KRISHNA P BARAL	041620	CANCELLATION LODGE RENTAL-DUE TO VIRUS	Lodge Rentals	369943	\$400.00

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 3/1/20 to 4/30/20

(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	57592	04/22/20	Vendor	SRI HARSHA DUGGIRALA	031220	RENTAL REIMBURSEMENT 3/29/20	Lodge Rentals	369943	\$250.00
Check	57592	04/22/20	Vendor	SRI HARSHA DUGGIRALA	031220 REMAIN BAL	REMAINING REIMBURSE DUE TO COVID	BOARD AGREED TO REIMBURSE DUE TO COVID	369943	\$250.00
Check	57593	04/29/20	Vendor	COMCAST		***Voided Voided****			\$0.00
Check	57594	04/29/20	Vendor	MARPAN SUPPLY CO., INC.		***Voided Voided****			\$0.00
Check	57595	04/29/20	Vendor	COMCAST	041120	SVC 4/25/20-5/24/20	Utility - Other	001-543004-57201	\$261.75
Check	57596	04/29/20	Vendor	MARPAN SUPPLY CO., INC.	1576720	EQUIPMENT RENTAL 5/1/20	2/1/2020	001-534098-57201	\$26.00
ACH	DD000699	03/04/20	Employee	MELINDA J. PARKER	PAYROLL	March 04, 2020 Payroll Posting			\$2,020.00
ACH	DD000700	03/04/20	Employee	RICKY S EVANS	PAYROLL	March 04, 2020 Payroll Posting			\$1,493.78
ACH	DD000701	03/18/20	Employee	MELINDA J. PARKER	PAYROLL	March 18, 2020 Payroll Posting			\$2,022.64
ACH	DD000702	03/18/20	Employee	RICKY S EVANS	PAYROLL	March 18, 2020 Payroll Posting			\$1,514.57
ACH	DD000703	04/01/20	Employee	MELINDA J. PARKER	PAYROLL	April 01, 2020 Payroll Posting			\$2,022.64
ACH	DD000704	04/01/20	Employee	RICKY S EVANS	PAYROLL	April 01, 2020 Payroll Posting			\$1,494.51
ACH	DD000705	04/15/20	Employee	MELINDA J. PARKER	PAYROLL	April 15, 2020 Payroll Posting			\$2,022.64
ACH	DD000706	04/15/20	Employee	RICKY S EVANS	PAYROLL	April 15, 2020 Payroll Posting			\$1,454.35
ACH	DD000707	04/29/20	Employee	MELINDA J. PARKER	PAYROLL	April 29, 2020 Payroll Posting			\$1,902.77
ACH	DD000708	04/29/20	Employee	RICKY S EVANS	PAYROLL	April 29, 2020 Payroll Posting			\$1,474.44
Account Total									\$112,074.14

CENTENNIAL GF MMA - (ACCT# XXXXX5680)

Check	1039	03/10/20	Vendor	PINEY Z CDD	030320-XFER	XFER FROM CENTENNIAL MMA TO BBT CHK	Cash with Fiscal Agent	103000	\$80,000.00
Account Total									\$80,000.00

Total Amount Paid \$192,074.14

Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	192,074.14
Total	192,074.14

Sixth Order of Business

PINEY-Z
Community Development District

Annual Operating Budget
Fiscal Year 2021

Version 2 - Proposed Budget:
(Printed on 5/5/2020 11am)

Prepared by:



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Piney-Z
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES								
Interest - Investments	\$ 1,343	\$ 1,939	\$ 2,808	\$ 2,000	\$ 1,564	\$ 436	\$ 2,000	\$ 2,000
Interest - Tax Collector	-	357	612	-	343	-	343	200
Special Assmnts- Tax Collector	394,706	394,971	394,517	394,706	386,377	8,329	394,706	394,706
Special Assmnts- Discounts	(15,030)	(14,974)	(14,388)	(15,788)	(14,513)	-	(14,513)	(15,788)
Settlements	33,924	37,210	8,480	-	-	-	-	-
Other Miscellaneous Revenues	785	1,675	1,868	522	101	421	522	-
Access Cards	763	918	1,179	675	225	450	675	1,198
Pavilion Rental	320	1,340	1,400	1,000	80	920	1,000	1,100
Lodge Rental	13,225	13,434	20,453	16,000	6,665	9,335	16,000	20,000
Insurance Reimbursements	28,730	(28,730)	-	-	-	-	-	-
TOTAL REVENUES	458,766	408,140	416,929	399,115	380,842	19,891	400,733	403,416

