

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

JUNE 9, 2014

AGENDA PACKAGE

Piney-Z Community Development District
Severn Trent Services, Management Services Division
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 345-1292

June 2, 2014

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, June 9, 2014 the Board of Supervisors of the Piney-Z Community Development District will hold a regular meeting at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida. Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Audience Comments
4. Approval of the Minutes of the May 12, 2014 Meeting
5. Acceptance of the April 2014 Financial Statements and Approval of the Check Register and Invoices
6. Attorney's Report - Update on Request for CDD Extension and the Boundary Amendment
7. Manager's Report
 - A. Discussion of Proposed Budget for FY 2015
8. Property Manager's Report (including Access and Revenue Reports)
 - A. Piney-Z CDD Amenities (Fitness Center, Lodge, Pavilion, Playground, Pool and Grounds)
9. Supervisor Requests
 - A. Enforcement of Pool Rules and Access (Supervisor Kessler)
10. Adjournment

Enclosed under the fourth order of business for your review are the minutes of the May 12, 2014 meeting.

The fifth order of business is acceptance of the April, 2014 financials statements and approval of the check register and invoices.

Under the Manager's Report will be a discussion of the proposed budget for FY 2015

The Property Manager's Report is included under tab 8 with supporting documents for his report.

Any additional supporting material for the items listed above will be distributed at the meeting. If you have any questions, please give me a call at (904) 940-6044, extension 40592.

Sincerely,

Janice Eggleton Davis/ms
District Manager

cc: Maureen Daughton Bob Reid Lance Rogers
 Brett Sealy Claudia Vaccaro Michael Eckert

MINUTES

**MINUTES OF MEETING
PINEY-Z COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held on Monday, May 12, 2014 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Michael Lee	Chairman
Joe Didier	Vice Chairman
Jan Bridges	Assistant Secretary
Richard Kessler	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager/Secretary
Maureen Daughton	District Counsel
Lance Rogers	Property Manager
Residents	

The following is a summary of the discussions and actions taken at May 12, 2014 Piney-Z Community Development District Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lee called the meeting to order and Ms. Davis called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited, led by Supervisor Bridges.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 14, 2014 Workshop and Regular Meeting

- Minor corrections were made and will be incorporated into the record.

On MOTION by Mr. Bridges seconded by Mr. Lee, the April 14, 2014 workshop and regular meeting minutes were approved as amended with votes as follows:
Jan Bridges - Aye
Richard Kessler – Aye
Joe Didier - Aye
Michael Lee - Aye

FIFTH ORDER OF BUSINESS

**Acceptance of the March 2014
Financial Statements and
Approval of the Check Register
and Invoices**

On MOTION by Mr. Kessler seconded by Mr. Didier, to accept the March 2014 Financial Statements and approve of the check register and invoices were approved with votes as follows:
Jan Bridges - Aye
Richard Kessler – Aye
Joe Didier - Aye
Michael Lee - Aye

SIXTH ORDER OF BUSINESS

Attorney’s Report

- Ms. Daughton reported she received an email on May 6th from Deputy City Attorney Hudson noting the city had been contacted by resident Johnny Devine expressing his concerns regarding the boundary amendment and the CDD request for the extension beyond 2019 stating there was not adequate notice to the citizens within the CDD.
 - Ms. Daughton was asked to provide the City Attorney’s office with the mailed notice to owners provided prior to the November 2013 workshop and meeting to notify them of the planned discussion at the meeting and to encourage attendance.
- Ms. Daughton and Mr. Lee will be attending the May 14th City Commission Meeting.
- The May 28th meeting has been noticed for supervisor attendance.
- Discussion followed on supervisor attendance on May 14th.
- Discussion returned to the notice provided to the community regarding the boundary amendment and CDD request for extension.

- Ms. Diana Orgaz noted she does not feel they received a representation of the community. She stated she is opposed to the CDD continuing past 2019.
- Discussion followed on attendance at the CDD meetings to be fully informed as well as the availability of meeting minutes.
- Ms. Pati Lytle noted the extension does not mean the CDD is going to continue past 2019; it gives the CDD the option to do so.
- A resident inquired if the Board has support from the community to continue.
 - Mr. Lee responded we have complete support from the HOA.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Discussion of Draft Budget for FY 2015

- Ms. Davis reported the budget included in the agenda package reflects the changes requested at the last meeting and outlined the break out of operational units.
 - Exhibit A outlines the Fund Balances and the allocation of the funds. Also shown is the breakout of yearly contributions to reserves.
- The budget as proposed has no increase in assessments.
- Mr. Rogers addressed Capital Outlay for replacement of equipment. Discussion followed.
- Mr. Didier addressed the fitness center flooding last month and the Board not being informed.
- Mr. Didier inquired about insurance for the fitness center.
- Add a line for Swim Lessons income.
- Mr. Kessler addressed his concerns with them not being able to find any significant cost savings in the budget. Discussion followed.
- Discussion followed on the use of percentage breakdowns to the different cost centers.
 - Mr. Rogers' salary and the administrative assistant should all be reflected under Parks and Recreation - General. It was also directed that expenses not be spread percentages, e.g. security services contract.

B. Consideration of Resolution 2014-3 Approving the Tentative Budget and Setting a Public Hearing

On MOTION by Mr. Kessler seconded by Mr. Bridges, Resolution 2014-3 a resolution of the Board of Supervisors of the Piney-Z Community Development District approving the budget for fiscal year 2015 as amended and setting a public hearing thereon pursuant to Florida Law was adopted with votes as follows:
Jan Bridges - Aye
Richard Kessler – Aye
Joe Didier - Aye
Michael Lee - Aye

The record will reflect the Board took a brief recess.

EIGHTH ORDER OF BUSINESS

**Property Manager’s Report
(including Access and Revenue Reports)**

B. Consideration of Alan Cox Aquatics Pool Management and Maintenance Agreement

- Mr. Rogers outlined the agreement.
- Mr. Lee addressed the major pool meeting being held in March and they would need this document prior to that.
- Mr. Kessler requested Ms. Daughton review the agreement.
- Mr. Lee requested Mr. Rogers let Mr. Cox know the Board is willing to discuss it if he resubmits the proposal in January.
- Ms. Lytle addressed the maintenance of the swimming pool and why it would be in the agreement.
- Ms. Gerry Cashin noted she spoke with a pool contractor about a saltwater system versus chlorine and he would never recommend a saltwater system because it is very corrosive. He also noted there is a new ozone system and provided the website information - Delozone.com
- Ms. Hedy Hall addressed the need for lifeguards.
 - Ms. Daughton noted there is no specific requirement for the District to provide a lifeguard but they are a public pool as defined in the Florida Administrative Code and are subject to certain rules of the Department of

Health.

- This item was tabled until January.

- A. Piney-Z CDD Amenities (Fitness Center, Lodge, Pavilion, Playground, Pool and Grounds)**
- Mr. Rogers outlined the Property Manager's Report.
 - Fitness equipment leasing was addressed.
 - Discussion followed on the possibility of selling the equipment if they choose to lease.
- Mr. Rogers addressed the water issue in the fitness center noting they will have a flooding problem until the collapsed drain is repaired.
 - Mr. Rogers noted it was not flooding but rather dampness/moisture under the first elliptical; he dried it up and turned on a fan.
 - Mr. Lee requested after the next heavy rain to get pictures and ask John O'Neill to provide suggestions.
 - Mr. Bridges suggested they have sandbags available.
 - Discussion continued on the cause of the standing water.
 - Mr. Didier requested items and information more in real time as it is collected.
- Ms. Cashin suggested a plumber tell them where the obstruction in the pipe is.
- Ms. Davis noted the current landscaping agreement with John Hurst expiring September 30, 2014.

NINTH ORDER OF BUSINESS

Supervisor Requests

- C. Staff and Board Emails (Supervisor Didier)**
- Mr. Didier addressed email accounts for Piney-Z staff and Board members rather than using their personal email accounts and offered the use of his domain pineyzcdd.com for emails.
 - Discussion followed on registering a domain to the CDD. Ms. Daughton will research the use of Mr. Didier's domain and respond to the Board.

- B. Service Provider Competitiveness (Telecome, Security, Etc.) (Supervisor Didier)**

- Mr. Didier outlined the Century Link quote noting there is no cost savings.

- ❖ **Employee Payroll Automation (Supervisor Didier)**
- Mr. Didier provided an update on the payroll automation noting they are still under the \$1,000 range.

