

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

JANUARY 24, 2022

AGENDA PACKAGE



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

Piney-Z Community Development District
Inframark, Infrastructure Management Services
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January 13, 2022

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, January 24, 2022 the Board of Supervisors of the Piney-Z Community Development District will hold a meeting at 6:30 p.m. **at the Piney-Z Lodge**, 950 Piney-Z Plantation Road, Tallahassee, Florida. The following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Organizational Matters**
 - A. Discussion of Filling Vacancy
- 4. Audience Comments & Supervisor Response(s)**
- 5. Approval of the Minutes of the November 15, 2021 Meeting**
- 6. Acceptance of the October, November and December 2021 Financial Statements and Approval of the Check Register and Invoices**
- 7. CDD Manager's Report**
 - A. Property Address
 - B. DO NOT RENT Registry
 - C. Pumps and Sand Filters Reserves
 - D. New Budget Line Item for Termites
 - E. Archival of Former Supervisor Emails
- 8. District Manager's Report**
 - A. Truist
- 9. District Attorney's Report**
- 10. Old Business**
 - A. Manager Access to Information
- 11. New Business**
 - A. Pool Season
 - B. Pool Pumps and Sand Filters
 - C. Pool Storage Facility
- 12. Supervisor Requests**
- 13. Adjournment**

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

Sincerely,

Bob Nanni/ms
District Manager

cc: Christopher Lyon Melinda Parker

Fifth 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, November 15, 2021 at 6:35 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
Frank Cicione	Assistant Secretary
Ann Pincus	Assistant Secretary

Also present were:

Bob Nanni	District Manager (via phone)
Chris Lyon	District Counsel (via phone)
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 6:35 p.m.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation – Ms. Cashin

On MOTION by Ms. Pincus seconded by Mr. Cicione resignation of Gerry Cashin, effective November 15, 2021, was approved with votes as follows:

Art Kirby – Aye
Cheryl Hudson – Aye
Ann Pincus – Aye
Frank Cicione - Aye

B. Discussion of Filling Vacancy

- Mr. Lyon informed the Board the statute states that a vacancy shall be filled but does not dictate manner in which it is done. He stated it is up to the Board to determine the process it desires to follow.

On MOTION by Ms. Pincus seconded by Mr. Kirby to discuss filling vacancy in January 2022 was approved with votes as follow:
Frank Cicione – Aye
Ann Pincus – Aye
Art Kirby – Aye
Cheryl Hudson – Aye

FOURTH ORDER OF BUSINESS

Audience Comments & Supervisor Response(s)

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the September 27, 2021 Meeting

On MOTION by Mr. Cicione seconded by Ms. Pincus, to approve the September 27, 2021 meeting minutes was approved with votes as follows:
Art Kirby – Aye
Ann Pincus – Aye
Frank Cicione - Aye
Cheryl Hudson – Aye

SIXTH ORDER OF BUSINESS

Acceptance of the September 2021 Financial Statements and Approval of the Check Register and Invoices

On MOTION by Ms. Pincus seconded by Mr. Cicione the September 2021 financials, check register and invoices were accepted with votes as follows:
Frank Cicione – Aye
Ann Pincus – Aye
Art Kirby – Aye
Cheryl Hudson - Aye

November 15, 2021

- The Board requested that the number of columns in the financial statement, General Fund, be reduced to three: Annual Adopted Budget, Year to Date Actual and Year to Date Actual as % of Adopted Budget. An email will be sent to Mr. Nanni with the adjustment details.
- Ms. Parker presented a brief summary of the financial position of the District, which she believes is strong.

SEVENTH ORDER OF BUSINESS

CDD Manager's Report

- Ms. Parker stated thirty six chairs were purchased for the pool deck.
- Ms. Parker stated two deck boxes have also been purchased.
- Ms. Parker addressed the following:
 - The covering or disabling of cameras on CDD property.

On MOTION by Ms. Hudson seconded by Ms. Pincus, except in the case of use of the Lodge by the Leon County Supervisors of Elections for regularly scheduled Primary and General Elections, under no circumstance shall any of the cameras in use on CDD property be covered, disabled or otherwise rendered useless was approved with votes as follows:

Frank Cicione – Aye
Ann Pincus – Aye
Art Kirby – Aye
Cheryl Hudson - Aye

- It was clarified that for the Primary and General Elections the only cameras to be covered are the two within the Lodge.
- Replacement of the chemical shed was briefly discussed.
- Ms. Parker indicated that interest has been expressed in using the Lodge for mini estate sales. The Board has no objection to the basic concept as long as details can all be worked out.

EIGHTH ORDER OF BUSINESS

District Manager's Report

A. Motion Assigning Fund Balance – September 30, 2021

On MOTION by Mr. Kirby seconded by Ms. Pincus with all in favor the motion to assign fund balance as of September 30, 2021 was accepted with votes as follows:
Frank Cicione – Aye
Ann Pincus – Aye
Art Kirby – Aye
Cheryl Hudson - Aye

NINTH ORDER OF BUSINESS **District Attorney’s Report**
 There being no report, the next item followed.

TENTH ORDER OF BUSINESS **Old Business**
A. Virgil Road Rezoning Letter for Informational Purposes Only
 • Ms. Husdon informed the Board rezoning was approved. She stated environmental and traffic studies will be completed.

ELEVENTH ORDER OF BUSINESS **New Business**
 There being none, the next item followed.

TWELFTH ORDER OF BUSINESS **Supervisor Requests**
 There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Adjournment**
 There being no further business,

On MOTION by Ms. Pincus seconded by Mr. Cicione, with all in favor, the meeting was adjourned at 7:49 p.m.

 Bob Nanni
 Secretary

 Cheryl Hudson
 Chair

Sixth Order of Business

PINEY-Z

Community Development District

Financial Report

October 31, 2021

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

October 31, 2021

Balance Sheet
October 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 79,167
Cash On Hand/Petty Cash	250
Investments:	
Money Market Account	226,230
Prepaid Items	267
TOTAL ASSETS	\$ 305,914
<u>LIABILITIES</u>	
Accounts Payable	\$ 4,333
Accrued Expenses	2,000
TOTAL LIABILITIES	6,333
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	267
Assigned to:	
Operating Reserves	99,979
Reserves - CDD Amenity	27,602
Reserves - Fitness Center	10,000
Reserves-Lodge	12,872
Reserves - Park	15,579
Reserves-Pool Equipment	18,461
Reserves-Pool Filters	11,114
Reserves-Pool Pumps	6,150
Reserves - Pool Shell	20,000
Unassigned:	77,557
TOTAL FUND BALANCES	\$ 299,581
TOTAL LIABILITIES & FUND BALANCES	\$ 305,914

