

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

SEPTEMBER 25, 2023

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Piney-Z Community Development District

Board of Supervisors

Cheryl Hudson, Chairperson
Art Kirby, Vice Chairperson
Ann Pincus, Assistant Secretary
Joyce Mazzeo, Assistant Secretary
Mike Gomez, Assistant Secretary

Bob Nanni, District Manager
M. Christopher Lyon, Esq., District Legal Counsel
Melinda J. Parker, CDD Manager

Board of Supervisors Meeting Agenda Monday, September 25, 2023 – 6:30 p.m.

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments & Supervisor Response(s)**
4. **Consent Agenda**
 - A. Approval of the Minutes of the July 24, 2023 Meeting
 - B. Acceptance of the July and August Financial Statements and Approval of the Check Register and Invoices
5. **CDD Manager's Report**
6. **District Manager's Report**
 - A. Audit RFP Discussion
 - i. Appointment of Committee Members
 - ii. Establishment of RFP Evaluation Criteria
 - iii. Authorization to Proceed with RFP
 - B. Discussion of Fund Balance in Checking Account
 - C. Discussion of FY 2022 Audit
7. **District Attorney's Report**
8. **Old Business**
9. **New Business**
10. **Supervisor Requests**
11. **Adjournment**

The next regular meeting is scheduled for Monday, November 27, 2023 at 6:30 p.m.

District Office:

210 N. University Drive, Suite 702
Coraal Springs, Florida 33071
(954) 603-0033

Meeting Location:

Piney-Z Lodge
950 Piney-Z Plantation Road
Tallahassee, Florida 32311

Fourth Order of Business

4A

**PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held Monday, July 24, 2023 at 6:30 p.m. at the Piney-Z Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Cheryl Hudson	Chairperson
Art Kirby	Vice Chairperson
Ann Pincus	Assistant Secretary
Mike Gomez	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Chris Lyon	District Counsel
Melinda Parker	CDD Manager (via phone)
Rick Evans	Buildings & Grounds Manager
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

The meeting was called to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

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

- None.

FOURTH ORDER OF BUSINESS

**Crime Prevention Conversation
with Tallahassee Police
Department**

- Officer Charles Williams from TPD provided a presentation on crime prevention and trespassing.
 - Trespass forms can be submitted to TPD. Multiple signs on property regarding trespassing are not required.

July 24, 2023

- Extra patrols can be requested at Talgov.com
- Anyone in the City may contact TPD and someone will come out to do a safety inspection and provide suggestions on how to improve the safety of their property.
- A situation with an ATV was addressed.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2024 and Levy of Non-Ad Valorem Assessments

- Ms. Hudson opened the public hearing.
 - A. **Consideration of Resolution 2023-4, Annual Appropriation and Adoption of the Budget**
- Mr. Lyon read Resolution 2023-4 by title.

On MOTION by Mr. Kirby seconded by Mr. Gomez, with all in favor, Resolution 2023-4 the annual appropriation resolution of the Piney-Z Community Development District (the “District”) relating to the annual appropriation and adopting the budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024 was adopted.

Consideration of Resolution 2023-5, Levy of Non-Ad Valorem Maintenance Assessments

- Mr. Lyon read Resolution 2023-5 by title.

On MOTION by Mr. Kirby seconded by Ms. Pincus, with all in favor, Resolution 2023-5 a resolution of the Board of Supervisors of the Piney-Z Community Development District imposing special assessments and certifying an assessment roll; providing a severability clause; and providing an effective date was adopted.

- Ms. Hudson closed the public hearing.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. **Approval of the Minutes of the May 22, 2023 Meeting**
- B. **Acceptance of the May and June Financial Statements and Approval of the Check Register and Invoices**

On MOTION by Mr. Kirby seconded by Ms. Pincus, with all in favor, items A&B of the consent agenda were approved.

C. Acceptance of the Audit for Fiscal Year 2022

- Discussion of the FY 2022 audit ensued with it being noted that on Page 94 of the agenda book both the number of employees and the amount of the annual assessment were incorrect. Neither was material to the conclusion of the audit.

On MOTION by Mr. Kirby seconded by Ms. Pincus, with all in favor, the FY 2022 audit was accepted.

- Mr. Gomez noted the audit is technically late and requested Inframark to respond as to why.
- Ms. Hudson noted the date of this audit, June 28, was much later than usual.
- Mr. Nanni noted the audit was performed within the 9-month allotted period.
- Discussion ensued on starting the auditor RFP process.

SEVENTH ORDER OF BUSINESS

CDD Manager’s Report

- Ms. Parker noted her report was included in the agenda package.

EIGHTH ORDER OF BUSINESS

District Manager’s Report

A. Ratification of Inframark Contract Amendment

- Mr. Nanni addressed the contract amendment which reflects the previously approved 4% increase.

On MOTION by Mr. Gomez seconded by Ms. Pincus, with all in favor, the Inframark contract amendment was ratified.

B. Update on New Depository

- Mr. Nanni addressed bank interest rates changing to the District’s benefit.
 - Ms. Hudson noted at the last meeting they voted to transfer the Money Market account and inquired if it was done.
 - Mr. Nanni noted it was not; they need to make a decision tonight on whether they want to use two banks or one.

July 24, 2023

- Discussion continued on banking options with it being noted the Money Market should be BankUnited for \$250,000, but they want to keep the checking account local with Truist.

On MOTION by Mr. Kirby seconded by Mr. Gomez, with all in favor, authorizing the Chair to sign banking documents to allow transfer of \$250,000 to BankUnited for Money Market was approved.

NINTH ORDER OF BUSINESS

District Attorney’s Report

- None.

TENTH ORDER OF BUSINESS

Old Business

- None.

ELEVENTH ORDER OF BUSINESS

New Business

A. Meeting Schedule for FY 2024

- Discussion ensued on the meeting schedule for FY 2024.

