

PINEY-Z
Community Development District

Annual Operating Budget
Fiscal Year 2024

Version 1 - Approved Tentative Budget:
(Approved at May 22, 2023 meeting)

Prepared by:



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Piney-Z
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	FY 2022	BUDGET FY 2023	THRU APR-2023	MAY - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES								
Interest - Investments	\$ 2,158	\$ 623	\$ 714	\$ 750	\$ 3,253	\$ 2,324	\$ 5,577	\$ 2,000
Interest - Tax Collector	360	76	38	100	726	-	726	1,500
Special Assmnts- Tax Collector	394,369	394,706	394,706	394,707	389,776	4,931	394,707	394,706
Special Assmnts- Discounts	(14,513)	(14,674)	(14,716)	(15,789)	(14,515)	-	(14,515)	(15,788)
Other Miscellaneous Revenues	431	5,001	1,269	200	1,179	100	1,279	100
Access Cards	225	3,982	6,741	2,243	396	1,847	2,243	3,514
Pavilion Rental	80	160	1,545	800	1,320	-	1,320	2,000
Lodge Rental	6,385	2,036	13,577	18,500	11,395	7,105	18,500	18,000
TOTAL REVENUES	389,495	391,910	403,874	401,511	393,530	16,307	409,837	406,032
EXPENDITURES								
<i>Administrative</i>								
P/R-Board of Supervisors	2,800	4,400	2,800	6,000	1,200	3,000	4,200	6,000
FICA Taxes	214	337	214	459	92	230	322	459
ProfServ-Dissemination Agent	1,000	-	-	-	-	-	-	-
ProfServ-Legal Services	24,000	24,000	24,000	24,000	14,000	10,000	24,000	24,000
ProfServ-Mgmt Consulting	44,775	31,338	31,338	31,338	18,281	13,057	31,338	32,592
ProfServ-Recording Secretary	-	-	-	290	-	-	-	-
ProfServ-Special Assessment	4,637	-	-	-	-	-	-	-
Auditing Services	3,150	3,150	3,150	3,150	-	3,150	3,150	3,150
Postage and Freight	195	217	192	200	108	92	200	200
Insurance - General Liability	11,246	11,713	12,381	13,243	10,634	3,545	14,179	15,596
Printing and Binding	156	65	1	100	17	50	67	50
Legal Advertising	1,484	933	647	1,000	-	750	750	750
Miscellaneous Services	379	320	409	250	258	184	442	400
Misc-Assessment Collection Cost	11,396	11,401	11,400	11,841	11,258	148	11,406	11,841
Misc-Contingency	-	-	49	50	-	21	21	50
Office Supplies	-	-	-	50	-	21	21	25

