

**PINEY-Z COMMUNITY  
DEVELOPMENT DISTRICT**

**SEPTEMBER 8, 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

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September 2, 2014

Board of Supervisors  
Piney-Z Community Development District

Dear Board Members:

On Monday, September 8, 2014 the Board of Supervisors of the Piney-Z Community Development District will hold a workshop from 3:30 p.m. to 5:30 p.m. followed by 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 workshop and meeting:

**Workshop: 3:30 p.m. - 5:30 p.m.**

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Job Description for the Property Manager Position**
- 5. Recruitment of and Hiring Process for the Property Manager Position**
- 6. Adjournment**

**Regular Meeting 6:30 p.m.**

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Approval of the Minutes of the August 11, 2014 Workshop and Regular Meeting**
- 5. Acceptance of the July 2014 Financial Statements and Approval of the Check Register and Invoices**
- 6. Attorney's Report**
  - A. Separation Agreement with the Property Manager
  - B. Discussion of Change/Transfer to CDD Website
- 7. Manager's Report - Meeting Schedule 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)
  - B. Consideration of Revised Landscape Quotes
- 9. Supervisor Requests**
  - A. Attorney Legal Fees Discussion (Supervisor Didier)
  - B. Pool Solutions & Communications (Supervisor Didier)
  - C. Piney-Z CDD Network Infrastructure & Email (Supervisor Didier)
  - D. Supervisor Orientation Packages (Supervisor Didier)
- 10. Adjournment**

Piney-Z CDD  
September 2, 2014  
Page 2

Enclosed under the fourth order of business for your review are the minutes of the August 11, 2014 workshop and regular meeting.

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

Enclosed under the Manager's Report is the draft meeting schedule for fiscal year 2015 for your consideration.

The Property Manager's Report is included under tab 8 with supporting documents for the report. Any revised or additional landscape quotes received will be distributed under separate cover.

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           Pati Lytle  
      Brett Sealy         Claudia Vaccaro   Michael Eckert

## **Fourth Order of Business**

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

A workshop of the Board of Supervisors of the Piney-Z Community Development District was held on Monday, August 11, 2014 at 3:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present:

Michael Lee	Chairman
Joe Didier	Vice Chairman
Jan Bridges	Assistant Secretary
Cheryl Hudson	Assistant Secretary

Also present were:

Lance Rogers	Property Manager
Residents	

*The following is a summary of the discussions at August 11, 2014 Piney-Z Community Development District Board of Supervisors Workshop.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Lee called the workshop to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was lead by Mr. Rogers.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

- Ms. Laura Kitchens addressed the FUNCTIONAL Fitness Class she would like to offer the community.
  - Multi-purpose room.
  - \$5 per class.
  - Scheduling was discussed.
  - Functional Fitness was outlined.
- Notifying the community of the class was addressed.
- Discussion followed on future classes and events the community might have

interest in.

**FIFTH ORDER OF BUSINESS**

**Landscape Maintenance Quotes**

- Ms. Hudson inquired if all the companies did a walkthrough.
  - Mr. Rogers responded yes.
- Ms. Hudson noted there are two lows and two highs. She provided a handout which is incorporated into the record.
- Discussion followed on the proposals and whether 52 visits per year were needed.
- Discussion followed on the current landscape maintenance.
- Ms. Jane Greene addressed landscape maintenance noting Mr. Hurst has not been as present. Discussion followed.
- Mr. Didier addressed the hourly rate of the proposers.
- Mr. Lee suggested a community work day.
- Discussion continued on the current landscape maintenance concerns.
- Mr. Rogers provided his opinion of the proposers while they were onsite.
- Discussion continued on the proposers and landscape services.

*The record will reflect the Board took a brief recess.*

**FOURTH ORDER OF BUSINESS**

**Fitness Center**

- Discussion followed on fitness equipment - leasing versus buying
  - Total replacement costs would be approximately \$42,000.
- Ms. Hudson noted the lighting is bad.
- Mr. Lee addressed partnering with the YMCA or some such entity to manage the fitness center and possibly the pool. Discussion followed.
- Discussion continued on the lighting with motion sensor lights being suggested.
- Discussion followed on the fitness center - lockers, storage closet, upgrading electrical.
- Discussion followed on site visits for the property and getting community input on the fitness center.

August 11, 2014  
Workshop

Piney-Z CDD

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further, the workshop was adjourned.

# 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, August 11, 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
Cheryl Hudson	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager/Secretary
Maureen Daughton	District Counsel
Lance Rogers	Property Manager
Laura Kitchens	LKO Kitchens Fitness
John Hurst	John Hurst Outdoor Services
Sean Rega	S & R Landscaping
Residents	

*The following is a summary of the discussions and actions taken at August 11, 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.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 14, 2014 Meeting**

On MOTION by Ms. Hudson seconded by Mr. Didier, the July 14, 2014 meeting minutes were approved with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson – Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

**FIFTH ORDER OF BUSINESS**

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

On MOTION by Ms. Hudson seconded by Mr. Bridges, the June 2014 Financial Statements were accepted and the check register and invoices were approved with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Consider the  
Adoption of the Budget for Fiscal  
Year 2015 and Levy of Non-Ad  
Valorem Maintenance  
Assessments**

- Ms. Davis provided an overview of the proposed fiscal year 2015 budget noting it now reflects the receipt of the settlement payment from Piney-Z Land Company.
- Mr. Didier addressed the allocation of the funds from the Piney-Z Land Company payment.
- Mr. Bridges addressed creating a trust fund with the \$84,000 set aside in reserves. Discussion followed.

On MOTION by Mr. Bridges seconded by Mr. Lee, the public hearing was opened with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

- Ms. Diana Orgaz inquired what the CDD assessments will be.

- Mr. Lee responded there is no increase in the assessments.
- Ms. Davis stated the O&M assessment will remain the same; however for anyone who still has 2002 debt service, the payment went down a little bit.

