

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

MARCH 10, 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

March 3, 2014

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, March 10, 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.

1. Roll Call
2. Pledge of Allegiance
3. Discussion of Capital Projects
4. Pool Discussion
5. Audience Comments
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 January 27, 2014 Special Meeting and February 10, 2014 Regular Meeting
5. Acceptance of the January 2014 Financial Statements and Approval of the Check Register and Invoices
6. Attorney's Report
 - A. Consideration of Draft Settlement Agreement
 - B. Discussion of Petition for Boundary Amendment
7. Manager's Report
 - A. Acceptance of Fiscal Year 2013 Audit Report by Berger, Toombs, et al.
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
10. Adjournment

Enclosed under the fourth order of business for your review are the minutes of the January 27, 2014 special meeting and February 10, 2014 meeting.

Piney-Z CDD
March 3, 2014
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The fifth order of business is acceptance of the January 2014 financials statements and approval of the check register and invoices.

Under the sixth order of business is discussion of the draft Settlement Agreement and a copy of the petition to amend the District boundary filed by Piney-Z Land Company.

Enclosed under the Manager's Report is the acceptance of the independent auditor's report prepared by Berger, Toombs, Elam, Frank and Gaines for fiscal year ended September 30, 2013. A copy is enclosed separately for your review.

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.

Sincerely,



Janice Eggleton Davis/ms
District Manager

cc: Maureen Daughton
Brett Sealy

Bob Reid
Claudia Vaccaro

Lance Rogers
Michael Eckert

Fourth Order of Business

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

A special meeting of the Board of Supervisors of the Piney-Z Community Development District was held on Monday, January 27, 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
Cheryl Hudson	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager/Secretary
Maureen Daughton	District Counsel
Lance Rogers	Property Manager
Michael Eckert	Hopping Green & Sams
Residents	

The following is a summary of the discussions and actions taken at January 27, 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 Didier.

- Mr. Lee outlined the agenda for tonight's meeting.
- Ms. Daughton provided a synopsis of the issue before the Board.

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Bill McNulty, Eagle View Drive, addressed Mr. Kessler's letter to the residents noting he feels polling the residents is a good idea. He is in support of the amenities continuing after 2019.
- Mr. Lee reiterated this is a special meeting only to address the Phase 9 issue before the Board.

FOURTH ORDER OF BUSINESS

**Consideration of the Proposed
Phase 9 Boundary Amendment
and Negotiation of Phase 9
Operations and Maintenance
Obligations**

- Mr. Bridges outlined the informal negotiations with Piney-Z Land Company on their request to amend the District boundary. Discussion followed.
- Ms. Hudson noted Piney-Z Land Company will be paying their portion of the bond; it is not part of this negotiation.
- Mr. Didier reviewed a handout he distributed. Discussion followed.
- Mr. Kessler addressed his concerns with the extraction.
- Mr. Eckert addressed the Piney-Z Land Company request for the boundary amendment and proposal.
- Resident comments and questions followed from Claudia Vaccaro, Ben Alonzo, David Wiszneaukus, Pati Lytle, Johnny Devine, Bill McNulty, and Cathy McCarty. Discussion followed.

The record will reflect the Board took a brief recess.

- Resident comments and questions continued from Ben Alonzo, Claudia Vaccaro.

Mr. Bridges MOVED to approve extraction and accept \$139,686.96 from the Piney-Z Land Company which equates to 100% for 2015, 100% for 2016, 100% for 2017, 25% for 2018 and 25% for 2019; the motion failed for lack of a second.

- Mr. Didier requested the language regarding the HOA and Phase 12 be removed from the proposal.
- Discussion followed on the CDD requesting a change of the Ordinance and the Inter-local Agreement from the city.
- Mr. Eckert addressed the offer made by Piney-Z Land Company
 - The offer is \$129,000.
 - He needs some indication of a number from the Board to provide to his client.

- They can change the language regarding Phase 12.
- Discussion followed on what the Board feels would be appropriate compensation.

On MOTION by Mr. Lee seconded by Ms. Hudson to provide Board support for the Boundary Amendment for \$160,000, with a discount amount of \$150,000 if paid in a lump sum within 45 days of approval the Boundary Amendment and extension of the CDD; removal of language regarding the HOA and Phase 12; Mr. Zins will provide his support for the amendment of the Ordinance and most of the submitted conditions 1-9 on the settlement negotiations was approved with votes as follows:

Jan Bridges - Aye

Richard Kessler – Nay

Cheryl Hudson - Aye

Joe Didier - Aye

Michael Lee - Aye

The record will reflect the Board took a brief recess.

- Mr. Eckert reported that he spoke with his client during the recess and the amount requested is a no. They will consider \$139,000 if there is a discount, noting he does not agree with the term discount.
- Discussion followed.

Mr. Kessler MOVED all Supervisors to decline Supervisors Pay for this meeting and Ms. Hudson seconded the motion.

Mr. Kessler withdrew the motion.

FIFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Janice Eggleton Davis
Secretary

Michael Lee
Chairman

**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, February 10, 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
Cheryl Hudson	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 February 10, 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 Hudson.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the
January 13, 2014 Meeting**

On MOTION by Mr. Kessler seconded by Ms. Hudson, the January 13, 2014 meeting minutes were approved with votes as follows:

Jan Bridges - Aye

Richard Kessler – Aye

Cheryl Hudson - Aye

Joe Didier - Aye

Michael Lee - Aye

FIFTH ORDER OF BUSINESS

Acceptance of the December 2013 Financial Statements and Approval of the Check Register and Invoices

On MOTION by Mr. Kessler seconded by Ms. Hudson, to accept the December 2013 Financial Statements and approve of the check register and invoices was approved as amended with votes as follows:

Jan Bridges - Aye

Richard Kessler – Aye

Cheryl Hudson - Aye

Joe Didier - Aye

Michael Lee - Aye

SIXTH ORDER OF BUSINESS

Attorney's Report

- Ms. Daughton provided an update on Piney-Z Land Company's request for the boundary amendment.
 - Mr. Eckert was directed by his client, Piney-Z Land Company, to move forward with the city for the boundary amendment.
 - They have indicated if the CDD Board wants to put together another offer, it will be considered.
- Mr. Bridges reported on his conversations with Mr. Zins.
- Discussion followed on boundary amendments and O&M assessments.

SEVENTH ORDER OF BUSINESS

Manager's Report

- Ms. Davis reported the first draft of the FY 2013 audit has been received and is being reviewed by Ms. Daughton and staff.
- Ms. Davis reported the District does not have flood insurance. At the Board's direction, they will submit an application to the NFIP (National

Flood Insurance Program) for coverage.

EIGHTH 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 reviewed the Property Manager's Report.
 - Discussion followed on the key fob change out.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bridges MOVED to offer a proposal to the Piney-Z Land Company in which the CDD will adopt a resolution supporting the removal of Phase 9 from the CDD and at the same time Piney-Z Land Company will support the CDDs request to the City of Tallahassee to extend beyond 2019 through amendment of the originating Ordinance and Interlocal Agreement; Piney-Z Land Company would continue to pay all assessments due for Phase 12, Piney-Z Land Company will provide the following financial contributions for the CDD - \$39,910.90 for 2015, 2016 and 2017, \$9,977.13 for 2018 and \$9,977.14 for 2019 for a total of \$139,686.96; in alternative to the installments, Piney-Z Land Company is entitled to a 15% discount for an amount paid in full within 45 days of the boundary amendment approval. This discounted payment is \$118,733.92. Other conditions are: the cost to petition to amend the boundaries are borne by the petitioner; execution of the document by the Piney-Z Land Company on behalf of property within the CDD that supports the extension of the CDD beyond 2019 and waives any challenge; Piney-Z Land Company and the CDD's request be considered concurrently; prepay to an interest bearing account debt assessments on Phase 9 prior to the boundary amendment being filed; no owner in Phase 9 can use the amenities without user fees; the CDD has no obligation to pay infrastructure in Phase 9; Piney-Z Land Company agrees to keep Phase 12 in the CDD and pay the assessments yearly to the CDD; Piney-Z Land Company for Phase 9 and Phase 12 waives any challenge for denial of amenity pass requests; Phase 9 residents will not run for CDD office or participate in CDD except to the extent any member of the public can and Ms. Hudson seconded the motion.

- Discussion followed on the motion.
- Mr. Didier outlined a handout he provided.

- Discussion followed on the motion and proposal to Piney-Z Land Company.
- Mr. Didier suggested a friendly amendment to the motion of three years of equal payments and no discount.
- Mr. Kessler provided and read a portion of a letter he received from a resident.
- Discussion returned to the motion.
- Audience comments were provided by Ms. Lytle, Mr. Brian Rehwinkel, and Mr. Ron Lauver.
- Discussion returned to the motion and the friendly amendment and Mr. Bridges declined.

On VOICE vote the prior motion was approved with votes as follows:

Jan Bridges - Aye

Richard Kessler – Nay

Cheryl Hudson - Aye

Joe Didier - Nay

Michael Lee - Aye

The record will reflect the Board took a brief recess.

- A. Discuss Possibly Scheduling Next Two (2) Workshops (Supervisor Didier)**
 - March 10 Workshop 3:30 to 5:30 p.m.
 - Part 1 - Capital Projects
 - Part 2 - Pool
 - April 14 Workshop 3:30 to 5:30 p.m.
 - Budget and Cost Savings
- B. CDD Extension Beyond 2019 and Phase 9 Negotiation Discussion (Supervisor Didier)**
- C. 2014 Cost Saving Measures (Supervisor Didier)**
 - Will be addressed at April workshop.

D. 2014 Project Priorities and Board Goals (Supervisor Didier)

- Ms. Daughton and Mr. Bridges were directed to communicate the proposal to Piney-Z Land Company.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Janice Eggleton Davis
Secretary

Michael Lee
Chairman

Fifth Order of Business

PINEY-Z
Community Development District

Financial Report
January 31, 2014

Prepared by



PINEY-Z

Community Development District

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Piney-Z
Community Development District

Financial Statements

(Unaudited)

January 31, 2014

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Janice Davis, District Manager / Stephen Bloom, Assistant Treasurer
DATE: March 10, 2014
SUBJECT: Piney-Z CDD – January Financial Report

Please find enclosed the January 2014 financials for Piney-Z CDD. At this point in the fiscal year (through January), expenditures should be at approximately 33% 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.
- 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 the Health plan premium of the property manager.

Liabilities

- At the end of January 2014, some expenditures were accrued because invoices were not received by the end of the cut off time in preparing the financials.

General Fund

The total revenues for the General Fund are at approximately 93% of the annual budget.

- The YTD Non-Ad Valorem assessments collections are at approximately 94% compared to 94% last year at the same time.
- Amenity revenues are on target.

Total Expenditures through January 2014 were at 94% of the YTD budget and 29% of the annual budget with the following notes for the fiscal year:

- Legal expenditures are as of January and are over budget due to primarily boundary amendment matter, and the work to amend the Interlocal agreement with the City.

Debt Service Funds

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

Other Updates

The audit was completed in February. The District opened a new checking account with BB&T is paying all operating expenses. The Wells Fargo checking will be closed as soon as all checks are cleared.

Balance Sheet
January 31, 2014

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 159,572	\$ -	\$ -	\$ 159,572
Investments:				
Money Market Account	273,871	-	-	273,871
SBA Account	2,895	-	-	2,895
SBA Account - Restricted	479	-	-	479
Redemption Fund	-	645	-	645
Revenue Fund	-	160,738	338,662	499,400
FMV Adjustment	84	-	-	84
Prepaid Items	2,153	-	-	2,153
TOTAL ASSETS	\$ 439,054	\$ 161,383	\$ 338,662	\$ 939,099
LIABILITIES				
Accounts Payable	\$ 18,401	\$ -	\$ 1,000	\$ 19,401
TOTAL LIABILITIES	18,401	-	1,000	19,401
FUND BALANCES				
Nonspendable:				
Prepaid Items	2,153	-	-	2,153
Restricted for:				
Debt Service	-	161,383	337,662	499,045
Debt Service	18,500	-	-	18,500
Assigned to:				
Operating Reserves	97,361	-	-	97,361
Reserves - CDD Amenity	52,805	-	-	52,805
Unassigned:	249,834	-	-	249,834
TOTAL FUND BALANCES	\$ 420,653	\$ 161,383	\$ 337,662	\$ 919,698
TOTAL LIABILITIES & FUND BALANCES	\$ 439,054	\$ 161,383	\$ 338,662	\$ 939,099

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 550	\$ 184	\$ 134	\$ (50)
Special Assmnts- Tax Collector	394,411	197,205	372,675	175,470
Special Assmnts- Discounts	(15,776)	(7,887)	(15,436)	(7,549)
Settlements	-	-	3,122	3,122
Pavilion Rental	900	300	-	(300)
Lodge Rental	10,500	3,500	4,645	1,145
Pool Rental	600	-	-	-
TOTAL REVENUES	391,185	193,302	365,140	171,838
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,000	4,000	3,400	600
FICA Taxes	842	306	260	46
ProfServ-Engineering	500	167	-	167
ProfServ-Legal Services	35,000	11,668	18,666	(6,998)
ProfServ-Mgmt Consulting Serv	54,275	18,092	18,092	-
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,500	-	-	-
Communication - Telephone	240	80	1	79
Postage and Freight	2,000	668	303	365
Insurance - General Liability	10,954	5,478	3,754	1,724
Printing and Binding	2,500	832	655	177
Legal Advertising	1,500	750	906	(156)
Miscellaneous Services	1,200	400	276	124
Misc-Assessmnt Collection Cost	11,832	5,916	10,717	(4,801)
Misc-Contingency	2,000	668	-	668
Office Supplies	500	168	149	19
Annual District Filing Fee	175	175	175	-
Total Administration	142,655	54,005	61,991	(7,986)
Field				
Contr-Landscape-Amenities Area	12,040	4,013	4,013	-
Misc-Contingency	8,500	2,832	96	2,736
Total Field	20,540	6,845	4,109	2,736

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 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	29,000	24,737	4,263
FICA Taxes	9,027	2,219	1,927	292
Pension Benefits	2,250	2,250	2,250	-
Life and Health Insurance	11,772	3,924	3,924	-
Workers' Compensation	4,884	2,442	2,460	(18)
ProfServ-Pool Maintenance	4,800	1,600	1,600	-
Contracts-Security Services	2,504	1,252	1,289	(37)
Communication - Teleph - Field	2,280	760	652	108
Postage and Freight	900	300	159	141
Utility - General	28,000	9,332	5,025	4,307
Utility - Other	3,000	1,000	763	237
R&M-General	14,100	4,700	6,890	(2,190)
R&M-Equipment	2,300	768	911	(143)
R&M-Pest Control	790	264	290	(26)
R&M-Pools	5,500	1,832	15	1,817
Misc-Contingency	6,000	2,000	4,199	(2,199)
Office Supplies	3,000	1,000	3,748	(2,748)
Op Supplies - Pool Chemicals	5,000	1,668	652	1,016
Capital Outlay	25,000	8,332	-	8,332
Total Parks and Recreation - General	249,107	74,643	61,491	13,152
Reserves				
Reserve - CDD Amenity	32,805	-	-	-
Total Reserves	32,805	-	-	-
TOTAL EXPENDITURES & RESERVES	445,107	135,493	127,591	7,902
Excess (deficiency) of revenues				
Over (under) expenditures	(53,922)	57,809	237,549	179,740
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)	\$ 57,809	\$ 237,549	\$ 179,740
FUND BALANCE, BEGINNING (OCT 1, 2013)	183,104	183,104	183,104	
FUND BALANCE, ENDING	\$ 129,182	\$ 240,913	\$ 420,653	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 50	\$ 16	\$ 15	\$ (1)
Special Assmnts- Tax Collector	81,881	40,941	77,368	36,427
Special Assmnts- Discounts	(3,275)	(1,638)	(3,204)	(1,566)
TOTAL REVENUES	78,656	39,319	74,179	34,860
EXPENDITURES				
Administration				
ProfServ-Trustee	2,700	-	-	-
Misc-Assessmnt Collection Cost	2,456	1,227	2,225	(998)
Total Administration	5,156	1,227	2,225	(998)
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	10,477	11,475	(998)
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,842	62,704	33,862
Net change in fund balance	\$ -	\$ 28,842	\$ 62,704	\$ 33,862
FUND BALANCE, BEGINNING (OCT 1, 2013)	98,679	98,679	98,679	
FUND BALANCE, ENDING	\$ 98,679	\$ 127,521	\$ 161,383	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2014

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 100	\$ 36	\$ 27	\$ (9)
Special Assmnts- Tax Collector	227,306	113,652	214,778	101,126
Special Assmnts- Discounts	(9,092)	(4,545)	(8,896)	(4,351)
TOTAL REVENUES	218,314	109,143	205,909	96,766
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	1,000	-	1,000	(1,000)
ProfServ-Trustee	3,800	-	-	-
Misc-Assessmnt Collection Cost	6,819	3,411	6,176	(2,765)
Total Administration	11,619	3,411	7,176	(3,765)
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	26,480	30,245	(3,765)
Excess (deficiency) of revenues Over (under) expenditures	(4,443)	82,663	175,664	93,001
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)	\$ 82,663	\$ 175,664	\$ 93,001
FUND BALANCE, BEGINNING (OCT 1, 2013)	161,998	161,998	161,998	
FUND BALANCE, ENDING	\$ 157,555	\$ 244,661	\$ 337,662	