EXPENDITURES**Administrative**

P/R-Board of Supervisors	8,600	4,600	3,600	8,000	1,200	3,000	4,200	8,000
FICA Taxes	658	352	275	612	92	230	322	612
ProfServ-Dissemination Agent	-	-	1,000	-	-	-	-	-
ProfServ-Legal Services	24,042	24,117	24,000	24,000	14,000	10,000	24,000	24,000
ProfServ-Mgmt Consulting Serv	54,275	50,317	44,775	44,775	26,119	18,656	44,775	44,775
ProfServ-Special Assessment	4,637	4,637	4,637	4,637	4,637	-	4,637	4,637
Auditing Services	3,150	3,150	3,150	3,150	-	3,150	3,150	3,250
Postage and Freight	345	818	311	150	130	50	180	200
Insurance - General Liability	9,748	10,016	9,824	11,893	8,486	2,760	11,246	12,364
Printing and Binding	238	176	257	200	145	60	205	225
Legal Advertising	811	1,170	624	1,200	459	540	999	1,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Miscellaneous Services	279	109	290	150	255	182	437	150
Misc-Assessmnt Collection Cost	11,390	11,400	11,404	11,842	11,156	250	11,406	11,841
Misc-Contingency	1,000	41	-	100	-	42	42	100
Office Supplies	-	-	-	200	-	83	83	100
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	119,348	111,078	104,322	111,084	66,854	39,002	105,856	111,429
Field								
Contr-Landscape-Amenities Area	10,031	12,099	15,988	24,000	13,311	10,000	23,311	24,000
R&M-Trees and Trimming	2,500	2,500	1,500	3,000	1,600	1,250	2,850	3,000
Misc-Hurricane Expense	2,150	-	-	-	-	-	-	-
Misc-Contingency	5,377	3,260	1,044	4,000	2,217	1,667	3,884	4,000
Total Field	20,058	17,859	18,532	31,000	17,128	12,917	30,045	31,000
Parks and Recreation - General								
Payroll-Other	-	-	-	1,000	-	417	417	500
Payroll-Maintenance	7,805	7,946	7,827	6,820	4,212	3,009	7,221	7,024
Payroll-Administrative	47,765	47,115	53,064	49,625	30,297	21,641	51,938	43,808
Payroll-Special Pay	-	-	-	-	-	-	-	7,500
FICA Taxes	4,479	1,467	4,642	4,395	2,656	1,918	4,574	4,501
Workers' Compensation	3,038	3,406	3,622	4,165	2,789	929	3,718	4,845
Contracts-Janitorial Services	2,505	2,160	2,150	2,340	1,250	893	2,143	2,340
Contracts-Security Services	1,846	1,655	1,865	1,305	2,455	1,754	4,209	1,305
Contracts-Fire Exting. Insp.	350	350	350	350	175	125	300	350
Contract-Copier Maintenance	-	137	335	250	4	104	108	300
Contract-Dumpster Rental	-	312	312	312	182	130	312	312
Contracts-Pest Control	-	499	568	498	145	104	249	480

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU APR-2020	MAY- SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
Contracts-Fire Insp Sprinkler System	250	250	250	250	-	104	104	250
Contract-Website Hosting	-	-	-	326	-	136	136	350
Communication - Teleph - Field	100	90	100	120	-	50	50	120
Postage and Freight	40	-	-	55	41	23	64	55
Utility - General	15,504	15,551	17,605	17,000	10,963	7,831	18,794	18,677
Utility - Other	3,129	3,285	2,918	3,400	1,795	1,282	3,077	3,238
Electricity - Streetlighting	1,183	1,326	1,195	1,500	880	629	1,509	1,344
Utility - Irrigation	3,116	3,932	2,716	3,000	2,027	1,448	3,475	3,600
Utility - Refuse Removal	1,007	1,144	1,173	1,250	828	591	1,419	1,446
Rental Dumpster	312	-	-	-	-	-	-	-
R&M-General	3,081	2,115	826	3,000	89	1,250	1,339	1,500
R&M-Electrical	440	390	350	425	329	235	564	425
R&M-Pest Control	858	-	-	-	-	-	-	-
R&M-Roof	75	-	-	1,035	60	604	664	360
R&M-Emergency& Disaster Relief	3,750	-	-	-	-	-	-	-
R&M-Fire Equipment	12	40	-	100	-	42	42	100
R&M-Flooring	1,236	-	-	1,360	-	567	567	-
R&M-Plumbing	11	3	66	250	-	104	104	200
R&M-Copier	82	-	-	-	-	-	-	-
Misc-Contingency	1,785	1,133	2,683	3,000	8,772	1,250	10,022	3,000
Misc-Information Technology	1,075	1,036	3,462	600	413	295	708	660
Misc-Mileage Reimbursement	303	336	284	400	165	118	283	325
Office Supplies	3,260	3,087	1,750	2,000	237	169	406	2,000
Supplies-Cleaning & Paper	504	261	246	400	257	184	441	325
Capital Outlay	4,287	(4,287)	-	-	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Non-Capitalized New Equipment	4,335	4,287	-	-	-	-	-	-
Reserves-Lodge	-	-	-	8,016	-	-	-	1,650
Total Parks and Recreation - General	117,523	99,026	110,359	118,547	71,021	47,932	118,953	112,890
Swimming Pool								
Payroll-Lifeguards	18,654	18,067	-	-	-	-	-	-
Payroll-Maintenance	11,784	11,591	14,253	15,912	5,046	3,604	8,650	14,048
Payroll-Administrative	11,621	6,249	6,781	7,090	4,062	2,901	6,963	14,603
Payroll-Pool Attendants	-	-	21,595	21,037	1,562	1,116	2,678	21,243
FICA Taxes	3,510	4,972	3,261	3,369	816	583	1,399	3,817
ProfServ-Pool Maintenance	1,500	-	-	-	-	-	-	-
Communication - Teleph - Field	102	473	746	780	337	241	578	800
R&M-General	140	218	162	400	326	233	559	300
R&M-Electrical	148	-	-	150	-	63	63	100
R&M-Pools	1,359	4,570	105	1,000	-	417	417	1,500
Misc-Licenses & Permits	250	250	250	250	-	104	104	250
Misc-Hurricane Expense	209	-	-	-	-	-	-	-
Misc-Contingency	2,284	3,426	3,097	3,000	3,855	1,250	5,105	3,250
Op Supplies - Pool Chemicals	2,568	2,242	1,957	3,000	18	1,250	1,268	2,250
Capital Outlay - Pool	-	51,893	-	-	-	-	-	-
Non-Capitalized New Equipment	3,904	-	-	-	-	-	-	-
Reserve - Pool	-	25,000	-	7,810	-	-	-	16,810
Reserves-Pool Pumps	-	-	-	-	1,575	-	1,575	-
Total Swimming Pool	58,033	128,951	52,207	63,798	17,597	11,761	29,358	78,971