On MOTION by Mr. Gomez seconded by Ms. Pincus, with all in favor, the FY 2024 meeting schedule was approved.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

- None.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Bob Nanni
Secretary

Cheryl Hudson
Chair

4B

PINEY-Z

Community Development District

Financial Report

July 31, 2023

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2-5

PINEY-Z

Community Development District

Financial Statements

(Unaudited)

July 31, 2023

Balance Sheet

July 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 90,997
Cash On Hand/Petty Cash	250
Investments:	
Money Market Account	267,233
Prepaid Items	293
TOTAL ASSETS	\$ 358,773
<u>LIABILITIES</u>	
Accounts Payable	\$ 9,316
Accrued Expenses	4,231
Accrued Taxes Payable	1,734
TOTAL LIABILITIES	15,281
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	293
Assigned to:	
Operating Reserves	100,378
Reserves - CDD Amenity	27,888
Reserves-Lodge	16,292
Reserves - Park	22,779
Reserve-Pool Acid Wash	2,100
Reserves-Pool Equipment	3,012
Reserves-Pool Fence & Deck	20,000
Reserves-Pool Filters & Pumps	3,064
Reserves - Pool Shell	30,000
Unassigned:	117,686
TOTAL FUND BALANCES	\$ 343,492
TOTAL LIABILITIES & FUND BALANCES	\$ 358,773

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>			
Interest - Investments	\$ 750	\$ 5,310	708.00%
Interest - Tax Collector	100	726	726.00%
Special Assmnts- Tax Collector	394,707	394,411	99.93%
Special Assmnts- Discounts	(15,789)	(14,515)	91.93%
Other Miscellaneous Revenues	200	1,229	614.50%
Access Cards	2,243	4,632	206.51%
Pavilion Rental	800	1,960	245.00%
Lodge Rental	18,500	14,140	76.43%
Insurance Reimbursements	-	5,947	0.00%
TOTAL REVENUES	401,511	413,840	103.07%
<u>EXPENDITURES</u>			
<u>Administration</u>			
P/R-Board of Supervisors	6,000	2,000	33.33%
FICA Taxes	459	153	33.33%
ProfServ-Legal Services	24,000	20,000	83.33%
ProfServ-Mgmt Consulting	31,338	26,115	83.33%
ProfServ-Recording Secretary	290	-	0.00%
Auditing Services	3,150	3,150	100.00%
Postage and Freight	200	164	82.00%
Insurance - General Liability	13,243	14,178	107.06%
Printing and Binding	100	17	17.00%
Legal Advertising	1,000	-	0.00%
Miscellaneous Services	250	354	141.60%
Misc-Assessment Collection Cost	11,841	11,397	96.25%
Misc-Contingency	50	-	0.00%
Office Supplies	50	-	0.00%
Annual District Filing Fee	175	175	100.00%
Total Administration	92,146	77,703	84.33%
<u>Field</u>			
Contr-Landscape-Amenities Area	25,440	18,800	73.90%
R&M-Trees and Trimming	3,000	4,600	153.33%
Misc-Contingency	2,500	-	0.00%
Total Field	30,940	23,400	75.63%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>			
Payroll-Other	6,240	7,907	126.71%
Payroll-Maintenance	7,587	12,823	169.01%
Payroll-Administrative	57,810	54,679	94.58%
FICA Taxes	5,480	5,769	105.27%
Workers' Compensation	4,031	4,013	99.55%
Contracts-Janitorial Services	2,808	2,561	91.20%
Contracts-Security Services	1,230	585	47.56%
Contracts-Fire Exting. Insp.	350	390	111.43%
Contract-Copier Maintenance	150	98	65.33%
Contract-Dumpster Rental	312	282	90.38%
Contracts-Pest Control	441	985	223.36%
Contracts-Fire Insp Sprinkler System	200	200	100.00%
Contracts-Archival of E-mails	1,435	1,346	93.80%
Contract-Website Hosting	243	348	143.21%
Communication - Teleph - Field	125	-	0.00%
Postage and Freight	58	100	172.41%
Utility - General	22,194	12,773	57.55%
Utility - Other	3,001	2,601	86.67%
Electricity - Streetlights	1,418	1,301	91.75%
Utility - Irrigation	4,058	3,092	76.20%
Utility - Refuse Removal	1,640	1,425	86.89%
R&M-General	1,000	16,355	1635.50%
R&M-Electrical	350	27	7.71%
R&M-Roof	480	-	0.00%
R&M-Fire Equipment	50	-	0.00%
R&M-Plumbing	100	64	64.00%
Misc-Contingency	3,000	3,912	130.40%
Information Technology	500	-	0.00%
Mileage Reimbursement	350	308	88.00%
Office Supplies	2,000	1,468	73.40%
Supplies-Cleaning & Paper	400	287	71.75%
Reserves-Lodge	3,420	-	0.00%
Total Parks and Recreation	132,461	135,699	102.44%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Swimming Pool</u>			
Payroll-Maintenance	11,127	11,825	106.27%
Payroll-Administrative	8,320	7,270	87.38%
Payroll-Pool Attendants	23,406	15,907	67.96%
FICA Taxes	3,278	2,678	81.70%
Contracts-Pest Control	75	-	0.00%
Communication - Teleph - Field	869	63	7.25%
R&M-General	325	15,409	4741.23%
R&M-Electrical	75	85	113.33%
R&M-Pools	2,000	26,437	1321.85%
Misc-Licenses & Permits	250	250	100.00%
Misc-Contingency	4,000	6,471	161.78%
Op Supplies - Pool Chemicals	2,500	4,002	160.08%
Reserve - Pool	21,050	399	1.90%
Total Swimming Pool	77,275	90,796	117.50%
<u>Fitness Center</u>			
Payroll-Maintenance	4,552	1,659	36.45%
Payroll-Administrative	6,943	1,628	23.45%
FICA Taxes	879	251	28.56%
Contracts-Janitorial Services	1,872	1,898	101.39%
Contracts-Fitness Equipment	1,500	1,250	83.33%
Contracts-Pest Control	272	377	138.60%
R&M-General	200	198	99.00%
R&M-Electrical	75	45	60.00%
R&M-Equipment	1,500	275	18.33%
Misc-Contingency	500	-	0.00%
Supplies-Cleaning & Paper	450	434	96.44%
Total Fitness Center	18,743	8,015	42.76%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Park & Grounds</u>			
Payroll-Maintenance	27,309	15,941	58.37%
Payroll-Administrative	5,784	1,628	28.15%
FICA Taxes	2,532	1,344	53.08%
Contracts-Janitorial Services	1,560	1,131	72.50%
Contracts-Roof	480	-	0.00%
Contracts-Pest Control	145	145	100.00%
R&M-General	1,500	21,913	1460.87%
R&M-Electrical	250	29	11.60%
R&M-Irrigation	750	950	126.67%
R&M-Backflow Inspection	225	280	124.44%
Misc-Contingency	1,650	1,212	73.45%
Supplies-Cleaning & Paper	275	136	49.45%
Reserves - Irrigation System	500	-	0.00%
Reserve-Mulch	4,000	-	0.00%
Reserve - Parking Lot	1,200	-	0.00%
Reserve - Pavilion	1,500	-	0.00%
Total Park & Grounds	49,660	44,709	90.03%
<u>Reserves</u>			
Reserve - CDD Amenity	286	-	0.00%
Total Reserves	286	-	0.00%
TOTAL EXPENDITURES & RESERVES	401,511	380,322	94.72%
Excess (deficiency) of revenues			
Over (under) expenditures	-	33,518	0.00%
Net change in fund balance	\$ -	\$ 33,518	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	309,974	309,974	
FUND BALANCE, ENDING	\$ 309,974	\$ 343,492	