PINEY-Z
Community Development District

Supporting Schedules

January 31, 2014

Community Development District

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

					Allocation by Fund			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	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	
TOTAL	\$ 618,165	\$ 27,536	\$ 19,119	\$ 664,820	\$ 372,675	\$ 77,368	\$ 214,778	
% COLLECTED					94%	94%	94%	94%

Community Development District

Cash and Investment Report

January 31, 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%	\$95,000
Operating Checking Account	Wells Fargo	Government Advantage Interest	n/a	0.10%	\$46,072
- Restricted for DS Reserve requirement (1)	Wells Fargo	Government Advantage Interest	n/a	0.10%	\$18,500
				Subtotal	\$159,572
Public Funds Money Market Account	Florida Shores Bank SW	Money Market Account	n/a	0.45%	\$273,871
Operating Account - FUND A	SBA	Investment Pool	n/a	0.18%	\$2,895
Operating Account - FUND B (Restricted)	SBA	Investment Pool	n/a	0.00%	\$479
				Subtotal	\$3,374
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%	\$160,738
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.05%	\$338,662
				Total	\$936,863

Note (1) Reserve requirement is 5% of the remaining bond balance - (\$370,000)

Piney-Z CDD
Bank Reconciliation

Bank Account No. 6166
Statement No. 01-14
Statement Date 01/31/14

G/L Balance (\$)	64,572.14	Statement Balance	364,460.04
G/L Balance	64,572.14	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	364,460.04
Subtotal	64,572.14	Outstanding Checks	299,887.90
Negative Adjustments	0.00	Total Differences	0.00
Ending G/L Balance	64,572.14	Ending Balance	64,572.14
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						
08/26/13	Payment	55004	CHERYL M. HUDSON	173.87	0.00	173.87
01/02/14	Payment	55184	COMCAST	190.86	0.00	190.86
01/15/14	Payment	55201	ALAN COX AQUATICS, INC.	400.00	0.00	400.00
01/24/14	Payment	55213	CHERYL M. HUDSON	174.07	0.00	174.07
01/29/14	Payment	55217	MARIA E. ZEA	161.61	0.00	161.61
01/29/14	Payment	55218	TAWNIE S. O'NEILL	432.19	0.00	432.19
01/30/14	Payment	55219	JAN M. BRIDGES	184.70	0.00	184.70
01/30/14	Payment	55220	MICHAEL D. LEE	184.70	0.00	184.70
01/31/14	Payment	55221	CAPITAL HEALTH PLAN	980.97	0.00	980.97
01/31/14	Payment	55222	CITY OF TALLAHASSEE	102.58	0.00	102.58
01/31/14	Payment	55223	COMCAST	190.97	0.00	190.97
01/31/14	Payment	55224	FEDEX	19.90	0.00	19.90
01/31/14	Payment	55225	FITNESS PRO	211.00	0.00	211.00
01/31/14	Payment	55226	FRASER ELECTRIC INC.	1,278.10	0.00	1,278.10
01/31/14	Payment	55227	MARPAN SUPPLY CO., INC.	26.00	0.00	26.00
01/31/14	Payment	55229	SIGNS NOW	121.50	0.00	121.50
01/31/14	Payment	55230	VERIZON WIRELESS	54.88	0.00	54.88
01/31/14	Payment	55231	PINEY Z CDD	95,000.00	0.00	95,000.00
01/31/14	Payment	55232	PINEY Z CDD	200,000.00	0.00	200,000.00
Total Outstanding Checks				299,887.90		

Piney-Z
Community Development District

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

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
GENERAL FUND - 001								
001	55184	01/02/14	COMCAST	121413-234005015	Cable Service 12/25/13-1/24/14	Utility - Other	543004-57201	\$190.85
001	55185	01/02/14	FEDEX	2-506-35277	Services Through 12/24/13	Postage and Freight	541006-51301	\$9.64
001	55186	01/02/14	MARPAN SUPPLY CO., INC.	1285640	Container Rental 1/14	R&M-General	546001-57201	\$26.00
001	55187	01/08/14	CITY OF TALLAHASSEE	010214-485610	Services 11/26-12/27/13	Utility - General	543001-57201	\$86.53
001	55187	01/08/14	CITY OF TALLAHASSEE	123013-385610	Services 11/26-12/27/13	Utility - General	543001-57201	\$1,039.40
001	55188	01/08/14	FITNESS PRO	5523	1 Case Gym Wipes - install 1roll	R&M-Equipment	546022-57201	\$144.84
001	55189	01/08/14	JOHN HURST OUTDOOR SERVICES	2204	Mowing of Amenities January 2014	Contr-Landscape-Amenities Area	534053-53901	\$1,003.34
001	55190	01/08/14	PAK MAIL 450	010214	UPS Services December 2013	Postage and Freight	541006-57201	\$34.44
001	55191	01/08/14	PICKINWEE CORP	8955	20 Tag Key W/Split Ring	R&M-General	546001-57201	\$39.80
001	55192	01/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2071236	December 2013 Mgmt Fees/Reimbursements	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,522.92
001	55192	01/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2071236	December 2013 Mgmt Fees/Reimbursements	Postage and Freight	541006-51301	\$14.02
001	55192	01/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2071236	December 2013 Mgmt Fees/Reimbursements	Printing and Binding	547001-51301	\$105.50
001	55192	01/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2071236	December 2013 Mgmt Fees/Reimbursements	Office Supplies	551002-51301	\$49.50
001	55192	01/08/14	SEVERN TRENT ENVIRONMENTAL	STES 2071237	Assessment Roll Services	ProfServ-Special Assessment	531038-51301	\$4,637.00
001	55193	01/08/14	SNIFFEN & SPELLMAN, P.A.	11565	Legal Services through December 2013	ProfServ-Legal Services	531023-51401	\$2,722.50
001	55194	01/08/14	SONITROL	225028	Qrtly Monitoring/Maintenance 1/1-3/31/14	Contracts-Security Services	534037-57201	\$644.73
001	55201	01/15/14	ALAN COX AQUATICS, INC.	010114	Pool Maintenance/Mgmt January 2014	ProfServ-Pool Maintenance	531034-57201	\$400.00
001	55202	01/15/14	BRIAN PESCHL	11542	Pest Control Jan, Feb, Mar 2014	R&M-Pest Control	546070-57201	\$145.00
001	55203	01/15/14	FEDEX	2-519-38484	Services 1/7/14	Postage and Freight	541006-51301	\$9.64
001	55204	01/15/14	FITNESS PRO	5242	Preventive Maint 11/6/13	R&M-Equipment	546022-57201	\$100.00
001	55205	01/15/14	LANCE ROGERS	112313	Mileage Reimbursement 10/26-11/23/13	Misc-Contingency	549900-52701	\$30.71
001	55205	01/15/14	LANCE ROGERS	123113	Mileage Reimbursement 11/24-12/31/13	Misc-Contingency	549900-57201	\$16.47
001	55206	01/15/14	METAL BUILDING SERVICES INC	009848	Repair Pavillion	Misc-Contingency	549900-57201	\$4,121.56
001	55207	01/15/14	MY OFFICE PRODUCTS	OE-1946646-1	Storage Cabinet, Towels	Office Supplies	551002-57201	\$1,423.14
001	55221	01/31/14	CAPITAL HEALTH PLAN	030114	ARAC00014724 Daryl L Rogers 3/2014	Prepaid Items	155000	\$980.97
001	55222	01/31/14	CITY OF TALLAHASSEE	011014-485610	Electric Service 12/12/13-1/10/14	Utility - General	543001-57201	\$102.58
001	55223	01/31/14	COMCAST	011414	Cable Service 1/25-2/24/14	Utility - Other	543004-57201	\$190.97
001	55224	01/31/14	FEDEX	2-533-72537	Services Through 1/21/14	Postage and Freight	541006-51301	\$19.90
001	55225	01/31/14	FITNESS PRO	5697	Parts and repairs Apollo 450 multi-gym	R&M-Equipment	546022-57201	\$111.00
001	55225	01/31/14	FITNESS PRO	5698	Preventive Maintenance January 2014	R&M-Equipment	546022-57201	\$100.00
001	55226	01/31/14	FRASER ELECTRIC INC.	17782	Install Light / replace lamps	R&M-General	546001-57201	\$658.90
001	55226	01/31/14	FRASER ELECTRIC INC.	17783	Repair lighting front entrance	R&M-General	546001-57201	\$619.20
001	55227	01/31/14	MARPAN SUPPLY CO., INC.	1289341	Container Rental February 2014	R&M-General	546001-57201	\$26.00
001	55229	01/31/14	SIGNS NOW	21695	6 yard signs and stakes	R&M-General	546001-57201	\$121.50
001	55230	01/31/14	VERIZON WIRELESS	9718241197	Services 1/13-2/12/14	Communication - Teleph - Field	541005-57201	\$54.88
001	55231	01/31/14	PINEY Z CDD	012214	Tsfr to new checking BB&T	Due From Other Funds	131000	\$95,000.00
001	55232	01/31/14	PINEY Z CDD	012214A	Deposit Florida Shores SW....5680	Due From Other Funds	131000	\$200,000.00

Piney-Z
Community Development District

Check Register by Fund
For the Period from 1/1/14 to 1/31/14
(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	55197	01/15/14	D. LANCE ROGERS	PAYROLL	January 15, 2014 Payroll Posting			\$1,645.77
001	55198	01/15/14	RICHARD B. STOWERS	PAYROLL	January 15, 2014 Payroll Posting			\$332.66
001	55199	01/15/14	MARIA E. ZEA	PAYROLL	January 15, 2014 Payroll Posting			\$166.23
001	55200	01/15/14	TAWNI S. O'NEILL	PAYROLL	January 15, 2014 Payroll Posting			\$265.96
001	55210	01/24/14	JAN M. BRIDGES	PAYROLL	January 24, 2014 Payroll Posting			\$184.70
001	55211	01/24/14	RICHARD A. KESSLER, JR.	PAYROLL	January 24, 2014 Payroll Posting			\$184.70
001	55212	01/24/14	MICHAEL D. LEE	PAYROLL	January 24, 2014 Payroll Posting			\$184.70
001	55213	01/24/14	CHERYL M. HUDSON	PAYROLL	January 24, 2014 Payroll Posting			\$174.07
001	55214	01/24/14	JOSEPH W. DIDIER	PAYROLL	January 24, 2014 Payroll Posting			\$184.70
001	55215	01/29/14	D. LANCE ROGERS	PAYROLL	January 29, 2014 Payroll Posting			\$1,615.46
001	55216	01/29/14	RICHARD B. STOWERS	PAYROLL	January 29, 2014 Payroll Posting			\$312.07
001	55217	01/29/14	MARIA E. ZEA	PAYROLL	January 29, 2014 Payroll Posting			\$161.61
001	55218	01/29/14	TAWNI S. O'NEILL	PAYROLL	January 29, 2014 Payroll Posting			\$432.19
001	55219	01/30/14	JAN M. BRIDGES	PAYROLL	January 30, 2014 Payroll Posting			\$184.70
001	55220	01/30/14	MICHAEL D. LEE	PAYROLL	January 30, 2014 Payroll Posting			\$184.70
Fund Total								\$325,717.66

SERIES 2002 DEBT SERVICE FUND - 202

202	55196	01/08/14	US BANK NATIONAL ASSOC	010714	Transfer Assessment Collections 2013-14	Due From Other Funds	131000	\$14,049.62
202	55208	01/15/14	US BANK NATIONAL ASSOC	011314	Trsf Assessment Collections 2013-2014	Due From Other Funds	131000	\$912.02
Fund Total								\$14,961.64

SERIES 2008 DEBT SERVICE FUND - 203

203	55195	01/08/14	US BANK NATIONAL ASSOC	010714A	Transfer Assessments Collections 2013-14	Due From Other Funds	131000	\$39,002.70
203	55209	01/15/14	US BANK NATIONAL ASSOC	011314A	Trsf Assessment Collections 2013-14	Due From Other Funds	131000	\$2,531.82
Fund Total								\$41,534.52

Total Checks Paid	\$382,213.82
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Sixth Order of Business

6A

SETTLEMENT AGREEMENT AND RELEASE

THIS SETTLEMENT AGREEMENT AND RELEASE (the "Agreement") is made and entered into by and between:

PINEY Z COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government located in Leon County, Florida ("District"); and

PINEY-Z LAND COMPANY, LLC, a Florida limited liability company ("Landowner").

WITNESSETH:

WHEREAS, the District was established by Ordinance No. 97-O-0033AA of the City of Tallahassee City Commission ("Establishment Ordinance"); and

WHEREAS, the District entered into that certain Amended and Restated Interlocal Agreement dated December 1, 2010 and recorded at Book 4191, Page 1300 of the Official Records of Leon County, Florida ("Interlocal Agreement"); and

WHEREAS, the Establishment Ordinance and the Interlocal Agreement both provide for the termination of the District upon full payment of the District's tax-exempt bonds, which is currently scheduled to occur in 2019; and

WHEREAS, the District has approached the City of Tallahassee ("City") and asked the City to amend the Establishment Ordinance and Interlocal Agreement to provide for the existence of the District beyond 2019; and

WHEREAS, Landowner is the owner of certain real property within the District bearing parcel identification numbers 3102210000010, 3102210000020, 310221 0001 and 3102210002 and more particularly described in the attached Exhibit A (collectively, "Phase 9"); and

WHEREAS, Phase 9 is unimproved land, planned for multi-family development and is located directly inside the external boundaries of the District; and

WHEREAS, Landowner is also the owner of certain real property within the District described as Lots 1-8 Block A and Lots 3-12 Block B, as depicted on the plat of Piney Z Phase 12, located at Plat Book 0020, Page 00004 of the official records of Leon County, Florida (collectively, "Phase 12"); and

WHEREAS, Phase 12 has been improved with infrastructure, platted into single-family lots and is located near the center of the District; and

WHEREAS, Landowner and District agree that the expected development within Phase 9 is a different land use type than development currently located within the District; and

WHEREAS, Landowner has objected to amendment of the Establishment Ordinance and Interlocal Agreement, and District disagrees with Landowner's objections; and

WHEREAS, Landowner has objected to past operation and maintenance assessments levied by the District and has objected to the District's failure to provide amenity passes for Phase 9, and District disagrees with Landowner's objections; and

WHEREAS, Landowner has indicated to District that it intends to file a petition with the City of Tallahassee City Commission pursuant to section 190.046, Florida Statutes, to remove Phase 9 from the boundaries of the District ("Boundary Amendment"); and

WHEREAS, rather than incur the vexation and expense of litigation, the District and Landowner (together, the "Parties") have elected to settle all outstanding issues between them under the terms set forth in this Agreement.

NOW, THEREFORE, in reference to the aforementioned recitals, and in consideration of the covenants and agreements set forth herein and other good and valuable consideration the sufficiency and receipt of which are hereby acknowledged, the Parties hereto agree as follows:

1. Recitals. The foregoing recitals form a material part of this Agreement and are incorporated herein by reference.

2. Boundary Amendment. Landowner has prepared a petition seeking the City of Tallahassee City Commission's approval of an ordinance removing Phase 9 from the boundaries of the District. The District will adopt a resolution supporting removal of Phase 9 from the District, in the form attached hereto as Exhibit B. Landowner will file a petition with the City of Tallahassee to amend the District's boundaries to exclude Phase 9. The costs to prepare the petition, any filing fees, and advertising costs shall be borne by the Landowner. Following the approval of the boundary amendment, the District shall record the Notice of Boundary Amendment in the form attached hereto as Exhibit C.

3. Amendment to District Establishment Ordinance and Interlocal Agreement. Landowner understands that the District has asked the City to amend the Establishment Ordinance and the Interlocal Agreement to permit the District to exist past 2019, the scheduled payoff of the District's Bonds. Conditioned upon approval of the boundary amendment referenced above, Landowner, as owner of property within Phase 9 and Phase 12, waives any right to challenge, and in fact will expressly support through correspondence reasonably approved by the District the extension of the existence of the District beyond 2019. The costs to seek extension of the existence of the District shall be paid by District.

4. Concurrency of Proceedings to Effectuate Boundary Amendment and Amendment to District Establishment Ordinance and Interlocal Agreement. The Parties will work together in good faith, and with the City, to schedule the City's consideration of the boundary amendment petition and extension of the life of the District to occur concurrently.

5. Debt Assessments. At least seven (7) business days prior to the date the ordinance granting the boundary amendment is adopted, Landowner will prepay to an interest

bearing trust account of District Counsel the sum of fifty-three thousand, five hundred eighty-nine dollars and forty-seven cents (\$53,589.47) constituting all remaining debt assessments on lands within Phase 9. These funds will be held in an interest bearing trust account of District Counsel until such time as the boundary amendment ordinance is adopted. In the event the boundary amendment ordinance is not adopted, the funds will be returned to Landowner along with any interest earned on such funds. Immediately following approval of the boundary amendment ordinance, District Counsel will remit such prepayment, minus any interest earned, to the District's bond trustee and the District shall promptly record in the Official Records of Leon County, Florida, a Release of Assessment Lien in the form attached hereto as Exhibit D. Any interest earned on such prepayment shall be refunded to Landowner.

Landowner's property within Phase 12 shall remain subject to the same debt assessment liens as are currently in place and such liens are unaffected by this Agreement.