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
<i>Fitness Center</i>								
Payroll-Maintenance	988	1,282	1,425	2,273	2,345	1,675	4,020	2,342
Payroll-Administrative	2,286	3,084	3,391	7,088	2,031	1,451	3,482	7,301
FICA Taxes	289	275	368	716	335	239	574	738
Contracts-Janitorial Services	1,345	1,440	1,420	1,560	980	700	1,680	1,560
Contracts-Fitness Equipment	1,200	1,100	1,200	1,200	500	357	857	1,200
Contracts-Pest Control	-	214	145	215	73	52	125	163
R&M-General	65	291	209	400	192	137	329	300
R&M-Electrical	37	84	14	150	121	86	207	100
R&M-Equipment	-	735	130	1,250	317	226	543	1,000
Misc-Contingency	-	95	-	500	-	-	-	300
Supplies-Cleaning & Paper	614	234	520	600	409	292	701	650
Non-Capitalized New Equipment	9,064	-	-	-	-	-	-	-
Reserve - Equipment	-	-	-	2,500	-	-	-	2,500
Total Fitness Center	15,888	8,834	8,822	18,452	7,303	5,216	12,519	18,154
<i>Park & Grounds</i>								
Payroll-Maintenance	21,717	20,651	23,820	20,458	14,501	10,358	24,859	23,414
Payroll-Administrative	3,899	6,023	6,781	7,090	4,062	2,901	6,963	7,301
FICA Taxes	2,150	1,754	2,341	2,107	1,420	1,014	2,434	2,350
Contracts-Janitorial Services	1,150	1,200	1,230	1,300	270	193	463	1,300
Contracts-Roof	-	75	-	300	60	43	103	360
Contracts-Pest Control	-	145	145	145	73	52	125	215
R&M-General	1,428	446	1,852	1,500	660	471	1,131	2,000
R&M-Electrical	359	81	29	200	80	-	80	175
R&M-Irrigation	1,244	875	2,445	1,000	174	124	298	1,000
R&M-Vegetation Removal	-	-	2,200	-	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
R&M-Backflow Inspection	315	315	355	315	-	131	131	355
Misc-Hurricane Expense	10,304	-	2,350	-	-	-	-	-
Misc-Contingency	157	5,620	1,605	2,500	149	106	255	2,500
Supplies-Cleaning & Paper	185	66	166	250	82	59	141	275
Non-Capitalized New Equipment	1,683	-	-	-	-	-	-	-
Reserve-Gutters	-	-	7,726	-	-	-	-	-
Reserves - Irrigation System	-	-	-	500	-	-	-	500
Reserve-Mulch	-	-	3,250	2,000	-	-	-	2,000
Reserve - Parking Lot	-	-	44,695	1,200	-	-	-	1,200
Reserve - Pavilion	-	-	-	12,000	11,919	-	11,919	-
Reserve - Playground	-	-	-	2,500	-	-	-	2,500
Total Park & Grounds	44,591	37,251	100,990	55,365	33,450	15,453	48,903	47,445
Reserves								
Reserve - CDD Amenity	-	-	-	869	57,485	-	57,485	3,528
Total Reserves	-	-	-	869	57,485	-	57,485	3,528
TOTAL EXPENDITURES & RESERVES	375,441	402,999	395,232	399,115	270,838	132,282	403,120	403,416
Excess (deficiency) of revenues								
Over (under) expenditures	83,325	5,141	21,697	-	110,004	(112,391)	(2,387)	(0)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	-	23,131	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	(0)
TOTAL OTHER SOURCES (USES)	-	-	23,131	-	-	-	-	(0)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU APR-2020	PROJECTED MAY- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Net change in fund balance	83,325	5,141	44,828	-	110,004	(112,391)	(2,387)	(0)
FUND BALANCE, BEGINNING	211,115	294,440	299,581	344,409	344,409	-	344,409	342,022
FUND BALANCE, ENDING	\$ 294,440	\$ 299,581	\$ 344,409	\$ 344,409	\$ 454,413	\$ (112,391)	\$ 342,022	\$ 342,022

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 342,022
Net Change in Fund Balance - Fiscal Year 2021	(0)
Reserves - Fiscal Year 2021 Additions	30,688
Total Funds Available (Estimated) - 9/30/2021	372,710