On MOTION by Mr. Bridges seconded by Mr. Lee, the public hearing was closed with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

**A. Consideration of Resolution 2014-4 Annual Appropriation and Adoption of Budget**

On MOTION by Ms. Hudson seconded by Mr. Didier, Resolution 2014-4 the annual appropriation resolution of the Piney-Z Community Development District (the “District”) relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2014, and ending September 30, 2015 was adopted with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

**B. Consideration of Resolution 2014-5 - Levy on Non-Ad Valorem Assessments**

On MOTION by Mr. Lee seconded by Ms. Hudson, Resolution 2014-5 a resolution of the Board of Supervisors of the Piney-Z Community Development District imposing special assessments and certifying an assessment roll; providing a severability clause; and providing an effective date was adopted with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

**SEVENTH ORDER OF BUSINESS**

**Attorney’s Report**

**A. Replicon Agreement**

- Ms. Daughton addressed the Replicon Agreement, purchase order for one quarter of service at \$264.01 and an amendment to the terms and conditions. Ms.

Daughton distributed a copy of the application services agreement; a copy of which is incorporated into the record. Discussion followed.

On MOTION by Mr. Lee seconded by Ms. Hudson, the Replicon Agreement was ratified with votes as follows:  
**Jan Bridges - Nay**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

- Ms. Daughton addressed additional costs for the automated payroll system - the purchase of a laptop, battery backup, router, surge protector and ground adapters and IT services, all totaling an additional \$932 which were beyond the \$1,000 the Board approved for acquiring the service.

**B. Direction of Staff by Supervisors**

- Ms. Daughton addressed the focus of the Board being on saving money and cost-cutting and how to handle calls from individual supervisors for projects. She thinks it is important to set some type of policy and suggested Board members refrain from asking District Counsel to do things that have not been authorized by the Board.
  - Discussion followed on Ms. Daughton letting the supervisor know she would rather seek approval from the Board prior to moving forward with a request/project.
  - Ms. Davis outlined what other Districts do with regard to requests of District Counsel.
  - Discussion continued on a process.

**C. Discussion of Change/Transfer to CDD Website**

- Ms. Daughton reported on a legislative change noting every CDD has to develop and maintain an official website by October 1, 2015. The web address has to be submitted to the state.
- Discussion followed on developing a CDD website separate from the HOA.
- Mr. Rogers reported Ms. Vaccaro has been willing to maintain the CDD web page at no cost.

- Ms. Daughton addressed District emails @PineyZCDD.com noting her concern that Mr. Didier is the administrator.
- Discussion continued on administration of email.
- Mr. Ron Lauver addressed the website noting administrator rights should not be held by a Board member and there also needs to be a backup person to the administrator.
- Discussion continued on email to Supervisors.
- Mr. Bridges suggested a workshop regarding the email and have Mr. Lauver and Ms. Vaccaro attend.
- This item to be placed on September agenda.

**D. Consideration of Agreement with Leon County Tax Collector**

- Ms. Daughton outlined the agreement with the Leon County Tax Collector for collection of the District's assessments.

On MOTION by Mr. Bridges seconded by Ms. Hudson, the agreement with the Leon County Tax Collector for the uniform method of tax collection was approved with votes as follows:  
**Jan Bridges - Nay**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

**\* Personnel Policies**

- Ms. Daughton addressed the District not having personnel policies and would like to provide the Board with information from some resources.
- Mr. Lee requested she work with Ms. Davis for other Districts' policies.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

**A. Meeting Schedule for FY 2015**

- Ms. Davis noted we followed the meeting schedule for this year and outlined the public notice of meetings.
- To be placed on the September agenda.

*The record will reflect the Board took a brief recess.*

**NINTH ORDER OF BUSINESS**

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

**A. Piney-Z CDD Amenities (Fitness Center, Lodge, Pavilion,  
Playground, Pool and Grounds)**

- Mr. Rogers outlined the Property Manager’s Report.

**\* Fitness Center and Equipment**

- Mr. Rogers addressed the fitness equipment noting some is aging.
- Mr. Lee outlined the workshop discussion on the fitness equipment.

Mr. Lee MOVED seconded by Mr. Didier, to explore leasing fitness equipment and authorizing a Board representative to explore third party partners who might be interested in coordinating with the District on this effort and Mr. Didier seconded the motion.

- Mr. Bridges suggested they ask for an RFP from those who might be interested in evaluating the fitness center and recommending what equipment to lease.
- Ms. Hudson addressed seeking opinions from the residents.

The prior motion was approved with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

- Mr. Lee addressed Ms. Laura Kitchens’ request to provide classes.
- Ms. Kitchens outlined the class content.

On MOTION by Mr. Bridges seconded by Ms. Hudson, for Ms. Kitchens to initiate FUNctional Fitness classes at least three days per week at times to be determined by the instructor and property manager was approved with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

**B. Consideration of Landscape Maintenance Quotes**

- Mr. Lee addressed the landscape maintenance discussion held at the workshop.
  - There were four proposers.: Emerald Green Landscapes, John Hurst Outdoor Services, Persica Landscaping and S & R Landscaping.
- Mr. John Hurst of John Hurst Outdoor Services outlined his experience.
- Mr. Sean Rega of S & R Landscaping outlined his experience and work they perform.

Mr. Lee MOVED for a 12-month contract with S & R Landscaping beginning October 1, 2014 through September 30, 2015. Motion failed for a lack of a second.

Mr. Bridges MOVED to retain John Hurst Outdoor Services for a 12-month contract beginning October 1, 2014 through September 30, 2015 and Ms. Hudson seconded the motion.

- Discussion followed.

The prior motion failed with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Nay**  
**Joe Didier - Nay**  
**Michael Lee - Nay**

- Mr. Lee noted they can revisit what they had before or they can try to find more vendors.
- Discussion followed on what should be included in proposals:
  - Hourly rate
  - Additional services - pine straw, plantings, fertilizer, tree trimming, etcetera
  - Scope apples-to-apples

Mr. Didier MOVED for the Chairman and Mr. Rogers to work together to get the landscape request for proposals back out for revised quotes.