6. Operation and Maintenance Contribution. By law, once the boundary amendment ordinance becomes effective, the District cannot levy operation and maintenance assessments against Phase 9. To cushion the effect of removal of Phase 9 from the District's assessment base, Landowner will make the following payments on or before the following dates:

December 1, 2014	\$ 39,910.90
December 1, 2015	\$ 39,910.90
December 1, 2016	\$ 39,910.90
December 1, 2017	\$ 9,977.13
December 1, 2018	\$ 9,977.14
Total	\$139,686.96

As an alternative to the installment payments set forth above, Landowner shall be entitled to a fifteen percent (15%) discount for a one-time payment in full made within forty-five (45) days after the boundary amendment is approved. The amount of this discounted payment is one hundred eighteen thousand, seven hundred thirty-three dollars and ninety-two cents (\$118,733.92). Landowner may prepay any amounts due under this Agreement without penalty.

7. Future Operation and Maintenance Assessments. No future operations and maintenance assessments will be levied by the District against Phase 9. Landowner's property within Phase 12 shall remain subject to operation and maintenance assessments as may be levied by the District from time to time.

8. Future Phase 9 Infrastructure. Following approval of the boundary amendment referenced above, the District shall have no future obligation to fund any infrastructure necessary to develop the lands within Phase 9.

9. Use of District Facilities by Phase 9 Landowners/Residents; Participation in District Administration. Following approval of the boundary amendment, no owners or residents of land within Phase 9 will be entitled to use the District's amenities unless such owner or resident pays the District's annual user fee applicable to any member of the general public. Following approval of the boundary amendment, no residents of land within Phase 9 will be

eligible to run for the District's Board of Supervisors or participate in District business, except to the extent any member of the general public can participate in District business.

10. Settlement and Mutual Release. Except for the right of the parties to seek enforcement of the terms of this Agreement, and as of the date of approval of the Boundary Amendment, each party to this Agreement hereby mutually remises, releases, acquits, satisfies, and forever discharges each other party to this Agreement of and from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, damages, judgments, executions, claims and demands whatsoever, in law or in equity, which such party ever had, now has, or which said party may have against each other party to this Agreement and each such other party's agents, officers, directors, shareholders, personal representatives, successors, heirs and assigns, for, upon, arising from, or in any manner, whether such claims are known, unknown, anticipated or unanticipated at this time. Provided however, nothing herein shall operate to release the obligation of Landowner's property within Phase 12 to pay debt assessments as currently levied or any future operations and maintenance assessments levied by the District on the lands within Phase 12. As of the date of approval of the Boundary Amendment, Landowner expressly waives any challenge to the District regarding the prior imposition and collection of operations and maintenance fees and the failure to provide amenity passes up through the approval of the boundary amendment for property within both Phase 9 and Phase 12. Landowner however expressly reserves the right to challenge the manner in which future operations and maintenance fees are allocated and levied by the District.

11. Further Representations and Warranties. The Parties hereto each represent, warrant and agree as follows:

(a) Each has the full legal right and power to enter into this Agreement and to perform all of its obligations hereunder;

(b) The execution and delivery of this Agreement and the performance of its obligations hereunder have been duly authorized and approved pursuant to any and all necessary action;

(c) The person who executes this Agreement for and on behalf of each party has full legal authority to do so and has the legal right and power to obligate himself, herself or itself with respect to this Agreement;

(d) Each party has independently received advice from attorneys of its choice with respect to the advisability of making the settlement and release provided herein and executing this Agreement;

(e) None of the Parties has made any statement or representation to the others regarding any fact that is relied upon in entering into this Agreement. None of the parties relied upon any statement, representation or promise of any other party not contained herein in executing this Agreement or making the settlement provided for herein;

(f) Except as specifically provided herein, there are no other agreements or undertakings between the Parties relating to the disputes referred to in this Agreement, and no party has assigned, pledged or sold any claims or interests such party may have had with regard to another party to anyone else;

(g) Each of the Parties and/or their respective attorneys, have made such investigation of the facts pertaining to the underlying dispute and the Agreement, and all of the matters pertaining thereto, as they deem necessary and the Parties agree that the releases provided herein extend to all claims, whether known or unknown, suspected or unsuspected;

(h) The terms of this Agreement are contractual and are the result of negotiations between the Parties; and

(i) This Agreement has been carefully read by each of the Parties and the contents hereof are known to and understood by each of the Parties. After having sufficient time to review and reflect on the terms, conditions and effect of this Agreement, it is signed freely by each of the Parties executing this Agreement.

12. Governing Law and Venue. This Agreement shall be governed by and construed, both as to validity and performance, and enforced, in accordance with the laws of the State of Florida. Venue for any and all disputes, claims, actions and proceedings shall exclusively lie in Leon County, Florida.

13. Integration. This Agreement constitutes a single integrated agreement expressing the entire agreement of the Parties hereto relating to the subject matter hereof. No covenants, agreements, representations or warranties of any kind whatsoever have been made by any Party hereto, except as specifically set forth in this Agreement.

14. Time of the Essence. All time requirements set forth in this Agreement are of the essence.

15. No Admission of Liability. It is expressly understood and agreed that the terms of this Agreement represent a compromise of disputed claims and that this Agreement shall not be construed as, or be deemed to be, evidence of an admission or concession of any claim, theory, fault, liability or damage whatsoever on the part of any of the Parties hereto.

16. Waiver and Amendment. No provision of this Agreement may be waived unless in writing signed by all the Parties to this Agreement, and waiver of any one provision of this Agreement shall not be deemed to waive any other provision. This Agreement may be amended only by a written document executed by the Parties.

17. Severability. In the event that any provisions of this Agreement should be held to be void, voidable or unenforceable, the remaining provisions hereof shall remain in full force and effect.

18. Attorneys' Fees and Costs for Enforcement of this Settlement Agreement. The substantially prevailing party in any dispute relating to this Agreement or the Parties' performances due hereunder shall be entitled to recover its reasonable attorneys' fees and costs.

19. Effectiveness. This Agreement is intended to be self-effectuating without the need or requirement for any further action by the Parties hereto and shall be binding upon the Parties hereto upon execution; however, the Parties hereto agree to cooperate and execute such additional documents as may be necessary to effectuate the terms of this Agreement.

20. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be taken as one and the same Agreement. Photocopies, facsimile or copies with electronically transmitted signatures (i.e. email) shall be deemed originals and shall be acceptable for any purpose.

21. Successors and Assigns. The terms and conditions of this Agreement shall be binding upon, enforceable by, and inure to the benefit of the Parties to this Agreement and their respective successors and assigns.

22. Notices. All notices or other communications required or permitted hereunder (and which shall be in writing) and the delivery of documents and of funds pursuant to the terms and provisions of this Agreement shall be deemed received when personally sent by certified mail, return receipt requested, or via overnight delivery to the address contained hereafter to:

TO DISTRICT:	Michael Lee, Board Chairman Piney Z Community Development District 950 Piney-Z Plantation Road Tallahassee, Florida 32311
WITH A COPY TO:	Maureen McCarthy Daughton, Esq. Sniffen & Spellman, P.A. 123 North Monroe Street Tallahassee, Florida 32301
TO LANDOWNER:	Gary Zins Piney-Z Land Company, LLC 2417 Fleischmann Road, Unit 1 Tallahassee, Florida 32308
WITH A COPY TO:	Jonathan T. Johnson, Esq. Hopping Green & Sams PA 119 South Monroe Street, Suite 300 Tallahassee, Florida 32301

IN WITNESS WHEREOF, the Parties have entered into this Agreement effective as of the date last executed by a party hereto.

Piney Z Community Development District, a local unit of special-purpose government organized and existing under the laws of the State of Florida

By: _____ Date: _____
Name: _____
Title: _____

Piney-Z Land Company, LLC, a Florida limited liability company authorized to do business in the State of Florida

By: _____ Date: _____
Name: _____
Title: _____

Exhibit A: Legal Description of Phase 9
Exhibit B: Resolution Supporting Boundary Amendment
Exhibit C: Release of Assessment Lien
Exhibit D: Notice of Boundary Amendment

Exhibit A

Legal description of Phase 9

LEGAL DESCRIPTION

BEGIN at a concrete monument (#1254) marking the Northeast corner of PINEY Z, PHASE 9, a subdivision as per map or plat thereof recorded in Plat Book 13, Page 5, of the Public Records of Leon County, Florida, thence run South 00 degrees 22 minutes 40 seconds West a distance of 816.50 feet to a concrete monument (plain), thence run North 89 degrees 51 minutes 48 seconds West a distance of 200.00 feet to a concrete monument (#1254), thence run South 00 degrees 30 minutes 49 seconds West a distance of 172.35 feet to a concrete monument (#1254), thence run South 89 degrees 53 minutes 56 seconds West a distance of 181.19 feet, thence run South 00 degrees 12 minutes 43 seconds West a distance of 523.26 feet to a concrete monument (#1254), thence run North 89 degrees 44 minutes 32 seconds West a distance of 165.76 feet to a concrete monument (#732), thence run South 00 degrees 11 minutes 33 seconds West a distance of 84.19 feet to a concrete monument (#732), thence run South 89 degrees 52 minutes 18 seconds East a distance of 69.88 feet to an iron rod, thence run South 00 degrees 09 minutes 30 seconds West a distance of 320.86 feet to an iron rod (#4261) on the Northerly right of way boundary of Apalachee Parkway (width varies), thence run South 85 degrees 39 minutes 30 seconds West a distance of 225.13 feet to a concrete monument (#4261) at the intersection of said Northerly right of way boundary with the Easterly right of way boundary of Doyle Conner Boulevard (100' wide), said point being on a curve concave to the east, thence run northerly along said right of way curve having a radius of 1500.00 feet, through a central angle of 18 degrees 34 minutes 44 seconds for an arc distance of 486.39 feet (chord of said arc bears North 05 degrees 59 minutes 16 seconds East for a distance of 484.27 feet), thence run North 15 degrees 16 minutes 35 seconds East a distance of 1224.03 feet to a point on a curve concave to the west, thence run northerly along said curve having a radius of 1052.00 feet, through a central angle of 15 degrees 04 minutes 55 seconds for an arc distance of 276.92 feet (chord of said arc bears North 07 degrees 43 minutes 39 seconds East for a distance of 276.12 feet) to the Northwest corner of aforesaid PINEY Z, PHASE 9, thence leaving said Easterly right of way boundary run South 89 degrees 30 minutes 28 seconds East a distance of 301.45 feet to the POINT OF BEGINNING, containing 12.82 acres, more or less.

Exhibit B

Resolution Supporting Boundary Amendment

RESOLUTION 2014-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEY Z COMMUNITY DEVELOPMENT DISTRICT, IN SUPPORT OF THE PETITION TO CONTRACT THE BOUNDARIES OF THE PINEY Z COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046, FLORIDA STATUTES; MAKING FINDINGS IN SUPPORT THEREOF AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, provides for the contraction of the boundaries of a community development district; and

WHEREAS, Piney-Z Land Company, LLC, a Florida limited liability company (the "Petitioner") has informed the District that it intends to petition the City of Tallahassee City Commissioners to contract the boundaries of the Piney Z Community Development District (the "District"), which is located in the City of Tallahassee, Florida (the "City"); and

WHEREAS, the lands sought to be removed are generally described as lands located east of Conner Boulevard and north of Apalachee Parkway consisting of approximately 12.82 acres, which is commonly referred to as Phase 9 and is more specifically set forth in the attached Exhibit A ("Removed Land"); and

WHEREAS, as provided by separate agreement between the District and Petitioner, prior to approval of an ordinance amending the District's boundary, there will be no outstanding District debt assessments or operations and maintenance assessments on the Removed Land; and

WHEREAS, the development planned for the Removed Land is a different land use type than the development currently located within the District; and

WHEREAS, the Removed Land is the only unimproved area of land located within the District which is planned for future development; and

WHEREAS, the District believes that its current amenity center functions at or near capacity and the addition of the developed units within Phase 9 will overburden the amenity center; and

WHEREAS, subsequent to the contraction of the boundaries, the District will encompass a total of approximately 332.74 acres (the "Amended District"); and

WHEREAS, after the District's boundary is contracted, the District will continue to exercise its powers and functions subject to, not inconsistent with and in compliance with all comprehensive planning, land development regulations, laws and policies of the City of

Tallahassee and any applicable licenses, permits and development orders pursuant to Section 190.004(3) and (4), Florida Statutes; and

WHEREAS, the area within the contracted boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, the community development services and facilities of the District following contraction of its boundary will continue to be compatible with the capacity and use of existing local and regional community development services and facilities; and

WHEREAS, land uses and services planned within the District's contracted boundary will continue to be consistent with applicable elements and portions of the applicable comprehensive plans; and

WHEREAS, the area within the contracted boundary of the District is part of a planned community of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINEY Z COMMUNITY DEVELOPMENT DISTRICT:

Section 1. District Support The District hereby expresses its support for the contraction of the boundaries of the District by removal of the lands set forth on Exhibit A, to reflect the contracted external boundaries of the District as described in Exhibit B attached hereto.

Section 2. Effective Date This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED on the ____ day of _____, 2014.

ATTEST:

**PINEY Z COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman

Exhibit A: Legal Description of Removed Land
Exhibit B: Legal Description of Amended District

Exhibit A

LEGAL DESCRIPTION

BEGIN at a concrete monument (#1254) marking the Northeast corner of PINEY Z, PHASE 9, a subdivision as per map or plat thereof recorded in Plat Book 13, Page 5, of the Public Records of Leon County, Florida, thence run South 00 degrees 22 minutes 40 seconds West a distance of 816.50 feet to a concrete monument (plain), thence run North 89 degrees 51 minutes 48 seconds West a distance of 200.00 feet to a concrete monument (#1254), thence run South 00 degrees 30 minutes 49 seconds West a distance of 172.35 feet to a concrete monument (#1254), thence run South 89 degrees 53 minutes 56 seconds West a distance of 181.19 feet, thence run South 00 degrees 12 minutes 43 seconds West a distance of 523.26 feet to a concrete monument (#1254), thence run North 89 degrees 44 minutes 32 seconds West a distance of 165.76 feet to a concrete monument (#732), thence run South 00 degrees 11 minutes 33 seconds West a distance of 84.19 feet to a concrete monument (#732), thence run South 89 degrees 52 minutes 18 seconds East a distance of 69.88 feet to an iron rod, thence run South 00 degrees 09 minutes 30 seconds West a distance of 320.86 feet to an iron rod (#4261) on the Northerly right of way boundary of Apalachee Parkway (width varies), thence run South 85 degrees 39 minutes 30 seconds West a distance of 225.13 feet to a concrete monument (#4261) at the intersection of said Northerly right of way boundary with the Easterly right of way boundary of Doyle Conner Boulevard (100' wide), said point being on a curve concave to the east, thence run northerly along said right of way curve having a radius of 1500.00 feet, through a central angle of 18 degrees 34 minutes 44 seconds for an arc distance of 486.39 feet (chord of said arc bears North 05 degrees 59 minutes 16 seconds East for a distance of 484.27 feet), thence run North 15 degrees 16 minutes 35 seconds East a distance of 1224.03 feet to a point on a curve concave to the west, thence run northerly along said curve having a radius of 1052.00 feet, through a central angle of 15 degrees 04 minutes 55 seconds for an arc distance of 276.92 feet (chord of said arc bears North 07 degrees 43 minutes 39 seconds East for a distance of 276.12 feet) to the Northwest corner of aforesaid PINEY Z, PHASE 9, thence leaving said Easterly right of way boundary run South 89 degrees 30 minutes 28 seconds East a distance of 301.45 feet to the POINT OF BEGINNING, containing 12.82 acres, more or less.