- **A. Staff Discussion**
- Mr. Didier addressed the following:
 - Pressure washing of the pool deck has not been completed.
 - Pool furniture not cleaned.
 - Weeds on the pool deck.
 - Landscaping.
 - This should have been done by the time pool was opened and is still not finished 30 days later.
 - Mr. Rogers noted the pool deck and furniture have been pressure washed. The lounge chairs are clean but stained. Discussion continued on the appearance of the pool area.
- Mr. Didier noted they have owned the Dolphin cleaner for three weeks but it is not yet in the pool.
 - Mr. Rogers noted the lifeguards have not been trained on the proper operation.
 - Discussion followed on the Dolphin cleaner.
- Mr. Didier noted the playground needs to be mulched, the weeds removed and a hole under the slide filled in.
- Discussion followed on improving maintenance of the facilities and communication.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

Janice Eggleton Davis
Secretary

Michael Lee
Chairman

FINANCIALS

PINEY-Z
Community Development District

Financial Report

April 30, 2014

Prepared by



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Piney-Z
Community Development District

Financial Statements

(Unaudited)

April 30, 2014

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Janice Davis, District Manager / Stephen Bloom, Assistant Treasurer
DATE: June 9, 2014
SUBJECT: Piney-Z CDD – April Financial Report

Please find enclosed the April 2014 financials for Piney-Z CDD. At this point in the fiscal year (through April), expenditures should be at approximately 58% of the adopted budget. Overall, the General Fund is at or below target. Below is some other top level information on the District's current financial position. Included in the financial report are notes explaining variances in the spending for the year to date. Should you have any questions or require additional information, please do not hesitate to contact me at Tiziana.Cessna@STServices.com.

Assets

- The operating checking account maintains a solid liquid cash balance to cover approximately 2 months of operating expenses. Excess funds are invested in a Money Market account to earn better interest rates. The debt service trust funds are held by US Bank and invested in a government obligation fund and commercial papers.
- Accounts Receivable represents the refund from US Bank for the trustee fees increase.
- Due From Other Funds - General Fund paid US Bank trustee fees for Series 2002. Net amount will be deducted from next assessment distributions.
- The SBA restricted B Pool account has not been released yet and as of 9/30/13 there was a positive fair market value adjustment.
- Prepaid items are for 2 months of the Health plan premium for the property manager and 1 month of Comcast service.

Liabilities

- Some invoices were received after April 30, therefore they were paid in May.
- At the end of April 2014, payroll expenditures were accrued because of the payroll cycle ending in May.
- Due To Other Funds - General Fund paid US Bank trustee fees for Series 2002. Net amount will be deducted from next assessment distributions.

General Fund

The total revenues for the General Fund are at approximately 98% of the annual budget.

- The YTD Non-Ad Valorem assessments collections are at approximately 99% which is the same as last year at the same time.
- Amenity revenues are on target.

Total Expenditures through April 2014 were at 96% of the YTD budget and 51% of the annual budget with the following notes for the fiscal year:

- Legal expenditures are as of April and are over budget due primarily to the boundary amendment matter and the work to amend the Interlocal agreement with the City.
- R&M General is over budget due to the termite damage repair. Pool expenses are also over budget due to a repair to a leak in the pool and replacing the pool pump. Office Supplies are over budget due to purchase of a new storage cabinet and vacuum cleaner.

MEMORANDUM (continued)
Piney-Z CDD – April Financial Report

Debt Service Funds

On November 1, 2013, the semi-annual interest payments were made.

Other Updates

The remaining balance in Wells Fargo is to cover the reserve requirement. The Wells Fargo checking account was closed on 5/7/14. On 5/9/14, the District opened a Reserve account with US Bank to maintain the reserve requirement per bond documents.

Balance Sheet
April 30, 2014

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 79,051	\$ -	\$ -	\$ 79,051
Accounts Receivable	-	404	566	970
Due From Other Funds	3,098	-	-	3,098
Investments:				
Money Market Account	274,158	-	-	274,158
SBA Account	42	-	-	42
SBA Account - Restricted	437	-	-	437
Redemption Fund	-	645	-	645
Revenue Fund	-	163,963	342,264	506,227
FMV Adjustment	84	-	-	84
Prepaid Items	2,154	-	-	2,154
TOTAL ASSETS	\$ 359,024	\$ 165,012	\$ 342,830	\$ 866,866
LIABILITIES				
Accounts Payable	\$ 12,346	\$ -	\$ -	\$ 12,346
Accrued Expenses	198	-	-	198
Accrued Wages Payable	3,484	-	-	3,484
Accrued Taxes Payable	277	-	-	277
Due To Other Funds	-	3,098	-	3,098
TOTAL LIABILITIES	16,305	3,098	-	19,403
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,154	-	-	2,154
Restricted for:				
Debt Service	18,500	161,914	342,830	523,244
Assigned to:				
Operating Reserves	97,361	-	-	97,361
Reserves - CDD Amenity	52,805	-	-	52,805
Unassigned:	171,899	-	-	171,899
TOTAL FUND BALANCES	\$ 342,719	\$ 161,914	\$ 342,830	\$ 847,463
TOTAL LIABILITIES & FUND BALANCES	\$ 359,024	\$ 165,012	\$ 342,830	\$ 866,866

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 550	\$ 322	\$ 425	\$ 103
Special Assmnts- Tax Collector	394,411	394,411	388,730	(5,681)
Special Assmnts- Discounts	(15,776)	(15,776)	(15,575)	201
Settlements	-	-	3,122	3,122
Access Cards	-	-	210	210
Pavilion Rental	900	525	-	(525)
Lodge Rental	10,500	6,125	7,520	1,395
Pool Rental	600	-	-	-
TOTAL REVENUES	391,185	385,607	384,432	(1,175)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,000	6,000	6,600	(600)
FICA Taxes	842	536	505	31
ProfServ-Engineering	500	292	-	292
ProfServ-Legal Services	35,000	20,419	28,062	(7,643)
ProfServ-Mgmt Consulting Serv	54,275	31,661	31,660	1
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,500	3,500	3,000	500
Communication - Telephone	240	140	1	139
Postage and Freight	2,000	1,169	614	555
Insurance - General Liability	10,954	8,217	6,161	2,056
Printing and Binding	2,500	1,456	1,166	290
Legal Advertising	1,500	1,000	1,178	(178)
Miscellaneous Services	1,200	700	526	174
Misc-Assessmnt Collection Cost	11,832	11,832	11,195	637
Misc-Contingency	2,000	1,169	-	1,169
Office Supplies	500	294	297	(3)
Annual District Filing Fee	175	175	175	-
Total Administration	142,655	93,197	95,777	(2,580)
Field				
Contr-Landscape-Amenities Area	12,040	7,023	7,023	-
Misc-Contingency	8,500	4,956	1,095	3,861
Total Field	20,540	11,979	8,118	3,861