- Ms. Daughton noted if they are revising the scope they cannot limit proposals to only those who previously submitted.
- Discussion followed on the scope of services.

Mr. Lee seconded the prior motion and it was approved with votes as follows:

**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

**A. Current Supervisors Exiting Goals (Supervisor Didier)**

- Mr. Didier inquired if any of the supervisors have any goals.
- Mr. Bridges addressed placing the \$84,000 in a trust. He suggests it be restricted to capital projects exceeding a cost to be determined [\$5,000+] by the Board and never used for O&M.
- Mr. Didier asked if this can be done by motion?
  - Ms. Daughton noted since they have to vote to move it from its current location they would basically be doing so in earmarking it for that purpose.
  - Discussion continued.

**B. Update on Online Time Sheet Solution (Supervisor Didier)**

- Mr. Didier outlined the online time sheet system noting he has some concerns.
- Mr. Rogers addressed use of the system.
- Discussion continued on glitches and getting the system 100%.
- Mr. Didier addressed working scheduled hours. Discussion followed.
- Mr. Didier addressed watching the pool and photographing the lifeguards and the lifeguard's actions after thunder was heard. He would like to file a formal complaint as a supervisor. Discussion followed.
- Discussion followed on accounting for hours scheduled.

Mr. Didier MOVED for all future Piney-Z CDD employee payroll be paid based on the report from online time management system.



- Discussion followed on time reporting and payroll.

The prior motion failed due to lack of a second.

- **C. Attorney Legal Fees Discussion (Supervisor Didier)**  
Tabled to September meeting.
- **D. Effectively Operating within Florida Sunshine Law and Properly Maintaining Public Records (Supervisor Didier)**
- **E. Future Agenda Topics and Board Priorities (Supervisor Didier)**
- **F. Formalized Written Financial Processes and Cash-Handling Procedures (Supervisor Didier)**
- **G. CDD Communication and Social Media (Supervisor Didier)**
- **H. Board Involvement and Project Volunteer (Supervisor Didier) .**
- Mr. Didier withdrew Items D through H from the agenda.

Mr. Bridges MOVED to authorize him one hour of District Counsel time to discuss a trust fund for the \$84,000 and Mr. Didier seconded the motion.

- Discussion followed.

Mr. Bridges withdrew the motion.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bridges seconded by Ms. Hudson, to adjourn was approved with votes as follows:  
**Jan Bridges - Aye**  
**Cheryl Hudson - Aye**  
**Joe Didier - Aye**  
**Michael Lee - Aye**

\_\_\_\_\_  
 Janice Eggleton Davis  
 Secretary

\_\_\_\_\_  
 Michael D. Lee  
 Chairman

## **Fifth Order of Business**

PINEY-Z  
Community Development District

*Financial Report*

*July 31, 2014*

Prepared by



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Piney-Z  
Community Development District

**Financial Statements**

(Unaudited)

July 31, 2014

## MEMORANDUM



**TO:** Board of Supervisors  
**FROM:** Tiziana Cessna, District Accountant  
**CC:** Janice Davis, District Manager / Stephen Bloom, Assistant Treasurer  
**DATE:** September 8, 2014  
**SUBJECT:** Piney-Z CDD – July Financial Report

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Please find enclosed the July 2014 financials for Piney-Z CDD. At this point in the fiscal year (through July), expenditures should be at approximately 83% 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, US money market and commercial papers.
- Accounts Receivable represents the amount to be refunded from US Bank for the trustee fees increase.
- Due From Other Funds - General Fund paid US Bank trustee fees for Series 2002 and transfer of the 5% required reserve amount. 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 1 months of the Health plan premium for the property manager.

### **Liabilities**

- Some invoices were received after July 31, therefore they were paid in August.
- Due To Other Funds - General Fund paid US Bank trustee fees for Series 2002 and transfer of the 5% required reserve amount. Net amount will be deducted from next assessment distributions.

### **Fund Balance**

- \$118,734 received from the settlement with Piney-Z Land Company was assigned to Reserves for future O&M needs.

### **General Fund**

The total revenues for the General Fund are at approximately 132% of the annual budget.

- The YTD Non-Ad Valorem assessments collections are at 100%.
- The settlements received were from Piney-Z Land Company and an insurance claim for the damage of the pavilion.
- Lodge Rental revenues are currently higher than projected.

Total Expenditures through July 2014 were at 99% of the YTD budget and 76% of the annual budget with the following notes for the fiscal year:

- Legal expenditures are as of July and are over budget due primarily to the boundary amendment matter, the work to amend the Interlocal agreement with the City and special project requests from Supervisors..
- Security Contract is over budget due to purchase of fobs.

**MEMORANDUM (continued)**  
**Piney-Z CDD – July Financial Report**

**General Fund - Expenditures (continued)**

- 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.

**Debt Service Funds**

On November 1, 2013, the semi-annual interest payments were made and on May 1, the principal and interest payments were made.

In June, the owner of 85 units in Series 2008 prepaid the associated debt. This prepayment will be held until the November 1, 2014 interest payment per the Bond documents.