Exhibit B

Legal Description of Amended District

EXHIBIT B

PINEY-Z PLANTATION PUD 345.56 Acres, more or less

Commence at a terra cotta monument marking the Southwest corner of Section 35, Township 1 North, Range 1 East, Leon County, Florida, and thence run North 01 degrees 19 minutes 57 seconds West along the Section Line 1839.30 feet to a point on the Southerly boundary of the proposed 300-foot wide right of way of the extension of Conner Boulevard for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 19 minutes 57 seconds West along the Section Line 610.06 feet, thence run South 88 degrees 40 minutes 03 seconds East 545.12 feet, thence run North 18 degrees 39 minutes 56 seconds East 1890.63 feet, thence run South 78 degrees 01 minutes 34 seconds East 1455.21 feet, thence run South 55 degrees 33 minutes 24 seconds East 941.17 feet, thence run South 71 degrees 14 minutes 32 seconds East 208.00 feet, thence run South 71 degrees 55 minutes 17 seconds East 1729.94 feet, thence run South 06 degrees 59 minutes 15 seconds East 342.79 feet, thence run South 28 degrees 37 minutes 43 seconds East 134.73 feet, thence run South 00 degrees 23 minutes 03 seconds East 2376.43 feet to the South Boundary of Section 36, Township 1 North, Range 1 East, Leon County, Florida, thence run North 89 degrees 30 minutes 48 seconds West along the South Boundary of said Sections 36 and 35 a distance of 2283.52 feet, thence run South 00 degrees 22 minutes 34 seconds West 817.44 feet, thence run North 89 degrees 35 minutes 19 seconds West 200.00 feet, thence run South 00 degrees 32 minutes 31 seconds West 172.15 feet, thence run South 89 degrees 53 minutes 09 seconds West 181.20 feet, thence run South 00 degrees 12 minutes 53 seconds West 523.23 feet, thence run North 89 degrees 47 minutes 05 seconds West 165.64 feet, thence run South 00 degrees 12 minutes 53 seconds East 84.14 feet, thence run South 89 degrees 47 minutes 05 seconds East 70.00 feet, thence run South 00 degrees 12 minutes 53 seconds West 321.13 feet to the Northerly right of way boundary of State Road No. 20 (Apalachee Parkway, U.S. Highway 27, or Perry Highway), thence run South 85 degrees 34 minutes 05 seconds West along said Northerly right of way boundary 521.73 feet to the West boundary of the proposed extension of Doyle Conner Boulevard (300 foot wide right of way), said point lying on a curve concave to the Easterly, thence run Northerly along said proposed right of way curve with a radius of 1800.00 feet, through a central angle of 18 degrees 48 minutes 37 seconds, for an arc distance of 590.94 feet (the chord of said arc being North 05 degrees 49 minutes 53 seconds East 588.28 feet), thence run North 15 degrees 14 minutes 11 seconds East along said proposed right of way boundary 905.49 feet to a point of curve to the left, thence along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 28 degrees 43 minutes 55 seconds, for an arc distance of 699.84 feet, thence run North 11 degrees 29 minutes 44 seconds West 777.15 feet to a point of curve to the left, thence run along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 65 degrees 14 minutes 02 seconds, for an arc distance of 1707.82 feet to a point of compound curve, thence run along said proposed right of way boundary curve with a

radius of 850.00 feet, through a central angle of 48 degrees 33 minutes 10 seconds, for an arc distance of 720.30 feet to a point of reverse curve, thence run along said proposed right of way boundary curve with a radius of 850.00 feet, through a central angle of 36 degrees 36 minutes 52 seconds, for an arc distance of 415.38 feet to the POINT OF BEGINNING, containing 345.56 acres, more or less.

LESS AND EXCEPT:

BEGIN at a concrete monument (#1254) marking the Northeast corner of PINEY Z, PHASE 9, a subdivision as per map or plat thereof recorded in Plat Book 13, Page 5, of the Public Records of Leon County, Florida, thence run South 00 degrees 22 minutes 40 seconds West a distance of 816.50 feet to a concrete monument (plain), thence run North 89 degrees 51 minutes 48 seconds West a distance of 200.00 feet to a concrete monument (#1254), thence run South 00 degrees 30 minutes 49 seconds West a distance of 172.35 feet to a concrete monument (#1254), thence run South 89 degrees 53 minutes 56 seconds West a distance of 181.19 feet, thence run South 00 degrees 12 minutes 43 seconds West a distance of 523.26 feet to a concrete monument (#1254), thence run North 89 degrees 44 minutes 32 seconds West a distance of 165.76 feet to a concrete monument (#732), thence run South 00 degrees 11 minutes 33 seconds West a distance of 84.19 feet to a concrete monument (#732), thence run South 89 degrees 52 minutes 18 seconds East a distance of 69.88 feet to an iron rod, thence run South 00 degrees 09 minutes 30 seconds West a distance of 320.86 feet to an iron rod (#4261) on the Northerly right of way boundary of Apalachee Parkway (width varies), thence run South 85 degrees 39 minutes 30 seconds West a distance of 225.13 feet to a concrete monument (#4261) at the intersection of said Northerly right of way boundary with the Easterly right of way boundary of Doyle Conner Boulevard (100' wide), said point being on a curve concave to the east, thence run northerly along said right of way curve having a radius of 1500.00 feet, through a central angle of 18 degrees 34 minutes 44 seconds for an arc distance of 486.39 feet (chord of said arc bears North 05 degrees 59 minutes 16 seconds East for a distance of 484.27 feet), thence run North 15 degrees 16 minutes 35 seconds East a distance of 1224.03 feet to a point on a curve concave to the west, thence run northerly along said curve having a radius of 1052.00 feet, through a central angle of 15 degrees 04 minutes 55 seconds for an arc distance of 276.92 feet (chord of said arc bears North 07 degrees 43 minutes 39 seconds East for a distance of 276.12 feet) to the Northwest corner of aforesaid PINEY Z, PHASE 9, thence leaving said Easterly right of way boundary run South 89 degrees 30 minutes 28 seconds East a distance of 301.45 feet to the POINT OF BEGINNING, containing 12.82 acres, more or less.

FOR A TOTAL OF 322.74 ACRES.

Exhibit C

Release of Assessment Lien

This space reserved for use by the Clerk of
the Circuit Court

This instrument prepared by
(and please return to):

Maureen McCarthy Daughton, Esq.
Sniffen & Spellman, P.A.
123 North Monroe Street
Tallahassee, FL 32301

**PINEY Z COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF RELEASE OF SERIES 2008 SPECIAL ASSESSMENTS**

PLEASE TAKE NOTICE that the Board of Supervisors of the Piney Z Community Development District (the "District") hereby releases its lien for non-ad valorem special assessments that was previously described in the Official Records of Leon County, Florida, at Book _____, Page _____, and that was levied pursuant to Resolution Number 200 ____ - ____ and Chapters 170, 190, and 197, Florida Statutes, for the purpose of servicing the District's Piney Z Community Development District (Leon County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2008. The legal description of the lands on which said special assessments were imposed is attached hereto as **Exhibit A**. As of the date of this notice, there are no additional assessment liens against the property described in the attached **Exhibit A**.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, this notice has been executed on the ____ day of _____, 2014, and recorded in the Official Records of Leon County, Florida.

**PINEY Z COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
District Manager

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by _____, District Manager for the Piney Z Community Development District, who is personally known to me [] or who has produced _____ as identification [], and who did [] (did not) [] take an oath.

Print Name:
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Exhibit A

LEGAL DESCRIPTION

BEGIN at a concrete monument (#1254) marking the Northeast corner of PINEY Z, PHASE 9, a subdivision as per map or plat thereof recorded in Plat Book 13, Page 5, of the Public Records of Leon County, Florida, thence run South 00 degrees 22 minutes 40 seconds West a distance of 816.50 feet to a concrete monument (plain), thence run North 89 degrees 51 minutes 48 seconds West a distance of 200.00 feet to a concrete monument (#1254), thence run South 00 degrees 30 minutes 49 seconds West a distance of 172.35 feet to a concrete monument (#1254), thence run South 89 degrees 53 minutes 56 seconds West a distance of 181.19 feet, thence run South 00 degrees 12 minutes 43 seconds West a distance of 523.26 feet to a concrete monument (#1254), thence run North 89 degrees 44 minutes 32 seconds West a distance of 165.76 feet to a concrete monument (#732), thence run South 00 degrees 11 minutes 33 seconds West a distance of 84.19 feet to a concrete monument (#732), thence run South 89 degrees 52 minutes 18 seconds East a distance of 69.88 feet to an iron rod, thence run South 00 degrees 09 minutes 30 seconds West a distance of 320.86 feet to an iron rod (#4261) on the Northerly right of way boundary of Apalachee Parkway (width varies), thence run South 85 degrees 39 minutes 30 seconds West a distance of 225.13 feet to a concrete monument (#4261) at the intersection of said Northerly right of way boundary with the Easterly right of way boundary of Doyle Conner Boulevard (100' wide), said point being on a curve concave to the east, thence run northerly along said right of way curve having a radius of 1500.00 feet, through a central angle of 18 degrees 34 minutes 44 seconds for an arc distance of 486.39 feet (chord of said arc bears North 05 degrees 59 minutes 16 seconds East for a distance of 484.27 feet), thence run North 15 degrees 16 minutes 35 seconds East a distance of 1224.03 feet to a point on a curve concave to the west, thence run northerly along said curve having a radius of 1052.00 feet, through a central angle of 15 degrees 04 minutes 55 seconds for an arc distance of 276.92 feet (chord of said arc bears North 07 degrees 43 minutes 39 seconds East for a distance of 276.12 feet) to the Northwest corner of aforesaid PINEY Z, PHASE 9, thence leaving said Easterly right of way boundary run South 89 degrees 30 minutes 28 seconds East a distance of 301.45 feet to the POINT OF BEGINNING, containing 12.82 acres, more or less.

Exhibit D
Notice of Boundary Amendment

This space reserved for use by the Clerk of
the Circuit Court

This instrument prepared by
(and please return to):

Maureen McCarthy Daughton, Esq.
Sniffen & Spellman, P.A.
123 North Monroe Street
Tallahassee, FL 32301

**NOTICE OF BOUNDARY AMENDMENT OF THE
PINEY Z COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on _____, 2014, the City of Tallahassee City Commission adopted Ordinance No. _____, effective _____, 2014, amending the boundaries of the Piney Z Community Development District ("District"). A legal description of the lands currently within the amended boundary of the District is attached hereto as Exhibit "A." The Piney Z Community Development District was established under City of Tallahassee Ordinance No. 97-O-0033AA, which became effective on June 11, 1997. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Community Affairs in accordance with Section 189.416, Florida Statutes.

THE PINEY Z COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this ____ day of _____, 2014, and recorded in the Official Records of Leon County, Florida.

Janice Eggleton Davis, District Manager
Piney Z Community Development District

Witness

Print Name

Witness

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by Janice Eggleton Davis, as District Manager of the Piney Z Community Development District and who is personally known to me, and who did not take an oath.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Exhibit A

Legal Description of Amended District

EXHIBIT A

PINEY-Z PLANTATION PUD 345.56 Acres, more or less

Commence at a terra cotta monument marking the Southwest corner of Section 35, Township 1 North, Range 1 East, Leon County, Florida, and thence run North 01 degrees 19 minutes 57 seconds West along the Section Line 1839.30 feet to a point on the Southerly boundary of the proposed 300-foot wide right of way of the extension of Conner Boulevard for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 19 minutes 57 seconds West along the Section Line 610.06 feet, thence run South 88 degrees 40 minutes 03 seconds East 545.12 feet, thence run North 18 degrees 39 minutes 56 seconds East 1890.63 feet, thence run South 78 degrees 01 minutes 34 seconds East 1455.21 feet, thence run South 55 degrees 33 minutes 24 seconds East 941.17 feet, thence run South 71 degrees 14 minutes 32 seconds East 208.00 feet, thence run South 71 degrees 55 minutes 17 seconds East 1729.94 feet, thence run South 06 degrees 59 minutes 15 seconds East 342.79 feet, thence run South 28 degrees 37 minutes 43 seconds East 134.73 feet, thence run South 00 degrees 23 minutes 03 seconds East 2376.43 feet to the South Boundary of Section 36, Township 1 North, Range 1 East, Leon County, Florida, thence run North 89 degrees 30 minutes 48 seconds West along the South Boundary of said Sections 36 and 35 a distance of 2283.52 feet, thence run South 00 degrees 22 minutes 34 seconds West 817.44 feet, thence run North 89 degrees 35 minutes 19 seconds West 200.00 feet, thence run South 00 degrees 32 minutes 31 seconds West 172.15 feet, thence run South 89 degrees 53 minutes 09 seconds West 181.20 feet, thence run South 00 degrees 12 minutes 53 seconds West 523.23 feet, thence run North 89 degrees 47 minutes 05 seconds West 166.64 feet, thence run South 00 degrees 12 minutes 53 seconds East 84.14 feet, thence run South 89 degrees 47 minutes 05 seconds East 70.00 feet, thence run South 00 degrees 12 minutes 53 seconds West 321.13 feet to the Northerly right of way boundary of State Road No. 20 (Apalachee Parkway, U.S. Highway 27, or Perry Highway), thence run South 85 degrees 34 minutes 05 seconds West along said Northerly right of way boundary 521.73 feet to the West boundary of the proposed extension of Doyle Conner Boulevard (300 foot wide right of way), said point lying on a curve concave to the Easterly, thence run Northerly along said proposed right of way curve with a radius of 1800.00 feet, through a central angle of 18 degrees 48 minutes 37 seconds, for an arc distance of 590.94 feet (the chord of said arc being North 05 degrees 49 minutes 53 seconds East 588.28 feet), thence run North 15 degrees 14 minutes 11 seconds East along said proposed right of way boundary 905.49 feet to a point of curve to the left, thence along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 26 degrees 43 minutes 55 seconds, for an arc distance of 699.84 feet, thence run North 11 degrees 29 minutes 44 seconds West 777.15 feet to a point of curve to the left, thence run along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 65 degrees 14 minutes 02 seconds, for an arc distance of 1707.82 feet to a point of compound curve, thence run along said proposed right of way boundary curve with a

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FOR A TOTAL OF 322.74 ACRES.

6B

Hopping Green & Sams

Attorneys and Counselors

February 25, 2014

VIA HAND DELIVERY

Linda R. Hudson, Deputy City Attorney
City of Tallahassee
300 South Adams Street
Tallahassee, Florida 32301

RE: Petition by Piney-Z Land Company, LLC to Contract the Boundaries of
the Piney-Z Community Development District

Dear Linda,

Pursuant to our prior conversations, enclosed for filing is an original and seven copies of the Petition to Contract the Boundaries of the Piney-Z Community Development District ("Petition"). Also enclosed is a compact disc with an electronic version of the Petition. Please let me know if you need additional copies and our office will be glad to provide them. We will provide a proposed ordinance and advertisement for said ordinance for your review. Also pursuant to our prior conversation, my client, Piney-Z Land Company, LLC, will pay for the advertising cost associated with processing the Petition.

My understanding is that Maureen Daughton is attempting to schedule a meeting or call with you and our office. In the event that does not get scheduled this week, Jonathan Johnson will reach out to you and Ms. Daughton to discuss the timeline for processing the Petition.

After Feb 28, 2014, I will be unavailable until September 1, 2014, so please contact Jonathan Johnson or Carl Eldred of my office regarding this matter. Thank you for your professionalism and assistance.

Sincerely,



Michael C. Eckert

Enclosures

cc: Gary Zins
Maureen Daughton

**BEFORE THE CITY COMMISSION
CITY OF TALLAHASSEE, FLORIDA**

**PETITION TO CONTRACT THE BOUNDARIES OF THE
PINEY-Z COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Piney-Z Land Company, LLC, a Florida limited liability company (“Petitioner”), and owner of lands located within the Piney-Z Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and City of Tallahassee Ordinance No. 97-O-0033AA (“District”), and located entirely within the City of Tallahassee, Florida (“City”) hereby petitions the Board of City Commissioners of the City of Tallahassee, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically section 190.046(1), Florida Statutes, to adopt an amendment to City Ordinance No. 97-O-0033AA to remove approximately 12.82 acres from the District. In support of this Petition, Petitioner states as follows:

1. History and Basis for Petition. In 1997, the City adopted Ordinance No. 97-O-0033A, establishing the District consisting of approximately 345.56 acres. A copy of City Ordinance No. 97-O-0033A (“Establishment Ordinance”) is contained in **Exhibit 1**. Section 8 of the Establishment Ordinance states that the District shall terminate and be dissolved thirty (30) days after payoff of the District’s bonds which is currently scheduled for 2019. The District’s Board of Supervisors has recently asked the City to rewrite that provision of the Establishment Ordinance, thereby allowing for the District to exist in perpetuity. The Petitioner owns 12.82 acres of land currently slated for development into a different land use type than is currently developed in the District. The District provides no services to Petitioner’s 12.82 acres and thus, the Petitioner has no need for its land to be within the District in the future. In addition, members of the District’s Board and the Piney Z Homeowners Association have stated that the

multi-family nature of development slated for Petitioner's 12.82 acres is different than the rest of the Piney Z development and these additional households will over burden the District's existing recreational facilities, and Petitioner concurs.

For these reasons, the Petitioner petitions the Board of City Commissioners to amend the District's boundaries to contract approximately 12.82 acres from the District pursuant to Section 190.046, Florida Statutes.

2. Location and Size. The District is located entirely within the City of Tallahassee, Florida. **Exhibit 2** depicts the general location of the existing District and the general location of the parcels to be removed from the District. The District currently covers approximately 345.56 acres of land. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 3**. The metes and bounds description of the land to be contracted from the District, consisting of approximately 12.82 acres, is set forth in **Exhibit 4** ("Contraction Parcel"). After contraction, the District will encompass a total of approximately 332.74 acres. The metes and bounds description of the proposed amended District boundary is set forth in **Exhibit 5** ("Amended District").

3. Landowner Consent. Petitioner is the owner of one hundred percent of the lands comprising the Contraction Parcel. Documentation of its consent to the boundary amendment is contained in **Exhibit 6**.

4. Future Land Uses. The designation of future general distribution, location and extent of the public and private land uses proposed for the area to be contracted from the District by the future land use plan element of the City of Tallahassee Comprehensive Plan are shown on **Exhibit 7**. Contraction of the District in the manner proposed is not inconsistent with the adopted City of Tallahassee Comprehensive Plan. Furthermore, all development within the

Contraction Parcel and the Amended District will continue to be subject to the same development regulation, permitting requirements and zoning as administered by the State of Florida and City following contraction of the District's boundaries.

5. District Facilities and Services; Special Assessments. No facilities or services are currently being provided by the District to the Contraction Parcel. There are currently debt assessments due in the future on the Contraction Parcel, however, they will be paid in advance and in full prior to approval of the proposed contraction. Proof of payment will be provided by Petitioner to the City prior to or at the public hearing on the amendment to the Establishment Ordinance. All operations and maintenance assessments on the Contraction Parcel are paid current through September 30, 2014.