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Parks and Recreation - General				
Payroll-Salaries	118,000	52,500	46,054	6,446
FICA Taxes	9,027	4,017	3,599	418
Pension Benefits	2,250	2,250	2,250	-
Life and Health Insurance	11,772	6,867	6,867	-
Workers' Compensation	4,884	3,663	3,027	636
ProfServ-Pool Maintenance	4,800	2,800	2,800	-
Contracts-Security Services	2,504	1,878	3,884	(2,006)
Communication - Teleph - Field	2,280	1,330	1,316	14
Postage and Freight	900	525	641	(116)
Utility - General	28,000	16,331	8,822	7,509
Utility - Other	3,000	1,750	1,443	307
R&M-General	14,100	8,225	15,673	(7,448)
R&M-Equipment	2,300	1,344	1,181	163
R&M-Pest Control	790	396	568	(172)
R&M-Pools	5,500	3,206	10,225	(7,019)
Misc-Contingency	6,000	3,500	4,414	(914)
Office Supplies	3,000	1,750	4,336	(2,586)
Op Supplies - Pool Chemicals	5,000	2,919	652	2,267
Capital Outlay	25,000	14,581	3,170	11,411
Total Parks and Recreation - General	249,107	129,832	120,922	8,910
Reserves				
Reserve - CDD Amenity	32,805	-	-	-
Total Reserves	32,805	-	-	-
TOTAL EXPENDITURES & RESERVES	445,107	235,008	224,817	10,191
Excess (deficiency) of revenues				
Over (under) expenditures	(53,922)	150,599	159,615	9,016
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(53,922)	-	-	-
TOTAL FINANCING SOURCES (USES)	(53,922)	-	-	-
Net change in fund balance	\$ (53,922)	\$ 150,599	\$ 159,615	\$ 9,016
FUND BALANCE, BEGINNING (OCT 1, 2013)	183,104	183,104	183,104	
FUND BALANCE, ENDING	\$ 129,182	\$ 333,703	\$ 342,719	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 50	\$ 28	\$ 35	\$ 7
Special Assmnts- Tax Collector	81,881	81,881	80,701	(1,180)
Special Assmnts- Discounts	(3,275)	(3,275)	(3,233)	42
TOTAL REVENUES	78,656	78,634	77,503	(1,131)
EXPENDITURES				
Administration				
ProfServ-Trustee	2,700	2,700	2,694	6
Misc-Assessmnt Collection Cost	2,456	2,456	2,324	132
Total Administration	5,156	5,156	5,018	138
Debt Service				
Principal Debt Retirement	55,000	-	-	-
Interest Expense	18,500	9,250	9,250	-
Total Debt Service	73,500	9,250	9,250	-
TOTAL EXPENDITURES	78,656	14,406	14,268	138
Excess (deficiency) of revenues				
Over (under) expenditures	-	64,228	63,235	(993)
Net change in fund balance	\$ -	\$ 64,228	\$ 63,235	\$ (993)
FUND BALANCE, BEGINNING (OCT 1, 2013)	98,679	98,679	98,679	
FUND BALANCE, ENDING	\$ 98,679	\$ 162,907	\$ 161,914	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 100	\$ 60	\$ 69	\$ 9
Special Assmnts- Tax Collector	227,306	227,306	224,031	(3,275)
Special Assmnts- Discounts	(9,092)	(9,092)	(8,976)	116
TOTAL REVENUES	218,314	218,274	215,124	(3,150)
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Trustee	3,800	3,800	3,771	29
Misc-Assessmnt Collection Cost	6,819	6,819	6,452	367
Total Administration	11,619	11,619	11,223	396
Debt Service				
Principal Debt Retirement	165,000	-	-	-
Interest Expense	46,138	23,069	23,069	-
Total Debt Service	211,138	23,069	23,069	-
TOTAL EXPENDITURES	222,757	34,688	34,292	396
Excess (deficiency) of revenues				
Over (under) expenditures	(4,443)	183,586	180,832	(2,754)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(4,443)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,443)	-	-	-
Net change in fund balance	\$ (4,443)	\$ 183,586	\$ 180,832	\$ (2,754)
FUND BALANCE, BEGINNING (OCT 1, 2013)	161,998	161,998	161,998	
FUND BALANCE, ENDING	\$ 157,555	\$ 345,584	\$ 342,830	

PINEY-Z
Community Development District

Supporting Schedules

April 30, 2014

**Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2014**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2002 Debt Service Fund	Series 2008 Debt Service Fund
ASSESSMENTS LEVIED FY2014				\$ 703,600	\$ 394,414	\$ 81,881	\$ 227,306
Allocation %				100%	56%	12%	32%
11/06/13	\$ 4,311	\$ 234	\$ 133	\$ 4,678	\$ 2,622	\$ 544	\$ 1,511
11/26/13	90,276	4,898	2,792	97,966	54,916	11,401	31,649
12/11/13	395,014	16,968	12,217	424,198	237,791	49,366	137,042
12/31/13	120,728	5,186	3,734	129,648	72,676	15,088	41,884
01/10/14	7,837	250	242	8,329	4,669	969	2,691
02/14/14	8,762	184	271	9,217	5,167	1,073	2,978
03/13/14	6,210	65	192	6,466	3,625	753	2,089
04/07/14	12,570	-	389	12,958	7,264	1,508	4,186
TOTAL	\$ 645,707	\$ 27,785	\$ 19,970	\$ 693,462	\$ 388,730	\$ 80,701	\$ 224,031
% COLLECTED				99%	99%	99%	99%
TOTAL OUTSTANDING				\$ 10,138	\$ 5,683	\$ 1,180	\$ 3,275

Cash and Investment Report

April 30, 2014

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Operating Checking Account	BB&T	Business checking	n/a	0.00%	\$56,438
Operating Checking Account (1)	Wells Fargo	Government Advantage Interest	n/a	0.10%	\$4,113
- Restricted for DS Reserve requirement (1, 2)	Wells Fargo	Government Advantage Interest	n/a	0.10%	\$18,500
				Subtotal	<u>\$79,051</u>
Public Funds Money Market Account	Stonegate Bank former Florida Shores Bank	Money Market Account	n/a	0.40%	\$274,158
Operating Account - FUND A	SBA	Investment Pool	n/a	0.16%	\$42
Operating Account - FUND B (Restricted)	SBA	Investment Pool	n/a	0.00%	\$437
				Subtotal	<u>\$479</u>
DEBT SERVICE FUNDS					
Series 2002 Redemption Account	US Bank	Government Obligation Fund	n/a	0.00%	\$645
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.05%	\$163,963
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.05%	\$342,264
				Total	<u><u>\$860,561</u></u>

Note (1) Wells Fargo account was closed on 5/7/14. Funds were sent to US Bank to a Reserve account investing in a Money Market account. This account will be for the reserve requirement of 5% of the remaining bond balance per bond documents.

Note (2) Reserve requirement is 5% of the remaining bond balance - (\$370,000). The District opened an US Bank Money Market account to maintain the reserve requirement.

**Piney-Z CDD
Bank Reconciliation**

Bank Account No. 2471
Statement No. 04-14
Statement Date 04/30/14

G/L Balance (\$)	56,438.13	Statement Balance	57,648.07
G/L Balance	56,438.13	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	56,438.13	Subtotal	57,648.07
Negative Adjustments	0.00	Outstanding Checks	1,209.94
	<hr/>	Total Differences	0.00
Ending G/L Balance	56,438.13	Ending Balance	56,438.13
Difference	0.00		

<u>Posting Date</u>	<u>Document Type</u>	<u>Document No.</u>	<u>Description</u>	<u>Amount</u>	<u>Cleared Amount</u>	<u>Difference</u>
Outstanding Checks						
03/24/14	Payment	55315	CHERYL M HUDSON	173.87	0.00	173.87
04/15/14	Payment	55350	LEON COUNTY HEALTH DEPARTMENT	250.00	0.00	250.00
04/23/14	Payment	55356	RICHARD A. KESSLER, JR.	184.70	0.00	184.70
04/23/14	Payment	55360	EMMA K. FRANCIS	45.71	0.00	45.71
04/23/14	Payment	55361	CHERYL M. HUDSON	174.07	0.00	174.07
04/23/14	Payment	55367	COMCAST	191.59	0.00	191.59
04/23/14	Payment	55369	FITNESS PRO	100.00	0.00	100.00
04/23/14	Payment	55370	JOHN M. O'NEIL	90.00	0.00	90.00
Total Outstanding Checks				1,209.94		