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 2,000	\$ 167	\$ 20	\$ (147)
Interest - Tax Collector	300	25	-	(25)
Special Assmnts- Tax Collector	394,707	-	-	-
Special Assmnts- Discounts	(15,789)	-	-	-
Access Cards	675	56	54	(2)
Pavilion Rental	800	67	240	173
Lodge Rental	18,500	1,542	750	(792)
TOTAL REVENUES	401,193	1,857	1,064	(793)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	8,000	667	-	667
FICA Taxes	612	51	-	51
ProfServ-Legal Services	24,000	2,000	2,000	-
ProfServ-Mgmt Consulting	31,338	2,612	2,612	-
ProfServ-Recording Secretary	2,784	232	-	232
Auditing Services	3,150	-	-	-
Postage and Freight	200	17	14	3
Insurance - General Liability	12,299	3,075	3,153	(78)
Printing and Binding	200	17	-	17
Legal Advertising	1,200	100	-	100
Miscellaneous Services	150	12	38	(26)
Misc-Assessment Collection Cost	11,841	-	-	-
Misc-Contingency	100	8	-	8
Office Supplies	100	8	-	8
Annual District Filing Fee	175	175	175	-
Total Administration	96,149	8,974	7,992	982
Field				
Contr-Landscape-Amenities Area	24,000	2,000	1,300	700
R&M-Trees and Trimming	3,000	250	-	250
Misc-Contingency	4,000	333	-	333
Total Field	31,000	2,583	1,300	1,283

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Other	500	42	120	(78)
Payroll-Maintenance	7,164	597	1,051	(454)
Payroll-Administrative	56,593	4,716	2,895	1,821
FICA Taxes	4,916	410	293	117
Workers' Compensation	3,938	985	960	25
Contracts-Janitorial Services	2,808	234	192	42
Contracts-Security Services	1,130	94	195	(101)
Contracts-Fire Exting. Insp.	350	29	-	29
Contract-Copier Maintenance	150	13	6	7
Contract-Dumpster Rental	312	26	26	-
Contracts-Pest Control	480	40	73	(33)
Contracts-Fire Insp Sprinkler System	200	-	-	-
Contract-Website Hosting	242	20	151	(131)
Communication - Teleph - Field	120	10	-	10
Postage and Freight	55	5	-	5
Utility - General	20,938	1,745	1,232	513
Utility - Other	3,000	250	242	8
Electricity - Streetlights	1,476	123	116	7
Utility - Irrigation	3,828	319	185	134
Utility - Refuse Removal	1,649	137	131	6
R&M-General	1,000	83	10	73
R&M-Electrical	500	42	-	42
R&M-Roof	720	60	-	60
R&M-Fire Equipment	50	4	-	4
R&M-Plumbing	150	13	-	13
Misc-Contingency	3,000	250	1,446	(1,196)
Misc-Information Technology	300	25	-	25
Misc-Mileage Reimbursement	350	29	22	7
Office Supplies	2,000	167	366	(199)
Supplies-Cleaning & Paper	400	33	54	(21)
Reserves-Lodge	4,920	-	-	-
Total Parks and Recreation - General	123,239	10,501	9,766	735

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Swimming Pool</u>				
Payroll-Maintenance	10,507	876	925	(49)
Payroll-Administrative	7,446	621	960	(339)
Payroll-Pool Attendants	20,287	1,691	863	828
FICA Taxes	2,925	244	210	34
Communication - Teleph - Field	800	67	71	(4)
R&M-General	350	29	55	(26)
R&M-Electrical	100	8	9	(1)
R&M-Pools	2,000	167	-	167
Misc-Licenses & Permits	250	-	-	-
Misc-Contingency	4,350	363	-	363
Op Supplies - Pool Chemicals	2,250	188	-	188
Reserve - Pool	25,050	-	-	-
Total Swimming Pool	76,315	4,254	3,093	1,161
<u>Fitness Center</u>				
Payroll-Maintenance	4,298	358	78	280
Payroll-Administrative	3,723	310	213	97
FICA Taxes	614	51	22	29
Contracts-Janitorial Services	1,872	156	96	60
Contracts-Fitness Equipment	1,200	100	100	-
Contracts-Pest Control	163	14	36	(22)
R&M-General	300	25	-	25
R&M-Electrical	150	13	-	13
R&M-Equipment	1,500	125	-	125
Misc-Contingency	500	42	-	42
Supplies-Cleaning & Paper	650	54	44	10
Reserve - Equipment	5,000	-	-	-
Total Fitness Center	19,970	1,248	589	659

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Park & Grounds</u>				
Payroll-Maintenance	25,788	2,149	718	1,431
Payroll-Administrative	6,702	559	213	346
FICA Taxes	2,485	207	90	117
Contracts-Janitorial Services	1,560	130	192	(62)
Contracts-Roof	720	60	-	60
Contracts-Pest Control	215	18	36	(18)
R&M-General	1,500	125	-	125
R&M-Electrical	175	15	-	15
R&M-Irrigation	1,000	83	-	83
R&M-Backflow Inspection	380	32	-	32
Misc-Contingency	1,500	125	-	125
Supplies-Cleaning & Paper	275	23	14	9
Reserves - Irrigation System	500	-	-	-
Reserve-Mulch	4,000	-	-	-
Reserve - Parking Lot	1,200	-	-	-
Reserve - Playground	2,500	-	-	-
Total Park & Grounds	50,500	3,526	1,263	2,263
<u>Reserves</u>				
Reserve - CDD Amenity	4,020	-	-	-
Total Reserves	4,020	-	-	-
TOTAL EXPENDITURES & RESERVES	401,193	31,086	24,003	7,083
Excess (deficiency) of revenues				
Over (under) expenditures	-	(29,229)	(22,939)	6,290
Net change in fund balance	\$ -	\$ (29,229)	\$ (22,939)	\$ 6,290
FUND BALANCE, BEGINNING (OCT 1, 2021)	322,520	322,520	322,520	
FUND BALANCE, ENDING	\$ 322,520	\$ 293,291	\$ 299,581	

FINANCIALS (2)

PINEY-Z

Community Development District

Financial Report

November 30, 2021

Prepared by



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Balance Sheet
November 30, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 142,487
Cash On Hand/Petty Cash	250
Accounts Receivable - Other	185
Investments:	
Money Market Account	226,248
Prepaid Items	298
TOTAL ASSETS	\$ 369,468
<u>LIABILITIES</u>	
Accounts Payable	\$ 7,884
Accrued Expenses	2,100
TOTAL LIABILITIES	9,984
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	298
Assigned to:	
Operating Reserves	99,979
Reserves - CDD Amenity	27,602
Reserves - Fitness Center	10,000
Reserves-Lodge	12,872
Reserves - Park	15,579
Reserves-Pool Equipment	18,461
Reserves-Pool Filters	11,114
Reserves-Pool Pumps	6,150
Reserves - Pool Shell	20,000
Unassigned:	137,429
TOTAL FUND BALANCES	\$ 359,484
TOTAL LIABILITIES & FUND BALANCES	\$ 369,468