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital 100,854 ⁽¹⁾

Contribution CDD Amenity prior years	93,115	-
Contribution CDD Amenity FY 2021	3,528	96,643
Reserve - Lodge prior years	15,066	-
Reserve - Lodge FY 2021	1,650	16,716
Reserve - Park prior years	6,200	-
Reserve - Park FY 2021	6,200	12,400
Reserve - Equipment prior years	2,500	-
Reserve - Equipment FY 2021	2,500	5,000
Reserve - Pool Equipment prior years	5,995	-
Reserve - Pool Equipment FY 2021	16,810	22,805
Reserve - Pool Filters prior years	6,985	-
Reserve - Pool Filters FY 2021	-	6,985
Reserve - Pool Pumps prior years	6,425	-

Community Development District

Reserve - Pool Pumps FY 2021	-	<u>6,425</u>	166,974
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Subtotal	<u>267,828</u>
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Total Allocation of Available Funds	267,828
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Total Unassigned (undesignated) Cash	\$ <u>104,882</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

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.

Miscellaneous Revenues (369900-3000)

Unanticipated miscellaneous revenues.

Access Cards (369941-3000)

Revenue from access cards purchases, including from pass holders.

Pavilion Rental (369942-3000)

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

Lodge Rental (369943-3000)

Revenue from renting the lodge to residents and non-residents for private functions, to the Leon County Supervisor of Elections for conducting precinct elections, etc.

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Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

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.

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Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

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.

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Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2021

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, irrigation repairs, 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 - Other (512004-57201)**

Compensation of one part time Office Assistant, if needed.

Payroll - Maintenance (512006-57201)

Compensation of one part time Buildings and Grounds Manager.

Payroll - Administrative (512009-57201)

Compensation of one full time CDD Manager.

Payroll – Special Pay (515002-57201)

Merit pay, end of FY 2020.

FICA Taxes (521001-57201)

Payroll tax for staff above.

Workers' Compensation (524001-57201)

The District's policy is currently with Florida Municipal Insurance Trust.

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Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

Expenditures – Parks and Recreation - General (continued)

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).

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 including domain, back-up and security.

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.

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Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

Expenditures – Parks and Recreation - General (continued)

Utility - Other (543004-57201)

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

Electricity - Streetlighting (543013-57201)

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

Utility - Irrigation (543014-57201)

City of Tallahassee charges for water for irrigation system 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, to ensure the website continues to meet ADA goals.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

Expenditures – Parks and Recreation - General (continued)

Miscellaneous - Mileage Reimbursement (549951-57201)

Reimbursement of mileage expenses of Buildings and Grounds Manager.

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, as well as Office 365 and cloud storage.

Supplies - Cleaning and Paper (551083-57201)

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

Reserves - Lodge (568107-57201)

For intensive cleaning of roof, replacement of HVAC unit, etc.

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 - Maintenance (512006-57205)

Compensation of one part-time Buildings and Grounds Manager.

Payroll - Administrative (512009-57205)

Compensation of one full time CDD Manager.

Payroll – Pool Attendants (512028-57205)

Compensation of pool attendants (\$12.00 per hour).

FICA Taxes (521001-57205)

Payroll tax for above.

Communication - Telephone-Field (541005-57205)

TracFone for attendant station; dedicated 911 phone.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

Expenditures – Swimming Pool (continued)

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, 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, pool attendant training, etc.

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, replacement of sand filters, chlorinator and dolphin.

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.

Payroll - Administrative (512009-57214)

Compensation of one full time CDD Manager.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

Expenditures – Fitness Center (Continued)**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, etc.

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.

Supplies - Cleaning and Paper (552083-57214)

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

Reserve - Equipment (568073-57214)

Purchase of exercise pieces for gym.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

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.

Payroll - Administrative (512009-57240)

Compensation of one full time CDD Manager.

FICA Taxes (521001-57240)

Payroll tax for above.

Contracts - Janitorial Services (534026-57214)

Twice weekly cleaning of pavilion restrooms, in season.

Contracts- Roof (534108-57240)

Six times per year cleaning of pavilion roof.

Contracts- Pest Control (534125-57214)

Quarterly treatment of the pavilion.

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.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2021

Expenditures – Parks & Grounds (continued)

Miscellaneous - Contingency (549900-57214)

Unanticipated operating expenses.

Supplies - Cleaning and Paper (552083-57214)

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

Reserves – Irrigation System (568098-57214)

For repair or replacement of irrigation system.

Reserves - Mulch (568109-57214)

Playground Mulch.

Reserves - Parking Lots (568117-57214)

For re-sealing of all asphalt lots.

Reserves – Playground Equipment (568122-57214)

For repair or replacement of playground equipment.

Piney-Z

Community Development District

Supporting Budget Schedules

Fiscal Year 2021

Comparison of Non-Ad Valorem Assessment Rates Fiscal Year 2021 vs Fiscal Year 2020

Assessments Per Unit				
LOT SIZE	# OF	General Fund		
	UNITS	FY2021	FY2020	Percent Change
36	28	\$522.79	\$522.79	0.00%
40	104	\$522.79	\$522.79	0.00%
50	291	\$522.79	\$522.79	0.00%
60	62	\$522.79	\$522.79	0.00%
75	183	\$522.79	\$522.79	0.00%
90	67	\$522.79	\$522.79	0.00%
65	8	\$522.79	\$522.79	0.00%
50 gar	12	\$522.79	\$522.79	0.00%
	755			

6A.