MEMORANDUM

TO: Board of Supervisors, Piney-Z CDD
FROM: Sonia Rowley, District Accountant
CC: Bob Nanni, District Manager
DATE: September 8, 2023
SUBJECT: August Financials

Please find attached the August 2023 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 \$220,593
- Unassigned Balance: Represents the General Fund in excess of nonspendable, restricted, committed and assigned fund balance.

Total Revenues for the General Fund were at 104% of adopted budget. This is typical for this time of year.

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

Total Expenditures through August were at 103% of adopted budget.

- Swimming Pool - Reserves-Pool
 - ▶ Includes \$399 to Pinch a Penny for new chlorinator.
- Parks & Grounds - Reserves-Irrigation System
 - ▶ Includes \$640 to Rainbow Outdoor Services to repair main line break at pool parking lot.
- Parks & Recreation - Reserve-Mulch
 - ▶ Includes \$4,280 to Rainbow Outdoor Services for playground mulch.

PINEY-Z

Community Development District

Financial Report

August 31, 2023

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2-5
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Schedule	6
Cash and Investment Report	7
Bank Reconciliation	8
Check Register	9-12

PINEY-Z

Community Development District

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 92,812
Cash On Hand/Petty Cash	250
Investments:	
Money Market Account	232,233
Prepaid Items	28
TOTAL ASSETS	\$ 325,323
<u>LIABILITIES</u>	
Accounts Payable	\$ 3,836
Accrued Expenses	6,968
TOTAL LIABILITIES	10,804
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	28
Assigned to:	
Operating Reserves	100,378
Reserves - CDD Amenity	27,888
Reserves-Lodge	16,292
Reserves - Park	17,859
Reserve-Pool Acid Wash	2,100
Reserves-Pool Equipment	3,012
Reserves-Pool Fence & Deck	20,000
Reserves-Pool Filters & Pumps	3,064
Reserves - Pool Shell	30,000
Unassigned:	93,898
TOTAL FUND BALANCES	\$ 314,519
TOTAL LIABILITIES & FUND BALANCES	\$ 325,323