Piney-Z
Community Development District

Check Register by Fund
For the Period from 4/1/14 to 4/30/14
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	GL Account Name	GL Account #	Check Amount
GENERAL FUND - 001								
001	55330	04/08/14	BARINEAU HEATING & AIR CONDITIONING	S-38532	Inspection of A/C units for Board	R&M-General	546001-57201	\$78.00
001	55331	04/08/14	CITY OF TALLAHASSEE	033114	Services From 2/28-3/31/14	Utility - General	543001-57201	\$1,074.16
001	55332	04/08/14	DAVIS SAFE & LOCK INC.	211199	Repair lock to office door	R&M-General	546001-57201	\$158.00
001	55333	04/08/14	FEDEX	2-599-88221	Services Through 3/25/14	Postage and Freight	541006-51301	\$21.00
001	55334	04/08/14	FITNESS PRO	6157	Replace Pedal Set Precor C846 Bike	R&M-Equipment	546022-57201	\$70.28
001	55335	04/08/14	FRASER ELECTRIC INC.	17956	Rewire Range/Stove - Air Handler	R&M-General	546001-57201	\$841.20
001	55336	04/08/14	JOHN HURST OUTDOOR SERVICES	2131	Mowing of Amenities April 2014	Contr-Landscape-Amenities Area	534053-53901	\$1,003.34
001	55337	04/08/14	JOHN M. O'NEIL	21888	Replace door to fitness room	R&M-General	546001-57201	\$280.00
001	55337	04/08/14	JOHN M. O'NEIL	21889	Repair leak in crawl space of main lodge	R&M-General	546001-57201	\$85.00
001	55338	04/08/14	MARPAN SUPPLY CO., INC.	1296643	Container Rental April 2014	R&M-General	546001-57201	\$26.00
001	55339	04/08/14	PICKINWEE CORP	9572	Square mount, tapl	R&M-General	546001-57201	\$24.94
001	55339	04/08/14	PICKINWEE CORP	9583	Misc cleaning supplies	R&M-General	546001-57201	\$124.87
001	55339	04/08/14	PICKINWEE CORP	9588	Duct tape	R&M-General	546001-57201	\$25.95
001	55340	04/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2072527	Mgmt Fees/Reimbursements March 2014	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,522.92
001	55340	04/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2072527	Mgmt Fees/Reimbursements March 2014	Postage and Freight	541006-51301	\$14.99
001	55340	04/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2072527	Mgmt Fees/Reimbursements March 2014	Printing and Binding	547001-51301	\$135.20
001	55340	04/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2072527	Mgmt Fees/Reimbursements March 2014	Office Supplies	551002-51301	\$49.50
001	55341	04/08/14	SNIFFEN & SPELLMAN, P.A.	16019-001	Legal Services through 3/31/14	ProfServ-Legal Services	531023-51401	\$4,590.00
001	55342	04/08/14	SONITROL	230290	Orly Monitoring/Maintenance 4/1-6/30/14	Contractis-Security Services	534037-57201	\$644.73
001	55343	04/11/14	BRIAN PESCHL	032014-3902	Service Policy Renewal Fee	R&M-Pest Control	546070-57201	\$278.00
001	55344	04/11/14	PAK MAIL 450	040214	UPS Services March 2014	Postage and Freight	541006-57201	\$44.56
001	55345	04/11/14	TALLAHASSEE DEMOCRAT	0000743246	3/3/14 Legal Ad Notice of Workshop	Legal Advertising	548002-51301	\$272.26
001	55346	04/15/14	ALAN COX AQUATICS, INC.	040114	Pool Mgmt/Maintenance April 2014	ProfServ-Pool Maintenance	531034-57201	\$400.00
001	55347	04/15/14	FEDEX	2-607-28648	Services through 4/1/14	Postage and Freight	541006-51301	\$20.08
001	55348	04/15/14	FITNESS PRO	6087	Preventive Maintenance March 2014	R&M-Equipment	546022-57201	\$100.00
001	55349	04/15/14	JOHN M. O'NEIL	21894	Repair doors at lodge	R&M-General	546001-57201	\$250.00
001	55349	04/15/14	JOHN M. O'NEIL	21892	Repair Termite Damage/Demo Shingles	R&M-General	546001-57201	\$5,267.00
001	55350	04/15/14	LEON COUNTY HEALTH DEPARTMENT	1/2447325	Piney Z Pool Permit 37-60-00331	R&M-Pools	546074-57201	\$250.00
001	55366	04/23/14	CITY OF TALLAHASSEE	04112014	Utilities 3/14/14 - 4/11/14	Utility - General	543004-57201	\$101.77
001	55367	04/23/14	COMCAST	4005-01-5-04142014	Account # 4005-01-5 Service/4/25/14 - 5/24/14	Utility - Other	543004-57201	\$191.59
001	55368	04/23/14	FITNESS PRO	2-622-23724	Shipping fees 4/7/14 - 4/8/14	Postage and Freight	541006-51301	\$58.21
001	55369	04/23/14	FITNESS PRO	6339	Preventative maintenance to equipment	R&M-Equipment	546022-57201	\$100.00
001	55370	04/23/14	JOHN M. O'NEIL	21897	Repairs to the lifeguard chair	R&M-General	546001-57201	\$90.00
001	55371	04/23/14	SWAIN POOLS AND SPAS	9451782	Tile Samples	R&M-Pools	546074-57201	\$107.88
001	55371	04/23/14	SWAIN POOLS AND SPAS	9451878	Bond Kote/Liquid Resin /Spray Deck Powder/Marcite	R&M-Pools	546074-57201	\$541.95
001	55371	04/23/14	SWAIN POOLS AND SPAS	9451860	Pack/Leak Tunnels & Voids	R&M-Pools	546074-57201	\$1,398.99
001	55371	04/23/14	SWAIN POOLS AND SPAS	9451880	Green Tiles	R&M-Pools	546074-57201	\$415.38
001	55371	04/23/14	SWAIN POOLS AND SPAS	9457879	Replacing Tile	R&M-Pools	546074-57201	\$1,464.66
001	55371	04/23/14	SWAIN POOLS AND SPAS	9451859	Tracing leak & demolition / labor	R&M-Pools	546074-57201	\$2,632.81
001	55372	04/23/14	VERIZON WIRELESS	7673-00001-04122014	Account - 7673-0001 Service 4/13/14 - 5/12/14	Communication - Teleph - Field	541005-57201	\$54.87
001	55326	04/09/14	D. LANCE ROGERS	PAYROLL	April 09, 2014 Payroll Posting			\$1,645.77

Piney-Z
Community Development District

Check Register by Fund
For the Period from 4/1/14 to 4/30/14
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	55327	04/09/14	RICHARD B. STOWERS	PAYROLL	April 09, 2014 Payroll Posting			\$406.78
001	55328	04/09/14	MARIA E. ZEA	PAYROLL	April 09, 2014 Payroll Posting			\$249.34
001	55329	04/09/14	TAWNI S. O'NEILL	PAYROLL	April 09, 2014 Payroll Posting			\$166.23
001	55354	04/23/14	D. LANCE ROGERS	PAYROLL	April 23, 2014 Payroll Posting			\$1,615.46
001	55355	04/23/14	JAN M. BRIDGES	PAYROLL	April 23, 2014 Payroll Posting			\$184.70
001	55356	04/23/14	RICHARD A. KESSLER, JR.	PAYROLL	April 23, 2014 Payroll Posting			\$184.70
001	55357	04/23/14	MICHAEL D. LEE	PAYROLL	April 23, 2014 Payroll Posting			\$447.95
001	55358	04/23/14	RICHARD B. STOWERS	PAYROLL	April 23, 2014 Payroll Posting			\$41.91
001	55359	04/23/14	EVAN V. FRANCIS	PAYROLL	April 23, 2014 Payroll Posting			\$45.71
001	55360	04/23/14	EMMA K. FRANCIS	PAYROLL	April 23, 2014 Payroll Posting			\$174.07
001	55361	04/23/14	CHERYL M. HUDSON	PAYROLL	April 23, 2014 Payroll Posting			\$230.87
001	55362	04/23/14	MARIA E. ZEA	PAYROLL	April 23, 2014 Payroll Posting			\$293.67
001	55363	04/23/14	TAWNI S. O'NEILL	PAYROLL	April 23, 2014 Payroll Posting			\$45.71
001	55364	04/23/14	PEYTON M. SWARTZ	PAYROLL	April 23, 2014 Payroll Posting			\$184.70
001	55365	04/23/14	JOSEPH W. DIDIER	PAYROLL	April 23, 2014 Payroll Posting			\$184.70
Fund Total								\$33,912.36

SERIES 2002 DEBT SERVICE FUND - 202

202	55351	04/15/14	US BANK	3640842	Series 2002 3/1/14-2/28/2015	ProfServ-Trustee	531045-51301	\$3,097.81
202	55352	04/15/14	US BANK NATIONAL ASSOC	041414	Trsf Assessment collections 2013-14	Due From Other Funds	131000	\$2,185.42
Fund Total								\$5,283.23

SERIES 2008 DEBT SERVICE FUND - 203

203	55353	04/15/14	US BANK NATIONAL ASSOC	041414A	Trsf Assessment Collection 2013-14	Due From Other Funds	131000	\$1,729.93
Fund Total								\$1,729.93

Total Checks Paid	\$40,925.52
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Seventh Order of Business

7A.

PINEY-Z
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2015

Version 2 - Modified Tentative Budget:
(Printed 5/29/14)

Prepared by:



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Piney-Z
Community Development District

Operating Budget
Fiscal Year 2015

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	FY 2012	FY 2013	BUDGET	THRU	MAY -	PROJECTED	BUDGET
				FY 2014	APR-2014	SEP-2014	FY 2014	FY 2015
REVENUES								
Interest - Investments	\$ 1,535	\$ 1,255	\$ 1,047	\$ 550	\$ 425	\$ 56	\$ 481	\$ 300
Net Incr (Decr) In FMV-Invest	-	-	84	-	-	-	-	-
Interest - Tax Collector	54	42	32	-	-	-	-	-
Special Assmnts- Tax Collector	376,975	358,554	358,554	394,411	388,730	5,684	394,414	394,411
Special Assmnts- Discounts	(14,122)	(13,589)	(13,412)	(15,776)	(15,575)	-	(15,575)	(15,776)
Settlements	-	-	-	-	3,122	-	3,122	-
Other Miscellaneous Revenues	4,868	-	400	-	-	-	-	-
S/F Swimming Program Fees	-	-	-	-	-	1,000	1,000	1,000
Access Cards	50	-	-	-	210	-	210	-
Pavilion Rental	-	-	-	900	-	900	900	900
Lodge Rental	-	-	-	10,500	7,520	1,980	9,500	9,500
Pool Rental	-	-	-	600	-	600	600	600
Amenities Revenue	11,055	11,420	16,563	-	-	-	-	-
TOTAL REVENUES	380,415	357,682	363,268	391,185	384,432	10,219	394,651	390,935