RESOLUTION 2020-3

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT
APPROVING THE BUDGET FOR FISCAL YEAR 2021 AND
SETTING A PUBLIC HEARING THEREON PURSUANT
TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and debt service budget for Fiscal Year 2021, a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

1. The budget proposed by the District Manager for Fiscal Year 2021, as may have been amended by the Board at the May 18, 2020 meeting, is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: July 27, 2020
Hour: 6:00 p.m.
Place: Piney-Z Plantation Lodge
950 Piney-Z Plantation Road
Tallahassee, Florida

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 18th day of May, 2020.

Geraldine Cashin
Chair

Bob Nanni
Secretary

Seventh Order of Business

Piney-Z Community Development District
CDD Manager's Report
May 8, 2020
for
Meeting of May 18, 2020

LODGE/GARAGE

- refrigerator filter replaced (on every six-month schedule)
- exit sign replaced
- filter for Shop Vac replaced
- portions of the sidewalk to the lodge were leveled to eliminate potential trip hazards

FITNESS CENTER

- toilet flush lever replaced
- gym wipes dispenser replaced
- ellipticals repaired
- two futures converted to LED
- entirety of center re-painted by staff, with \$402.20 worth of paint and supplies. Process included scraping latex (over oil!) paint off of all of the trim and doors...Color scheme chosen to complement pavilion renovation.
- we intend to replace the (very) old toys and games in the kids' area, and will be assessing additional items therein (table, chairs, etc.)

PAVILION

- renovation work (restrooms, water fountain, bar and sink area, exterior walls painted) has been completed. Two change orders (one to remediate a wet wall, the other to address a plumbing issue) were executed, bringing the contract total to \$63,708.58. In addition we spent \$296.10 *outside* the contract for a changing table, six kick plates and two ceiling vents. (We also purchased four trash cans which are not included in the total as they are not attached to the building.)
- during construction a shut-off valve to permit water in the lodge to be shut off independently of the water in the pavilion was uncovered
- two rivet leaks in the roof were repaired

POOL

- pool has been scrubbed of algae, cleaned of pollen, etc.
- all deck furniture has been cleaned; 18 new chaise lounges have been added
- O-rings for chlorinator have been replaced
- deck and immediate environs have been pressure washed
- new signs resulting from Rules updates have been posted
- portions of the deck were leveled to prevent tripping
- Dry-Fit shirts purchased for staff
- two life rings and throw lines purchased
- Department of Health sent an inspector...in March!

PLAYGROUND

- the timber replacement work at the playground has been completed
- Rosemary White sign has been repaired and updated

PARK AND GROUNDS

- camera upgrades have been completed
- fertilizer applied in late March
- first of possibly two rounds of tree trimming completed. The primary focus of round one was the oaks in front of the lodge; significant dead wood was removed from the crowns.
- all asphalt lots sealed and re-stripped in early May
- plastic hose hanger by lodge replaced with metal
- some days it seems like the ants are winning...

GENERAL

- the FY 2021 budget was completed in mid-February and submitted to Inframark
- have received and am holding, until acceptance by the board of the audit itself, invoice for FY 2019 audit
- nearly the entirety of our light fixtures, inside and out, has now been converted to LED
- spent considerable time gathering, for Julie Montanaro of WCTV, various records on construction of the pedestrian bridge which connects Tom Brown Park to Trojan Trail
- updated FOB list shared with the HOA

- witness signature removed from activity waiver

UPDATES SINCE PUBLICATION

UV scrubbers
 Railing project
 Boundary survey update
 Water fountain in gym

FEE INCOME (excluding FOBS)

■ Paid rental reservations booked in January	5
Rental fees banked in January	\$1,510*
■ Paid rental reservations booked in February	5
Rental fees banked in February	\$1,895
Rental reservations booked in 2020	10
Rental fees banked in 2020	\$3,405*

N.B. Once a decision is made regarding the pending 5-29-20 reservation – the only one which was not cancelled by the maker – the March, April and year to date figures will be updated. Thus far we have returned \$3,040. A cancellation of the 5-29-20 event would bring the total to \$3,320.

***Excludes** \$400 initially deposited and recorded in December, due to insufficient funds, and re-deposited (money order) in January. Included was a \$50 bad check fee. Damage fee was also required to be paid with a money order.

































WELCOME TO YOUR FITNESS CENTER! **HOURS:** Open Everyday 5:00AM until 10:00PM **Fitness Center Rules**