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES			
Interest - Investments	\$ 2,000	\$ 39	1.95%
Interest - Tax Collector	300	-	0.00%
Special Assmnts- Tax Collector	394,707	89,472	22.67%
Special Assmnts- Discounts	(15,789)	(3,476)	22.02%
Access Cards	675	63	9.33%
Pavilion Rental	800	240	30.00%
Lodge Rental	18,500	1,665	9.00%
TOTAL REVENUES	401,193	88,003	21.94%

EXPENDITURES

Administration

P/R-Board of Supervisors	8,000	600	7.50%
FICA Taxes	612	46	7.52%
ProfServ-Legal Services	24,000	4,000	16.67%
ProfServ-Mgmt Consulting	31,338	5,223	16.67%
ProfServ-Recording Secretary	2,784	-	0.00%
Auditing Services	3,150	-	0.00%
Postage and Freight	200	30	15.00%
Insurance - General Liability	12,299	3,153	25.64%
Printing and Binding	200	-	0.00%
Legal Advertising	1,200	-	0.00%
Miscellaneous Services	150	62	41.33%
Misc-Assessment Collection Cost	11,841	2,580	21.79%
Misc-Contingency	100	-	0.00%
Office Supplies	100	-	0.00%
Annual District Filing Fee	175	175	100.00%
Total Administration	96,149	15,869	16.50%

Field

Contr-Landscape-Amenities Area	24,000	2,600	10.83%
R&M-Trees and Trimming	3,000	-	0.00%
Misc-Contingency	4,000	-	0.00%
Total Field	31,000	2,600	8.39%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation - General</u>			
Payroll-Other	500	708	141.60%
Payroll-Maintenance	7,164	2,363	32.98%
Payroll-Administrative	56,593	7,621	13.47%
FICA Taxes	4,916	767	15.60%
Workers' Compensation	3,938	960	24.38%
Contracts-Janitorial Services	2,808	432	15.38%
Contracts-Security Services	1,130	195	17.26%
Contracts-Fire Exting. Insp.	350	-	0.00%
Contract-Copier Maintenance	150	12	8.00%
Contract-Dumpster Rental	312	52	16.67%
Contracts-Pest Control	480	73	15.21%
Contracts-Fire Insp Sprinkler System	200	-	0.00%
Contract-Website Hosting	242	151	62.40%
Communication - Teleph - Field	120	-	0.00%
Postage and Freight	55	-	0.00%
Utility - General	20,938	2,460	11.75%
Utility - Other	3,000	483	16.10%
Electricity - Streetlights	1,476	230	15.58%
Utility - Irrigation	3,828	349	9.12%
Utility - Refuse Removal	1,649	263	15.95%
R&M-General	1,000	10	1.00%
R&M-Electrical	500	11	2.20%
R&M-Roof	720	-	0.00%
R&M-Fire Equipment	50	-	0.00%
R&M-Plumbing	150	-	0.00%
Misc-Contingency	3,000	2,555	85.17%
Misc-Information Technology	300	-	0.00%
Misc-Mileage Reimbursement	350	44	12.57%
Office Supplies	2,000	514	25.70%
Supplies-Cleaning & Paper	400	68	17.00%
Reserves-Lodge	4,920	-	0.00%
Total Parks and Recreation - General	123,239	20,321	16.49%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Swimming Pool</u>			
Payroll-Maintenance	10,507	1,634	15.55%
Payroll-Administrative	7,446	1,533	20.59%
Payroll-Pool Attendants	20,287	863	4.25%
FICA Taxes	2,925	308	10.53%
Communication - Teleph - Field	800	123	15.38%
R&M-General	350	55	15.71%
R&M-Electrical	100	9	9.00%
R&M-Pools	2,000	-	0.00%
Misc-Licenses & Permits	250	-	0.00%
Misc-Contingency	4,350	3,243	74.55%
Op Supplies - Pool Chemicals	2,250	14	0.62%
Reserve - Pool	25,050	-	0.00%
Total Swimming Pool	76,315	7,782	10.20%
<u>Fitness Center</u>			
Payroll-Maintenance	4,298	144	3.35%
Payroll-Administrative	3,723	428	11.50%
FICA Taxes	614	44	7.17%
Contracts-Janitorial Services	1,872	288	15.38%
Contracts-Fitness Equipment	1,200	200	16.67%
Contracts-Pest Control	163	36	22.09%
R&M-General	300	-	0.00%
R&M-Electrical	150	-	0.00%
R&M-Equipment	1,500	-	0.00%
Misc-Contingency	500	-	0.00%
Supplies-Cleaning & Paper	650	58	8.92%
Reserve - Equipment	5,000	-	0.00%
Total Fitness Center	19,970	1,198	6.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Park & Grounds</u>			
Payroll-Maintenance	25,788	2,292	8.89%
Payroll-Administrative	6,702	428	6.39%
FICA Taxes	2,485	259	10.42%
Contracts-Janitorial Services	1,560	240	15.38%
Contracts-Roof	720	-	0.00%
Contracts-Pest Control	215	36	16.74%
R&M-General	1,500	-	0.00%
R&M-Electrical	175	-	0.00%
R&M-Irrigation	1,000	-	0.00%
R&M-Backflow Inspection	380	-	0.00%
Misc-Contingency	1,500	-	0.00%
Supplies-Cleaning & Paper	275	14	5.09%
Reserves - Irrigation System	500	-	0.00%
Reserve-Mulch	4,000	-	0.00%
Reserve - Parking Lot	1,200	-	0.00%
Reserve - Playground	2,500	-	0.00%
Total Park & Grounds	50,500	3,269	6.47%
<u>Reserves</u>			
Reserve - CDD Amenity	4,020	-	0.00%
Total Reserves	4,020	-	0.00%
TOTAL EXPENDITURES & RESERVES	401,193	51,039	12.72%
Excess (deficiency) of revenues			
Over (under) expenditures	-	36,964	0.00%
Net change in fund balance	\$ -	\$ 36,964	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)	322,520	322,520	
FUND BALANCE, ENDING	\$ 322,520	\$ 359,484	

FINANCIALS (3)

MEMORANDUM

TO: Board of Supervisors, Piney-Z CDD
FROM: Sonia Rowley, District Accountant
CC: Bob Nanni, District Manager
DATE: January 6, 2022
SUBJECT: December Financials

Please find attached the December 2021 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 \$121,778.
- Unassigned Balance: Represents the General Fund in excess of nonspendable, restricted, committed and assigned fund balance.

Total Revenues for the General Fund were at 88% of adopted budget.

- The YTD Non-Ad Valorem assessments collections are at 93%.

Total Expenditures through December were at 21% of adopted budget.