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>			
Interest - Investments	\$ 750	\$ 5,310	708.00%
Interest - Tax Collector	100	745	745.00%
Special Assmnts- Tax Collector	394,707	394,706	100.00%
Special Assmnts- Discounts	(15,789)	(14,810)	93.80%
Other Miscellaneous Revenues	200	1,229	614.50%
Access Cards	2,243	4,713	210.12%
Pavilion Rental	800	2,120	265.00%
Lodge Rental	18,500	16,185	87.49%
Insurance Reimbursements	-	5,947	0.00%
TOTAL REVENUES	401,511	416,145	103.64%
<u>EXPENDITURES</u>			
<u>Administration</u>			
P/R-Board of Supervisors	6,000	2,000	33.33%
FICA Taxes	459	153	33.33%
ProfServ-Legal Services	24,000	22,000	91.67%
ProfServ-Mgmt Consulting	31,338	28,727	91.67%
ProfServ-Recording Secretary	290	-	0.00%
Auditing Services	3,150	3,150	100.00%
Postage and Freight	200	164	82.00%
Insurance - General Liability	13,243	14,178	107.06%
Printing and Binding	100	17	17.00%
Legal Advertising	1,000	409	40.90%
Miscellaneous Services	250	399	159.60%
Misc-Assessment Collection Cost	11,841	11,397	96.25%
Misc-Contingency	50	-	0.00%
Office Supplies	50	-	0.00%
Annual District Filing Fee	175	175	100.00%
Total Administration	92,146	82,769	89.82%
<u>Field</u>			
Contr-Landscape-Amenities Area	25,440	20,523	80.67%
R&M-Trees and Trimming	3,000	4,600	153.33%
Misc-Contingency	2,500	-	0.00%
Total Field	30,940	25,123	81.20%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>			
Payroll-Other	6,240	9,196	147.37%
Payroll-Maintenance	7,587	13,935	183.67%
Payroll-Administrative	57,810	59,380	102.72%
FICA Taxes	5,480	6,312	115.18%
Workers' Compensation	4,031	4,013	99.55%
Contracts-Janitorial Services	2,808	2,769	98.61%
Contracts-Security Services	1,230	585	47.56%
Contracts-Fire Exting. Insp.	350	390	111.43%
Contract-Copier Maintenance	150	110	73.33%
Contract-Dumpster Rental	312	310	99.36%
Contracts-Pest Control	441	985	223.36%
Contracts-Fire Insp Sprinkler System	200	200	100.00%
Contracts-Archival of E-mails	1,435	1,480	103.14%
Contract-Website Hosting	243	348	143.21%
Communication - Teleph - Field	125	-	0.00%
Postage and Freight	58	100	172.41%
Utility - General	22,194	14,362	64.71%
Utility - Other	3,001	2,866	95.50%
Electricity - Streetlights	1,418	1,428	100.71%
Utility - Irrigation	4,058	3,367	82.97%
Utility - Refuse Removal	1,640	1,567	95.55%
R&M-General	1,000	16,374	1637.40%
R&M-Electrical	350	49	14.00%
R&M-Roof	480	-	0.00%
R&M-Fire Equipment	50	-	0.00%
R&M-Plumbing	100	64	64.00%
Misc-Contingency	3,000	4,022	134.07%
Information Technology	500	-	0.00%
Mileage Reimbursement	350	351	100.29%
Office Supplies	2,000	1,800	90.00%
Supplies-Cleaning & Paper	400	308	77.00%
Reserves-Lodge	3,420	-	0.00%
Total Parks and Recreation	132,461	146,671	110.73%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Swimming Pool</u>			
Payroll-Maintenance	11,127	13,520	121.51%
Payroll-Administrative	8,320	8,332	100.14%
Payroll-Pool Attendants	23,406	18,726	80.01%
FICA Taxes	3,278	3,104	94.69%
Contracts-Pest Control	75	-	0.00%
Communication - Teleph - Field	869	63	7.25%
R&M-General	325	15,409	4741.23%
R&M-Electrical	75	85	113.33%
R&M-Pools	2,000	26,437	1321.85%
Misc-Licenses & Permits	250	250	100.00%
Misc-Contingency	4,000	6,567	164.18%
Op Supplies - Pool Chemicals	2,500	4,154	166.16%
Reserve - Pool	21,050	399	1.90%
Total Swimming Pool	77,275	97,046	125.59%
<u>Fitness Center</u>			
Payroll-Maintenance	4,552	1,742	38.27%
Payroll-Administrative	6,943	1,780	25.64%
FICA Taxes	879	269	30.60%
Contracts-Janitorial Services	1,872	2,002	106.94%
Contracts-Fitness Equipment	1,500	1,375	91.67%
Contracts-Pest Control	272	377	138.60%
R&M-General	200	198	99.00%
R&M-Electrical	75	45	60.00%
R&M-Equipment	1,500	275	18.33%
Misc-Contingency	500	-	0.00%
Supplies-Cleaning & Paper	450	455	101.11%
Total Fitness Center	18,743	8,518	45.45%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Park & Grounds</u>			
Payroll-Maintenance	27,309	17,192	62.95%
Payroll-Administrative	5,784	1,780	30.77%
FICA Taxes	2,532	1,451	57.31%
Contracts-Janitorial Services	1,560	1,339	85.83%
Contracts-Roof	480	-	0.00%
Contracts-Pest Control	145	145	100.00%
R&M-General	1,500	22,018	1467.87%
R&M-Electrical	250	29	11.60%
R&M-Irrigation	750	950	126.67%
R&M-Backflow Inspection	225	280	124.44%
Misc-Contingency	1,650	1,212	73.45%
Supplies-Cleaning & Paper	275	157	57.09%
Reserves - Irrigation System	500	640	128.00%
Reserve-Mulch	4,000	4,280	107.00%
Reserve - Parking Lot	1,200	-	0.00%
Reserve - Pavilion	1,500	-	0.00%
Total Park & Grounds	49,660	51,473	103.65%
<u>Reserves</u>			
Reserve - CDD Amenity	286	-	0.00%
Total Reserves	286	-	0.00%
TOTAL EXPENDITURES & RESERVES	401,511	411,600	102.51%
Excess (deficiency) of revenues			
Over (under) expenditures	-	4,545	0.00%
Net change in fund balance	\$ -	\$ 4,545	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	309,974	309,974	
FUND BALANCE, ENDING	\$ 309,974	\$ 314,519	

PINEY-Z

Community Development District

Supporting Schedules

August 31, 2023

**Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund
ASSESSMENTS LEVIED FY 2023				\$ 394,706	\$ 394,706
Allocation %				100%	100%
11/10/22	3,347	139	104	3,590	3,590
11/30/22	25,315	1,055	783	27,152	27,152
12/13/22	284,791	11,866	8,808	305,465	305,465
12/29/22	27,558	1,148	852	29,559	29,559
01/19/23	3,692	114	114	3,921	3,921
02/23/23	6,690	137	207	7,034	7,034
03/17/23	5,497	56	170	5,723	5,723
04/13/23	7,113	0	220	7,333	7,333
05/15/23	1,324	0	41	1,365	1,365
06/08/23	522	0	16	538	538
06/20/23	2,650	295	82	3,027	3,027
TOTAL	\$ 368,499	\$ 14,810	\$ 11,397	\$ 394,706	\$ 394,706
% COLLECTED				100%	100%
TOTAL OUTSTANDING				\$ 0	\$ 0

Cash and Investment Report

August 31, 2023

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Operating Checking Account	Truist	Business checking	0.00%	\$92,812
Petty Cash	Petty Cash	Cash	0.00%	\$250
Public Funds Money Market Account	BankUnited	Money Market Account	5.12%	\$232,233
			Total	<u><u>\$325,295</u></u>