EXPENDITURES

Administrative

P/R-Board of Supervisors	4,800	5,200	7,800	11,000	6,600	5,000	11,600	11,000
FICA Taxes	367	398	597	842	505	383	888	842
ProfServ-Engineering	795	-	-	500	-	500	500	500
ProfServ-Legal Services	21,600	33,127	30,521	35,000	28,062	20,410	48,472	35,000
ProfServ-Mgmt Consulting Serv	47,839	47,839	49,275	54,275	31,660	22,615	54,275	54,275
ProfServ-Special Assessment	4,546	4,637	4,637	4,637	4,637	-	4,637	4,637
Auditing Services	3,200	3,300	3,400	3,500	3,000	-	3,000	3,000
Communication - Telephone	173	10	3	240	1	-	1	100

Summary of Revenues, Expenditures and Changes in Fund Balances
 Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2011	ACTUAL FY 2012	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU APR-2014	MAY - SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
Postage and Freight	800	863	1,193	2,000	614	1,386	2,000	2,000
Insurance - General Liability	7,055	8,074	8,136	10,954	6,161	2,407	8,568	10,591
Printing and Binding	2,205	1,925	2,671	2,500	1,166	1,334	2,500	2,500
Legal Advertising	1,033	1,512	2,879	1,500	1,178	822	2,000	1,500
Miscellaneous Services	589	2,156	1,239	1,200	526	137	663	500
Misc-Assessmnt Collection Cost	10,886	10,349	10,360	11,832	11,195	171	11,366	11,832
Misc-Contingency	1,550	-	1,175	2,000	-	1,500	1,500	1,500
Office Supplies	276	390	410	500	297	203	500	500
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	107,889	119,955	124,471	142,655	95,777	56,867	152,644	140,452
Field								
Contr-Landscape-Amenities Area	12,040	12,040	12,040	12,040	7,023	5,017	12,040	12,040
Misc-Contingency	456	2,433	8,892	8,500	1,095	7,405	8,500	5,500
Total Field	12,496	14,473	20,932	20,540	8,118	12,422	20,540	17,540
Parks and Recreation - General								
Payroll-Salaries	110,243	108,129	100,636	118,000	46,054	64,946	111,000	68,775
Payroll-Overtime	-	-	-	-	-	-	-	250
FICA Taxes	8,975	8,324	7,792	9,027	3,599	4,968	8,567	5,280
Pension Benefits	2,250	2,250	2,250	2,250	2,250	-	2,250	2,250
Life and Health Insurance	7,612	8,219	8,592	11,772	6,867	4,905	11,772	12,200
Workers' Compensation	4,276	3,704	4,247	4,884	3,027	1,230	4,257	5,412
Contracts-Security Services	2,516	4,530	2,813	2,504	3,884	645	4,529	4,000
Communication - Teleph - Field	5,851	2,542	1,821	2,280	1,316	1,140	2,456	1,620
Postage and Freight	348	404	494	900	641	259	900	900
Utility - General	24,774	24,333	24,792	28,000	8,822	17,178	26,000	28,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	FY 2012	FY 2013	BUDGET	THRU	MAY -	PROJECTED	BUDGET
				FY 2014	APR-2014	SEP-2014	FY 2014	FY 2015
Utility - Other	2,276	2,347	2,239	3,000	1,443	950	2,393	2,293
R&M-General	15,749	15,389	24,643	14,100	15,673	2,327	18,000	9,674
R&M-Pest Control	430	390	2,948	790	568	222	790	790
Misc-Contingency	618	600	6,610	6,000	4,414	1,586	6,000	2,400
Office Supplies	6,720	5,140	4,482	3,000	4,336	2,078	6,414	2,750
Capital Outlay	9,861	32,360	23,799	25,000	3,170	21,830	25,000	31,900
Total Parks and Recreation - General	202,499	218,661	218,158	231,507	106,064	124,264	230,328	178,494
Swimming Pool								
Payroll-Salaries	-	-	-	-	-	-	-	32,365
Payroll-Overtime	-	-	-	-	-	-	-	750
FICA Taxes	-	-	-	-	-	-	-	2,533
ProfServ-Pool Maintenance	4,800	4,800	4,800	4,800	2,800	2,000	4,800	4,800
Communication - Teleph - Field	-	-	-	-	-	-	-	660
R&M-General	-	-	-	-	-	-	-	1,170
R&M-Pools	6,538	3,973	9,679	5,500	10,225	500	10,725	5,500
Op Supplies - Pool Chemicals	3,790	3,515	3,294	5,000	652	4,348	5,000	5,000
Misc- License & Permits	-	-	-	-	-	-	-	250
Misc-Contingency	-	-	-	-	-	-	-	1,800
Capital Outlay	-	-	-	-	-	-	-	2,400
Total Swimming Pool	15,128	12,288	17,773	15,300	13,677	6,848	20,525	57,228

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2011	ACTUAL FY 2012	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU APR-2014	MAY - SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
<i>Fitness Center</i>								
Payroll-Salaries	-	-	-	-	-	-	-	4,680
FICA Taxes	-	-	-	-	-	-	-	358
R&M-General	-	-	-	-	-	-	-	2,785
R&M-Equipment	1,030	2,123	1,536	2,300	1,181	1,119	2,300	2,300
Misc-Contingency	-	-	-	-	-	-	-	1,200
Capital Outlay	-	-	-	-	-	-	-	14,500
<i>Total Fitness Center</i>	1,030	2,123	1,536	2,300	1,181	1,119	2,300	25,823
<i>Park & Grounds</i>								
Payroll-Salaries	-	-	-	-	-	-	-	4,180
FICA Taxes	-	-	-	-	-	-	-	320
R&M-General	-	-	-	-	-	-	-	1,370
Misc-Contingency	-	-	-	-	-	-	-	3,600
Capital Outlay	-	-	-	-	-	-	-	1,200
<i>Total Park & Grounds</i>	-	-	-	-	-	-	-	10,670
<i>Reserves</i>								
Reserve - CDD Amenity	-	-	-	32,805	-	-	-	10,000
<i>Total Reserves</i>	-	-	-	32,805	-	-	-	10,000
TOTAL EXPENDITURES & RESERVES	339,042	367,500	382,870	445,107	224,817	201,520	426,337	440,207

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2011	ACTUAL FY 2012	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU APR-2014	PROJECTED MAY - SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
Excess (deficiency) of revenues								
Over (under) expenditures	41,373	(9,818)	(19,602)	(53,922)	159,615	(191,301)	(31,686)	(49,272)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(53,922)	-	-	-	(49,272)
TOTAL OTHER SOURCES (USES)	-	-	-	(53,922)	-	-	-	(49,272)
Net change in fund balance	41,373	(9,818)	(19,602)	(53,922)	159,615	(191,301)	(31,686)	(49,272)
FUND BALANCE, BEGINNING	171,151	212,524	202,706	183,104	183,104	-	183,104	151,418
FUND BALANCE, ENDING	\$ 212,524	\$ 202,706	\$ 183,104	\$ 129,182	\$ 342,719	\$ (191,301)	\$ 151,418	\$ 102,146

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2015	\$ 151,418
Net Change in Fund Balance - Fiscal Year 2015	(49,272)
Reserves - Fiscal Year 2015 Additions	10,000
Total Funds Available (Estimated) - 9/30/2015	112,146

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Prepaid Items	2,154
Subtotal	<u>2,154</u>

Assigned Fund Balance

Operating Reserve - Operating Capital	47,187 ⁽¹⁾
Reserves - CDD Amenity	
FY 2012 Contribution	10,000
FY 2013 Contribution	10,000
FY 2014 Contribution	32,805
FY 2015 Contribution - proposed	10,000
Subtotal	<u>109,992</u>

Total Allocation of Available Funds	112,146
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Total Unassigned (undesignated) Cash	\$ (0)
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Notes

(1) Represents approximately 1.5 month of operating expenditures

Budget Narrative
Fiscal Year 2015

REVENUES

Interest – Investments

The District will have all excess funds invested with financial institutions which are qualified as public depositories prior to deposit of public monies under Chapters 218 and 280, Florida Statutes. The budget is based upon the estimated average balance of funds available during the Fiscal Year.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments – Discounts

The Special Assessment discount for early payment is calculated at 4% of the Non-Ad Valorem assessments.