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	FY 2022	BUDGET FY 2023	THRU APR-2023	MAY - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	105,607	88,049	86,756	92,146	56,023	34,247	90,270	95,288
Field								
Contr-Landscape-Amenities Area	23,090	23,540	24,844	25,440	14,322	11,118	25,440	26,336
R&M-Trees and Trimming	1,600	1,700	3,200	3,000	-	1,250	1,250	3,000
Misc-Contingency	2,646	105	371	2,500	-	1,042	1,042	1,000
Total Field	27,336	25,345	28,415	30,940	14,322	13,410	27,732	30,336
Parks and Recreation								
Payroll-Other	-	768	7,062	6,240	5,460	780	6,240	9,750
Payroll-Maintenance	6,923	17,645	16,743	7,587	9,349	6,678	16,027	13,746
Payroll-Administrative	53,991	56,584	62,395	57,810	37,392	20,418	57,810	60,002
FICA Taxes	4,595	5,805	6,517	5,480	3,993	2,133	6,126	6,388
Workers' Compensation	3,718	2,958	3,839	4,031	3,010	1,003	4,013	4,414
Contracts-Janitorial Services	1,325	1,064	2,460	2,808	1,885	1,346	3,231	3,042
Contracts-Security Services	780	1,830	780	1,230	585	513	1,098	1,230
Contracts-Fire Exting. Insp.	350	350	325	350	195	155	350	390
Contract-Copier Maintenance	46	69	133	150	66	47	113	150
Contract-Dumpster Rental	312	312	314	312	198	141	339	337
Contracts-Pest Control	427	499	499	441	913	70	983	497
Contracts-Fire Insp Sprinkler System	200	200	200	200	-	200	200	200
Contracts-Archival of E-mails	-	-	-	1,435	942	673	1,615	1,435
Contract-Website Hosting	-	-	330	243	264	-	264	277
Communication - Teleph - Field	-	189	38	125	-	100	100	100
Postage and Freight	107	67	73	58	100	71	171	75
Utility - General	18,635	16,066	16,111	22,194	8,635	6,168	14,803	17,898
Utility - Other	3,077	2,886	2,993	3,001	1,810	1,293	3,103	3,444
Electricity - Streetlights	1,314	1,338	1,416	1,418	922	659	1,581	1,573
Utility - Irrigation	3,407	2,344	3,341	4,058	2,328	1,663	3,991	3,711
Utility - Refuse Removal	1,468	1,547	1,579	1,640	997	712	1,709	1,754