Piney-Z CDD
Bank Reconciliation

Bank Account No. 2471 TRUIST (BB&T) GF Checking
Statement No. 08-23
Statement Date 8/31/2023

G/L Balance (LCY)	92,812.23	Statement Balance	93,221.27
G/L Balance	92,812.23	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	93,221.27
Subtotal	92,812.23	Outstanding Checks	409.04
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	92,812.23	Ending Balance	92,812.23
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/29/2023	Payment	58369	TALLAHASSEE MEDIA GROUP	409.04	0.00	409.04
Total Outstanding Checks.....				409.04		409.04

PINEY-Z
Community Development District

Payment Register by Bank Account
For the Period from 7/1/2023 to 8/31/2023
(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
TRUIST (BB&T) GF CHECKING - (ACCT# XXXX2471)									
Check	58334	07/06/23	Employee	COLBY L. ETTER	PAYROLL	July 06, 2023 Payroll Posting			\$559.10
Check	58335	07/06/23	Vendor	COMPLETE I.T SERVICE SOLUTIONS	11229	CDD/HOA GOOGLE-EMAIL	Contracts-Archival of E-mails	001-534176-57201	\$134.55
Check	58336	07/06/23	Vendor	OFFICE BUSINESS SYSTEMS INC	IN13061	USUAGE 5/30/23-6/29/23	Contract-Copier Maintenance	001-534097-57201	\$14.14
Check	58337	07/06/23	Vendor	RAINBOW OUTDOOR SERVICES	9203	IRR REPAIR-LEAK LAWN/REPLACE ROTOR HEADS	R&M-Irrigation	001-546041-57240	\$317.82
Check	58337	07/06/23	Vendor	RAINBOW OUTDOOR SERVICES	9201	JUNE 2023 LANDSCAPE MAINT SVC	Contr-Landscape-Amenities Area	001-534053-57201	\$1,722.50
Check	58338	07/06/23	Vendor	RICK EVANS	063023	JUNE 2023 MILEAGE	Misc-Mileage Reimbursement	001-549951-57201	\$35.16
Check	58339	07/06/23	Vendor	SUPERIOR AF CLEANING LLC	JUNE2023	06/2023 ROUTINE CLEANING	Contracts-Janitorial Services	001-534026-57201	\$208.00
Check	58339	07/06/23	Vendor	SUPERIOR AF CLEANING LLC	JUNE2023	06/2023 ROUTINE CLEANING	Contracts-Janitorial Services	001-534026-57214	\$104.00
Check	58339	07/06/23	Vendor	SUPERIOR AF CLEANING LLC	JUNE2023	06/2023 ROUTINE CLEANING	Contracts-Janitorial Services	001-534026-57240	\$208.00
Check	58340	07/12/23	Vendor	FIRE PROFESSIONALS OF TALLAHASSEE	20859	ANNUAL EXTINGUISHER INSPECTION	Contracts-Fire Insp Sprinkler System	001-534165-57201	\$200.00
Check	58340	07/12/23	Vendor	FIRE PROFESSIONALS OF TALLAHASSEE	20859	ANNUAL EXTINGUISHER INSPECTION	Contracts-Fire Exting. Insp.	001-534094-57201	\$195.00
Check	58341	07/12/23	Vendor	INFRAMARK (DE), LLC	97012	MGMT FEES JUNE 2023	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$2,611.50
Check	58341	07/12/23	Vendor	INFRAMARK (DE), LLC	97012	MGMT FEES JUNE 2023	Postage and Freight	001-541006-51301	\$22.80
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	WALMART-POOL CLOCK	001-552009-57205	\$10.97
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	OFFICE DEPOT-HAND HELD RECORDER	001-551002-57201	\$79.99
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	PINCH A PENNY-NEW CHLORINATOR-PD FROM RESERVE	001-568124-57205	\$399.00
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	SAMS CLUB- ATTENDANT DRINKS	001-549900-57205	\$51.58
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	SAMS CLUB- CLEANING	001-552083-57201	\$12.65
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	SAMS CLUB- CLEANING	001-552083-57214	\$12.65
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	SAMS CLUB- CLEANING	001-552083-57240	\$12.66
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-SUPPLIES FOR NEW CHLORINATOR INSTALL	001-546074-57205	\$26.33
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-SAND FOR PORCH ASH	001-546001-57201	\$6.56
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-WEED KILLER	001-546001-57240	\$19.97
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-SHOP VELCRO SQUARES	001-546001-57240	\$3.93
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-MR. CLEAN SPONGES	001-552009-57205	\$41.94
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	AMAZON-PRINTER CARTRIDGES	001-551002-57201	\$162.38
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-LEAF SKIMMER	001-552009-57205	\$29.98
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-LEAF RAKE	001-552009-57205	\$29.98
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	AMAZON-OFFICE SUPPLIES	001-551002-57201	\$159.73
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-TOP SOIL	001-546001-57240	\$13.08
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-US FLAG	001-549900-57201	\$29.98
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-POP UP SPRAYER	001-546001-57240	\$11.97
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-POOL SHOCK PACKS	001-552009-57205	\$79.96
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	HOME DEPOT-SOLAR LIGHTS FOR PATH TO DRIVE	001-546001-57240	\$27.52
Check	58342	07/12/23	Vendor	TRUIST (BB&T)	062623-2229	PURCHASES 5/25-6/26/2023	AMAZON-GYM WIPES	001-552083-57214	\$124.95
Check	58343	07/20/23	Employee	COLBY L. ETTER	PAYROLL	July 20, 2023 Payroll Posting			\$489.35
Check	58344	07/21/23	Vendor	CAPITAL SECURITY AND	20191584	REPLACE PUSH BUTTON FOR POOL	REPLACE POOL GATE EXIT BUTTON	001-546074-57205	\$275.00
Check	58344	07/21/23	Vendor	CAPITAL SECURITY AND	20191584	REPLACE PUSH BUTTON FOR POOL	REPLACE POOL NETWORK SWITC	001-546001-57205	\$225.00
Check	58344	07/21/23	Vendor	CAPITAL SECURITY AND	20191584	REPLACE PUSH BUTTON FOR POOL	REPLACE MONITOR, DVR/HDMI TRANSCEIVER	001-546001-57201	\$775.00
Check	58344	07/21/23	Vendor	CAPITAL SECURITY AND	20191584	REPLACE PUSH BUTTON FOR POOL	REPLACE UPS SURGE PROTECTOR	001-546001-57201	\$225.00
Check	58345	07/21/23	Vendor	CITY OF TALLAHASSEE	070323	SVC 5/26/23-6/27/23	Utility - Irrigation	001-543014-57201	\$134.87
Check	58345	07/21/23	Vendor	CITY OF TALLAHASSEE	070323	SVC 5/26/23-6/27/23	Utility - General	001-543001-57201	\$1,434.04
Check	58345	07/21/23	Vendor	CITY OF TALLAHASSEE	070323	SVC 5/26/23-6/27/23	Utility - Refuse Removal	001-543020-57201	\$142.48
Check	58346	07/21/23	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-153461	06/2023 PROFESSIONAL SVC	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	58347	07/28/23	Vendor	ALLWAYS IMPROVING LLC	30109	JUNE 2023 PREVENTATIVE MAINT	Contracts-Fitness Equipment	001-534071-57214	\$125.00
Check	58348	07/28/23	Vendor	MARPAN SUPPLY CO., INC.	1729154	RENTAL AGREEMENT 8/1/23	Contract-Dumpster Rental	001-534098-57201	\$28.08
Check	58349	08/03/23	Employee	COLBY L. ETTER	PAYROLL	August 03, 2023 Payroll Posting			\$380.25