- Please help us take care of the Fitness Center and make visits more pleasurable for everyone by following these rules. (Failure to comply with rules could result in loss of membership privileges.)
1. Equipment must be used in an appropriate and safe manner.
 2. Use of exercise equipment is at the user's own risk. The CDD is not responsible for injuries incurred by anyone in the Fitness Center.
 3. The Fitness Center is only available to Residents, their visitors and their guests. Guests are limited to two per Resident or their visitor and must be accompanied by the Resident or their visitor.
 4. Children age 15 and under must be accompanied and supervised by a parent or legal guardian.
 5. Children age 11 and under are not allowed in exercise areas or near the equipment and must remain in the designated children's play area while parents are exercising.
 6. Food and beverages, except bottled water, are not permitted around the exercise equipment or while operating equipment.
 7. The CDD is not responsible for lost or stolen items in the Fitness Center. Lockers are available only with use of the Fitness Center's key fob. Lockers are available only with use of the Fitness Center's key fob. If something is jammed, please call the CDD to report and check you return the equipment to its original state.
 8. Broken equipment takes time to repair and check you return the equipment to its original state.
 9. Report any broken equipment, concerns or suggestions to the Property Manager. The office is in the Lodge. Phone 555-4327. A message box is located to the left of the front door of the Lodge.
 10. Wipe shoes before entering.
 11. Shoes must be worn at all times.
 12. When you sweat on the equipment, wipe it off.
 13. Please keep TV volume to a moderate level. Remember there may be a meeting or event taking place in the Lodge where the Fitness Center is located. We have a limited part-time maintenance staff and would appreciate your help.
 14. Although not a rule, we recommend that you do not use the Fitness Center if you are ill.
 15. Although not a rule, we recommend that you do not use the Fitness Center if you are ill.

Do not open this door unless you are a resident of the Fitness Center or the Fitness Center must have a working Key Fob.



EIGHTH ORDER OF BUSINESS

8A

**Piney-Z Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2019

Piney-Z Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Piney-Z Community Development District
Leon County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Piney-Z Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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Private Companies Practice Section

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To the Board of Supervisors
Piney-Z Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Piney-Z Community Development District, as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis on pages 3-8 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 20, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Piney-Z Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 20, 2020

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

Management's discussion and analysis of Piney-Z Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including improvements and infrastructure, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2019.

- ◆ The District's total assets exceeded total liabilities by \$774,668. Net investment in capital assets for the District was \$430,258. Unrestricted net position for Governmental Activities was \$344,410.
- ◆ Governmental activities revenues totaled \$550,614 while governmental activities expenses totaled \$457,941.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2019	2018
Current assets	\$ 356,589	\$ 328,804
Restricted assets	-	151,881
Capital assets	430,258	479,699
Total Assets	<u>786,847</u>	<u>960,384</u>
Deferred Outflow of Resources	<u>-</u>	<u>1,921</u>
Total Assets and Deferred Outflows	<u>786,847</u>	<u>962,305</u>
Current liabilities	<u>12,179</u>	<u>280,310</u>
Net position - net investment in capital assets	430,258	240,758
Net position - restricted	-	141,656
Net position - unrestricted	<u>344,410</u>	<u>299,581</u>
Total Net Position	<u>\$ 774,668</u>	<u>\$ 681,995</u>

The decrease in restricted assets and current liabilities is related to the retirement of long-term debt in the current year.

The decrease in capital assets was primarily due to current year depreciation.

The increase in net position – net investment in capital assets and the decrease in restricted net position was primarily related to the retirement of the bonds in the current year.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2019	2018
Program Revenues		
Charges for services	\$ 513,420	\$ 639,966
General Revenues		
Miscellaneous	33,380	25,848
Investment earnings	3,814	2,771
Total Revenues	<u>550,614</u>	<u>668,585</u>
Expenses		
General government	108,320	127,311
Culture and recreation	308,592	243,181
Physical environment	31,758	32,181
Interest on long-term debt	9,271	22,916
Total Expenses	<u>457,941</u>	<u>425,589</u>
Change in Net Position	92,673	242,996
Net Position - Beginning of Year	<u>681,995</u>	<u>438,999</u>
Net Position - End of Year	<u><u>\$ 774,668</u></u>	<u><u>\$ 681,995</u></u>

The decrease in charges for services is related to the decrease in debt service special assessments in the current year as a result of the retirement of long-term debt.

The decrease in general government expenses was the result of less trustee fees and management fees in the current year.

The increase in culture and recreation expenses was primarily related to increased reserve expenses.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2019 and 2018.

	Governmental Activities	
	2019	2018
Recreational amenities	\$ 858,297	\$ 858,297
Infrastructure	394,717	394,717
Equipment	59,672	59,672
Less: accumulated depreciation	<u>(882,428)</u>	<u>(832,987)</u>
Governmental Activities Capital Assets	<u>\$ 430,258</u>	<u>\$ 479,699</u>

During the year, depreciation was \$49,441.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures primarily because repair and maintenance expenditures were less than anticipated.

There were no amendments to the September 30, 2019 budget.

Debt Management

Governmental Activities debt includes the following:

- ◆ In February 2002, the District issued \$850,000 Series 2002 Capital Improvement Revenue Bonds. These bonds were issued to finance the acquisition of certain amenity improvements within the District. The balance outstanding was paid off during the year ended September 30, 2019.
- ◆ In February 2008, the District issued \$1,960,000 of Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund and redeem the outstanding principal balance of the \$2,125,000 Series 1997 Bonds Anticipation Notes and finance the acquisition and construction of certain infrastructure improvements within the District. The balance outstanding was paid off during the year ended September 30, 2019.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Piney-Z Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2020.