S/F Swimming Program Fees

Children's Swim Lessons (American Red Cross Learn-to-Swim Program) are provided by Alan Cox Aquatics (ACA). The contract with Mr. Cox allows his company to conduct Swim Lessons, Day Campers Swim Days and other programs. At the conclusion of the season, ACA submits 50% of the tuition money collected from all of the swim lesson sessions and other programs to the Piney-Z CDD after deducting expenses.

Pool Rental

This is to account for revenue for renting the pool to residents, property owners or pass holders. The pool can only be rented during the swim season on Friday, Saturday or Sunday from 8:30pm to 11:00pm.

Lodge Rental

This is to account for revenue for renting the lodge to residents, property owners or pass holders for private functions or parties.

Pavilion Rental

This is to account for revenue for renting the pavilion to residents, property owners or pass holders for private functions or parties.

Budget Narrative
Fiscal Year 2015

EXPENDITURES

Expenditures - Administrative

Payroll – Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending and receiving compensation for all of the meetings.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services – Engineering

The District's engineer will provide general engineering services to the District as needed.

Professional Services – Legal Services

The District's legal counsel will provide general legal services to the District, i.e. attendance and preparation for meetings, review of operating and maintenance contracts, requests for proposals, etc.

Professional Services – Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The fees are related to the current contracted fees in the Management Agreement including Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for records storage.

Professional Services – Special Assessment

Administrative costs to prepare the District's Special Assessment Roll certify the roll to the County and provide estoppel services on request.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted fee is based on prior year engagement letter.

Communication – Telephone

Telephone and fax machine expenses.

Budget Narrative
Fiscal Year 2015

Expenditures – Administrative (continued)

Postage & Freight

Mailing and courier services costs for agenda packages, correspondence, bill payments, mailed notices, etc.

Insurance – General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust (FMIT). FMIT specializes in providing insurance coverage to governmental agencies. Currently, General Liability premium is \$5,131 and the Property Insurance premium is \$4,497. The budget is based on this year's premium plus 10% anticipated cost increase.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationery, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Miscellaneous Services

Bank charges and any other miscellaneous administrative expenses that may be incurred during the year.

Misc. – Assessment Collection Cost

The District reimburses the Leon County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2015 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Misc. – Contingency

Provides funds for administrative expenditures that may not have been anticipated in the budget.

Office Supplies

Miscellaneous office supplies.

Annual District Filing Fees

The District is required to pay an annual filing fee of \$175 to the Department of Economic Opportunity.

Budget Narrative
Fiscal Year 2015

Expenditures - Field

This Department accounts for the costs associated with the exterior maintenance and upkeep of the District's amenities.

Contracts – Landscape – Amenities Area

Represents the cost of landscaping and maintaining the amenities area within the District. The District currently has a contract with John Hurst Outdoor Services to provide these services. The current annual contract amount is \$12,040.

Misc. – Contingency

Needed services and repairs provided by the Landscaper or other vendors that fall outside of the services specified in the Landscaping Contract. Examples are tree removal, dead limb trimming, extra plantings, sod, wood mulch applications, irrigation repairs and repairing asphalt (pot holes) in parking lot, additional more walkway stones, etc.

Expenditures - Parks and Recreation - General

This Department accounts for on-site administrative costs and costs related to maintenance, repairs, replacement of equipment and enhancements associated with the Lodge, Office, Lodge Restrooms, Garage, and Upstairs Break Room.

Payroll – Salaries

Represents the cost of one (1) full-time Property Manager's Annual Salary (100%), four (4) part-time year round staff who perform custodial (40%) and custodial maintenance (45%), Head Maintenance (35%), and office administrative duties (100%).

Payroll - Overtime

Represents pay for any overtime hours that will be incurred.

FICA Taxes

Represents the cost for payroll tax for full-time Property Manager, and part-time year-around staff that perform maintenance, custodial, and office aid duties,

Pension Benefits

Represents the contribution to the retirement account for full-time Property Manager paid directly to Raymond James and Associates.

Life and Health Insurance

Represents the cost for health insurance for full-time Property Manager.

Budget Narrative
Fiscal Year 2015

Expenditures – Parks and Recreation - General (continued)

Workers' Compensation

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

Contracts-Security Services

Represents 75% of the annual monitoring (billed quarterly by Sonitrol) of the Lodge, Office, Garage, and providing a functioning Security Key Fob System for security control of who can enter the Pool Area (two gates) In addition Key Fobs must be ordered from Sonitrol when supplies are running low. Plus, any repairs, maintenance or replacement needed for the Security Cameras (nine cameras) provided by Vector Security (formerly Certified Security).

Communication – Telephone-Field

Represents cost of a stipend associated with three designated staff needing cell phone service to perform their duties. The three staff receiving the \$45/mo. stipend maintains their own cell phone account in their name and the \$45/mo. is included in their paychecks.

Postage and Freight

Represents postage and shipping associated with the operation of the CDD office, including FedEx and UPS needs, and postage for mailings.

Utility – General

Represents the cost associated with utility usage and refuse removal at Piney-Z Lodge.

Utility – Other

The service includes Comcast Bundle (Telephone, Internet, and Television) Classified as Business Account (non-residential).

R&M – General

Represents the following services:

Service	Annual Amount
A/C Annual Servicing	\$ 315
A/C Parts / Repairs	750
Wood floor cleaning of Lodge floor	1,200
Carpet / Rug Cleaning	250
Plumbing Repairs	350
Fire Protection Supplies/Inspections/Extinguisher	750

Budget Narrative
Fiscal Year 2015

Expenditures – Parks and Recreation - General (continued)

R&M – General (continued)

Painting	825
Electric Replace/Repairs/Enhance	1,125
Misc. Carpentry Needs	320
Dumpster Rental	729
General Operating Supplies / Miscellaneous	3,060
TOTAL	<u>\$ 9,674</u>

R&M – Pest Control

This represents servicing of Lodge, Garage and grounds every other month. Also, includes 2-3 special treatments of ants, yellow jackets, etc. as they occur.

Misc. – Contingency

Provides funds for operating expenditures that may not have been anticipated in the budget.

Office Supplies

Represents costs associated with all office operations at the CDD Property Manager's Office. Includes copier and computer paper, computer ink, computer software and anti-virus renewal, file folders, card stock for forms, notebooks, envelopes, pens, pencils, name plates for Board Members, file cabinet, etc.

Capital Outlay

Represents various Capital Outlay needs planned for or unexpected. Specifically recommended for FY2015 are the following \$9,900 for three new AC / Heating Systems (Split 66/34% with Fitness Center), \$16,000 to replace the roof on the Lodge (add an additional \$11,000 if a steel and stone system is preferred), plus an additional \$6,000 for unexpected repair and replacement.

Budget Narrative
Fiscal Year 2015

Expenditures – Swimming Pool

This Department accounts for the staffing, supplies, maintenance and repairs of the Swimming Pool, Pool Deck, Pool Fence, Shed, and related equipment.

Payroll – Salaries

Represents the cost of head lifeguard (who may also be a year-round, part-time employee) and seasonal lifeguards during the pool season. Seasonal Lifeguards are assigned hours between mid-April and Mid-October. In addition three (3) to four (4) part-time year-round staff who perform maintenance (5%).

Payroll - Overtime

Represents pay for any overtime hours that will be incurred.

FICA Taxes

Represents the cost for payroll tax for the seasonal head lifeguards and all other lifeguards.

Professional Services – Pool Maintenance

Represents the cost associated with services provided by Alan Cox Aquatics for \$400 per month. One (1) weekly visit to clean the pool year around, training and placement of lifeguards at the pool, provide fee-generating aquatics programming such as children's swim lessons, coordinating with Property Manager the selection of programming and supervision of lifeguards; coordinating with Property Manager and Head Guards with the lifeguard staff meetings, scheduling of their work hours, guarding and maintaining pool during swim season; performing minor maintenance repairs to the pool.

Communication – Telephone-Field

Represents cost of one (1) Verizon cell phone service for lifeguard station phone at pool for emergencies and communication with management. (\$54.88/mo. / \$658.66/annually – 100% pool expense)

R&M – General

Represents the following services:

Service	Annual Amount
Plumbing Repairs	50
Painting	150
Electric Replace/Repairs/Enhance	125

Budget Narrative
Fiscal Year 2015

Expenditures – Swimming Pool (continued)

R&M – General (continued)

Misc. Carpentry Needs	80
General Operating Supplies / Miscellaneous	765
TOTAL	<u>\$ 1,170</u>

R&M – Pools

Represents the cost associated with repairing the pool and pool equipment. Examples: Repair or replace pumps, Chlorinator, pipes, problems with deck, tiles, on-deck showers, replace / add deck furniture.