PINEY-Z
Community Development District

Payment Register by Bank Account
For the Period from 7/1/2023 to 8/31/2023
(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	58350	08/02/23	Vendor	1ST CHOICE PEST SERVICES	51141	QTRLY PEST SERVICE	Contract-Pest Control	001-534125-57201	\$72.50
Check	58350	08/02/23	Vendor	1ST CHOICE PEST SERVICES	51141	QTRLY PEST SERVICE	Contract-Pest Control	001-534125-57214	\$36.25
Check	58350	08/02/23	Vendor	1ST CHOICE PEST SERVICES	51141	QTRLY PEST SERVICE	Contract-Pest Control	001-534125-57240	\$36.25
Check	58351	08/02/23	Vendor	ALLWAYS IMPROVING LLC	30219	HELIX REPAIR	R&M-Equipment	001-546022-57214	\$272.00
Check	58352	08/02/23	Vendor	BERGER, TOOMBS, ELAM, & FRANK	363343	PROFESSIONAL SVC FY 9/30/22	Auditing Services	001-532002-51301	\$3,150.00
Check	58353	08/02/23	Vendor	CITY OF TALLAHASSEE	071423	SVC 6/10/23-7/9/23	Electricity - Streetlighting	001-543013-57201	\$126.13
Check	58354	08/04/23	Vendor	ALLWAYS IMPROVING LLC	30249	JULY PREVENTATIVE MAINTENANCE	Contracts-Fitness Equipment	001-534071-57214	\$125.00
Check	58355	08/04/23	Vendor	COMPLETE I.T SERVICE SOLUTIONS	11424	08/2023 GOOGLE EMAIL	Contracts-Archival of E-mails	001-534176-57201	\$134.55
Check	58356	08/04/23	Vendor	OFFICE BUSINESS SYSTEMS INC	IN13511	CONTRACT USUAGE 6/30/23-7/29/23	Contract-Copier Maintenance	001-534097-57201	\$11.19
Check	58357	08/04/23	Vendor	RAINBOW OUTDOOR SERVICES	9243	JULY 2023 LANDSCAPE MAINTENANCE	Contr-Landscape-Amenities Area	001-534053-53901	\$1,378.00
Check	58358	08/04/23	Vendor	RICK EVANS	073123	JULY 2023 MILEAGE	Misc-Mileage Reimbursement	001-549951-57201	\$27.59
Check	58359	08/07/23	Vendor	SUPERIOR AF CLEANING LLC	JULY2023	07/2023 WEEKLY CLEANING	Contracts-Janitorial Services	001-534026-57201	\$260.00
Check	58359	08/07/23	Vendor	SUPERIOR AF CLEANING LLC	JULY2023	07/2023 WEEKLY CLEANING	Contracts-Janitorial Services	001-534026-57214	\$130.00
Check	58359	08/07/23	Vendor	SUPERIOR AF CLEANING LLC	JULY2023	07/2023 WEEKLY CLEANING	Contracts-Janitorial Services	001-534026-57240	\$260.00
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	SUPER SIGNS-HANDICAPPED SIGNS REAR POOL GATE	001-549900-57205	\$180.00
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	PINCH A PENNY-LIQUID CHLORINE	001-552009-57205	\$17.00
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	HEARTSMART-AED PADS	001-546001-57214	\$197.55
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	HEARTSMART-AED PADS	001-546001-57205	\$80.55
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	SAMS CLUB-BEVERAGES	001-549900-57205	\$67.56
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	SAMS CLUB-CLEANING	001-552083-57201	\$13.29
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	SAMS CLUB-CLEANING	001-552083-57214	\$13.29
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	SAMS CLUB-CLEANING	001-552083-57240	\$13.28
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	SAMS CASH	001-549900-57205	(\$4.71)
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	PINCH A PENNY	001-552009-57205	\$25.99
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	HOME DEPOT-TOP SOIL	001-546001-57240	\$13.08
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	HOME DEPOT-ANTI KILLER	001-546001-57240	\$13.94
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	HOME DEPOT-EQUIPMENT OIL	001-546001-57240	\$5.28
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	LOWES-COAT HANGER	001-546001-57240	\$11.48
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	LOWES-SOD TO REPAIR PATH TO POOL	001-546001-57240	\$39.90
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	WALMART-DVD PLAYER SIDE HALL BIG SCREEN TV	001-549900-57201	\$39.88
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	AMAZON-DISPENSER FOR GYM WIPES	001-552083-57214	\$47.95
Check	58360	08/07/23	Vendor	TRUIST (BB&T)	072523-2229	PURCHASES FOR 6/26-7/20/2023	PINCH A PENNY-LIQUID CHLORINE	001-552009-57205	\$25.50
Check	58361	08/11/23	Vendor	INFRAMARK (DE), LLC	98436	MGMT FEES JULY 2023	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$2,611.50
Check	58361	08/11/23	Vendor	INFRAMARK (DE), LLC	98436	MGMT FEES JULY 2023	Postage and Freight	001-541006-51301	\$19.20
Check	58362	08/17/23	Employee	COLBY L. ETTER	PAYROLL	August 17, 2023 Payroll Posting			\$367.79
Check	58363	08/16/23	Vendor	CITY OF TALLAHASSEE	080123	SVC 6/28/23-7/26/23	Utility - General	001-543001-57201	\$1,589.11
Check	58363	08/16/23	Vendor	CITY OF TALLAHASSEE	080123	SVC 6/28/23-7/26/23	Utility - Refuse Removal	001-543020-57201	\$142.48
Check	58364	08/16/23	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-153928	PROFESSIONAL SVCS 07/2023	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	58365	08/18/23	Vendor	CITY OF TALLAHASSEE	080223	SVC 6/28/23-7/26/23	Utility - Irrigation	001-543014-57201	\$275.13
Check	58366	08/18/23	Vendor	RAINBOW OUTDOOR SERVICES	9245	PLAYGROUND MULCH	Reserve-Mulch	001-568109-57240	\$4,280.00
Check	58367	08/24/23	Vendor	CITY OF TALLAHASSEE	081523	SVC 7/10/23-8/9/23	Electricity - Streetlighting	001-543013-57201	\$126.84
Check	58368	08/24/23	Vendor	MARPAN SUPPLY CO., INC.	1732536	RENTAL AGREEMENT 9/1/23	Contract-Dumpster Rental	001-534098-57201	\$28.08
Check	58369	08/29/23	Vendor	TALLAHASSEE MEDIA GROUP	0005775742	BUDGET PUBLIC HEARING JULY 2023	Legal Advertising	001-548002-51301	\$409.04
ACH	DD001081	07/05/23	Employee	JANET T. NORTON	PAYROLL	July 05, 2023 Payroll Posting			\$374.02
ACH	DD001082	07/05/23	Employee	RACHAEL WOODY	PAYROLL	July 05, 2023 Payroll Posting			\$418.47
ACH	DD001083	07/05/23	Employee	HUNTER A. GARLUTZO	PAYROLL	July 05, 2023 Payroll Posting			\$348.16
ACH	DD001084	07/05/23	Employee	COLE P. JOWERS	PAYROLL	July 05, 2023 Payroll Posting			\$66.03
ACH	DD001085	07/05/23	Employee	SHEA M. IX	PAYROLL	July 05, 2023 Payroll Posting			\$330.15
ACH	DD001086	07/05/23	Employee	MELINDA J. PARKER	PAYROLL	July 05, 2023 Payroll Posting			\$2,269.02