Request for Information

The financial report is designed to provide a general overview of Piney-Z Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Piney-Z Community Development District, Inframark Infrastructure Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

Piney-Z Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 352,578
Prepaid expenses	4,011
Total Current Assets	<u>356,589</u>
Non-Current Assets	
Capital Assets, Being Depreciated	
Recreational amenities	858,297
Infrastructure	394,717
Equipment	59,672
Less: accumulated depreciation	<u>(882,428)</u>
Total Non-Current Assets	<u>430,258</u>
Total Assets	<u><u>786,847</u></u>
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	<u>12,179</u>
 NET POSITION	
Net investment in capital assets	430,258
Unrestricted	344,410
Total Net Position	<u><u>\$ 774,668</u></u>

See accompanying notes to financial statements.

Piney-Z Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Governmental Activities
Governmental Activities			
General government	\$ (108,320)	\$ 100,336	\$ (7,984)
Culture and recreation	(308,592)	261,969	(46,623)
Physical environment	(31,758)	17,824	(13,934)
Interest on long-term debt	(9,271)	133,291	124,020
Total Governmental Activities	<u>\$ (457,941)</u>	<u>\$ 513,420</u>	<u>55,479</u>
General Revenues			
			3,814
			33,380
			<u>37,194</u>
			92,673
			681,995
			<u>\$ 774,668</u>

See accompanying notes to financial statements.

**Piney-Z Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019**

	<u>General</u>
ASSETS	
Cash	\$ 352,578
Prepaid expenses	4,011
Total Assets	<u>\$ 356,589</u>
LIABILITIES AND FUND BALANCES	
LIABILITIES	
Accounts payable and accrued expenses	<u>\$ 12,179</u>
FUND BALANCES	
Nonspendable:	
Prepaid expenses	4,011
Assigned:	
Operating reserves	100,743
Amenities	81,208
Lodge	7,050
Pool pumps	8,000
Other	5,170
Unassigned	138,228
Total Fund Balances	<u>344,410</u>
Total Liabilities and Fund Balances	<u>\$ 356,589</u>

See accompanying notes to financial statements.

**Piney-Z Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019**

Total Governmental Fund Balances	\$ 344,410
----------------------------------	------------

Amounts reported for governmental activities in the Statement of Net Position
are different because:

Capital assets being depreciated (infrastructure, \$394,717, equipment, \$59,672, recreational amenities, \$858,297; net of accumulated depreciation, \$(882,428)) used in governmental activities are not financial resources and; therefore, are not reported at the fund statement level.	<u>430,258</u>
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Net Position of Governmental Activities	<u><u>\$ 774,668</u></u>
---	--------------------------

See accompanying notes to financial statements.

Piney-Z Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	General	2002 Debt Service	2008 Debt Service	Total Governmental Funds
Revenues				
Special assessments	\$ 380,129	\$ 53,838	\$ 79,453	\$ 513,420
Miscellaneous revenues	33,380	-	-	33,380
Investment earnings	3,420	72	322	3,814
Total Revenues	<u>416,929</u>	<u>53,910</u>	<u>79,775</u>	<u>550,614</u>
Expenditures				
Current				
General government	104,322	1,615	2,383	108,320
Culture and recreation	272,377	-	-	272,377
Physical environment	18,532	-	-	18,532
Debt service				
Principal	-	60,000	185,000	245,000
Interest	-	2,875	7,863	10,738
Total Expenditures	<u>395,231</u>	<u>64,490</u>	<u>195,246</u>	<u>654,967</u>
Excess of revenues over/(under) expenditures	<u>21,698</u>	<u>(10,580)</u>	<u>(115,471)</u>	<u>(104,353)</u>
Other Financing Sources/(Uses)				
Transfers in	23,131	-	-	23,131
Transfers out	-	(8,238)	(14,893)	(23,131)
Total Other Financing Sources(Uses)	<u>23,131</u>	<u>(8,238)</u>	<u>(14,893)</u>	<u>-</u>
Net change in Fund Balances	44,829	(18,818)	(130,364)	(104,353)
Fund Balances - October 1, 2018	<u>299,581</u>	<u>18,818</u>	<u>130,364</u>	<u>448,763</u>
Fund Balances - September 30, 2019	<u>\$ 344,410</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 344,410</u>

See accompanying notes to financial statements.

Piney-Z Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Net Change in Fund Balances - Total Governmental Funds	\$ (104,353)
--	--------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of depreciation in the current year.	(49,441)
--	----------

Repayments of long-term liabilities are expenditures in the governmental funds, funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	245,000
--	---------

Governmental funds report bond discounts as expenditures. However, in the Statement of Activities, the cost of those assets are allocated based on an effective interest rate as amortization expense. This is the amount of amortization in the current year.	(1,138)
--	---------

The amortization for deferred amount on refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(1,921)
--	---------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.	<div style="border-top: 1px solid black;">4,526</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 92,673</div>
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See accompanying notes to financial statements.