Balance Sheet

July 31, 2014

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 149,410	\$ -	\$ -	\$ 149,410
Accounts Receivable	-	404	566	970
Due From Other Funds	17,542	-	-	17,542
Investments:				
Money Market Account	208,649	-	-	208,649
SBA Account	347	-	-	347
SBA Account - Restricted	132	-	-	132
Prepayment Account	-	299	54,490	54,789
Redemption Fund	-	645	-	645
Reserve Fund	-	15,750	-	15,750
Revenue Fund	-	99,730	157,849	257,579
FMV Adjustment	84	-	-	84
Prepaid Items	981	-	-	981
<b>TOTAL ASSETS</b>	<b>\$ 377,145</b>	<b>\$ 116,828</b>	<b>\$ 212,905</b>	<b>\$ 706,878</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 16,572	\$ -	\$ -	\$ 16,572
Due To Other Funds	-	17,542	-	17,542
<b>TOTAL LIABILITIES</b>	<b>16,572</b>	<b>17,542</b>	<b>-</b>	<b>34,114</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	981	-	-	981
<b>Restricted for:</b>				
Debt Service	-	99,286	212,905	312,191
<b>Assigned to:</b>				
Operating Reserves	97,361	-	-	97,361
Reserves - CDD Amenity	52,805	-	-	52,805
Reserves - Other	118,734	-	-	118,734
<b>Unassigned:</b>				
	90,692	-	-	90,692
<b>TOTAL FUND BALANCES</b>	<b>\$ 360,573</b>	<b>\$ 99,286</b>	<b>\$ 212,905</b>	<b>\$ 672,764</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 377,145</b>	<b>\$ 116,828</b>	<b>\$ 212,905</b>	<b>\$ 706,878</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 550	\$ 460	\$ 669	\$ 209
Special Assmnts- Tax Collector	394,411	394,411	394,414	3
Special Assmnts- Discounts	(15,776)	(15,776)	(14,772)	1,004
Settlements	-	-	121,855	121,855
Access Cards	-	-	435	435
Pavilion Rental	900	750	150	(600)
Lodge Rental	10,500	8,750	12,720	3,970
Pool Rental	600	360	-	(360)
<b>TOTAL REVENUES</b>	<b>391,185</b>	<b>388,955</b>	<b>515,471</b>	<b>126,516</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	11,000	9,000	9,200	(200)
FICA Taxes	842	765	704	61
ProfServ-Engineering	500	417	-	417
ProfServ-Legal Services	35,000	29,170	46,717	(17,547)
ProfServ-Mgmt Consulting Serv	54,275	45,230	45,229	1
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,500	3,500	3,000	500
Communication - Telephone	240	200	1	199
Postage and Freight	2,000	1,670	840	830
Insurance - General Liability	10,954	10,954	8,568	2,386
Printing and Binding	2,500	2,080	2,046	34
Legal Advertising	1,500	1,500	1,472	28
Miscellaneous Services	1,200	1,000	616	384
Misc-Assessmnt Collection Cost	11,832	11,832	11,389	443
Misc-Contingency	2,000	1,670	783	887
Office Supplies	500	420	468	(48)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>142,655</b>	<b>124,220</b>	<b>135,845</b>	<b>(11,625)</b>
<b>Field</b>				
Contr-Landscape-Amenities Area	12,040	10,033	10,033	-
Misc-Contingency	8,500	7,080	4,262	2,818
<b>Total Field</b>	<b>20,540</b>	<b>17,113</b>	<b>14,295</b>	<b>2,818</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>Parks and Recreation - General</b>				
Payroll-Salaries	118,000	91,000	79,384	11,616
FICA Taxes	9,027	6,962	6,170	792
Pension Benefits	2,250	2,250	2,250	-
Life and Health Insurance	11,772	9,810	9,810	-
Workers' Compensation	4,884	4,884	4,257	627
ProfServ-Pool Maintenance	4,800	4,000	4,000	-
Contracts-Security Services	2,504	2,504	4,895	(2,391)
Communication - Teleph - Field	2,280	1,900	1,869	31
Postage and Freight	900	750	763	(13)
Utility - General	28,000	23,330	13,300	10,030
Utility - Other	3,000	2,500	2,210	290
R&M-General	14,100	11,750	23,821	(12,071)
R&M-Equipment	2,300	1,918	2,765	(847)
R&M-Pest Control	790	659	1,008	(349)
R&M-Pools	5,500	4,580	12,215	(7,635)
Misc-Contingency	6,000	5,000	6,516	(1,516)
Office Supplies	3,000	2,500	6,071	(3,571)
Op Supplies - Pool Chemicals	5,000	4,170	1,875	2,295
Capital Outlay	25,000	20,830	4,683	16,147
<b>Total Parks and Recreation - General</b>	<b>249,107</b>	<b>201,297</b>	<b>187,862</b>	<b>13,435</b>
<b>Reserves</b>				
Reserve - CDD Amenity	32,805	-	-	-
<b>Total Reserves</b>	<b>32,805</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>445,107</b>	<b>342,630</b>	<b>338,002</b>	<b>4,628</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(53,922)	46,325	177,469	131,144
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(53,922)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(53,922)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (53,922)	\$ 46,325	\$ 177,469	\$ 131,144
<b>FUND BALANCE, BEGINNING (OCT 1, 2013)</b>	<b>183,104</b>	<b>183,104</b>	<b>183,104</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 129,182</b>	<b>\$ 229,429</b>	<b>\$ 360,573</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 50	\$ 40	\$ 52	\$ 12
Special Assmnts- Tax Collector	81,881	81,881	81,881	-
Special Assmnts- Prepayment	-	-	299	299
Special Assmnts- Discounts	(3,275)	(3,275)	(3,067)	208
<b>TOTAL REVENUES</b>	<b>78,656</b>	<b>78,646</b>	<b>79,165</b>	<b>519</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
ProfServ-Trustee Fees	2,700	2,700	2,694	6
Misc-Assessmnt Collection Cost	2,456	2,456	2,364	92
<b>Total Administration</b>	<b>5,156</b>	<b>5,156</b>	<b>5,058</b>	<b>98</b>
<b>Debt Service</b>				
Principal Debt Retirement	55,000	55,000	55,000	-
Interest Expense	18,500	18,500	18,500	-
<b>Total Debt Service</b>	<b>73,500</b>	<b>73,500</b>	<b>73,500</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>78,656</b>	<b>78,656</b>	<b>78,558</b>	<b>98</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(10)	607	617
Net change in fund balance	\$ -	\$ (10)	\$ 607	\$ 617
<b>FUND BALANCE, BEGINNING (OCT 1, 2013)</b>	<b>98,679</b>	<b>98,679</b>	<b>98,679</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 98,679</b>	<b>\$ 98,669</b>	<b>\$ 99,286</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 100	\$ 84	\$ 97	\$ 13
Special Assmnts- Tax Collector	227,306	227,306	227,306	-
Special Assmnts- Prepayment	-	-	54,490	54,490
Special Assmnts- Discounts	(9,092)	(9,092)	(8,513)	579
<b>TOTAL REVENUES</b>	<b>218,314</b>	<b>218,298</b>	<b>273,380</b>	<b>55,082</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Trustee Fees	3,800	3,800	3,771	29
Misc-Assessmnt Collection Cost	6,819	6,819	6,564	255
<b>Total Administration</b>	<b>11,619</b>	<b>11,619</b>	<b>11,335</b>	<b>284</b>
<b>Debt Service</b>				
Principal Debt Retirement	165,000	165,000	165,000	-
Interest Expense	46,138	46,138	46,138	-
<b>Total Debt Service</b>	<b>211,138</b>	<b>211,138</b>	<b>211,138</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>222,757</b>	<b>222,757</b>	<b>222,473</b>	<b>284</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(4,443)	(4,459)	50,907	55,366
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(4,443)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(4,443)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (4,443)	\$ (4,459)	\$ 50,907	\$ 55,366
<b>FUND BALANCE, BEGINNING (OCT 1, 2013)</b>	<b>161,998</b>	<b>161,998</b>	<b>161,998</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 157,555</b>	<b>\$ 157,539</b>	<b>\$ 212,905</b>	