6. Statement of Estimated Regulatory Costs. **Exhibit 8** is the Statement of Estimated Regulatory Costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2013). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. Authorized Agents. The Petitioner is authorized to do business in Florida. Counsel for the Petitioner are Jonathan T. Johnson, Esq. and Carl Eldred, Esq., of Hopping Green & Sams, P.A. The authorized agent for the Petitioner is Gary Zins of Piney-Z Land Company, LLC. Documentation of this authorization is contained in **Exhibit 9**. Copies of all correspondence and official notices should be sent to:

Jonathan T. Johnson, Esq.
Carl Eldred, Esq.
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314

8. Petitioner respectfully submits that the Petition meets the criteria set forth in sub sections 190.046 and 190.005(1)(e), Florida Statutes (2013). Further, the mere removal of 12.82 acres of undeveloped land from an otherwise developed 345.56 acre District does not alter the City's original analysis of the criteria set forth in 190.005(1)(e) conducted when it decided to create the District through Ordinance No. 97-O-0033AA. Therefore, the requirements of Florida law for removal of 12.82 acres from the District have been met.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Tallahassee, Florida to:

- a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), Florida Statutes; and
- b. Grant this Petition and amend City of Tallahassee Ordinance No. 97-O-0033AA to contract the boundaries of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 24 day of February, 2014.

HOPPING GREEN & SAMS, P.A.



Jonathan F. Johnson
Florida Bar No. 986460
Carl Eldred
Florida Bar No. 664871
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
(850) 222-7500 Telephone
(850) 224-8551 Facsimile

ORDINANCE NO. 97-O-0033AA

AN ORDINANCE OF THE CITY OF TALLAHASSEE,
FLORIDA, ESTABLISHING A COMMUNITY
DEVELOPMENT DISTRICT OVER THE REAL
PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A" TO
THIS ORDINANCE COMPRISING 345.56+/- ACRES;
NAMING THE INITIAL MEMBERS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT, ESTABLISHING
THE NAME OF THE DISTRICT AS THE PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT;
DESIGNATING AND LIMITING THE POWERS OF THE
DISTRICT; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CONFLICT; PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter
190, Florida Statutes, to provide an alternative method to finance and manage basic
services for community development; and,

WHEREAS, PINEY-Z, Ltd. ("Petitioner") has petitioned the City of
Tallahassee to grant the establishment of the Piney-Z Community Development
District (the "District"); and

WHEREAS, a public hearing has been conducted by the City of
Tallahassee Commissioners in accordance with the requirements and procedures of
Section 190.005(2), Florida Statutes; and,

WHEREAS, the District created will comply with all applicable Florida
State statutes and Tallahassee municipal ordinances; and,

WHEREAS, the District will constitute a timely, efficient, effective,
responsive, and economic way to deliver limited community development services in
the area thereby providing a solution to the City's planning, management, and
financing needs for delivery of capital infrastructure therein without overburdening
the City and its taxpayers; and,

WHEREAS, the creation of the District is not inconsistent with any
applicable element or portion of the state comprehensive plan or the local
comprehensive plan; and,

1 WHEREAS, the area of land within the District is of sufficient size, is
2 sufficiently compact, and is sufficiently contiguous to be developable as one
3 functional interrelated community; and,
4

5 WHEREAS, the creation of the District is the best alternative
6 available for delivering limited community development services and facilities to
7 the area that will be served by the District; and,
8

9 WHEREAS, the proposed services and facilities to be provided by the
10 District will not be incompatible with the capacity and uses of existing local and
11 regional community development services to the community; and,
12

13 FURTHER WHEREAS, the City of Tallahassee Commissioners have
14 considered the record of the public hearing and has decided that the establishment
15 of the Piney-Z Community Development District is the best alternative means to
16 provide certain basic services to the community..
17

18 NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE
19 CITY OF TALLAHASSEE :
20

21 Section 1. The Petition to establish the Piney-Z Community
22 Development District over the real property described in Exhibit "A" attached
23 hereto, which was filed by Piney-Z, Ltd., on April 9, 1997, and which Petition is on
24 file at the Office of the City Treasurer-Clerk, is hereby granted.
25

26 Section 2. The external boundaries of the District shall be as
27 depicted on the location map attached hereto and incorporated herein as Exhibit
28 "B".
29

30 Section 3. The initial members of the Board of Supervisors shall be
31 as follows:
32

33 Mark A. Conner	Clifford Lamb
34 Anne F. Dechman	Susan Thompson
35 Joe Humphrey	

36

37 Section 4. The name of the District shall be the "Piney-Z Community
38 Development District".
39

40 Section 5. The District is created for the purposes set forth in
41 Chapter 190, Florida Statutes.
42

1 Section 6. The City Commission of the City of Tallahassee hereby
2 grants to the Piney-Z Community Development District the special powers
3 authorized pursuant to Sections 190.012, 2(a) and 2(d), except that the powers
4 exercised under 190.012 2(d) shall be limited to the construction and maintenance
5 of fences and gates.
6

7 Section 7. Pursuant to Section 190.005(2)(d), Florida Statutes, the
8 charter for the Piney-Z Community Development District shall be Sections 190.006
9 through 190.041, Florida Statutes, provided however, the District shall have only
10 those special powers granted in Section 6 of this ordinance..
11

12 Section 8 The Piney-Z Community Development District shall
13 terminate and the District dissolved thirty (30) days after final payment or
14 satisfaction is made on any bond or other debt liability of the District which is
15 authorized pursuant to Sections 190.014, 190.015, and 190.016, Florida Statutes. .
16 Upon dissolution of the District all property, real, personal or otherwise shall be
17 transferred as provided by law.
18

19 Section 9. If any clause, or any other part of application of this
20 ordinance shall be held in any court of competent jurisdiction to be unconstitutional
21 or invalid, such unconstitutional or invalid part of application shall be considered
22 as eliminated and so not affecting the validity of the remaining portions or
23 applications which shall remain in full force and effect.
24

25 Section 10. All sections or parts of sections of the Code of Ordinances,
26 all ordinances or parts thereof, and all resolutions or parts thereof in conflict
27 herewith are hereby repealed to the extent of such conflict.
28


29 Section 11. Section 11 This ordinance shall become effective upon passage but
30 shall be repealed on August 12, 1997 unless an interlocal agreement is entered into
31 between the City and the District Board of Supervisors.
32

33 INTRODUCED by the City Commission on the 28th day of May, 1997.

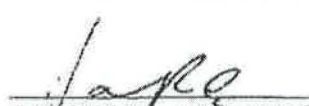
1 PASSED by the City Commission on the 11th day of
2 June, 1997.

3
4 
5 SCOTT MADDOX, Mayor
6

7 ATTEST:

8 
9
10
11 ROBERT B. INZER
12 City Treasurer-Clerk
13

14 APPROVED AS TO FORM:

15
16 
17
18
19 JAMES R. ENGLISH
20 City Attorney

TALLAHASSEE DEMOCRAT
PUBLISHED DAILY
TALLAHASSEE - LEON - FLORIDA

STATE OF FLORIDA COUNTY OF LEON:
Before the undersigned authority personally
appeared Christie Stephens who on oath says
that she is Legal Advertising Representative
of the Tallahassee Democrat, a daily
newspaper published at Tallahassee in Leon
County, Florida; that the attached copy of
advertising being a Legal Ad in the matter of

NOTICE OF PUBLIC HEARING

in the Second Judicial Circuit Court was
published in said newspaper in the issues of:

JUNE 1, 1997

Affiant further says that the said Tallahassee
Democrat is a newspaper published at
Tallahassee, in the said Leon County, Florida,
and that the said newspaper has heretofore
been continuously published in said Leon
County, Florida, each day and has been
entered as second class mail matter at the
post office in Tallahassee, in said Leon
County, Florida, for a period of one year next
preceding the first publication of the attached
copy of advertisement; and affiant further says
that she has neither paid nor promised any
person, firm or corporation any discount,
rebate, commission or refund for the purpose
of securing this publication in the said
newspaper.

Christie Stephens
CHRISTIE STEPHENS
LEGAL ADVERTISING REPRESENTATIVE

Sworn To And Subscribed Before Me *4*

Day of *June*

A.D. 1997

(SEAL)



Lee Pierce
Notary Public

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public
Hearing of the following proposed Ordinance(s)
will be held on Wednesday, June 11, 1997 at 6:00
P.M. in the City Commission Chambers, Second
Floor, City Hall.

ORDINANCE NO. 97-6-0033

AN ORDINANCE OF THE CITY OF
TALLAHASSEE, FLORIDA, ESTABLISHING
A COMMUNITY DEVELOPMENT DISTRICT
OVER THE REAL PROPERTY LEGALLY
DESCRIBED IN EXHIBIT "A" TO THIS
ORDINANCE COMPRISING 345.56+-ACRES;
NAMING THE INITIAL MEMBERS OF THE
BOARD OF SUPERVISORS OF THE DISTRICT,
ESTABLISHING THE NAME OF THE
DISTRICT AS THE PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT, DESIGNATING
THE POWERS OF THE DISTRICT, PROVIDING
FOR SEVERABILITY; PROVIDING FOR
CONFLICT; PROVIDING FOR AN EFFECTIVE
DATE.

If a person decides to appeal any decision made
by the board, agency or commission with respect
to any matter considered at such meeting or
hearing, he will need a record of the proceedings,
and he may need to ensure that a verbatim record
of the proceedings is made, which record includes
the testimony and evidence upon which the
appeal is to be based.

Interested parties may be heard.

If you have a disability requiring
accommodations, please call (904) 891-8211 or
FRS TDD, 1-800-955-8771, at least 48 hours
(excluding weekends and holidays) prior to the
start of the meeting or activity.

Copies of said ordinance may be inspected in the
Office of the City Treasurer-Clerk, City Hall, 300
South Adams Street, Tallahassee, Florida; (904)
891-8130.

/s/ Robert B. Inzer
City Treasurer - Clerk

JUNE 1, 1997

RECEIVED
JUN 12 1997
TREASURER-CLERK

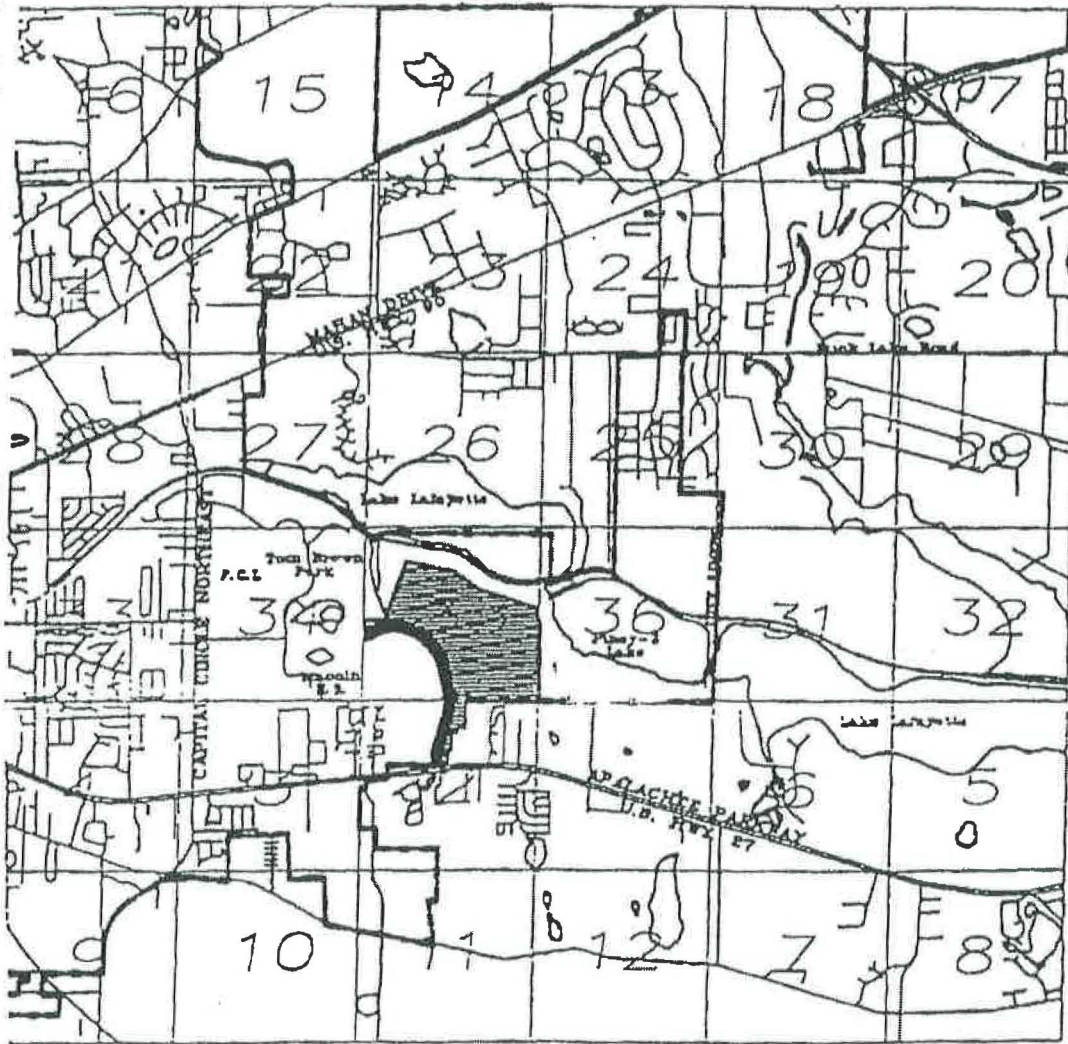
PINEY-Z PLANTATION PUD

345.56 Acres, more or less

Commence at a terra cotta monument marking the Southwest corner of Section 35, Township 1 North, Range 1 East, Leon County, Florida, and thence run North 01 degrees 19 minutes 57 seconds West along the Section Line 1839.30 feet to a point on the Southerly boundary of the proposed 300-foot wide right of way of the extension of Conner Boulevard for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 19 minutes 57 seconds West along the Section Line 610.06 feet, thence run South 88 degrees 40 minutes 03 seconds East 545.12 feet, thence run North 18 degrees 39 minutes 56 seconds East 1890.63 feet, thence run South 78 degrees 01 minutes 34 seconds East 1455.21 feet, thence run South 55 degrees 33 minutes 24 seconds East 941.17 feet, thence run South 71 degrees 14 minutes 32 seconds East 208.00 feet, thence run South 71 degrees 55 minutes 17 seconds East 1729.94 feet, thence run South 06 degrees 59 minutes 15 seconds East 342.79 feet, thence run South 28 degrees 37 minutes 43 seconds East 134.73 feet, thence run South 00 degrees 23 minutes 03 seconds East 2376.43 feet to the South Boundary of Section 36, Township 1 North, Range 1 East, Leon County, Florida, thence run North 89 degrees 30 minutes 48 seconds West along the South Boundary of said Sections 36 and 35 a distance of 2283.52 feet, thence run South 00 degrees 22 minutes 34 seconds West 817.44 feet, thence run North 89 degrees 35 minutes 19 seconds West 200.00 feet, thence run South 00 degrees 32 minutes 31 seconds West 172.15 feet, thence run South 89 degrees 53 minutes 09 seconds West 181.20 feet, thence run South 00 degrees 12 minutes 53 seconds West 523.23 feet, thence run North 89 degrees 47 minutes 05 seconds West 165.64 feet, thence run South 00 degrees 12 minutes 53 seconds East 84.14 feet, thence run South 89 degrees 47 minutes 05 seconds East 70.00 feet, thence run South 00 degrees 12 minutes 53 seconds West 321.13 feet to the Northerly right of way boundary of State Road No. 20 (Apalachee Parkway, U.S. Highway 27, or Perry Highway), thence run South 85 degrees 34 minutes 05 seconds West along said Northerly right of way boundary 521.73 feet to the West boundary of the proposed extension of Doyle Conner Boulevard (300 foot wide right of way), said point lying on a curve concave to the Easterly, thence run Northerly along said proposed right of way curve with a radius of 1800.00 feet, through a central angle of 18 degrees 48 minutes 37 seconds, for an arc distance of 590.94 feet (the chord of said arc being North 05 degrees 49 minutes 53 seconds East 588.28 feet), thence run North 15 degrees 14 minutes 11 seconds East along said proposed right of way boundary 905.49 feet to a point of curve to the left, thence along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 26 degrees 43 minutes 55 seconds, for an arc distance of 699.84 feet, thence run North 11 degrees 29 minutes 44 seconds West 777.15 feet to a point of curve to the left, thence run along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 65 degrees 14 minutes 02 seconds, for an arc distance of 1707.82 feet to a point of compound curve, thence run along said proposed right of way boundary curve with a

radius of 850.00 feet, through a central angle of 48 degrees 33 minutes 10 seconds, for an arc distance of 720.30 feet to a point of reverse curve, thence run along said proposed right of way boundary curve with a radius of 650.00 feet, through a central angle of 36 degrees 36 minutes 52 seconds, for an arc distance of 415.38 feet to the POINT OF BEGINNING, containing 345.56 acres, more or less.