PINEY-Z

Community Development District

Financial Report

December 31, 2021

Prepared by



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PINEY-Z

Community Development District

Financial Statements

(Unaudited)

December 31, 2021

Balance Sheet
December 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 132,121
Cash On Hand/Petty Cash	250
Investments:	
Money Market Account	466,270
Prepaid Items	549
TOTAL ASSETS	\$ 599,190
<u>LIABILITIES</u>	
Accounts Payable	\$ 2,284
Accrued Expenses	4,146
TOTAL LIABILITIES	6,430
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	549
Assigned to:	
Operating Reserves	99,979
Reserves - CDD Amenity	27,602
Reserves - Fitness Center	10,000
Reserves-Lodge	12,872
Reserves - Park	15,579
Reserves-Pool Equipment	18,461
Reserves-Pool Filters	11,114
Reserves-Pool Pumps	6,150
Reserves - Pool Shell	20,000
Unassigned:	370,454
TOTAL FUND BALANCES	\$ 592,760
TOTAL LIABILITIES & FUND BALANCES	\$ 599,190

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES			
Interest - Investments	\$ 2,000	\$ 63	3.15%
Interest - Tax Collector	300	-	0.00%
Special Assmnts- Tax Collector	394,707	365,498	92.60%
Special Assmnts- Discounts	(15,789)	(14,198)	89.92%
Access Cards	675	81	12.00%
Pavilion Rental	800	240	30.00%
Lodge Rental	18,500	2,490	13.46%
TOTAL REVENUES	401,193	354,174	88.28%

EXPENDITURES

Administration

P/R-Board of Supervisors	8,000	600	7.50%
FICA Taxes	612	46	7.52%
ProfServ-Legal Services	24,000	6,000	25.00%
ProfServ-Mgmt Consulting	31,338	7,835	25.00%
ProfServ-Recording Secretary	2,784	-	0.00%
Auditing Services	3,150	-	0.00%
Postage and Freight	200	46	23.00%
Insurance - General Liability	12,299	6,306	51.27%
Printing and Binding	200	1	0.50%
Legal Advertising	1,200	-	0.00%
Miscellaneous Services	150	91	60.67%
Misc-Assessment Collection Cost	11,841	10,539	89.00%
Misc-Contingency	100	-	0.00%
Office Supplies	100	-	0.00%
Annual District Filing Fee	175	175	100.00%
Total Administration	96,149	31,639	32.91%

Field

Contr-Landscape-Amenities Area	24,000	4,225	17.60%
R&M-Trees and Trimming	3,000	-	0.00%
Misc-Contingency	4,000	-	0.00%
Total Field	31,000	4,225	13.63%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation - General</u>			
Payroll-Other	500	1,044	208.80%
Payroll-Maintenance	7,164	4,069	56.80%
Payroll-Administrative	56,593	12,489	22.07%
FICA Taxes	4,916	1,284	26.12%
Workers' Compensation	3,938	1,920	48.76%
Contracts-Janitorial Services	2,808	576	20.51%
Contracts-Security Services	1,130	195	17.26%
Contracts-Fire Exting. Insp.	350	-	0.00%
Contract-Copier Maintenance	150	19	12.67%
Contract-Dumpster Rental	312	78	25.00%
Contracts-Pest Control	480	73	15.21%
Contracts-Fire Insp Sprinkler System	200	-	0.00%
Contract-Website Hosting	242	151	62.40%
Communication - Teleph - Field	120	-	0.00%
Postage and Freight	55	-	0.00%
Utility - General	20,938	3,960	18.91%
Utility - Other	3,000	725	24.17%
Electricity - Streetlights	1,476	347	23.51%
Utility - Irrigation	3,828	509	13.30%
Utility - Refuse Removal	1,649	389	23.59%
R&M-General	1,000	335	33.50%
R&M-Electrical	500	11	2.20%
R&M-Roof	720	-	0.00%
R&M-Fire Equipment	50	-	0.00%
R&M-Plumbing	150	-	0.00%
Misc-Contingency	3,000	2,941	98.03%
Misc-Information Technology	300	300	100.00%
Misc-Mileage Reimbursement	350	60	17.14%
Office Supplies	2,000	624	31.20%
Supplies-Cleaning & Paper	400	80	20.00%
Reserves-Lodge	4,920	-	0.00%
Total Parks and Recreation - General	123,239	32,179	26.11%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Swimming Pool</u>			
Payroll-Maintenance	10,507	2,211	21.04%
Payroll-Administrative	7,446	1,963	26.36%
Payroll-Pool Attendants	20,287	863	4.25%
FICA Taxes	2,925	385	13.16%
Communication - Teleph - Field	800	185	23.13%
R&M-General	350	55	15.71%
R&M-Electrical	100	9	9.00%
R&M-Pools	2,000	-	0.00%
Misc-Licenses & Permits	250	-	0.00%
Misc-Contingency	4,350	3,243	74.55%
Op Supplies - Pool Chemicals	2,250	14	0.62%
Reserve - Pool	25,050	-	0.00%
Total Swimming Pool	76,315	8,928	11.70%
<u>Fitness Center</u>			
Payroll-Maintenance	4,298	216	5.03%
Payroll-Administrative	3,723	643	17.27%
FICA Taxes	614	66	10.75%
Contracts-Janitorial Services	1,872	432	23.08%
Contracts-Fitness Equipment	1,200	300	25.00%
Contracts-Pest Control	163	36	22.09%
R&M-General	300	-	0.00%
R&M-Electrical	150	-	0.00%
R&M-Equipment	1,500	4	0.27%
Misc-Contingency	500	-	0.00%
Supplies-Cleaning & Paper	650	70	10.77%
Reserve - Equipment	5,000	-	0.00%
Total Fitness Center	19,970	1,767	8.85%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Park & Grounds</u>			
Payroll-Maintenance	25,788	3,604	13.98%
Payroll-Administrative	6,702	643	9.59%
FICA Taxes	2,485	387	15.57%
Contracts-Janitorial Services	1,560	312	20.00%
Contracts-Roof	720	-	0.00%
Contracts-Pest Control	215	36	16.74%
R&M-General	1,500	188	12.53%
R&M-Electrical	175	-	0.00%
R&M-Irrigation	1,000	-	0.00%
R&M-Backflow Inspection	380	-	0.00%
Misc-Contingency	1,500	-	0.00%
Supplies-Cleaning & Paper	275	26	9.45%
Reserves - Irrigation System	500	-	0.00%
Reserve-Mulch	4,000	-	0.00%
Reserve - Parking Lot	1,200	-	0.00%
Reserve - Playground	2,500	-	0.00%
Total Park & Grounds	50,500	5,196	10.29%
<u>Reserves</u>			
Reserve - CDD Amenity	4,020	-	0.00%
Total Reserves	4,020	-	0.00%
TOTAL EXPENDITURES & RESERVES	401,193	83,934	20.92%
Excess (deficiency) of revenues Over (under) expenditures	-	270,240	0.00%
Net change in fund balance	\$ -	\$ 270,240	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)	322,520	322,520	
FUND BALANCE, ENDING	\$ 322,520	\$ 592,760	