**PINEY-Z
Community Development District**

Payment Register by Bank Account
For the Period from 7/1/2023 to 8/31/2023
(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	DD001087	07/05/23	Employee	RICKY S EVANS	PAYROLL	July 05, 2023 Payroll Posting			\$1,712.33
ACH	DD001088	07/19/23	Employee	JANET T. NORTON	PAYROLL	July 19, 2023 Payroll Posting			\$374.02
ACH	DD001089	07/19/23	Employee	RACHAEL WOODY	PAYROLL	July 19, 2023 Payroll Posting			\$710.01
ACH	DD001090	07/19/23	Employee	HUNTER A. GARLUTZO	PAYROLL	July 19, 2023 Payroll Posting			\$192.08
ACH	DD001091	07/19/23	Employee	SHEA M. IX	PAYROLL	July 19, 2023 Payroll Posting			\$438.20
ACH	DD001092	07/19/23	Employee	MELINDA J. PARKER	PAYROLL	July 19, 2023 Payroll Posting			\$2,269.02
ACH	DD001093	07/19/23	Employee	RICKY S EVANS	PAYROLL	July 19, 2023 Payroll Posting			\$1,729.07
ACH	DD001094	07/26/23	Employee	ARTHUR R. KIRBY	PAYROLL	July 26, 2023 Payroll Posting			\$184.70
ACH	DD001095	08/02/23	Employee	JANET T. NORTON	PAYROLL	August 02, 2023 Payroll Posting			\$374.02
ACH	DD001096	08/02/23	Employee	RACHAEL WOODY	PAYROLL	August 02, 2023 Payroll Posting			\$557.78
ACH	DD001097	08/02/23	Employee	HUNTER A. GARLUTZO	PAYROLL	August 02, 2023 Payroll Posting			\$378.17
ACH	DD001098	08/02/23	Employee	SHEA M. IX	PAYROLL	August 02, 2023 Payroll Posting			\$497.55
ACH	DD001099	08/02/23	Employee	MELINDA J. PARKER	PAYROLL	August 02, 2023 Payroll Posting			\$2,269.02
ACH	DD001100	08/02/23	Employee	RICKY S EVANS	PAYROLL	August 02, 2023 Payroll Posting			\$1,673.25
ACH	DD001101	07/31/23	Vendor	COMCAST -ACH	071123-3478 ACH	SVC 7/25/23-8/24/23	Utility - Other	001-543004-57201	\$264.58
ACH	DD001102	08/16/23	Employee	JANET T. NORTON	PAYROLL	August 16, 2023 Payroll Posting			\$436.35
ACH	DD001103	08/16/23	Employee	RACHAEL WOODY	PAYROLL	August 16, 2023 Payroll Posting			\$482.07
ACH	DD001104	08/16/23	Employee	HUNTER A. GARLUTZO	PAYROLL	August 16, 2023 Payroll Posting			\$252.11
ACH	DD001105	08/16/23	Employee	SHEA M. IX	PAYROLL	August 16, 2023 Payroll Posting			\$435.20
ACH	DD001106	08/16/23	Employee	MELINDA J. PARKER	PAYROLL	August 16, 2023 Payroll Posting			\$2,269.02
ACH	DD001107	08/16/23	Employee	RICKY S EVANS	PAYROLL	August 16, 2023 Payroll Posting			\$1,756.98
ACH	DD001108	08/30/23	Employee	JANET T. NORTON	PAYROLL	August 30, 2023 Payroll Posting			\$374.02
ACH	DD001109	08/30/23	Employee	RACHAEL WOODY	PAYROLL	August 30, 2023 Payroll Posting			\$548.80
ACH	DD001110	08/30/23	Employee	HUNTER A. GARLUTZO	PAYROLL	August 30, 2023 Payroll Posting			\$138.06
ACH	DD001111	08/30/23	Employee	SHEA M. IX	PAYROLL	August 30, 2023 Payroll Posting			\$372.17
ACH	DD001112	08/30/23	Employee	MELINDA J. PARKER	PAYROLL	August 30, 2023 Payroll Posting			\$2,269.02
ACH	DD001113	08/30/23	Employee	RICKY S EVANS	PAYROLL	August 30, 2023 Payroll Posting			\$1,779.32
Account Total									\$61,126.61