PINEY-Z  
Community Development District

**Supporting Schedules**

**July 31, 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
05/14/14	2,604	-	81	2,685	1,505	312	867
06/11/14	764	-	24	788	442	92	255
06/23/14	7,855	(1,432)	243	6,665	3,736	776	2,153
<b>TOTAL</b>	<b>\$ 656,930</b>	<b>\$ 26,352</b>	<b>\$ 20,317</b>	<b>\$ 703,600</b>	<b>\$ 394,414</b>	<b>\$ 81,881</b>	<b>\$ 227,306</b>
<b>% COLLECTED</b>				<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Cash and Investment Report**

**July 31, 2014**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>					
Operating Checking Account	BB&T	Business Checking	n/a	0.00%	\$149,410
Public Funds Money Market Account	Stonegate Bank	Money Market Account	n/a	0.40%	\$208,649
Operating Account - FUND A	SBA	Investment Pool	n/a	0.16%	\$347
Operating Account - FUND B (Restricted)	SBA	Investment Pool	n/a	0.00%	\$132
				<b>Subtotal</b>	<u>\$480</u>
<b>DEBT SERVICE FUNDS</b>					
Series 2002 Prepayment Account	US Bank	Government Obligation Fund	n/a	0.00%	\$299
Series 2002 Redemption Account	US Bank	Government Obligation Fund	n/a	0.00%	\$645
Series 2002 Reserve Account (1)	US Bank	US Bank Money Market	n/a	0.10%	\$15,750
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.05%	\$99,730
Series 2008 Prepayment Account (2)	US Bank	Government Obligation Fund	n/a	0.00%	\$54,490
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.05%	\$157,849
				<b>Total</b>	<u><u>\$687,302</u></u>

Note (1) Reserve requirement is 5% of the remaining bond balance - (\$315,000). The District opened a US Bank Money Market account to maintain the reserve requirement.

Note (2) Prepayment of debt on 85 units removed from the District under the Boundary amendment. Per the bond documents, the prepayment has to be held until the next interest payment which is November 1, 2014.

**Piney-Z CDD  
Bank Reconciliation**

Bank Account No. 2471  
Statement No. 07-14  
Statement Date 07/31/14

G/L Balance (\$)	149,410.19	Statement Balance	153,974.76
G/L Balance	149,410.19	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	149,410.19	Subtotal	153,974.76
Negative Adjustments	0.00	Outstanding Checks	4,564.57
	<hr/>	Total Differences	0.00
Ending G/L Balance	149,410.19	Ending Balance	149,410.19
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>
<b>Outstanding Checks</b>						
07/14/14	Payment	55510	JOHN M. O'NEIL	2,610.00	0.00	2,610.00
07/21/14	Payment	55536	JOHN M. O'NEIL	75.00	0.00	75.00
07/30/14	Payment	55543	DANIEL J. ROZOFSKY	349.33	0.00	349.33
07/30/14	Payment	55545	LUKE J. LILES	434.78	0.00	434.78
07/30/14	Payment	55547	EMMA K. FRANCIS	300.33	0.00	300.33
07/30/14	Payment	55548	MARIA E. ZEA	92.35	0.00	92.35
07/30/14	Payment	55551	BENJAMIN V. KILGORE	288.64	0.00	288.64
07/30/14	Payment	55555	JOSHUA L. CUSHING	149.15	0.00	149.15
07/30/14	Payment	55556	CHRISTIAN C. KOBES	257.14	0.00	257.14
07/30/14	Payment	55557	CORINTHIAN F. BARNES	7.85	0.00	7.85
Total Outstanding Checks . . . . .				4,564.57		