PINEY-Z

Community Development District

Supporting Schedules

December 31, 2021

**Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount
ASSESSMENTS LEVIED FY 2022				\$ 394,706
Allocation %				100%
11/09/21	4,551	190	141	4,881
11/24/21	78,865	3,286	2,439	84,590
12/17/21	235,135	9,797	7,272	252,204
12/30/21	22,210	925	687	23,822
TOTAL	\$ 340,761	\$ 14,198	\$ 10,539	\$ 365,498

% COLLECTED 93%

TOTAL OUTSTANDING	\$ 29,208
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Cash and Investment Report

December 31, 2021

<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%	\$132,121
Petty Cash	Petty Cash	Cash	0.00%	\$250
Public Funds Money Market Account	Centennial Bank	Money Market Account	0.20%	\$466,270
			Total	<u><u>\$598,641</u></u>

Piney-Z CDD
Bank Reconciliation

Bank Account No. 2471 TRUIST (BB&T) GF Checking
Statement No. 12-21
Statement Date 12/31/2021

G/L Balance (LCY)	132,121.44	Statement Balance	133,226.58
G/L Balance	132,121.44	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	133,226.58
Subtotal	132,121.44	Outstanding Checks	1,105.14
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	132,121.44	Ending Balance	132,121.44
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/15/2021	Payment	57938	ALLWAYS IMPROVING LLC	100.00	0.00	100.00
12/15/2021	Payment	57940	COMCAST	241.32	0.00	241.32
12/22/2021	Payment	57944	CAPITAL SECURITY AND	512.50	0.00	512.50
12/22/2021	Payment	57946	COMCAST	251.32	0.00	251.32
Total Outstanding Checks.....				1,105.14		1,105.14

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/21 to 12/31/21

(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# XXXXX2471)									
Check	57898	10/05/21	Vendor	ALLWAYS IMPROVING LLC	25892	GYM WIPES 8/24/21	Supplies-Cleaning & Paper	001-552083-57214	\$245.00
Check	57898	10/05/21	Vendor	ALLWAYS IMPROVING LLC	25893	SVC REQUEST FITNESS CTR MAINT SEPT 2021	Contracts-Fitness Equipment	001-534071-57214	\$100.00
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	WAYFAIR-SEATING/TOY STORAGE BENCH	001-549900-57214	\$127.99
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	AMAZON-TOYS CHILDRENS ROOM IN GYM	001-549900-57214	\$133.98
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	AMAZON-TOYS CHILDRENS ROOM IN GYM	001-549900-57214	\$149.19
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	AMAZON-TOYS CHILDRENS ROOM IN GYM	001-549900-57214	\$24.99
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-HOSE REEL	001-546001-57205	\$29.88
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-100 FOOT HOSE	001-546001-57205	\$23.00
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-PARTS KIT	001-546001-57205	\$7.97
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-35 FOOT VACUUM HOSE	001-546001-57205	\$41.98
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-NOZZLE PACK	001-546001-57205	\$10.98
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	SAMS-NEW MOP BUCKET FOR GYM	001-552083-57214	\$39.98
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	AMAZON-WALL DECS FOR CHILDRENS PLAY AREA	001-549900-57214	\$58.94
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	WAYFAIR-WORLD MAP DECAL PLAY AREA	001-549900-57214	\$28.49
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	PINCH A PENNY-REPLACEMENT DOLPHIN TO CLEAN POOL	001-568124-57205	\$4,409.00
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-SWITCH FOR PAVILION FANS	001-546020-57240	\$21.97
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-HINGE FOR CHEMICAL SHED DOOR	001-546001-57205	\$9.98
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	SAMS-GATORADE/WATER POOL STAFF	001-549900-57205	\$39.72
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	SUPER SIGNS-2 POOL GATE, OPEN/CLOSED SWIM HOURS	001-549900-57205	\$72.00
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	SUPER SIGNS-2 DECALS POOL DEPTH	001-549900-57205	\$10.00
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-SHELF CHILDRENS AREA	001-549900-57214	\$35.98
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-SAND	001-546001-57240	\$3.98
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	HOME DEPOT-MOP REFILLS	001-552083-57201	\$26.91
Check	57899	10/05/21	Vendor	TRUIST (BB&T)	092421-0985	PURCHAES 8/31/21-9/15/21	MCKENZIE MARKET-GAS FOR EQUIPMENT	001-546001-57240	\$17.95
Check	57900	10/05/21	Vendor	OFFICE BUSINESS SYSTEMS INC	IN2911	8/30/21-9/29/21 USAGE	Contract-Copier Maintenance	001-534097-57201	\$13.92
Check	57901	10/05/21	Vendor	QUALITY FLOOR CLEANING, LLC	9182	GENERAL CLEANING SEPT 2021	Contracts-Janitorial Services	001-534026-57201	\$216.00
Check	57901	10/05/21	Vendor	QUALITY FLOOR CLEANING, LLC	9182	GENERAL CLEANING SEPT 2021	Contracts-Janitorial Services	001-534026-57214	\$108.00
Check	57901	10/05/21	Vendor	QUALITY FLOOR CLEANING, LLC	9182	GENERAL CLEANING SEPT 2021	Contracts-Janitorial Services	001-534026-57240	\$216.00
Check	57902	10/05/21	Vendor	RAINBOW OUTDOOR SERVICES	8315	PAVILION DRAINAGE REPAIR	R&M-General	001-546001-57240	\$1,435.00
Check	57902	10/05/21	Vendor	RAINBOW OUTDOOR SERVICES	8313	SEPT 2021 LANDSCAPE SVC	Contr-Landscape-Amenities Area	001-534053-53901	\$1,625.00
Check	57902	10/05/21	Vendor	RAINBOW OUTDOOR SERVICES	8314	TRASH/DEBRIS HAULING	Misc-Contingency	001-549900-57240	\$400.00
Check	57902	10/05/21	Vendor	RAINBOW OUTDOOR SERVICES	8316	PINE STRAW MULCH FALL 2021	Contr-Landscape-Amenities Area	001-534053-53901	\$2,628.81
Check	57903	10/05/21	Vendor	RICK EVANS	093021	SEPT MILEAGE	Misc-Mileage Reimbursement	001-549951-57201	\$40.49
Check	57904	10/05/21	Vendor	TRIBE PAPER COMPANY	IN101786	POOL CHEMICALS	Op Supplies - Pool Chemicals	001-552009-57205	\$206.24
Check	57905	10/13/21	Vendor	CITY OF TALLAHASSEE	093021	SVC 8/27/21-9/28/21	Utility - Irrigation	001-543014-57201	\$206.51
Check	57905	10/13/21	Vendor	CITY OF TALLAHASSEE	093021	SVC 8/27/21-9/28/21	Utility - General	001-543001-57201	\$1,669.34
Check	57905	10/13/21	Vendor	CITY OF TALLAHASSEE	093021	SVC 8/27/21-9/28/21	Utility - Refuse Removal	001-543020-57201	\$127.92
Check	57906	10/15/21	Vendor	PHYLLIS J TESSEL	101321	CANCELLATION OF LODGE RENTAL 2/19/22	Lodge Rentals	369943	\$280.00
Check	57907	10/19/21	Vendor	INFRAMARK, LLC	68901	MGMT FEES OCT 2021	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$2,611.50
Check	57907	10/19/21	Vendor	INFRAMARK, LLC	68901	MGMT FEES OCT 2021	Postage and Freight	001-541006-51301	\$14.31
Check	57907	10/19/21	Vendor	INFRAMARK, LLC	68901	MGMT FEES OCT 2021	Printing and Binding	001-547001-51301	\$0.36
Check	57908	10/20/21	Vendor	1ST CHOICE PEST SERVICES	42380	QTRLY PEST SVC	Contract-Pest Control	001-534125-57201	\$72.50
Check	57908	10/20/21	Vendor	1ST CHOICE PEST SERVICES	42380	QTRLY PEST SVC	Contract-Pest Control	001-534125-57214	\$36.25