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	FY 2022	BUDGET FY 2023	THRU APR-2023	MAY - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
R&M-General	386	58,435	6,335	1,000	15,348	417	15,765	1,000
R&M-Electrical	489	61	104	350	27	19	46	200
R&M-Roof	60	-	-	480	-	480	480	480
R&M-Fire Equipment	-	102	195	50	-	-	-	-
R&M-Plumbing	-	10	42	100	64	46	110	100
Misc-Contingency	14,353	1,410	6,395	3,000	3,842	-	3,842	2,000
Information Technology	628	943	420	500	-	420	420	420
Mileage Reimbursement	317	490	342	350	210	150	360	350
Office Supplies	1,234	1,598	2,810	2,000	1,066	761	1,827	2,200
Supplies-Cleaning & Paper	379	211	362	400	242	173	415	375
Capital Outlay	61,465	-	-	-	-	-	-	-
Reserves-Lodge	-	-	-	3,420	-	-	-	429
Total Parks and Recreation	179,986	175,781	144,153	132,461	99,843	47,289	147,132	137,967
Swimming Pool								
Payroll-Maintenance	10,137	12,830	15,177	11,127	6,712	4,415	11,127	21,993
Payroll-Administrative	6,918	9,166	8,407	8,320	4,389	3,931	8,320	8,572
Payroll-Pool Attendants	1,562	15,757	19,980	23,406	1,721	21,685	23,406	23,406
FICA Taxes	1,424	2,888	3,207	3,278	981	2,297	3,278	4,129
Contracts-Pest Control	-	-	-	75	-	50	50	50
Communication - Teleph - Field	744	732	791	869	63	45	108	100
R&M-General	364	281	552	325	15,091	135	15,226	400
R&M-Electrical	53	33	47	75	85	61	146	60
R&M-Pools	80	1,750	744	2,000	26,135	833	26,968	1,000
Misc-Licenses & Permits	250	250	250	250	-	250	250	250
Misc-Contingency	5,121	3,762	9,120	4,000	5,963	1,667	7,630	3,000
Op Supplies - Pool Chemicals	1,676	2,649	5,899	2,500	3,680	2,629	6,309	4,000
Reserve - Pool	-	4,409	41,773	21,050	-	-	-	-
Reserves-Pool Filters	-	856	-	-	-	-	-	-
Reserves-Pool Pumps	1,575	275	-	-	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Total Swimming Pool	29,904	55,638	105,947	77,275	64,820	37,998	102,818	66,960
Fitness Center								
Payroll-Maintenance	4,221	1,696	826	4,552	1,214	3,338	4,552	5,497
Payroll-Administrative	3,585	3,699	2,147	6,943	1,097	5,846	6,943	8,572
FICA Taxes	597	413	224	879	177	703	880	1,076
Contracts-Janitorial Services	980	432	2,316	1,872	1,560	1,114	2,674	2,028
Contracts-Fitness Equipment	500	400	1,300	1,500	875	625	1,500	1,500
Contracts-Pest Control	178	214	214	272	341	244	585	215
R&M-General	670	149	154	200	-	83	83	150
R&M-Electrical	200	-	-	75	45	32	77	75
R&M-Equipment	317	1,609	1,616	1,500	3	625	628	1,500
Misc-Contingency	930	918	-	500	-	208	208	250
Supplies-Cleaning & Paper	560	327	717	450	209	149	358	600
Reserve - Equipment	-	-	11,400	-	-	-	-	4,000
Total Fitness Center	12,738	9,857	20,914	18,743	5,521	12,968	18,489	25,463
Park & Grounds								
Payroll-Maintenance	24,393	16,275	16,219	27,309	11,217	16,092	27,309	13,746
Payroll-Administrative	6,468	3,978	2,147	5,784	1,097	4,687	5,784	8,572
FICA Taxes	2,361	1,563	1,611	2,532	942	1,590	2,532	1,707
Contracts-Janitorial Services	245	864	1,254	1,560	455	325	780	1,690
Contracts-Roof	60	240	-	480	-	-	-	480
Contracts-Pest Control	109	145	145	145	109	35	144	146
R&M-General	1,462	1,618	1,532	1,500	21,457	625	22,082	1,500
R&M-Electrical	145	844	18	250	29	21	50	100
R&M-Irrigation	695	461	-	750	633	452	1,085	500
R&M-Backflow Inspection	380	210	225	225	-	94	94	225
Misc-Contingency	3,559	1,640	892	1,650	1,167	834	2,001	1,000
Supplies-Cleaning & Paper	200	101	249	275	84	60	144	275
Capital Outlay	11,919	-	-	-	-	-	-	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Reserves - Irrigation System	-	-	-	500	-	-	-	-
Reserve-Mulch	-	3,821	-	4,000	-	-	-	-
Reserve - Parking Lot	1,200	-	-	1,200	-	-	-	1,200
Reserve - Pavilion	-	-	-	1,500	-	-	-	32,500
Total Park & Grounds	53,196	31,760	24,292	49,660	37,190	24,814	62,004	63,641
Reserves								
Reserve - CDD Amenity	8,096	-	-	286	-	-	-	-
Total Reserves	8,096	-	-	286	-	-	-	-
TOTAL EXPENDITURES & RESERVES	416,863	386,430	410,477	401,511	277,719	170,725	448,444	419,655
Excess (deficiency) of revenues								
Over (under) expenditures	(27,368)	5,480	(6,603)	-	115,811	(154,418)	(38,607)	(13,623)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	(13,623)
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-	(13,623)
Net change in fund balance	(27,368)	5,480	(6,603)	-	115,811	(154,418)	(38,607)	(13,623)
FUND BALANCE, BEGINNING	344,409	317,040	322,520	315,921	315,921	-	315,921	277,314
FUND BALANCE, ENDING	\$ 317,041	\$ 322,520	\$ 315,917	\$ 315,921	\$ 431,732	\$ (154,418)	\$ 277,314	\$ 263,691

Budget Narrative

Fiscal Year 2024

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 and fines for property damage.

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.

Budget Narrative

Fiscal Year 2024

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.

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.

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.

Budget Narrative

Fiscal Year 2024

Expenditures – Administrative (continued)

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.

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.

Budget Narrative

Fiscal Year 2024

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.

FICA Taxes (521001-57201)

Payroll tax for staff above.

Workers' Compensation (524001-57201)

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

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.

Budget Narrative

Fiscal Year 2024

Expenditures – Parks and Recreation - General (continued)

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 – Archival of Emails (534176-57201)

Cost to archive emails.