Piney-Z  
Community Development District

**Check Register by Fund**  
For the Period from 7/1/14 to 7/31/14  
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
<b>GENERAL FUND - 001</b>								
001	55504	07/14/14	ALAN COX AQUATICS, INC.	JULY 2014	Pool Management July 2014	ProfServ-Pool Maintenance	531034-57201	\$400.00
001	55505	07/14/14	CITY OF TALLAHASSEE	063014 85610	8234385610 Services from 5/29/14 - 6/26/14	Utility - General	543001-57201	\$1,225.76
001	55505	07/14/14	CITY OF TALLAHASSEE	063014 5610	5460485610 Services from 5/29/14 - 6/30/14	Utility - General	543001-57201	\$180.85
001	55506	07/14/14	CLOTHESLINE	67936	18 Lifeguard T-Shirts	Op Supplies - General	552001-57201	\$176.65
001	55506	07/14/14	CLOTHESLINE	67937	9 Staff T-Shirts	Op Supplies - General	552001-57201	\$93.05
001	55507	07/14/14	FEDEX	2-695-65090	Services thru 06/24/14	Postage and Freight	541006-51301	\$19.98
001	55508	07/14/14	INTERSTATE FIRE SYSTEMS	63385	Guardian Semi-Annual Fire Supp Sys Service	R&M-General	546001-57201	\$150.00
001	55509	07/14/14	JOHN HURST OUTDOOR SERVICES	2254	Mowing of Amenities July 2014	Contr-Landscape-Amenities Area	534053-53901	\$1,003.34
001	55510	07/14/14	JOHN M. O'NEIL	21933	Remove & Reinstall Bricks at Retaining Wall	R&M-General	546001-57201	\$210.00
001	55510	07/14/14	JOHN M. O'NEIL	21932	Repair Rear Lodge Garage Door	R&M-General	546001-57201	\$100.00
001	55510	07/14/14	JOHN M. O'NEIL	21893	Paint Ceilings & Repair Wallpape in Bath & Hallway	R&M-General	546001-57201	\$425.00
001	55510	07/14/14	JOHN M. O'NEIL	21929	GROUT work in Lodge Kitchen	R&M-General	546001-57201	\$125.00
001	55511	07/14/14	PAK MAIL 450	21928	Painting Lodge Interior	R&M-General	546001-57201	\$1,750.00
001	55512	07/14/14	PICKINWEE CORP	275181	Shipping Services 6/1/14 - 6/30/14	Postage and Freight	541006-57201	\$13.25
001	55512	07/14/14	PICKINWEE CORP	9782	Wheelbarrow & Hose Cart	R&M-General	546001-57201	\$114.98
001	55513	07/14/14	SAM'S CLUB	9785	Thermometer & Clock	R&M-General	546001-57201	\$34.99
001	55513	07/14/14	SAM'S CLUB	062714 96095	Mmbr/Batteries/Norton/Office Supplies	Misc-Contingency	549900-57201	\$45.00
001	55513	07/14/14	SAM'S CLUB	062714 96095	Mmbr/Batteries/Norton/Office Supplies	R&M-General	546001-57201	\$12.98
001	55513	07/14/14	SAM'S CLUB	062714 96095	Mmbr/Batteries/Norton/Office Supplies	R&M-General	546001-57201	\$79.98
001	55513	07/14/14	SAM'S CLUB	062714 96095	Mmbr/Batteries/Norton/Office Supplies	Office Supplies	551002-57201	\$29.34
001	55514	07/14/14	SMIFFEN & SPELLMAN, P.A.	12405	Mmbr/Batteries/Norton/Office Supplies	R&M-General	546001-57201	\$3,991.80
001	55515	07/14/14	SONITROL	235233	Legal Services thru June 2014	ProfServ-Legal Services	531023-51401	\$667.29
001	55534	07/21/14	CITY OF TALLAHASSEE	07112014	Qtrly Monitoring & Maint. 7/14 - 9/14	Contracts-Security Services	534037-57201	\$101.77
001	55535	07/21/14	FEDEX	2-709-97490	Utilities 6/13 - 7/11	Utility - General	543001-57201	\$10.40
001	55536	07/21/14	JOHN M. O'NEIL	21936	Shipping Charges 6/30	Postage and Freight	541006-51301	\$50.00
001	55536	07/21/14	JOHN M. O'NEIL	21937	Pool Shed Skirting	R&M-General	546001-57201	\$50.00
001	55537	07/21/14	LANCE ROGERS	06302014	Repair to Lodge Garage Door	R&M-General	546001-57201	\$25.00
001	55538	07/21/14	LANCE ROGERS	07142014	Mileage Reimb - June 2014	R&M-General	549900-57201	\$16.95
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Misc-Contingency	551002-57201	\$30.97
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Office Supplies	551002-57201	\$63.72
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Office Supplies	551002-57201	\$6.98
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Office Supplies	551002-57201	\$24.90
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Office Supplies	551002-57201	\$61.20
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Office Supplies	551002-57201	\$49.27
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Office Supplies	551002-57201	\$69.40
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Supplies - Beverage	552051-57201	\$333.23