GENERAL LOCATION MAP



(IN MILES)
1 Inch = 1 MILE

Exhibit "B"





PINEY-Z PLANTATION PUD
345.56 Acres, more or less

Commence at a terra cotta monument marking the Southwest corner of Section 35, Township 1 North, Range 1 East, Leon County, Florida, and thence run North 01 degrees 19 minutes 57 seconds West along the Section Line 1839.30 feet to a point on the Southerly boundary of the proposed 300-foot wide right of way of the extension of Conner Boulevard for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 19 minutes 57 seconds West along the Section Line 610.06 feet, thence run South 88 degrees 40 minutes 03 seconds East 545.12 feet, thence run North 18 degrees 39 minutes 56 seconds East 1890.63 feet, thence run South 78 degrees 01 minutes 34 seconds East 1455.21 feet, thence run South 55 degrees 33 minutes 24 seconds East 941.17 feet, thence run South 71 degrees 14 minutes 32 seconds East 208.00 feet, thence run South 71 degrees 55 minutes 17 seconds East 1729.94 feet, thence run South 06 degrees 59 minutes 15 seconds East 342.79 feet, thence run South 28 degrees 37 minutes 43 seconds East 134.73 feet, thence run South 00 degrees 23 minutes 03 seconds East 2376.43 feet to the South Boundary of Section 36, Township 1 North, Range 1 East, Leon County, Florida, thence run North 89 degrees 30 minutes 48 seconds West along the South Boundary of said Sections 36 and 35 a distance of 2283.52 feet, thence run South 00 degrees 22 minutes 34 seconds West 817.44 feet, thence run North 89 degrees 35 minutes 19 seconds West 200.00 feet, thence run South 00 degrees 32 minutes 31 seconds West 172.15 feet, thence run South 89 degrees 53 minutes 09 seconds West 181.20 feet, thence run South 00 degrees 12 minutes 53 seconds West 523.23 feet, thence run North 89 degrees 47 minutes 05 seconds West 165.64 feet, thence run South 00 degrees 12 minutes 53 seconds East 84.14 feet, thence run South 89 degrees 47 minutes 05 seconds East 70.00 feet, thence run South 00 degrees 12 minutes 53 seconds West 321.13 feet to the Northerly right of way boundary of State Road No. 20 (Apalachee Parkway, U.S. Highway 27, or Perry Highway), thence run South 85 degrees 34 minutes 05 seconds West along said Northerly right of way boundary 521.73 feet to the West boundary of the proposed extension of Doyle Conner Boulevard (300 foot wide right of way), said point lying on a curve concave to the Easterly, thence run Northerly along said proposed right of way curve with a radius of 1800.00 feet, through a central angle of 18 degrees 48 minutes 37 seconds, for an arc distance of 590.94 feet (the chord of said arc being North 05 degrees 49 minutes 53 seconds East 588.28 feet), thence run North 15 degrees 14 minutes 11 seconds East along said proposed right of way boundary 905.49 feet to a point of curve to the left, thence along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 28 degrees 43 minutes 55 seconds, for an arc distance of 699.84 feet, thence run North 11 degrees 29 minutes 44 seconds West 777.15 feet to a point of curve to the left, thence run along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 65 degrees 14 minutes 02 seconds, for an arc distance of 1707.82 feet to a point of compound curve, thence run along said proposed right of way boundary curve with a

radius of 850.00 feet, through a central angle of 48 degrees 33 minutes 10 seconds, for an arc distance of 720.30 feet to a point of reverse curve, thence run along said proposed right of way boundary curve with a radius of 650.00 feet, through a central angle of 36 degrees 36 minutes 52 seconds, for an arc distance of 415.38 feet to the POINT OF BEGINNING, containing 345.56 acres, more or less.

LEGAL DESCRIPTION

BEGIN at a concrete monument (#1254) marking the Northeast corner of PINEY Z, PHASE 9, a subdivision as per map or plat thereof recorded in Plat Book 13, Page 5, of the Public Records of Leon County, Florida, thence run South 00 degrees 22 minutes 40 seconds West a distance of 816.50 feet to a concrete monument (plain), thence run North 89 degrees 51 minutes 48 seconds West a distance of 200.00 feet to a concrete monument (#1254), thence run South 00 degrees 30 minutes 49 seconds West a distance of 172.35 feet to a concrete monument (#1254), thence run South 89 degrees 53 minutes 56 seconds West a distance of 181.19 feet, thence run South 00 degrees 12 minutes 43 seconds West a distance of 523.26 feet to a concrete monument (#1254), thence run North 89 degrees 44 minutes 32 seconds West a distance of 165.76 feet to a concrete monument (#732), thence run South 00 degrees 11 minutes 33 seconds West a distance of 84.19 feet to a concrete monument (#732), thence run South 89 degrees 52 minutes 18 seconds East a distance of 69.88 feet to an iron rod, thence run South 00 degrees 09 minutes 30 seconds West a distance of 320.86 feet to an iron rod (#4261) on the Northerly right of way boundary of Apalachee Parkway (width varies), thence run South 85 degrees 39 minutes 30 seconds West a distance of 225.13 feet to a concrete monument (#4261) at the intersection of said Northerly right of way boundary with the Easterly right of way boundary of Doyle Conner Boulevard (100' wide), said point being on a curve concave to the east, thence run northerly along said right of way curve having a radius of 1500.00 feet, through a central angle of 18 degrees 34 minutes 44 seconds for an arc distance of 486.39 feet (chord of said arc bears North 05 degrees 59 minutes 16 seconds East for a distance of 484.27 feet), thence run North 15 degrees 16 minutes 35 seconds East a distance of 1224.03 feet to a point on a curve concave to the west, thence run northerly along said curve having a radius of 1052.00 feet, through a central angle of 15 degrees 04 minutes 55 seconds for an arc distance of 276.92 feet (chord of said arc bears North 07 degrees 43 minutes 39 seconds East for a distance of 276.12 feet) to the Northwest corner of aforesaid PINEY Z, PHASE 9, thence leaving said Easterly right of way boundary run South 89 degrees 30 minutes 28 seconds East a distance of 301.45 feet to the POINT OF BEGINNING, containing 12.82 acres, more or less.

PINEY-Z PLANTATION PUD
345.56 Acres, more or less

Commence at a terra cotta monument marking the Southwest corner of Section 35, Township 1 North, Range 1 East, Leon County, Florida, and thence run North 01 degrees 19 minutes 57 seconds West along the Section Line 1839.30 feet to a point on the Southerly boundary of the proposed 300-foot wide right of way of the extension of Conner Boulevard for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 19 minutes 57 seconds West along the Section Line 610.06 feet, thence run South 88 degrees 40 minutes 03 seconds East 545.12 feet, thence run North 18 degrees 39 minutes 56 seconds East 1890.63 feet, thence run South 78 degrees 01 minutes 34 seconds East 1455.21 feet, thence run South 55 degrees 33 minutes 24 seconds East 941.17 feet, thence run South 71 degrees 14 minutes 32 seconds East 208.00 feet, thence run South 71 degrees 55 minutes 17 seconds East 1729.94 feet, thence run South 06 degrees 59 minutes 15 seconds East 342.79 feet, thence run South 28 degrees 37 minutes 43 seconds East 134.73 feet, thence run South 00 degrees 23 minutes 03 seconds East 2376.43 feet to the South Boundary of Section 36, Township 1 North, Range 1 East, Leon County, Florida, thence run North 89 degrees 30 minutes 48 seconds West along the South Boundary of said Sections 36 and 35 a distance of 2283.62 feet, thence run South 00 degrees 22 minutes 34 seconds West 817.44 feet, thence run North 89 degrees 35 minutes 19 seconds West 200.00 feet, thence run South 00 degrees 32 minutes 31 seconds West 172.15 feet, thence run South 89 degrees 53 minutes 09 seconds West 181.20 feet, thence run South 00 degrees 12 minutes 53 seconds West 523.23 feet, thence run North 89 degrees 47 minutes 05 seconds West 165.64 feet, thence run South 00 degrees 12 minutes 53 seconds East 84.14 feet, thence run South 89 degrees 47 minutes 05 seconds East 70.00 feet, thence run South 00 degrees 12 minutes 53 seconds West 321.13 feet to the Northerly right of way boundary of State Road No. 20 (Apalachee Parkway, U.S. Highway 27, or Perry Highway), thence run South 85 degrees 34 minutes 05 seconds West along said Northerly right of way boundary 521.73 feet to the West boundary of the proposed extension of Doyle Conner Boulevard (300 foot wide right of way), said point lying on a curve concave to the Easterly, thence run Northerly along said proposed right of way curve with a radius of 1800.00 feet, through a central angle of 18 degrees 48 minutes 37 seconds, for an arc distance of 590.94 feet (the chord of said arc being North 05 degrees 49 minutes 53 seconds East 588.28 feet), thence run North 15 degrees 14 minutes 11 seconds East along said proposed right of way boundary 905.49 feet to a point of curve to the left, thence along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 26 degrees 43 minutes 55 seconds, for an arc distance of 699.84 feet, thence run North 11 degrees 29 minutes 44 seconds West 777.15 feet to a point of curve to the left, thence run along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 65 degrees 14 minutes 02 seconds, for an arc distance of 1707.82 feet to a point of compound curve, thence run along said proposed right of way boundary curve with a

radius of 650.00 feet, through a central angle of 48 degrees 33 minutes 10 seconds, for an arc distance of 720.30 feet to a point of reverse curve, thence run along said proposed right of way boundary curve with a radius of 650.00 feet, through a central angle of 36 degrees 36 minutes 52 seconds, for an arc distance of 415.38 feet to the POINT OF BEGINNING, containing 345.56 acres, more or less.

LESS AND EXCEPT:

BEGIN at a concrete monument (#1254) marking the Northeast corner of PINEY Z, PHASE 9, a subdivision as per map or plat thereof recorded in Plat Book 13, Page 5, of the Public Records of Leon County, Florida, thence run South 00 degrees 22 minutes 40 seconds West a distance of 816.50 feet to a concrete monument (plain), thence run North 89 degrees 51 minutes 48 seconds West a distance of 200.00 feet to a concrete monument (#1254), thence run South 00 degrees 30 minutes 49 seconds West a distance of 172.35 feet to a concrete monument (#1254), thence run South 89 degrees 53 minutes 56 seconds West a distance of 181.19 feet, thence run South 00 degrees 12 minutes 43 seconds West a distance of 523.26 feet to a concrete monument (#1254), thence run North 89 degrees 44 minutes 32 seconds West a distance of 165.76 feet to a concrete monument (#732), thence run South 00 degrees 11 minutes 33 seconds West a distance of 84.19 feet to a concrete monument (#732), thence run South 89 degrees 52 minutes 18 seconds East a distance of 69.88 feet to an iron rod, thence run South 00 degrees 09 minutes 30 seconds West a distance of 320.86 feet to an iron rod (#4261) on the Northerly right of way boundary of Apalachee Parkway (width varies), thence run South 85 degrees 39 minutes 30 seconds West a distance of 225.13 feet to a concrete monument (#4261) at the intersection of said Northerly right of way boundary with the Easterly right of way boundary of Doyle Conner Boulevard (100' wide), said point being on a curve concave to the east, thence run northerly along said right of way curve having a radius of 1500.00 feet, through a central angle of 18 degrees 34 minutes 44 seconds for an arc distance of 486.39 feet (chord of said arc bears North 05 degrees 59 minutes 16 seconds East for a distance of 484.27 feet), thence run North 15 degrees 16 minutes 35 seconds East a distance of 1224.03 feet to a point on a curve concave to the west, thence run northerly along said curve having a radius of 1052.00 feet, through a central angle of 15 degrees 04 minutes 55 seconds for an arc distance of 276.92 feet (chord of said arc bears North 07 degrees 43 minutes 39 seconds East for a distance of 276.12 feet) to the Northwest corner of aforesaid PINEY Z, PHASE 9, thence leaving said Easterly right of way boundary run South 89 degrees 30 minutes 28 seconds East a distance of 301.45 feet to the POINT OF BEGINNING, containing 12.82 acres, more or less.

FOR A TOTAL OF 322.74 ACRES.

**CONSENT TO CONTRACTION OF PROPERTY
FROM A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in Exhibit "A" attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that Piney-Z Land Company, LLC, a Florida limited liability company ("Petitioner"), is submitting a petition ("Petition") to contract the boundaries of the Piney-Z Community Development District ("District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of the Property, the undersigned understands and acknowledges that pursuant to the provisions of Chapter 190, Florida Statutes, including Section 190.005 and 190.046, Florida Statutes, the Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be contracted from the District.

The undersigned hereby consents to the amendment of the boundaries of the District and to the contraction of the Property from the boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent during the petition process for the amendment of the boundaries of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's external boundaries are amended or three years from the date hereof, whichever shall first occur.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent by the officer executing this instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed this 21st day of February, 2014.

PINEY-Z LAND COMPANY, LLC,
a Florida limited liability company

By: Gary Zins

Name: GARY ZINS

Title: MSR.

WITNESSES:

Jordan Gruver
Print Name: Jordan Gruver

Michael Eckert
Print Name: Michael Eckert

STATE OF FLORIDA
COUNTY OF LEON

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Gary Zins of PINEY-Z LAND COMPANY, LLC, respectively, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Leon and State of Florida this 21st day of February, 2014.



Lou Ann Kuehlke
Notary Public

Personally known: _____

Produced Identification: ☒

Type of Identification: FL DL #2520-281-63-255-0

EXHIBIT A

LEGAL DESCRIPTION

BEGIN at a concrete monument (#1254) marking the Northeast corner of PINEY Z, PHASE 9, a subdivision as per map or plat thereof recorded in Plat Book 13, Page 5, of the Public Records of Leon County, Florida, thence run South 00 degrees 22 minutes 40 seconds West a distance of 816.50 feet to a concrete monument (plain), thence run North 89 degrees 51 minutes 48 seconds West a distance of 200.00 feet to a concrete monument (#1254), thence run South 00 degrees 30 minutes 49 seconds West a distance of 172.35 feet to a concrete monument (#1254), thence run South 89 degrees 53 minutes 56 seconds West a distance of 181.19 feet, thence run South 00 degrees 12 minutes 43 seconds West a distance of 523.26 feet to a concrete monument (#1254), thence run North 89 degrees 44 minutes 32 seconds West a distance of 165.76 feet to a concrete monument (#732), thence run South 00 degrees 11 minutes 33 seconds West a distance of 84.19 feet to a concrete monument (#732), thence run South 89 degrees 52 minutes 18 seconds East a distance of 69.88 feet to an iron rod, thence run South 00 degrees 09 minutes 30 seconds West a distance of 320.86 feet to an iron rod (#4261) on the Northerly right of way boundary of Apalachee Parkway (width varies), thence run South 85 degrees 39 minutes 30 seconds West a distance of 225.13 feet to a concrete monument (#4261) at the intersection of said Northerly right of way boundary with the Easterly right of way boundary of Doyle Conner Boulevard (100' wide), said point being on a curve concave to the east, thence run northerly along said right of way curve having a radius of 1500.00 feet, through a central angle of 18 degrees 34 minutes 44 seconds for an arc distance of 486.39 feet (chord of said arc bears North 05 degrees 59 minutes 16 seconds East for a distance of 484.27 feet), thence run North 15 degrees 16 minutes 35 seconds East a distance of 1224.03 feet to a point on a curve concave to the west, thence run northerly along said curve having a radius of 1052.00 feet, through a central angle of 15 degrees 04 minutes 55 seconds for an arc distance of 276.92 feet (chord of said arc bears North 07 degrees 43 minutes 39 seconds East for a distance of 276.12 feet) to the Northwest corner of aforesaid PINEY Z, PHASE 9, thence leaving said Easterly right of way boundary run South 89 degrees 30 minutes 28 seconds East a distance of 301.45 feet to the POINT OF BEGINNING, containing 12.82 acres, more or less.

STATEMENT OF ESTIMATED REGULATORY COSTS

Piney-Z Community Development District

Boundary Amendment

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") is related to the petition to amend the boundary of the Piney-Z Community Development District ("District"). The District is located entirely within the City of Tallahassee, Florida ("City") and consists of approximately 345.56 acres. The Piney-Z Land Company, LLC, a Florida limited liability company ("Petitioner") and owner of land within the District, is petitioning the City to remove approximately 12.82 acres ("Contraction Parcel") from the District. After contraction, the District will encompass a total of approximately 332.74 acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), Florida Statutes (governing district formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of the Piney-Z Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Piney-Z Community. As indicated above, the District currently encompasses approximately 345.56 acres and was planned to include single family and multi-family residential units.

The development plan for the District includes the construction of 755 single-family units and 85 multi-family units, for a total of 840 residential units.

The District issued Series 1997A and 1997B Capital Improvement Revenue Bonds to acquire and or construct certain public improvements including roads, stormwater management, water and wastewater, rights-of-way landscaping, and reclaimed water facilities. The Series 1997B Bonds have been retired. The Series 1997A Bonds were refunded by the Series 2008 Capital Improvement Revenue Refunding Bonds and are secured by special assessments.

The District also issued Series 2002 Capital Improvement Revenue Bonds to acquire parks and facilities for indoor and outdoor recreational, cultural and educational uses.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541 (2), Florida Statutes, provides that a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (The City of Tallahassee is not defined as a small city for purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternative submitted under paragraph (1)(a) of Section 120.541, Florida Statutes and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

¹ For the purposes of this SERC, the term "agency" means the City of Tallahassee and the term "rule" means the ordinance(s) that the City of Tallahassee will enact in connection with the creation of the District.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

Upon approval of the boundary amendment, the District will consist of approximately 332.74 acres. As noted above, the Piney-Z Community Development District is planned for the construction of 755 single-family units and 85 multi-family units, for a total of 840 residential units. Formation of the District placed all of these units under the jurisdiction of the District. The boundary amendment will result in the removal of 85 multi-family units and therefore a reduction in the number of individuals affected by the rule.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

Since the District already exists and is operating, there are no additional ongoing costs to various State entities to implement and enforce the proposed boundary amendment. Further, the District is under 1,000 acres, and therefore, the City is the establishing entity under Section 190.005 (2) (a), Florida Statutes. The modest costs to various State entities to implement and enforce the Ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Additionally, pursuant to Section 189.427, Florida Statutes, the proposed district must pay an annual fee to the State of Department of Economic Opportunity, which offsets such costs.