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/21 to 12/31/21

(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	57908	10/20/21	Vendor	1ST CHOICE PEST SERVICES	42380	QTRLY PEST SVC	Contract-Pest Control	001-534125-57240	\$36.25
Check	57909	10/20/21	Vendor	CAPITAL SECURITY AND	20191082	COMMERCIAL ALARM MONITORING	MISC REPAIR	001-534037-57201	\$195.00
Check	57910	10/20/21	Vendor	CENTURYLINK	101121-4553	SVC 10/11/21-11/10/21	Communication - Teleph - Field	001-541005-57205	\$71.10
Check	57911	10/20/21	Vendor	COMCAST	101121-3478	SVC 10/25/21-11/24/21	Utility - Other	001-543004-57201	\$241.32
Check	57912	10/21/21	Vendor	CITY OF TALLAHASSEE	101221	SVC 9/14/21-10/12/21	Electricity - Streetlighting	001-543013-57201	\$115.53
Check	57913	10/21/21	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-143762	09/2021 GENERAL LEGAL SVC	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57914	10/21/21	Vendor	TALLAHASSEE MEDIA GROUP	0004110138	NOTICE OF MEETINGS	Legal Advertising	001-548002-51301	\$186.44
Check	57915	10/22/21	Vendor	CENTURYLINK	091121-4553	SVC 9/11/21-10/10/21	Communication - Teleph - Field	001-541005-57205	\$61.85
Check	57916	10/25/21	Vendor	KEITH MCNEILL PLUMBING	W99942	40 GAL WATER HEATER	Misc-Contingency	001-549900-57201	\$1,446.15
Check	57917	10/25/21	Vendor	MARPAN SUPPLY CO., INC.	1654559	MTHLY RENTAL 11/1/21	FY 2022 INVOICE	001-534098-57201	\$26.00
Check	57918	11/01/21	Vendor	DEPARTMENT OF ECONOMIC OPPORTUNITY	84464	FY 2022 fees	Annual District Filing Fee	001-554007-51301	\$175.00
Check	57919	11/03/21	Vendor	OFFICE BUSINESS SYSTEMS INC	IN3392	9/30/21-10/29/21 EXCESS BILLING	Contract-Copier Maintenance	001-534097-57201	\$6.06
Check	57920	11/03/21	Vendor	RICK EVANS	103121	OCT MILEAGE	Misc-Mileage Reimbursement	001-549951-57201	\$21.81
Check	57921	11/05/21	Vendor	RAINBOW OUTDOOR SERVICES	8354	OCT 2021 LANDSCAPE MAINTENANCE	Contr-Landscape-Amenities Area	001-534053-53901	\$1,300.00
Check	57922	11/11/21	Vendor	ALLWAYS IMPROVING LLC	26093	PREVENTATIVE MAINT- OCT 2021	Contracts-Fitness Equipment	001-534071-57214	\$100.00
Check	57923	11/11/21	Vendor	CITY OF TALLAHASSEE	102921	SVC 9/29/21-10/27/21	Utility - Irrigation	001-543014-57201	\$185.00
Check	57923	11/11/21	Vendor	CITY OF TALLAHASSEE	102921	SVC 9/29/21-10/27/21	Utility - General	001-543001-57201	\$1,231.97
Check	57923	11/11/21	Vendor	CITY OF TALLAHASSEE	102921	SVC 9/29/21-10/27/21	Utility - Refuse Removal	001-543020-57201	\$131.30
Check	57924	11/11/21	Vendor	QUALITY FLOOR CLEANING, LLC	9243	GENERAL CLEANING OCT 2021	Contracts-Janitorial Services	001-534026-57201	\$192.00
Check	57924	11/11/21	Vendor	QUALITY FLOOR CLEANING, LLC	9243	GENERAL CLEANING OCT 2021	Contracts-Janitorial Services	001-534026-57214	\$96.00
Check	57924	11/11/21	Vendor	QUALITY FLOOR CLEANING, LLC	9243	GENERAL CLEANING OCT 2021	Contracts-Janitorial Services	001-534026-57240	\$192.00
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	GO DADDY-HOSTING	001-534384-57201	\$107.88
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	GO DADDY-BACKUP	001-534384-57201	\$23.88
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	MICROSOFT-OFFICE 365 2 COMPUTERS	001-551002-57201	\$198.00
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	GO DADDY-DOMANIN NAME RENEWAL	001-534384-57201	\$19.17
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	HOME DEPOT-BULB @ POOL	001-546020-57205	\$9.48
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	HOME DEPOT-LODGE CLEANING	001-552083-57201	\$9.97
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	CARONITE-CLOUD STORAGE FOR 2 COMPUTERS	001-551002-57201	\$167.98
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	SAMS- CLEANING	001-552083-57201	\$13.72
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	SAMS- CLEANING	001-552083-57214	\$13.72
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	SAMS- CLEANING	001-552083-57240	\$13.72
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	OFFICE DEPOT-WALL PAPER PROTECTORS	001-546001-57201	\$9.79
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	LOWES-MIST ATTACHMENT FOR DESK FAN	001-546001-57205	\$54.77
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	SAMS- CLEANING	001-552083-57201	\$29.96
Check	57925	11/11/21	Vendor	TRUIST (BB&T)	102521-0985	PURCHASES 9/30/21-10/20/21	SAMS- CLEANING	001-552083-57214	\$29.96
Check	57926	11/19/21	Vendor	CENTURYLINK	111121-4553	SVC 11/11/21-12/10/21	Communication - Teleph - Field	001-541005-57205	\$61.60
Check	57927	11/19/21	Vendor	CITY OF TALLAHASSEE	110921	SVC 10/31/21-11/9/21	Electricity - Streetlighting	001-543013-57201	\$114.84
Check	57928	11/22/21	Vendor	INFRAMARK, LLC	70026	MGMT FEES NOV 2021	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$2,611.50
Check	57928	11/22/21	Vendor	INFRAMARK, LLC	70026	MGMT FEES NOV 2021	Postage and Freight	001-541006-51301	\$15.74
Check	57928	11/22/21	Vendor	INFRAMARK, LLC	70026	MGMT FEES NOV 2021	REIMBURSEMENT LATE FEES	001-541005-57205	(\$9.50)
Check	57929	11/22/21	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-144323	10/2021 PROFESSIONAL SVC	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57931	11/29/21	Vendor	MARPAN SUPPLY CO., INC.	1658063	MTHY RENTAL 12/1/21	FY 2022 INVOICE	001-534098-57201	\$26.00
Check	57932	12/08/21	Vendor	CITY OF TALLAHASSEE	113021	SVC 10/28/21-11/24/21	Utility - Irrigation	001-543014-57201	\$163.88
Check	57932	12/08/21	Vendor	CITY OF TALLAHASSEE	113021	SVC 10/28/21-11/24/21	Utility - General	001-543001-57201	\$1,227.54
Check	57932	12/08/21	Vendor	CITY OF TALLAHASSEE	113021	SVC 10/28/21-11/24/21	Utility - Refuse Removal	001-543020-57201	\$131.30