Piney-Z  
Community Development District

**Check Register by Fund**  
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**(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	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	R&M-General	546001-57201	\$91.87
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Office Supplies	551002-57201	\$2.69
001	55538	07/21/14	LANCE ROGERS	07142014	Petty Cash Reimb for 5/9 - 7/7	Office Supplies	551002-57201	\$11.04
001	55539	07/21/14	PEDDIE CHEMICAL COMPANY	410025227	Pool Chemicals	Op Supplies - Pool Chemicals	552009-57201	\$49.31
001	55540	07/21/14	PICKINWEE CORP	9652	Light Bulbs 32W	R&M-General	546001-57201	\$23.98
001	55540	07/21/14	PICKINWEE CORP	9706	Sand Bag 15"x 27"	R&M-General	546001-57201	\$23.98
001	55540	07/21/14	PICKINWEE CORP	9725	Power Washer Hose	R&M-General	546001-57201	\$24.99
001	55540	07/21/14	PICKINWEE CORP	9717	Play Sand Quikrete	R&M-General	546001-57201	\$71.88
001	55540	07/21/14	PICKINWEE CORP	9723	Glass Cleaning Supplies	R&M-General	546001-57201	\$60.96
001	55541	07/21/14	STANLEY STEEMER	6500897	Bathroom Tile 6/17	R&M-General	546001-57201	\$231.20
001	55478	07/02/14	D. LANCE ROGERS	PAYROLL	July 02, 2014 Payroll Posting			\$1,645.78
001	55479	07/02/14	DANIEL J. ROZOFSKY	PAYROLL	July 02, 2014 Payroll Posting			\$251.33
001	55480	07/02/14	RICHARD B. STOWERS	PAYROLL	July 02, 2014 Payroll Posting			\$435.60
001	55481	07/02/14	LUKE J. LILES	PAYROLL	July 02, 2014 Payroll Posting			\$372.32
001	55482	07/02/14	EVAN V. FRANCIS	PAYROLL	July 02, 2014 Payroll Posting			\$51.02
001	55483	07/02/14	EMMA K. FRANCIS	PAYROLL	July 02, 2014 Payroll Posting			\$172.70
001	55484	07/02/14	MARIA E. ZEA	PAYROLL	July 02, 2014 Payroll Posting			\$180.08
001	55485	07/02/14	TAWNI S. O'NEILL	PAYROLL	July 02, 2014 Payroll Posting			\$149.61
001	55486	07/02/14	BRIANNA M. BRIGHT	PAYROLL	July 02, 2014 Payroll Posting			\$92.65
001	55487	07/02/14	BENJAMIN V. KILGORE	PAYROLL	July 02, 2014 Payroll Posting			\$461.08
001	55488	07/02/14	JOSHUA M. LILES	PAYROLL	July 02, 2014 Payroll Posting			\$398.34
001	55489	07/02/14	BRETT A. NIETO	PAYROLL	July 02, 2014 Payroll Posting			\$520.03
001	55490	07/02/14	JOSHUA L. CUSHING	PAYROLL	July 02, 2014 Payroll Posting			\$180.55
001	55491	07/02/14	CHRISTIAN C. KOBES	PAYROLL	July 02, 2014 Payroll Posting			\$222.15
001	55516	07/16/14	D. LANCE ROGERS	PAYROLL	July 16, 2014 Payroll Posting			\$1,615.47
001	55517	07/16/14	DANIEL J. ROZOFSKY	PAYROLL	July 16, 2014 Payroll Posting			\$47.10
001	55518	07/16/14	RICHARD B. STOWERS	PAYROLL	July 16, 2014 Payroll Posting			\$262.66
001	55519	07/16/14	LUKE J. LILES	PAYROLL	July 16, 2014 Payroll Posting			\$218.64
001	55520	07/16/14	EVAN V. FRANCIS	PAYROLL	July 16, 2014 Payroll Posting			\$267.64
001	55521	07/16/14	EMMA K. FRANCIS	PAYROLL	July 16, 2014 Payroll Posting			\$215.87
001	55522	07/16/14	TAWNI S. O'NEILL	PAYROLL	July 16, 2014 Payroll Posting			\$393.41
001	55523	07/16/14	BRIANNA M. BRIGHT	PAYROLL	July 16, 2014 Payroll Posting			\$78.50
001	55524	07/16/14	BENJAMIN V. KILGORE	PAYROLL	July 16, 2014 Payroll Posting			\$671.47
001	55525	07/16/14	JOSHUA M. LILES	PAYROLL	July 16, 2014 Payroll Posting			\$251.33
001	55526	07/16/14	BRETT A. NIETO	PAYROLL	July 16, 2014 Payroll Posting			\$230.33
001	55527	07/16/14	JOSHUA L. CUSHING	PAYROLL	July 16, 2014 Payroll Posting			\$505.09

Prepared by:  
Severn Trent Management Services

Report Date 9/3/2014

Piney-Z  
Community Development District

**Check Register by Fund**  
**For the Period from 7/1/14 to 7/31/14**  
**(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	55528	07/16/14	CHRISTIAN C. KOBES	PAYROLL	July 16, 2014 Payroll Posting			\$222.15
001	55529	07/18/14	JAN M. BRIDGES	PAYROLL	July 18, 2014 Payroll Posting			\$184.70
001	55530	07/18/14	RICHARD A. KESSLER, JR.	PAYROLL	July 18, 2014 Payroll Posting			\$184.70
001	55531	07/18/14	MICHAEL D. LEE	PAYROLL	July 18, 2014 Payroll Posting			\$184.70
001	55532	07/18/14	CHERYL M. HUDSON	PAYROLL	July 18, 2014 Payroll Posting			\$174.07
001	55533	07/18/14	JOSEPH W. DIDIER	PAYROLL	July 18, 2014 Payroll Posting			\$184.70
001	55542	07/30/14	D. LANCE ROGERS	PAYROLL	July 30, 2014 Payroll Posting			\$1,615.46
001	55543	07/30/14	DANIEL J. ROZOFKY	PAYROLL	July 30, 2014 Payroll Posting			\$349.33
001	55544	07/30/14	RICHARD B. STOWERS	PAYROLL	July 30, 2014 Payroll Posting			\$233.84
001	55545	07/30/14	LUKE J. LILES	PAYROLL	July 30, 2014 Payroll Posting			\$434.78
001	55546	07/30/14	EVAN V. FRANCIS	PAYROLL	July 30, 2014 Payroll Posting			\$260.64
001	55547	07/30/14	EMMA K. FRANCIS	PAYROLL	July 30, 2014 Payroll Posting			\$300.33
001	55548	07/30/14	MARIA E. ZEA	PAYROLL	July 30, 2014 Payroll Posting			\$92.35
001	55549	07/30/14	TAWNI S. O'NEILL	PAYROLL	July 30, 2014 Payroll Posting			\$448.82
001	55550	07/30/14	BRIANNA M. BRIGHT	PAYROLL	July 30, 2014 Payroll Posting			\$62.79
001	55551	07/30/14	BENJAMIN V. KILGORE	PAYROLL	July 30, 2014 Payroll Posting			\$288.64
001	55552	07/30/14	JOSHUA M. LILES	PAYROLL	July 30, 2014 Payroll Posting			\$328.34
001	55553	07/30/14	BRETT A. NIETO	PAYROLL	July 30, 2014 Payroll Posting			\$237.34
001	55555	07/30/14	JOSHUA L. CUSHING	PAYROLL	July 30, 2014 Payroll Posting			\$149.15
001	55556	07/30/14	CHRISTIAN C. KOBES	PAYROLL	July 30, 2014 Payroll Posting			\$257.14
001	55557	07/30/14	CORINTHIAN F. BARNES	PAYROLL	July 30, 2014 Payroll Posting			\$7.85
<b>Fund Total</b>								<b>\$28,377.50</b>

<b>Total Checks Paid</b>	<b>\$28,377.50</b>
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## **Seventh Order of Business**