City of Tallahassee

The District is in the City and consists of less than 1,000 acres. Therefore, the City and its staff may process and analyze the petition to amend the boundaries of the District. The City will also conduct a public meeting to vote upon the ordinance to amend the District's boundaries. These activities will absorb some resources. These costs to the City are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments

already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, potential costs are offset by the Petitioner's commitment to pay the advertising costs. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to contract a community development district.

Since the District already exists and is operating, there are no additional ongoing costs to the City to implement and enforce the proposed boundary amendment. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of the various reports that the District currently provides to the City.

Piney-Z Community Development District

The petitioner previously paid the outstanding assessments securing the Series 2002 Bonds relative to the Contraction Parcel and as part of the proposed boundary amendment will pay the outstanding Series 2008 principal. According to the District's estoppel letter, dated January 29, 2014, the outstanding principal payoff is \$53,589.47. Therefore, there will be no negative impact on the District relative to its on-going debt service obligations. In fact, the District's outstanding bond indebtedness will be reduced.

Removal of the Contraction Parcel from the boundaries of the District will result in the removal of 85 planned multi-family units from the District. The District currently imposes an annual operations and maintenance (O&M) assessment of \$469.54 per unit. The combined annual O&M assessments on the 85 multi-family units, therefore, totals \$39,910.90. This represents approximately 10 percent of the total O&M assessments collected by the District. If the boundary amendment were granted, the District would not collect the \$39,910.90 annually, but would also not have an obligation to provide services to the Contraction Parcel. The District would also have the ability to reduce its budget to lessen the impact of the reduction in revenue and/or raise assessments on those properties that are actually using the District's facilities and amenities.

4.2 Impact on State and Local Revenues

Approval of the proposed ordinance will have no negative impact on State and local revenue. In fact, it may have a positive impact on State and local revenue by enhancing the landowner's near-term ability to develop the property. Further, the District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility. This is not impacted by the proposed boundary amendment.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

There are no transactional costs likely to be incurred by individuals or entities required to comply with the boundary amendment.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no adverse impacts on small businesses because of the amendment of the District boundaries.

The City, as of the 2010 Census, has an unincarcerated population of more than 10,000. Therefore the City is not defined as a "Small City" according to Section 120.52 (18), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

8.0 In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

As of the date of preparation, there have been no regulatory alternatives submitted to the agency as described in Section 120.541(1)(a), Florida Statutes.

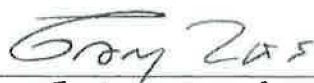
Prepared by:
Governmental Management Services – Central Florida, LLC
February 24, 2014

Authorization of Agent

This letter shall serve as a designation of Gary Zins, whose address is 2417 Fleischmann Rd., Unit 1, Tallahassee, FL 32308 to act as agent for Piney-Z Land Company, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the Petition before the City of Tallahassee City Commission to contract the boundaries of the Piney Z Community Development District in Leon County, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

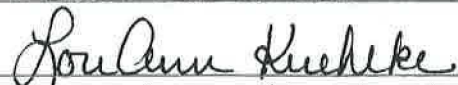
Executed this 21st day of February, 2014.

Piney-Z Land Company, LLC,
a Florida limited liability company


By: GARY ZINS
Its: mgr.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 21st day of February, 2014,
by Gary Zins, manager of Piney-Z Land Company,
LLC, a Florida limited liability company. Mr. Zins has produced a FL DL
2520-281 63-255-0 as identification and did take an oath.


Signature of person taking acknowledgment



Name of officer taking acknowledgment
(typed, printed or stamped)

Title or rank

TALLAHASSEE URBAN AREA



Seventh Order of Business

7A

**Piney-Z Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2013

Piney-Z Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2013

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**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Piney-Z Community Development District
Leon County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Piney-Z Community Development District as of and for the year ended September 30, 2013, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
Piney-Z Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Piney-Z Community Development District as of September 30, 2013, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note H to the financial statements, bond issuance costs were expensed as of October 1, 2012 and net position was restated as the result of Piney-Z Community Development District's implementation of Governmental Accounting Standards Board Statement No. 65. Our opinion is not modified with respect to this matter.

Other Matters

Management's Discussion and Analysis

The Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 25, 2014 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Piney-Z Community Development District's internal control over financial reporting and compliance.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 25, 2014

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2013**

Management's discussion and analysis of Piney-Z Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) invested in capital assets, net of related debt, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2013**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including improvements and infrastructure, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2013.

- ◆ The District's total liabilities exceeded total assets by \$(387,985) (net deficit). Invested in capital assets net of related debt for the District were \$(575,145). Unrestricted net position for Governmental Activities were \$(46,585). Governmental activities restricted net position were \$233,745.
- ◆ Governmental activities revenues totaled \$658,472 while governmental activities expenses totaled \$509,298.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2013**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2013	2012
Current assets	\$ 176,661	\$ 189,136 *
Restricted assets	279,177	286,193
Capital assets	613,514	634,794
Total Assets	<u>1,069,352</u>	<u>1,110,123</u>
Deferred Outflow of Resources	<u>35,301</u>	<u>46,947 *</u>
Total Assets and Deferred Outflows	<u>1,104,653</u>	<u>1,157,070</u>
Current liabilities	258,989	248,173
Non-current liabilities	1,233,649	1,446,056 *
Total Liabilities	<u>1,492,638</u>	<u>1,694,229</u>
Net position - invested in capital assets, net	(575,145)	(974,315) *
Net position - restricted	233,745	234,449
Net position - unrestricted	<u>(46,585)</u>	<u>202,707</u>
Total Net Position	<u>\$ (387,985)</u>	<u>\$ (537,159) *</u>

* Restated

The decrease in current assets was primarily related to expenditures in excess of special assessments at the fund level.

The decrease in capital assets was due to depreciation expense in excess of capital asset additions in the current year.

The decrease in total liabilities was primarily related to principal payments on bonds.

The changes in net position invested in capital assets, net and net position unrestricted was the result of a reclassification of certain debt.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2013**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2013	2012
Program Revenues		
Charges for services	\$ 640,178	\$ 643,056
General Revenues		
Miscellaneous	16,963	11,420
Investment earnings	1,331	1,466
Total Revenues	<u>658,472</u>	<u>655,942</u>
Expenses		
General government	140,783	135,753
Culture and recreation	243,461	232,020
Physical environment	36,219	28,536
Interest on long-term debt	<u>88,835</u>	<u>90,106</u> *
Total Expenses	<u>509,298</u>	<u>486,415</u>
Change in Net Position	149,174	169,527 *
Net Position - Beginning of Year	<u>(537,159) *</u>	<u>(706,686) *</u>
Net Position - End of Year	<u>\$ (387,985)</u>	<u>\$ (537,159) *</u>

**Restated*

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2013**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2013 and 2012.

	Governmental Activities	
	2013	2012
Recreational amenities	\$ 819,850	\$ 819,850
Infrastructure	384,444	384,444
Equipment	41,017	18,718
Less: accumulated depreciation	(631,797)	(588,218)
Governmental Activities Capital Assets	<u>\$ 613,514</u>	<u>\$ 634,794</u>

During the year equipment in the amount of \$22,299 was acquired and depreciation expense was \$43,579.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures primarily because of budgeted reserve expenditures for amenities that were not required.

There were no amendments to the September 30, 2013 budget.

Debt Management

Governmental Activities debt includes the following:

- ♦ In February 2002, the District issued \$850,000 Series 2002 Capital Improvement Revenue Bonds. These bonds were issued to finance the acquisition of certain amenity improvements within the District. The balance outstanding on the Series 2002 Bonds at September 30, 2013 was \$370,000.
- ♦ In February 2008, the District issued \$1,960,000 of Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund and redeem the outstanding principal balance of the \$2,125,000 Series 1997 Bonds Anticipation Notes and finance the acquisition and construction of certain infrastructure improvements within the District. The balance outstanding on the Series 2008 Bonds at September 30, 2013 was \$1,105,000.

**Piney-Z Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2013**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Piney-Z Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2014.

Request for Information

The financial report is designed to provide a general overview of Piney-Z Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Piney-Z Community Development District, Severn Trent Management Services, Inc., 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

Piney-Z Community Development District
STATEMENT OF NET POSITION
September 30, 2013

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 166,296
Investments	3,456
Accounts receivable	1,093
Prepaid expenses	5,816
Total Current Assets	<u>176,661</u>
Non-Current Assets	
Restricted Assets	
Cash	18,500
Investments	260,677
Capital Assets, Being Depreciated	
Recreational amenities	819,850
Infrastructure	384,444
Equipment	41,017
Less: accumulated depreciation	<u>(631,797)</u>
Total Non-current Assets	<u>892,691</u>
Total Assets	<u>1,069,352</u>
Deferred Outflow of Resources	
Deferred amount on refunding	<u>35,301</u>
Total Assets and Deferred Outflow of Resources	<u>1,104,653</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	12,057
Bonds payable	220,000
Accrued interest	26,932
Total Current Liabilities	<u>258,989</u>
Non-Current Liabilities	
Bonds payable	<u>1,233,649</u>
Total Liabilities	<u>1,492,638</u>
NET POSITION	
Invested in capital assets, net of related debt	(575,145)
Restricted for debt service	233,745
Unrestricted	<u>(46,585)</u>
Total Net Position (Deficit)	<u>\$ (387,985)</u>

See accompanying notes to financial statements.

Piney-Z Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2013

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Governmental Activities
Governmental Activities			
General government	\$ (140,783)	\$ 115,563	\$ (25,220)
Culture and recreation	(243,461)	199,848	(43,613)
Physical environment	(36,219)	29,731	(6,488)
Interest on long-term debt	(88,835)	295,036	206,201
Total Governmental Activities	<u>\$ (509,298)</u>	<u>\$ 640,178</u>	<u>130,880</u>
General Revenues			
			1,247
			84
			16,963
			<u>18,294</u>
			149,174
			(537,159)
			<u>\$ (387,985)</u>

See accompanying notes to financial statements.

Piney-Z Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2013

	General	2002 Debt Service	2008 Debt Service	Total Governmental Funds
ASSETS				
Cash	\$ 166,296	\$ -	\$ -	\$ 166,296
Investments, at fair value	3,456	-	-	3,456
Accounts receivable	1,093	-	-	1,093
Prepaid expenses	5,816	-	-	5,816
Restricted assets				
Cash	18,500	-	-	18,500
Investments, at fair value	-	98,679	161,998	260,677
Total Assets	<u>\$ 195,161</u>	<u>\$ 98,679</u>	<u>\$ 161,998</u>	<u>\$ 455,838</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	<u>\$ 12,057</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,057</u>
Fund Balances				
Nonspendable:				
Prepaid expenses	5,816	-	-	5,816
Investments	718	-	-	718
Restricted:				
Debt service	18,500	98,679	161,998	279,177
Assigned:				
Operating reserves	97,361	-	-	97,361
Amenities	20,000	-	-	20,000
Unassigned	40,709	-	-	40,709
Total Fund Balances	<u>183,104</u>	<u>98,679</u>	<u>161,998</u>	<u>443,781</u>
Total Liabilities and Fund Balances	<u>\$ 195,161</u>	<u>\$ 98,679</u>	<u>\$ 161,998</u>	<u>\$ 455,838</u>

See accompanying notes to financial statements.

Piney-Z Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2013

Total Governmental Fund Balances	\$ 443,781
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated (infrastructure, \$384,444, equipment \$41,017, recreational amenities, \$819,850; net of accumulated depreciation, \$(631,797)) used in governmental activities are not financial resources and; therefore, are not reported in the funds.	613,514
Long-term liabilities, including bonds payable, \$(1,475,000) net of bond discount, \$21,351, are not due and payable in the current period and; therefore, are not reported in the funds.	(1,453,649)
Deferred outflow of resources (deferred amount on refunding) are not financial resources and therefore, are not reported in the funds.	35,301
Accrued interest expense for long-term debt is not a financial use and; therefore, is not reported in the funds.	<u>(26,932)</u>
Net Position of Governmental Activities	<u><u>\$ (387,985)</u></u>

See accompanying notes to financial statements.

Piney-Z Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2013

	General	2002 Debt Service	2008 Debt Service	Totals Governmental Funds
Revenues				
Special assessments	\$ 345,142	\$ 76,233	\$ 218,803	\$ 640,178
Miscellaneous revenues	16,963	-	-	16,963
Investment earnings	1,163	59	109	1,331
Total Revenues	<u>363,268</u>	<u>76,292</u>	<u>218,912</u>	<u>658,472</u>
Expenditures				
Current				
General government	124,471	4,983	11,329	140,783
Culture and recreation	215,169	-	-	215,169
Physical environment	20,932	-	-	20,932
Debt service				
Principal	-	50,000	160,000	210,000
Interest	-	21,000	52,138	73,138
Capital outlay	22,299	-	-	22,299
Total Expenditures	<u>382,871</u>	<u>75,983</u>	<u>223,467</u>	<u>682,321</u>
Net Change in Fund Balances	<u>(19,603)</u>	<u>309</u>	<u>(4,555)</u>	<u>(23,849)</u>
Fund Balances - October 1, 2012	<u>202,707</u>	<u>98,370</u>	<u>166,553</u>	<u>467,630</u>
Fund Balances - September 30, 2013	<u>\$ 183,104</u>	<u>\$ 98,679</u>	<u>\$ 161,998</u>	<u>\$ 443,781</u>

See accompanying notes to financial statements.

Piney-Z Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2013

Net Change in Fund Balances -Total Governmental Funds	\$ (23,849)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount depreciation expense (\$43,579) exceeded capital asset additions (\$22,299) in the current period.	(21,280)
--	----------

Repayments of long-term liabilities are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	210,000
---	---------

Governmental funds report bond discounts as expenditures. However, in the Statement of Activities, the cost of those assets are allocated based on an effective interest rate as amortization expense. This is the amount of amortization expense in the current year.	(7,593)
--	---------

The deferred outflow of resources for refundings of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(11,646)
---	----------

In the Statement of Activites, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">3,542</div>
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Change in Net Position of Governmental Activites	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 149,174</div>
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See accompanying notes to financial statements.

Piney-Z Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2013

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 344,210	\$ 344,210	\$ 345,142	\$ 932
Miscellaneous revenues	12,000	12,000	16,963	4,963
Investment earnings	1,080	1,080	1,163	83
Total Revenues	<u>357,290</u>	<u>357,290</u>	<u>363,268</u>	<u>5,978</u>
Expenditures				
Current				
General government	125,098	125,098	124,471	627
Culture and recreation	227,502	227,502	215,169	12,333
Physical environment	20,244	20,244	20,932	(688)
Capital outlay	16,600	16,600	22,299	(5,699)
Total Expenditures	<u>389,444</u>	<u>389,444</u>	<u>382,871</u>	<u>6,573</u>
Net Change in Fund Balances	(32,154)	(32,154)	(19,603)	12,551
Fund Balances - October 1, 2012	<u>175,005</u>	<u>175,005</u>	<u>202,707</u>	<u>27,702</u>
Fund Balances - September 30, 2013	<u>\$ 142,851</u>	<u>\$ 142,851</u>	<u>\$ 183,104</u>	<u>\$ 40,253</u>

See accompanying notes to financial statements.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was created on June 11, 1997, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by the City of Tallahassee, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Piney-Z Community Development District. The District is governed by a Board of Supervisors who are elected to four year terms. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Piney-Z Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy - For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund - The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

2002 Debt Service Fund - Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the acquisition of certain District amenity improvements. The bonds are secured by a first lien on and pledge of the Pledged Revenues.

2008 Debt Service Fund - Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Pledged Revenues.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

**Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, sidewalks and similar items), are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure – roads and drainage	30 years
Recreational amenities	30 years
Equipment	10 years

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190 and Section 200.065, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds (\$443,781) differs from "net position" of governmental activities (\$(387,985)) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (property, plant, and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Recreational amenities	\$ 819,850
Infrastructure	384,444
Equipment	41,017
Less: accumulated depreciation	(631,797)
Total	<u>\$ 613,514</u>

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2013 were:

Bonds payable	\$ (1,475,000)
Bond discount, net	<u>21,351</u>
Total long-term liabilities	<u>\$ (1,453,649)</u>

Deferred outflow of resources

Deferred outflow of resources applicable to the District's governmental activities are not financial resources and therefore, are not reported as fund deferred outflow of resources.

Deferred amount on refunding	<u>\$ 35,301</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (26,932)</u>
------------------	--------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds (\$23,849) differs from the "change in net position" for governmental activities (\$149,174) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE B — RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year.