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.

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.

Budget Narrative

Fiscal Year 2024

Expenditures – Parks and Recreation - General (continued)**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.

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, 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 sand and seal of wood flooring, lodge roof replacement, painting of the lodge exterior, etc.

Budget Narrative

Fiscal Year 2024

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.

FICA Taxes (521001-57205)

Payroll tax for above.

Contracts – Pest Control (534125-57205)

Pest and termite services for the exterior of the chemical shed.

Communication - Telephone-Field (541005-57205)

TracFone for attendant station; dedicated 911 phone.

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).

Budget Narrative

Fiscal Year 2024

Expenditures – Swimming Pool (continued)

Miscellaneous - Contingency (549900-57205)

Unanticipated operating expenses, including replacement of any equipment, 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.

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.

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.

Budget Narrative

Fiscal Year 2024

Expenditures – Fitness Center (Continued)

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.

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 (534026-57240)

Twice weekly cleaning of pavilion restrooms, in season.

PINEY-Z

Community Development District

General Fund

Budget Narrative

Fiscal Year 2024

Expenditures – Parks & Grounds (continued)

Contracts- Roof (534108-57240)

Regular cleaning of pavilion roof.

Contracts- Pest Control (534125-57240)

Quarterly treatment of the pavilion.

R&M - General (546001-57240)

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

R&M - Electrical (564020-57240)

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

R&M - Irrigation (546041-57240)

Repairs to the irrigation system.

R&M - Backflow Inspections (546459-57240)

Inspection of the backflows from the water/waste lines.

Miscellaneous - Contingency (549900-57240)

Unanticipated operating expenses.

Supplies - Cleaning and Paper (552083-57240)

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

Reserves - Parking Lots (568117-57240)

For re-sealing of all asphalt lots.

Reserves – Pavilion (568119-57240)

For resurfacing of pavilion deck & re-finish structural steel.

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 277,314
Net Change in Fund Balance - Fiscal Year 2024	(13,623)
Reserves - Fiscal Year 2024 Additions	38,129
Total Funds Available (Estimated) - 9/30/2024	301,820

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		104,914 ⁽¹⁾
Contribution CDD Amenity prior years	27,888	
Contribution CDD Amenity FY 2024	-	<u>27,888</u>
Reserve - Lodge prior years	16,292	
Reserve - Lodge FY 2024	429	<u>16,721</u>
Reserve - Park prior years	22,779	
Reserve - Park FY 2024	33,700	<u>56,479</u>
Reserve - Fitness Equipment prior years		
Reserve - Fitness Equipment FY 2024	4,000	<u>4,000</u>
Reserve - Pool Acid Wash prior years	2,100	
Reserve - Pool Acid Wash FY 2024	-	<u>2,100</u>
Reserve - Pool Equipment prior years	3,411	
Reserve - Pool Equipment FY 2024	-	<u>3,411</u>
Reserve - Pool Fence & Deck prior years	20,000	
Reserve - Pool Fence & Deck FY 2024	-	<u>20,000</u>

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Reserve - Pool Filters & Pumps prior years	3,064		
Reserve - Pool Filters & Pumps FY 2024	-	<u>3,064</u>	
Reserve - Pool Shell prior years	30,000		
Reserve - Pool Shell FY 2024	-	<u>30,000</u>	
			163,663
		Subtotal	<u>268,577</u>
Total Allocation of Available Funds			268,577
Total Unassigned (undesignated) Cash			\$ <u>33,243</u>

Notes

(1) Represents approximately 3 months of operating expenditures

Piney-Z

Community Development District

Supporting Budget Schedules

Fiscal Year 2024

Comparison of Non-Ad Valorem Assessment Rates Fiscal Year 2024 vs Fiscal Year 2023

Assessments Per Unit				
LOT SIZE	# OF	General Fund		
	UNITS	FY2024	FY2023	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			