Operating Supplies- Pool Chemicals

Represents cost of pool chemicals, all required supplies such as chemical test kits, safety equipment such as rescue rings and tubes, defibrillator batteries, electro-pads, respirator for chemical application, bleach, etc.

Misc-License & Permits

Represents Leon County Health Department pool licenses.

Misc. – Contingency

Provides funds for operating expenditures that may not have been anticipated in the budget.

Capital Outlay

Represents various Capital Outlay needs planned for or unexpected. Specifically recommended for FY2015 are the following, plus an additional \$2,400 for unexpected repair and replacement.

Budget Narrative
Fiscal Year 2015

Expenditures – Fitness Center

This Department accounts for the cost of maintenance, repairs and supplies to operate the Fitness Center including 4 treadmills, 3 cable weight stations, 3 elliptical machines, 1 stepper, 1 recumbent bike, 3 TV's, including monthly preventative maintenance servicing visits performed by Fitness Pro.

Payroll – Salaries

Represents the cost of four (4) part-time year round staff who perform custodial (30%) and custodial maintenance (30%), Head Maintenance (20%).

FICA Taxes

Represents the cost for payroll tax for full-time Property Manager, and part-time year-around staff who perform custodial and maintenance.

R&M – General

Represents the following services:

Service	Annual Amount
A/C Annual Servicing	\$ 250
A/C Parts / Repairs	50
Carpet / Rug Cleaning	250
Plumbing Repairs	50
Painting	375
Electric Replace/Repairs/Enhance	750
Misc. Carpentry Needs	240
General Operating Supplies / Miscellaneous	765
TOTAL	\$ 2,785

R&M – Equipment

This represents monthly servicing / preventative maintenance of equipment in the Fitness Center plus any necessary repairs, parts and labor on exercise equipment. All equipment is commercial grade and currently includes: Four Treadmills, Two Elliptical Machines, One Exercise Bike, One Stepper Machine, multi-Station Apollo Weight Station Machine, Benches.

Misc. – Contingency

Provides funds for operating expenditures that may not have been anticipated in the budget.

Budget Narrative
Fiscal Year 2015

Expenditures – Fitness Center (continued)

Capital Outlay

Represents various Capital Outlay needs planned for or unexpected. Specifically recommended for FY2015 are the following \$5,100 for three new AC / Heating Systems (split with the Lodge 66/34%), \$7,000 for two new pieces of Exercise Equipment to replace two that are at the end their life span in the Fitness Center, plus an additional \$2,400 for unexpected repair and replacement.

Expenditures – Parks & Grounds

This Department accounts for general maintenance, repairs and supplies needed for upkeep of the Rosemary White Playground and Gazebo Park (including picnic tables, trash cans, & benches at the playground, grills, playground equipment), the large Pavilion and Restrooms, Picnic Grounds between the lodge and the pool.

Payroll – Salaries

Represents the cost of four (4) part-time year round staff who perform custodial (30%) and custodial maintenance (20%), Head Maintenance (20%).

FICA Taxes

Represents the cost for payroll tax for full-time Property Manager, and part-time year-around staff who perform custodial and maintenance.

R&M – General

Represents the following services:

Service	Annual Amount
Painting	150
Electric Replace/Repairs/Enhance	500
Misc. Carpentry Needs	160
General Operating Supplies / Miscellaneous	510
TOTAL	\$ 1,370

Misc. – Contingency

This represents asphalt repair in parking lot, gazebo repairs, replace, repair or add an outdoor item such as trash can holder, picnic table, benches, park style grill, etc.

Budget Narrative
Fiscal Year 2015

Expenditures – Parks & Grounds (continued)

Capital Outlay

This represents various Capital Outlay needs planned for or unexpected. Specifically recommended for FY2015 is \$1,200 for unexpected repair and replacement.

Expenditures – Reserves

Reserves – CDD Amenities

For future repairs and maintenance of the CDD amenities.

Piney-Z
Community Development District

Debt Service Budgets

Fiscal Year 2015

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2011	ACTUAL FY 2012	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU APR-2014	PROJECTED MAY - SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
REVENUES								
Interest - Investments	\$ 356	\$ 58	\$ 59	\$ 50	\$ 35	\$ 49	\$ 84	\$ 50
Special Assmnts- Tax Collector	78,801	82,527	79,195	81,881	80,701	1,180	81,881	79,355
Special Assmnts- Discounts	(2,952)	(3,128)	(2,962)	(3,275)	(3,233)	-	(3,233)	(3,174)
TOTAL REVENUES	76,205	79,457	76,292	78,656	77,503	1,229	78,732	76,231
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Trustee	2,694	2,694	2,694	2,700	3,098	-	3,098	3,100
Misc-Assessmnt Collection Cost	2,275	2,382	2,288	2,456	2,324	35	2,359	2,381
Total Administrative	4,969	5,076	4,982	5,156	5,422	35	5,457	5,481
<i>Debt Service</i>								
Principal Debt Retirement	45,000	50,000	50,000	55,000	-	55,000	55,000	55,000
Principal Prepayments	10,000	-	-	-	-	-	-	-
Interest Expense	26,000	23,500	21,000	18,500	9,250	9,250	18,500	15,750
Total Debt Service	81,000	73,500	71,000	73,500	9,250	64,250	73,500	70,750
TOTAL EXPENDITURES	85,969	78,576	75,982	78,656	14,672	64,285	78,957	76,231
Excess (deficiency) of revenues Over (under) expenditures	(9,764)	881	310	-	62,831	(63,057)	(226)	-
Net change in fund balance	(9,764)	881	310	-	62,831	(63,057)	(226)	-
FUND BALANCE, BEGINNING	107,252	97,488	98,369	98,679	98,679	-	98,679	98,453
FUND BALANCE, ENDING	\$ 97,488	\$ 98,369	\$ 98,679	\$ 98,679	\$ 161,510	\$ (63,057)	\$ 98,453	\$ 98,453

SERIES 2002 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/14	315,000	5.00%		7,875.00	
05/01/15	315,000	5.00%	55,000	7,875.00	70,750
11/01/15	260,000	5.00%		6,500.00	
05/01/16	260,000	5.00%	60,000	6,500.00	73,000
11/01/16	200,000	5.00%		5,000.00	
05/01/17	200,000	5.00%	65,000	5,000.00	75,000
11/01/17	135,000	5.00%		3,375.00	
05/01/18	135,000	5.00%	65,000	3,375.00	71,750
11/01/18	70,000	5.00%		1,750.00	
05/01/19	70,000	5.00%	70,000	1,750.00	73,500
			\$ 315,000	\$ 49,000	\$ 364,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2011	ACTUAL FY 2012	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU APR-2014	PROJECTED MAY - SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
REVENUES								
Interest - Investments	\$ 349	\$ 111	\$ 109	\$ 100	\$ 69	\$ 97	\$ 166	\$ 50
Special Assmnts- Tax Collector	227,306	227,306	227,306	227,306	224,031	3,275	227,306	227,306
Special Assmnts- Discounts	(8,515)	(8,615)	(8,503)	(9,092)	(8,976)	-	(8,976)	(9,092)
TOTAL REVENUES	219,140	218,802	218,912	218,314	215,124	3,372	218,496	218,264
EXPENDITURES								
<i>Administrative</i>								
ProfServ-Arbitrage Rebate	-	(600)	-	-	-	-	-	-
ProfServ-Dissemination Agent	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Trustee	3,763	3,763	3,763	3,800	4,337	-	4,337	4,400
Misc-Assessmnt Collection Cost	6,564	6,561	6,567	6,819	6,452	98	6,550	6,819
Total Administrative	11,327	10,724	11,330	11,619	11,789	98	11,887	12,219
<i>Debt Service</i>								
Principal Debt Retirement	140,000	155,000	160,000	165,000	-	165,000	165,000	170,000
Principal Prepayments	10,000	-	-	-	-	-	-	-
Interest Expense	63,388	57,950	52,138	46,138	23,069	23,069	46,138	39,950
Total Debt Service	213,388	212,950	212,138	211,138	23,069	188,069	211,138	209,950
TOTAL EXPENDITURES	224,715	223,674	223,468	222,757	34,858	188,167	223,025	222,169
Excess (deficiency) of revenues								
Over (under) expenditures	(5,575)	(4,872)	(4,556)	(4,443)	180,266	(184,795)	(4,529)	(3,905)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2011	ACTUAL FY 2012	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU APR-2014	PROJECTED MAY - SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(4,443)	-	-	-	(3,905)
TOTAL OTHER SOURCES (USES)	-	-	-	(4,443)	-	-	-	(3,905)
Net change in fund balance	(5,575)	(4,872)	(4,556)	(4,443)	180,266	(184,795)	(4,529)	(3,905)
FUND BALANCE, BEGINNING	177,001	171,426	166,554	161,998	161,998	-	161,998	157,469
FUND BALANCE, ENDING	\$ 171,426	\$ 166,554	\$ 161,998	\$ 157,555	\$ 342,264	\$ (184,795)	\$ 157,469	\$ 153,564

SERIES 2008 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE (1)	PRINCIPAL	INTEREST	TOTAL
11/01/14	940,000	4.25%		19,975.00	
05/01/15	940,000	4.25%	170,000	19,975.00	209,950.00
11/01/15	770,000	4.25%		16,362.50	
05/01/16	770,000	4.25%	180,000	16,362.50	212,725.00
11/01/16	590,000	4.25%		12,537.50	
05/01/17	590,000	4.25%	190,000	12,537.50	215,075.00
11/01/17	400,000	4.25%		8,500.00	
05/01/18	400,000	4.25%	195,000	8,500.00	212,000.00
11/01/18	205,000	4.25%		4,356.25	
05/01/19	205,000	4.25%	205,000	4,356.25	213,712.50
			\$ 940,000	\$ 123,462.50	\$ 1,063,463

Budget Narrative
Fiscal Year 2015

REVENUES

Interest-Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessment – Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the Non-Ad Valorem assessments.