**DRAFT**  
**Notice of Meetings**  
**Piney-Z Community Development District**

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Piney-Z Community Development District will hold its meetings for Fiscal Year 2015 at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida at 6:30 p.m. on the second Monday of every month as follows except as noted:

October 13, 2014  
November 10, 2014  
December 8, 2014 Workshop  
January 12, 2015  
February 9, 2015  
March 9, 2015  
April 13, 2015 Budget Workshop 3:30 p.m.- 5:30 p.m.  
April 13, 2015 Regular Meeting  
May 11, 2015  
June 8, 2015  
July 13, 2015  
August 10, 2015  
September 14, 2015

There may be occasions when one or more Supervisors will participate by telephone. Meetings may be continued to a date, time and place certain, which will be announced at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Severn Trent Services at (954) 753-5841. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two business (2) days prior to the date of any hearing or meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at a meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The Piney-Z Homeowners Association will hold meetings at which two or more Supervisors of the Piney-Z Community Development District Board may be in attendance, at the Piney-Z Lodge, 950 Piney-Z Plantation Road, Tallahassee, FL at 6:30 p.m. on:

October	, 2014
December	, 2014
February	, 2015
April	, 2015
June	, 2015
July	, 2015
August	, 2015

Janice Eggleton Davis  
District Manager

## **Eighth Order of Business**

**Piney-Z Community Development District  
Property Manager's Report  
September 8, 2014**

**Facility / Amenities Use:** As of this writing the events, activities and meetings that took place or were scheduled to take place at the CDD Amenities between August 11 (last regular CDD Meeting) and September 8 are as follows:

3 Resident parties or function

7 Zumba Classes

1 HOA Meeting

1 HOA Community Event, Dinner, Bounce houses for children, Face Painting and a Football Game Watching Party

1 Primary Election Day

Several tours for new residents, potential residents, etc.

**Piney-Z CDD Amenities**

(Fitness Center, Lodge, Pavilion, Rosemary White Playground and Gazebo Park, and Swimming Pool and Aquatics)

**Fitness Center:** Regular custodial duties were performed by staff several times per week. Fitness Pro performed regular monthly preventative maintenance. A weight station (pulley cable stacked weights) had to be repaired. A treadmill was fixed. The belt and deck had to be replaced.

**Lodge / Garage:** Regular maintenance was performed by staff several times per week. All parties, functions, meetings and Zumba classes were properly accommodated.

**Pavilion:** Regular weekly maintenance was performed by staff including restrooms and trash cans.

**Rosemary White Playground and Gazebo Park:** Regular weekly maintenance was performed by staff. The area was checked for hazards and the bags changed in the trash cans regularly. John Hurst Outdoor Services sprayed to kill weeds and unwanted growth in path areas.

**Swimming Pool and Aquatics:** The canopy / gazebo structure at the Lifeguard Station will likely need to be replaced in the off season. The canvas top has worn out and shredded. It is removed. At the very least a new canvas top would need to be ordered or take the structure down and purchase and assemble a new one in the off season. To replace it would likely cost \$300 - \$800.

Or the Board could consider having a contractor build a more substantial and durable gazebo out of wood with a shingle roof to serve as the lifeguard station. If it was big

enough it could cover the sign-in table also. A gazebo like that would likely cost several thousand dollars but would last longer.

### **Lightning Strike Near Playground**

On Wednesday afternoon August 13, while I was in my office doing Piney-Z work, a bad lightning and thunder storm passed over Piney-Z in the late afternoon. The power went on and off in the building.

At one point there were two tremendously loud bangs when lightning impacted something nearby. The strike was so loud that even as I sat in my office it was startling. I waited before going outside since it didn't seem safe at all to venture out.

When I did go outside I smelled smoke. I looked at the roof of the Lodge. I looked in the attic. I was relieved the lightening did not hit the Lodge. I became concerned where it did hit and if it might have hit a residents home. I started walking around the grounds and I saw in the distance, roughly 200 feet behind the Playground, smoke and a ground fire. Leaves were burning with a flame about 2-3 inches high. A path about 10 feet long had burned as it made its way from the base of a very tall pine tree and a smaller tree growing up against it.

I decided immediately, to be completely safe, I would call for firemen to come out. I called 911 and they dispatched a fire truck that arrived in a few short minutes. The three firemen had canisters of water and sprayed out the fire and the area that had been burnt. They also raked and shoveled the area to make sure it was completely taken care of and no possibility of it flaming back up.

As the firemen were on the way I called Pati Lytle, President of the HOA, since the two trees appeared to be on HOA land. She immediately came up to see what had happened when the two trees were struck.

### **Property Manager's Log of Payments from Amenity Rentals**

<b>Date sent to Severn Trent</b>	<b>PZ Renter Host / Name on Check</b>	<b>Check Number Type of fee / Amenity Area</b>	<b>Date of Event</b>	<b>Fees / Totals</b>
8/20/14	Shamere P. Reddick / Waymond Jones Resident	894 Base Fee Lodge	8/23/14	\$150.00
8/20/14	Shamere P. Reddick / Waymond Jones Resident	895 Rental Fee Lodge	8/23/14	\$100.00
8/20/14	Maurice D. Eddington	266 Base plus extra hour Lodge	8/31/14	\$175.00
8/20/14	Leanne Jinks / Marilyn Coughlin Resident	Money Order R204839368503 Wedding Related fees and extra hours	10/25/14	\$250.00



8/20/14 Leanne Jinks / Marilyn Coughlin Money Order R204839368514 10/25/14 \$200.00  
Resident Wedding Related fees  
(Both of the above wedding related will be in the Lodge)  
**Total \$875.00**

8/26/14 Leanne Jinks / Marilyn Coughlin Wedding Related fees 10/25/14 \$100.00  
Money Order R204839368998  
**Total \$100.00**

Total sent to Severn Trent Management 8/20/14 ..... \$875.00

Total sent to Severn Trent Management 8/26/14 ..... \$100.00

**Total sent August 20 and August 26 ..... \$975.00**