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/21 to 12/31/21

(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	57933	12/08/21	Vendor	OFFICE BUSINESS SYSTEMS INC	IN3778	USAGE CHARGE 10/30/21-11/29/21	Contract-Copier Maintenance	001-534097-57201	\$6.20
Check	57934	12/08/21	Vendor	QUALITY FLOOR CLEANING, LLC	9280	GENERAL CLEANING NOV 2021	Contracts-Janitorial Services	001-534026-57201	\$192.00
Check	57934	12/08/21	Vendor	QUALITY FLOOR CLEANING, LLC	9280	GENERAL CLEANING NOV 2021	Contracts-Janitorial Services	001-534026-57214	\$96.00
Check	57934	12/08/21	Vendor	QUALITY FLOOR CLEANING, LLC	9280	GENERAL CLEANING NOV 2021	Contracts-Janitorial Services	001-534026-57240	\$192.00
Check	57935	12/08/21	Vendor	RAINBOW OUTDOOR SERVICES	8395	LANDSCAPE SVC NOV 2021	Contr-Landscape-Amenities Area	001-534053-57201	\$1,300.00
Check	57936	12/08/21	Vendor	RICK EVANS	112021	NOV 2021 MILEAGE	Misc-Mileage Reimbursement	001-549951-57201	\$22.25
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	POOLWEB.COM-ARMCHAIRS	001-549900-57205	\$2,458.80
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	AMAZON-STORAGE SHED	001-549900-57205	\$533.75
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	AMAZON-MARINE DOCK DECK	001-549900-57205	\$249.99
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	STAPLES-OFFICE SUPPLIES	001-551002-57201	\$127.87
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	SAMS-ROUND TABLES	001-549900-57201	\$899.82
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	HOME DEPOT-500 WATT BUTTON PHOTO CONTROL	001-546020-57201	\$10.97
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	HOME DEPOT-CLEANING SUPPLIES	001-552009-57205	\$14.09
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	HOME DEPOT-CLEANING SUPPLIES	001-552083-57201	\$14.09
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	HOME DEPOT-CLEANING SUPPLIES	001-552083-57214	\$14.08
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	HOME DEPOT-CHRISTMAS LIGHTS	001-549900-57201	\$99.96
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	HOME DEPOT-LIGHTCLIPS	001-549900-57201	\$3.98
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	HOME DEPOT-CREDIT CHRISTMAS LIGHTS	001-549900-57201	(\$99.96)
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	HOME DEPOT-CHRISTMAS LIGHTS	001-549900-57201	\$99.96
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	1-800-FLOWERS-KESSINGER FUNERAL	001-549900-57201	\$105.33
Check	57937	12/08/21	Vendor	TRUIST (BB&T)	112621-0985	PURCHASES 10/26/21-11/23/21	GOOGLE PLAY-INCREASE EMAIL STORAGE	001-551002-57201	\$19.99
Check	57938	12/15/21	Vendor	ALLWAYS IMPROVING LLC	26321	PREVENTATIVE MAINT- NOV 2021-FIT CENTER	Contracts-Fitness Equipment	001-534071-57214	\$100.00
Check	57939	12/15/21	Vendor	JOSHUA ELLIS	501	CONTENT UPDATE	Misc-Information Technology	001-549942-57201	\$300.00
Check	57940	12/15/21	Vendor	COMCAST	111121-3478	SVC 11/25/21-12/24/21	Utility - Other	001-543004-57201	\$241.32
Check	57941	12/21/21	Vendor	CENTURYLINK	121121-4553	SVC 12/11/21-1/10/21	Communication - Teleph - Field	001-541005-57205	\$61.60
Check	57942	12/21/21	Vendor	FLORIDA MUNICIPAL INSURANCE TR	INV-34849-Z4Z4	2ND INSTALLMENT BILLING FY21/22	Insurance - General Liability	001-545002-51301	\$3,153.00
Check	57942	12/21/21	Vendor	FLORIDA MUNICIPAL INSURANCE TR	INV-34849-Z4Z4	2ND INSTALLMENT BILLING FY21/22	Workers' Compensation	001-524001-57201	\$959.75
Check	57943	12/21/21	Vendor	INFRAMARK, LLC	71095	MGMT FEES DEC 2021	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$2,611.50
Check	57943	12/21/21	Vendor	INFRAMARK, LLC	71095	MGMT FEES DEC 2021	Postage and Freight	001-541006-51301	\$15.74
Check	57943	12/21/21	Vendor	INFRAMARK, LLC	71095	MGMT FEES DEC 2021	Printing and Binding	001-547001-51301	\$0.18
Check	57944	12/22/21	Vendor	CAPITAL SECURITY AND	20191133	REPAIR/REPLACE SOUTH LICENSE PLATE CAMERA & SENSOR	REPLACE SOUTH LICENSE CAMERA	001-546001-57240	\$187.50
Check	57944	12/22/21	Vendor	CAPITAL SECURITY AND	20191133	REPAIR/REPLACE SOUTH LICENSE PLATE CAMERA & SENSOR	REPLACE EXIT SENSOR AT FRONT DOOR	001-546001-57201	\$325.00
Check	57945	12/22/21	Vendor	CITY OF TALLAHASSEE	121021	SVC 11/10/21-12/10/21	Electricity - Streetlighting	001-543013-57201	\$116.82
Check	57946	12/22/21	Vendor	COMCAST	121121-3478	SVC 12/25/21-1/24/22	Utility - Other	001-543004-57201	\$251.32
Check	57947	12/22/21	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-144843	PROFESSIONAL SVCS 11/30/21	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	57948	12/22/21	Vendor	MARPAN SUPPLY CO., INC.	1661630	RENTAL AGREEMENT 1/1/22	FY 2022 INVOICE	001-534098-57201	\$26.00
Check	57949	12/22/21	Vendor	PINEY Z CDD	121721-XFER	XFER BBT CKG TO CENTENNIAL MMA	Cash with Fiscal Agent	103000	\$240,000.00
ACH	DD000864	10/13/21	Employee	SAMUEL S. VERRIER	PAYROLL	October 13, 2021 Payroll Posting			\$321.37
ACH	DD000865	10/13/21	Employee	MASON SLADE	PAYROLL	October 13, 2021 Payroll Posting			\$362.93
ACH	DD000866	10/13/21	Employee	MELINDA J. PARKER	PAYROLL	October 13, 2021 Payroll Posting			\$2,102.61
ACH	DD000867	10/13/21	Employee	RICKY S EVANS	PAYROLL	October 13, 2021 Payroll Posting			\$1,589.02
ACH	DD000868	10/13/21	Employee	JOSH L. ROBERTS	PAYROLL	October 13, 2021 Payroll Posting			\$294.37
ACH	DD000869	10/13/21	Employee	GIANNA A. FIORENZA	PAYROLL	October 13, 2021 Payroll Posting			\$480.61
ACH	DD000870	10/27/21	Employee	MELINDA J. PARKER	PAYROLL	October 27, 2021 Payroll Posting			\$2,122.30
ACH	DD000871	10/27/21	Employee	RICKY S EVANS	PAYROLL	October 27, 2021 Payroll Posting			\$1,572.14

PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 10/1/21 to 12/31/21

(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	DD000872	11/10/21	Employee	MELINDA J. PARKER	PAYROLL	November 10, 2021 Payroll Posting			\$2,122.30
ACH	DD000873	11/10/21	Employee	RICKY S EVANS	PAYROLL	November 10, 2021 Payroll Posting			\$1,577.41
ACH	DD000874	11/10/21	Employee	GIANNA A. FIORENZA	PAYROLL	November 10, 2021 Payroll Posting			\$221.64
ACH	DD000875	11/10/21	Employee	GIANNA A. FIORENZA	PAYROLL	November 10, 2021 Payroll Posting			\$166.23
ACH	DD000876	11/17/21	Employee	DELORES A. PINCUS	PAYROLL	November 17, 2021 Payroll Posting			\$184.70
ACH	DD000877	11/17/21	Employee	ARTHUR R. KIRBY	PAYROLL	November 17, 2021 Payroll Posting			\$184.70
ACH	DD000878	11/17/21	Employee	FRANK CICIONE	PAYROLL	November 17, 2021 Payroll Posting			\$184.70
ACH	DD000879	11/17/21	Employee	GERALDINE B. CASHIN	PAYROLL	November 17, 2021 Payroll Posting			\$184.70
ACH	DD000880	11/24/21	Employee	MELINDA J. PARKER	PAYROLL	November 24, 2021 Payroll Posting			\$2,122.30
ACH	DD000881	11/24/21	Employee	RICKY S EVANS	PAYROLL	November 24, 2021 Payroll Posting			\$1,545.79
ACH	DD000882	11/24/21	Employee	GIANNA A. FIORENZA	PAYROLL	November 24, 2021 Payroll Posting			\$155.14
ACH	DD000883	12/08/21	Employee	MELINDA J. PARKER	PAYROLL	December 08, 2021 Payroll Posting			\$2,122.30
ACH	DD000884	12/08/21	Employee	RICKY S EVANS	PAYROLL	December 08, 2021 Payroll Posting			\$1,535.25
ACH	DD000885	12/08/21	Employee	GIANNA A. FIORENZA	PAYROLL	December 08, 2021 Payroll Posting			\$144.07
ACH	DD000886	12/22/21	Employee	MELINDA J. PARKER	PAYROLL	December 22, 2021 Payroll Posting			\$2,122.30
ACH	DD000887	12/22/21	Employee	RICKY S EVANS	PAYROLL	December 22, 2021 Payroll Posting			\$1,593.22
ACH	DD000888	12/22/21	Employee	GIANNA A. FIORENZA	PAYROLL	December 22, 2021 Payroll Posting			\$166.23
Account Total									\$314,522.92

Seventh Order of Business

Piney-Z Community Development District

CDD Manager's Report

January 14, 2022

for

Meeting of January 24, 2022

LODGE/GARAGE

- **quarterly pest control service performed 1-12-22**
- **exit sensor on front glass doors replaced (\$325)**
- **NSF and stop payment for recent lodge rental in process of being resolved; \$300 of the \$450 owed has been recovered**

FITNESS CENTER

- **quarterly pest control service performed 1-12-22**
- **monthly equipment maintenance service increased to \$125**
- **elliptical 611F requires new battery**
- **St. John's water rower requires new seat wheel roller kit due to axles grinding inside the rails**
- **theft in kids' center discovered and resolved**

PAVILION

- **quarterly pest control service performed 1-12-22**

POOL

- **lights on back path to pool, and in front pool parking lot, re-bulbed by COT**
- **met with contractors regarding need to replace pumps and re-sand sand filters**
- **met with contractors regarding replacement of chemicals shed and possible addition of storage unit for deck furniture – chaise lounges, tables and chairs, etc.**
- **awaiting proposal on replacement of hinges on rear pool gate**

PLAYGROUND

- **two inactive bees' nests in gazebo removed**

PARK AND GROUNDS

- **camera replaced under warranty; labor was \$187.50**

GENERAL

- **working with consultant to ensure appropriate archiving of emails of former supervisors**
- **working with COT to resolve, yet again, issue of multiple addresses for the CDD property**
- **working, again, with property appraiser's office to ensure that inaccurate information regarding acreage is finally corrected**
- **preparing to create DO NOT RENT registry**

- **FY 2023 budget is in fourth draft; will not be submitted to Inframark until 3-1-22. Assessment planned is, again, flat.**

UPDATES SINCE PUBLICATION	TBD
FEE INCOME @ 12-31-21	
Rental fees retained in calendar year 2021	\$3,606.25
Fob income earned in calendar year 2021	\$1,413.00
<i>Pass Holder</i> income, calendar year 2021	\$2,613.94
N.B. Rental income, June-December 2019	\$10,687.00
Rental income, June-December 2021	\$ 3,606.25

Rental income reduced, from 2019 to 2021, by approximately 66 percent. Based on the gross rental income, no “wear and tear” transfer to the general amenity reserve for 2021 is recommended.