EXPENDITURES

Expenditures - Administrative

Professional Services – Trustee

The District issued the 2008 Series Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Misc. – Assessment Collection Cost

The District reimburses the Leon County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2015 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2015

Expenditures – Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Piney-Z
Community Development District

Supporting Budget Schedules
Fiscal Year 2015

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2015 vs Fiscal Year 2014**

Assessments Per Unit													
LOT SIZE	# OF UNITS	General Fund			Debt Service Series 2008			Debt Service Series 2002 (Amenity)			Total		
		FY2015	FY2014	Percent Change	FY2015	FY2014	Percent Change	FY2015	FY2014	Percent Change	FY2015	FY2014	Percent Change
36	28	\$469.54	\$469.54	0.00%	\$196.00	\$196.00	0.00%	\$67.88	\$70.04	-3.08%	\$733.42	\$735.58	-0.29%
40	104	\$469.54	\$469.54	0.00%	\$217.78	\$217.78	0.00%	\$75.43	\$77.83	-3.08%	\$762.75	\$765.15	-0.31%
50	291	\$469.54	\$469.54	0.00%	\$298.85	\$298.85	0.00%	\$94.28	\$97.28	-3.08%	\$862.67	\$865.67	-0.35%
60	62	\$469.54	\$469.54	0.00%	\$298.85	\$298.85	0.00%	\$113.13	\$116.73	-3.08%	\$881.52	\$885.12	-0.41%
75	183	\$469.54	\$469.54	0.00%	\$408.34	\$408.34	0.00%	\$141.41	\$145.91	-3.08%	\$1,019.29	\$1,023.79	-0.44%
90	67	\$469.54	\$469.54	0.00%	\$490.00	\$490.00	0.00%	\$175.16	\$180.74	-3.09%	\$1,134.70	\$1,140.28	-0.49%
65 *	8	\$469.54	\$469.54	0.00%	\$304.90	\$304.90	0.00%	\$0.00	\$0.00	n/a	\$774.44	\$774.44	0.00%
50 gar	12	\$469.54	\$469.54	0.00%	\$304.90	\$304.90	0.00%	\$12.87	\$13.28	-3.09%	\$787.31	\$787.72	-0.05%
20 TH *	85	\$469.54	\$469.54	0.00%	\$152.45	\$152.45	0.00%	\$0.00	\$0.00	n/a	\$621.99	\$621.99	0.00%
	840												

Eighth Order of Business

8A.

Piney-Z Community Development District
Property Manager's Report
June 9, 2014

Facility / Amenities Use: As of this writing the events, activities and meetings that took place or were scheduled at the amenities between May 12 (last regular meeting) and June 9, are as follows:

8 Resident parties or functions

8 Zumba Classes

1 HOA Committee Meeting

Several tours for new residents or those looking at neighborhood.

Numerous Key Fob Registrations due to pool opening.

Piney-Z CDD Amenities
(Fitness Center, Lodge, Pavilion, Grounds,
Rosemary White Playground and Gazebo Park,
Swimming Pool and Aquatics)

Fitness Center: Regular custodial needs were performed by staff several times per week. Fitness Pro performed regular monthly preventative maintenance. A significant metal piece on the bench press unit broke. A new piece had to be fabricated. As of this writing I have been waiting on the new piece to be sent and installed. It should be installed and fully functional before the Board Meeting.

Lodge / Garage: Regular maintenance was performed by staff several times per week. The bulletin boards on the front of the Lodge were redesigned and the staff photo's displayed. Staff did a great job of cleaning and washing windows on the Lodge. The interior and exterior sides of the windows were cleaned. A pipe associated with a faucet on the back of the Lodge sprung a leak and was discovered quickly and repaired. As reported in an email to the Board, the interior of the Lodge will be painted by 10 Point Construction / John O'Neil, June 23 through 29 counting drying time. Residents were informed via email and the web site. A section of the exterior of the Lodge was pressure washed that houses the Men's and Women's restrooms.

Pavilion: Regularly weekly maintenance was performed by staff including the restrooms and trash cans.

Grounds: The grounds and picnic area adjacent to the Pavilion and all of the amenities green spaces were checked regularly for trash and the trash bags changed in the cans. Staff looked for any hazards, picked up limbs, etc. Used charcoal was cleaned out of commercial park grills on a regular basis. The asphalt was patched at the entrance / exit of the Lodge along with pot holes. I purchased sand bags and sand. Staff filled the bags. We will see how effective the bags are in a future heavy rain in an attempt to block water from getting too close to Fitness Center door on heavy rain days.

Rosemary White Playground and Gazebo Park: Since the last meeting the two round Gazebos were reroofed by 10 Point Construction. Regular weekly maintenance was performed by staff. The area was checked for hazards and the bags changed in the trash cans regularly. Mulch was added along a portion of the pathway where needed.

Swimming Pool and Aquatics: In addition to the services that Alan Cox Aquatics provides, our Piney-Z staff performed regular maintenance at the pool in-between ACA visits. Mr. Cox and I met regularly by phone and in person concerning the pool. The chlorinator broke (wore out) and had to be immediately replaced to maintain chemical balance and to keep the pool from losing water. It was discovered quickly and I contacted Swain Pools asking for a quick emergency fix to replace the chlorinator.

Property Manager's Log of Payments from Amenities Rentals

Date sent to CDD Accounting	Piney-Z Resident and / or Name on Check	Check#	Amenity Area	Date of Event	Amount
5/5/14	Cresida B Labaddan / Sharon Solis	1072 Base/Rental	Lodge	5/29/14	\$400.00
5/5/14	Latitkumar Heda	940 Base Fee	Lodge	6/6/14	\$150.00
5/5/14	Cynthia Sanders Jones	1288 Base Fee	Lodge	7/7/14	\$150.00
5/5/14	Earline Gaines / John Cotton	Money Order: 14-846377348 (Base & Rental)	Lodge	6/14/14	<u>\$250.00</u>
				Total	\$950.00

Total sent to CDD Accounting May 5, 2014: \$950.00

5/2014	Margo E Lorde	1331 Base Fee	Lodge	5/31/14	\$150.00
5/20/14	Lalitikumar Heda	941 Rental Fee	Lodge	6/6/14	\$250.00
5/20/14	Lauren McCrae Spisso	1038 Base & Rental	Lodge	6/21/14	\$250.00
5/20/14	Lisa Lang	1367 Base & Rental	Lodge	7/25/14	<u>\$250.00</u>
				Total	\$900.00

Total sent to CDD Accounting May 20, 2014: \$900.00

5/29/14	Venkatesulu Golla	155 Rental Fee	Lodge	5/25/14	\$150.00
5/29/14	Amruth Kodela / Srinivas Gaddam	372 Base & Rental	Lodge	6/1/14	\$400.00
5/29/14	Ajay Konidala / Nageswara Donthineni	147 Base Fee	Lodge	6/8/14	\$150.00
5/29/14	Ajay Konidala / Nageswara Donthineni	149 Rental Fee	Lodge	6/8/14	\$250.00
5/29/14	Dawn Shey Gilmore	Money Order # 2100514176	Lodge	7/19/14	<u>\$400.00</u>
				Total	\$1,350.00

Total sent to CDD Accounting May 28, 2014: \$950.00

Total Sent May 5, 2014: \$950.00
Total Sent May 20, 2014: \$900.00
Total Sent May 29, 2014: \$1,350.00
Total \$3,200.00