Piney-Z Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 378,919	\$ 378,919	\$ 380,129	\$ 1,210
Miscellaneous revenues	23,051	23,051	33,380	10,329
Investment earnings	1,000	1,000	3,420	2,420
Total Revenues	402,970	402,970	416,929	13,959
Expenditures				
Current				
General government	113,127	113,127	104,322	8,805
Culture and recreation	268,391	268,391	272,377	(3,986)
Physical environment	21,452	21,452	18,532	2,920
Total Expenditures	402,970	402,970	395,231	7,739
Excess of Revenues over/(under) Expenditures	-	-	21,698	21,698
Other Financing Sources/(Uses)				
Transfers in	-	-	23,131	23,131
Net Change in Fund Balances	-	-	44,829	44,829
Fund Balances - October 1, 2018	303,253	303,253	299,581	(3,672)
Fund Balances - September 30, 2019	\$ 303,253	\$ 303,253	\$ 344,410	\$ 41,157

See accompanying notes to financial statements.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 11, 1997, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by the City of Tallahassee, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Piney-Z Community Development District. The District is governed by a Board of Supervisors who are elected to four year terms. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Piney-Z Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

2002 Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the acquisition of certain District amenity improvements. The bonds were paid off and the fund was discontinued.

2008 Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds were paid off and the fund was discontinued.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

**Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, sidewalks and similar items), are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure – roads and drainage	30 years
Recreational amenities	30 years
Equipment	10 years

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds (\$344,410) differs from “net position” of governmental activities (\$774,668) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Recreational amenities	\$ 858,297
Infrastructure	394,717
Equipment	59,672
Less: accumulated depreciation	<u>(882,428)</u>
Total	<u>\$ 430,258</u>

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds (\$104,353) differs from the “change in net position” for governmental activities (\$92,673) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated on the next page.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ <u>(49,441)</u>
--------------	--------------------

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ 245,000
Bond discount amortization	<u>(1,138)</u>
Total	<u>\$ 243,862</u>

Some expenses reported in the statement of activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ 4,526
Decrease in deferred amount on refunding	<u>(1,921)</u>
Total	<u>\$ 2,605</u>

**Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was \$358,083 and the carrying value was \$352,578. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District did not have any investments.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District did not hold any investments subject to the fair value hierarchy.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2019 was as follows:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
<u>Governmental activities:</u>				
Capital assets, being depreciated:				
Infrastructure - roads and drainage	\$ 394,717	\$ -	\$ -	\$ 394,717
Recreational amenities	858,297	-	-	858,297
Equipment	59,672	-	-	59,672
Total Capital Assets, Being Depreciated	<u>1,312,686</u>	<u>-</u>	<u>-</u>	<u>1,312,686</u>
Less accumulated depreciation for:				
Infrastructure - roads and drainage	(270,619)	(13,226)	-	(283,845)
Recreational amenities	(538,263)	(30,855)	-	(569,118)
Equipment	(24,105)	(5,360)	-	(29,465)
Total Accumulated Depreciation	<u>(832,987)</u>	<u>(49,441)</u>	<u>-</u>	<u>(882,428)</u>
Total Capital Assets Depreciated, Net	<u>\$ 479,699</u>	<u>\$ (49,441)</u>	<u>\$ -</u>	<u>\$ 430,258</u>

Current year depreciation was charged to physical environment, \$13,226, and culture and recreation, \$36,215.

NOTE E – INTERFUND TRANSFERS

Interfund transfers at September 30, 2019, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>		<u>Total</u>
	2002 Debt Service	2008 Debt Service	
General Fund	<u>\$ 8,238</u>	<u>\$ 14,893</u>	<u>\$ 23,131</u>

Transfers to the General Fund are due to debt being paid off in the debt service fund.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE F – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2019:

Long-term debt at October 1, 2018	\$ 245,000
Principal payments	(245,000)
Long-term debt at September 30, 2019	<u>\$ -</u>

The long-term debt was retired during the year ended September 30, 2019.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.

NOTE H – BOUNDARY AGREEMENT

On March 10, 2014, the Board approved a boundary agreement with Piney Z Land Company in which the District agreed to remove Phase 9 from its boundaries. As per the agreement, the Establishment Ordinance and Interlocal Agreement was amended to provide for the existence of the District beyond 2019.



**Berger, Toombs, Elam,
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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Piney-Z Community Development District
Leon County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Piney-Z Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated February 20, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Piney-Z Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Piney-Z Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Piney-Z Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



To the Board of Supervisors
Piney-Z Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Piney-Z Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants
Fort Pierce, Florida

February 20, 2020



**Berger, Toombs, Elam,
Gaines & Frank**

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MANAGEMENT LETTER

To the Board of Supervisors
Piney-Z Community Development District
Leon County, Florida

Report on the Financial Statements

We have audited the financial statements of the Piney-Z Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated February 20, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 20, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Piney-Z Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Piney-Z Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors
Piney-Z Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Piney-Z Community Development District. It is management's responsibility to monitor the Piney-Z Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2019.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 20, 2020



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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Piney-Z Community Development District
Leon County, Florida

We have examined Piney-Z Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Piney-Z Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Piney-Z Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Piney-Z Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Piney-Z Community Development District's compliance with the specified requirements.

In our opinion, Piney-Z Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 20, 2020

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MARK S. EARLEY
SUPERVISOR OF ELECTIONS
LEON COUNTY, FLORIDA

Agenda Page #152

April 15, 2020

Sandra H. Demarco

210 N University Dr, Suite 702

Coral Springs, FL 33071

Re: Piney-Z Community Development District

Dear Ms. Demarco:

In response to your email we are happy to provide the number of registered voters for the Piney-Z CDD as of April 15, 2020. The voter registration total that you requested is as follows:

Piney-Z CDD: 1,395 registered voters

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

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

Sincerely,

Mark Earley