**PINEY-Z
Community Development District**

Payment Register by Bank Account
For the Period from 7/1/2023 to 8/31/2023
(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
CENTENNIAL GF MMA - (ACCT# XXXX5680)									
Check	1057	08/07/23	Vendor	PINEY Z CDD	080123-XFER	CLOSE CENTENNIAL MMA & XFER TO BANKUNITED MMA	Cash with Fiscal Agent	103000	\$267,233.00
									Account Total
									\$267,233.00

BANKUNITED - MMA - (ACCT# XXXX7240)									
Check	10001	08/23/23	Vendor	PINEY Z CDD	081423-XFER	XFER MMA TO TRUIST	Cash with Fiscal Agent	103000	\$35,000.00
									Account Total
									\$35,000.00

Total Amount Paid	\$363,359.61
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	363,359.61
Total	363,359.61

Fifth Order of Business

**PINEY-Z COMMUNITY DEVELOPMENT
DISTRICT**

**CDD Manager's Report
September 15, 2023, for
Meeting of September 25, 2023**

LODGE/GARAGE

- **the lodge was re-treated for pests only, I believe, for the second time in more than eight years was this necessary**
- **84 replacement folding chairs were purchased for the lodge, as approved in November 2022 meeting. The old chairs, which I have no reason to believe were newer than 2002, have been donated to Living Harvest.**

FITNESS CENTER

- **nothing of import to share**

PAVILION

- **problems continue with the roof/gutter/downspout system. We intend to sign an**

annual agreement providing, four times per year, maintenance by Metal Building Systems.

- **patched hole in siding and in ladies room**

POOL

- **as of this writing there are 23 days remaining in the pool season. The heat and rain have made it less, shall we say, productive than in years past, but there was nothing to be done about that. Once the pool closes we intend to spend some time to examine, and determine the source of, what appear to be new cracks on the deck.**

PLAYGROUND

- **\$4,280 required to re-mulch a *portion* of the playground**

PARK AND GROUNDS

- **second and final application of pine straw completed for FY 23**
- **multiple repairs made to the irrigation system – main break at pool lot, pop up**

heads at brick wall in rear, rotor heads on lodge zone, etc.

- **cleaned picnic grill grates**

GENERAL

- **work continues on five year spending plan; several bids will have to be taken. We are hoping to have the first submission ready for the November meeting.**
- **all HOA social events through next spring have been approved and added to rental schedule**
- **FMIT premium for FY24 has increased from FY 23 by 35.68%**

UPDATES SINCE PUBLICATION

To be determined between publication and meeting

FEE INCOME @ 8-31-23

- **Rental fees, calendar year 2023 \$15,720.00**
 - **Pavilion \$ 1,780.00**
 - **Lodge \$13,940.00**

■ **FOB fees, calendar year 2023** **\$ 5,136.32**

○ **Residents (106)** \$ **954.00**

○ **Passholders (8)** \$ **4,182.32**

TOTAL FEE INCOME **\$20,856.32**

Sixth Order of Business

6A

6Aii

**AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g., the existence of any natural disaster plan for business operations).

5 *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

6Aiii.

***PINEY-Z COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES***

The Piney-Z Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal year ending September 30, 2023, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District currently has an operating budget of approximately \$401,193. The final contract will require that, among other things, the audit for the period ending September 30, 2023 be completed no later than June 1, 2024.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with “Government Auditing Standards,” as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one electronic copy to Andre.McAden@Inframark.com and five (5) copies of their proposal to Inframark, Infrastructure Management Services, Attn: Auditing Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071, Telephone: (954) 603-0033. Proposals must be received by **11:00 a.m. on November 1, 2023**. The envelope must be marked “Auditing Services – Piney-Z Community Development District.” Please address all questions regarding this Notice to the District Manager.

With respect to any protest regarding the terms of this Notice or the proposal package documents, a notice of protest must be filed in writing at the offices of the District Manager within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after publication of this Notice. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (excluding Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or proposal package documents.

Piney-Z Community Development District
Bob Nanni, District Manager