Depreciation expense	\$ (43,579)
Capital outlay	<u>22,299</u>
Total	<u>\$ (21,280)</u>

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ 210,000
Bond discount amortization	<u>(7,593)</u>
Total	<u>\$ 202,407</u>

Some expenses reported in the statement of activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ 3,542
Decrease in deferred amount on refunding	<u>(11,646)</u>
Total	<u>\$ (8,104)</u>

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE C - CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2013, the District's bank balance was \$191,161 and the carrying value was \$184,796. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2013, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>	<u>Book Value</u>
Florida State Board of Administration			
Florida Prime	N/A	\$ 2,738	\$ 2,738
Fund B	N/A	718	718
Commercial Paper	N/A	260,032	260,032
Government Obligation Funds	N/A	645	645
Total		<u>\$ 264,133</u>	<u>\$ 264,133</u>

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments. These funds are divided into the Florida Prime and Fund B.

The District had investments reported at fair value of \$718 at September 30, 2013 in Fund B. Fund B is not rated by any nationally recognized rating agency. Fund B consists of assets transferred from the LGIP in December 2007 that represented securities that had defaulted or are in default, or have extended payout times or are subject to potentially elevated credit risk. These funds are not subject to withdrawal, but will be paid as they mature. Fair market value is determined and reported as disclosed by the State Board of Administration. The calculation of the net change in the fair value of investments is independent of the calculation of realized gains and losses.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE C - CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in the state investment pool and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2013, the District's investments in Commercial Paper were rated A-1+ by Standard & Poor's. The District also has monies invested with the Local Government Surplus Funds Trust Fund (Fund), at September 30, 2013. This fund met the requirements of a "2a7-like pool" as defined in Government Accounting Standards Board, Statement 31.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. 99% of the District's investments are invested in US Bank Interest Bearing Commercial Paper. The remaining 1% is invested in the Local Government Surplus Funds Trust Fund and Fund B.

The types of deposits and investments and their level of risk exposure as of September 30, 2013 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments until its maturity date if the fair value is less than cost. The District's investments are recorded at fair value.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2013 was as follows:

	Balance October 1, 2012	Additions	Deletions	Balance September 30, 2013
<u>Governmental activities:</u>				
Capital assets, being depreciated:				
Infrastructure - roads and drainage	\$ 384,444	\$ -	\$ -	\$ 384,444
Recreational amenities	819,850	-	-	819,850
Equipment	18,718	22,299	-	41,017
Total Capital Assets, Being Depreciated	1,223,012	22,299	-	1,245,311
Less accumulated depreciation for:				
Infrastructure - roads and drainage	(192,222)	(12,815)	-	(205,037)
Recreational amenities	(393,500)	(28,292)	-	(421,792)
Equipment	(2,496)	(2,472)	-	(4,968)
Total Accumulated Depreciation	(588,218)	(43,579)	-	(631,797)
Total Capital Assets Depreciated, Net	634,794	(21,280)	-	613,514
Governmental Activities Capital Assets	<u>\$ 634,794</u>	<u>\$ (21,280)</u>	<u>\$ -</u>	<u>\$ 613,514</u>

Current year depreciation expense was charged to physical environment, \$15,287, and culture and recreation, \$28,292.

NOTE E – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2013:

Long-term debt at October 1, 2012	\$ 1,685,000
Principal payments	<u>(210,000)</u>
Long-term debt at September 30, 2013	1,475,000
Less: Bond Discount, Net	<u>(21,351)</u>
Bonds Payable, Net	<u>\$ 1,453,649</u>

Long-term debt is comprised of the following:

\$850,000 Series 2002 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2002, maturing in May 2019. Interest at a variable rate of .5% below the Wall Street Prime rate, at a minimum of 5% and a maximum of 12% is due May and November beginning 2002. The interest rate on the note was 5% at September 30, 2013.

\$ 370,000

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE E – LONG-TERM DEBT (CONTINUED)

\$1,960,000 Series 2008 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2008, maturing in May 2019. \$1,010,000 of these bonds have a fixed interest rate of 3.75% and are due by May 2014. The remaining \$950,000 of these bonds have a fixed interest rate of 4.25% and are due by May 2019. Interest is due May and November beginning 2008.

1,105,000

Total

\$ 1,475,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2013 are as follows:

Year Ending September 30,	Principal	Interest	Total
2014	\$ 220,000	\$ 64,637	\$ 284,637
2015	225,000	55,700	280,700
2016	240,000	45,725	285,725
2017	255,000	35,075	290,075
2018	260,000	23,750	283,750
2019	275,000	12,213	287,213
Totals	<u>\$ 1,475,000</u>	<u>\$ 237,100</u>	<u>\$ 1,712,100</u>

Bonds Payable

\$ 1,475,000

Significant Bond Provisions

The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture.

The Series 2002 Bonds require a letter of credit equal to 5% of the bond principal outstanding. This letter of credit satisfies the debt service reserve requirement. The letter of credit at year end is \$18,500 and is secured by restricted cash in the general fund.

The Series 2008 Bonds require that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the indenture. The District satisfied this requirement as of September 30, 2013, by obtaining a bond reserve insurance policy.

Piney-Z Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

NOTE E – LONG-TERM DEBT (CONTINUED)

In addition, the Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service.

The District is in compliance with the requirements of the Bond Indentures.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.

NOTE G – NET POSITION AND DEFERRED OUTFLOW OF RESOURCES

The District adopted Governmental Accounting Standards Board Statement (GASB) No. 63, which amends net asset reporting by establishing deferred outflows and deferred inflows of resources and renamed the residual measure net position. The District also adopted GASB Statement No. 65, which reclassified certain accounts as deferred outflows and deferred inflows of resources. As a result of the new accounting standards, the deferred amount on refunding was reclassified from a contra-liability to a deferred outflow of resources and net assets were renamed net position.

NOTE H – PRIOR PERIOD ADJUSTMENT

Governmental Accounting Standards Board Statement No. 65 altered accounting for bond issuance costs by requiring such cost be expensed in the period incurred. Bond issuance costs were previously capitalized and amortized over the life of the bond. Net position was restated to reflect this change in accounting principles. The effect on net position is illustrated below.

Net position, October 1, 2012 as previously reported	\$ (435,879)
Prior period adjustment - removal of bond issuance costs	(101,280)
Net position, October 1, 2012 restated	<u><u>\$ (537,159)</u></u>

NOTE I – NET DEFICIT

The District conveyed infrastructure improvements financed through the issuance of bonds to other governments for maintenance in prior years. These capital assets are not included in District assets; however, the long-term debt associated with these assets remains a District liability resulting in a net deficit of \$(387,985) in the government-wide financial statements at September 30, 2013.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Piney-Z Community Development District
Leon County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Piney-Z Community Development District, as of and for the year ended September 30, 2013, and the related notes to the financial statements, and have issued our report thereon dated February 25, 2014.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Piney-Z Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Piney-Z Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Piney-Z Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PA

Board of Supervisors
Piney-Z Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Piney-Z Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants
Fort Pierce, Florida

February 25, 2014



Berger, Toombs, Elam,
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Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Piney-Z Community Development District
Leon County, Florida

We have audited the financial statements of the Piney-Z Community Development District, Florida as of and for the year ended September 30, 2013, and have issued our report thereon dated February 25, 2014.

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General. We have issued our Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report which is dated February 25, 2014 should be considered in conjunction with this Management Letter.

Additionally, our audit was conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General which governs the conduct of local entity audits performed in the State of Florida.

The Rules of the Auditor General (Section 10.554(1)(i)1.) require that we address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls, whether or not recommendations made in the preceding annual financial report have been followed. There were no recommendations made in the preceding audit report.

As required by the Rules of the Auditor General (Section 10.554(1)(i)2.) the scope of our audit included a review of the provisions of Section 218.415, Florida Statutes regarding the investment of public funds. In connection with our audit, we determined that Piney-Z Community Development District complied with Section 218.415, Florida Statutes.

The Rules of the Auditor General (Section 10.554(1)(i)3. and 4.) require that we address in the Management Letter, if not already addressed in the auditor's report on compliance and internal controls: improvements in financial management and violations of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not discover any of the above items that require to be disclosed.

Fort Pierce / Stuart

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Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Piney-Z Community Development District

As required by the Rules of the Auditor General (Section 10.554(1)(i)5. The name or official title and legal authority for the primary government and each component unit of the reporting entity are disclosed in the notes to the financial statements.

As required by the Rules of the Auditor General (Section 10.554(1)(i)6.b.), we determined that the annual financial report for the District for the fiscal year ended September 30, 2013, filed with the Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with our annual financial audit report for the fiscal year ended September 30, 2013.

As required by the Rules of the Auditor General (Section 10.554(1)(i)6.c. and Section 10.556(7)), we applied financial conditions assessment procedures. It is Management's responsibility to monitor the entity's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Piney-Z Community Development District has not met one or more of the conditions described in Section 218.503(1), Florida Statutes.

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

*Berger, Toombs, Elam,
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 25, 2014

Eighth Order of Business

8A

Piney-Z Community Development District
Property Manager's Report
March 10, 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 February 10, 2014 (last regular meeting) and March 10, 2014 are as follows:

3 Resident sponsored parties or functions.

1 HOA Meeting

8 Zumba Classes

2 Jewelry Classes

Several Tours: Each month I give several tours of the Amenities or the Lodge Room to residents considering having a function and drop-ins considering purchasing in the neighborhood, etc.

Piney-Z CDD Amenities

(Fitness Center, Lodge, Pavilion, Rosemary White Playground / Gazebo Park,
Swimming Pool and Aquatics and Grounds on CDD Property).

Fitness Center: Regular weekly maintenance was performed by staff. Fitness Pro performed the regular monthly preventative maintenance.

Lodge / Garage: Regular weekly maintenance was performed by staff in the Lodge, Kitchen, Restrooms and Garage. Parties, functions, classes and meetings were properly accommodated.

Pavilion: Regular weekly maintenance was performed by staff at the Pavilion.

Rosemary White Playground / Gazebo Park: Regular weekly maintenance was performed by staff. The areas were checked for hazards and the bags changed in the trash cans regularly.

Swimming Pool / Aquatics: In addition to the services provided per the agreement with Alan Cox Aquatics (ACA) our Piney-Z staff performed regular maintenance in-between ACA visits. This is the time of year when the pool is checked over by ACA and our primary pool servicing company. In our case, that company is Swain Pools and Spas who has performed the most major repairs over the years.

In the past I have reported in more than one meeting that we needed to replace a pump before re-opening so that we would have three fully functional, variable speed, energy efficient pumps. The pump has been replaced recently. We now have three fully operational energy efficient pumps installed in time for the pool season.

I asked Jeff Swain's to prepare a report, from his point of view, concerning the status of our pool. As of this writing I'm waiting on the report.

2014 Swimming Pool Schedule / Dates / Days / Hours: Following my report is a copy of the proposed 2014 Piney-Z Pool Season Schedule including dates, days, and hours. Note: It is basically the same schedule that has been in place the last several years with minor adjustments.

Grounds: Regular weekly maintenance took place. Outdoor trash cans were maintained and bags replaced on a regular basis. John Hurst Outdoor Services performed landscaping and mowing services per contract.

Property Manager's Log of Payments from Rental of the Amenities
Fiscal Year 2014 (Refer to previous Agenda Booklets for past FY2014 Reports)

Date sent to CDD Accounting	Piney-Z Resident and / or Name on Check	Check #	Amenity Area	Date of Event	Amount
2/13/14	Cynthia Henry / Gwendolyn Woodson Fillyau	2153	Base Fee Lodge	3/7/14	\$250.00
2/13/14	Ashley Matyjaszek / Donna Lee Flippo	6689	Base Fee Lodge	4/12/14	\$150.00
2/13/14	Rebeka N. Buckman	785	Rental Fee Lodge	5/9/14	\$100.00
2/13/14	Rebeka N. Buckman	787	Extra Hours Lodge	5/9/14	<u>\$50.00</u>
Total Sent 2/13/14					\$550.00
2/27/14	V. Barnes	4050	1 extra hour Lodge	2/22/14	\$25.00
2/27/14	Sarah J. Smith	9604	4 extra hours Lodge	2/28/14	\$100.00
2/27/14	B S B Murthy	6734	Base & Rental fees Lodge	4/6/14	<u>\$250.00</u>
Total Sent 2/27/14					\$375.00
Total Sent 2/13/14					\$550.00
Total Sent 2/27/14					\$375.00
Total					\$925.00

Key Fob Access Reports: January 2014

Note: As of this writing (due date for my report) Sonitrol was unable to prepare in time the Access Report for the Fitness Center information for January. I hope to bring that report to a future meeting.

Note: The pool was closed in January. There will be no report for the pool.

**Capital Outlay Projects / Future Needs
and Notebooks**

I delivered two notebooks along with your Agenda Booklets. They are as follows:

1. **Reserve Study Information:** For several years I had looked into the possibility of using a professional, highly regarded Reserve Study company. As the Board began discussing the future of the CDD and Capital Projects I reviewed the information again. Before the upcoming meeting on March 10, I made contact

with companies again. I had them send me updated information. My introduction letter in the front of the Reserve Study Notebook explains some advantages of using a Reserve Study Company.

2. **Capital Projects Estimates Amenities and Future Projects):** For several months I spoke with vendors about various Capital Project needs. Later the Board began discussing in depth what might happen in 2019 and the choices facing the Board and the Piney-Z community in regards to the future of the Piney-Z CDD. The estimates in the notebook should be a good tool for discussion concerning some of the expenses the CDD will face in the future.

2014 Pool Season Schedule and Information

www.pineyz.com

We hope the Piney-Z Residents and Property Owners will enjoy the pool during the pool season. The pool rules and general hours can be found in the "Rules of the Piney-Z Community Development District" which is provided on the website. The Rules will explain when the pool is open, age requirements related to children and teens and more. The document is also available at the Piney-Z CDD office. A detailed schedule is provided below. Also, on the website you can find information concerning "How the Pool Schedule Was Determined."

If you plan to use the pool we ask that you read the Rules and be supportive of our lifeguards. They have spent numerous hours in Red Cross training and are on duty to provide emergency rescue, to open and close the pool, and enforce the rules.

2014 Pool Schedule

Weather Permitting and subject to minor adjustments allowed in the rules.

April / May Weekends (April 19, 20, 26, 27 May 3, 4, 10, 11, 17, 18, 24, 25)

Please notice specific times and dates below.

Saturdays and Sundays April 20 through May 26

10:00am until 8:30pm

Memorial Day Weekend (May 24, 25, 26) through August 17

Open everyday 10:00am until 8:30pm

August 18 through Tuesday, September 30

Monday through Friday 3:00pm until dusk

Saturdays and Sundays 10:00am until dusk

Concerning the above time periods: Any possible adjustments or changes will be announced at a later date. Times could be altered or discontinued if attendance is poor and the schedule depends on lifeguard availability.

Labor Day Holiday: Monday, September 1, 10:00am until dusk

October: (4, 5, 11, 12) first two weekends in October

Saturdays and Sundays Only: 10:00am until dusk

Pool closes for the season after October 12

Parents:

Supervision Policy: Children aged 14 and under must be accompanied at all times by a parent, legal guardian, or specific designated adult. If your child is 14 or under please do not leave them at the pool unsupervised. When this occurs the guards are instructed to have them sit out until the parents can be located.

Pool Closings: The pool schedule is weather permitting. Closure of the pool is **required** for certain periods of time (30 minutes) each time thunder or lightning occurs. The pool can also be closed unexpectedly for other reasons such as chemical problems, lifeguard illness, etc. It is trespassing to enter the pool area when it is closed or lifeguards are not present.

Food / Smoking / Alcohol: No food, smoking or alcohol is allowed in the enclosed pool area. Water, soft drinks and juice are permitted if brought in a plastic bottle. Picnic tables are provided outside of the pool area where you can enjoy any food that you wish to bring.

Key Fob Access to Pool: All Piney-Z Residents and Property Owners must register as an amenities member and obtain a key fob from the CDD Property Manager to use the pool. Call his office at 850-656-4007 to make an appointment to register for your fob. Bring your Driver's License or Picture ID and Proof of Residency. Only residents, property owners and pass holders (fee for pass holder) who have registered for a fob and members of their household are permitted in the pool area. Each registered household can bring up to 4 guests with them to the pool. **Giving your key fob to someone not registered to use the pool is strictly prohibited.**

Red Cross Swim Lessons: Again this summer the Red Cross Learn to Swim Lessons for Children will be offered through our arrangement with Alan Cox Aquatics. www.alancoxaquatics.com Sessions usually begin in early June and continue through mid-August. The sessions take place Monday through Thursday over a two week period. Fridays are reserved for make-up sessions in case of bad weather. Tuition per session / per child is \$65.00 for Piney-Z residents and Property Owners and \$75.00 for all others. Registration begins in May. Register at the pool with the lifeguards anytime the pool is open.

Adult Swim: The CDD Rules allow for reasonable time periods for adult swim. The exact times are decided by the Property Manager after the pool season is underway and the best times are determined for those likely to be involved. Also, lifeguards must be secured to work these special times. Only those 18 and older will be allowed in the enclosed pool area during Adult Swim times. The "No alcohol" rule still applies during these times. **In 2014 Adult Swim is tentatively scheduled for Mondays and Fridays only from 9:00am until 10:30am, May 26 through September 29.**

Have Your Own Pool Party: As a Piney-Z Resident you can schedule a private pool party for a fee. This opportunity has been mainly of interest to residents who want to have an adult or youth group luau or pool party since it has to occur after resident swim hours. Resident's swim hours end at 8:30pm. Private pool parties can take place from 8:30pm until 11:00pm on Friday, Saturday, or Sunday during the pool season.

Some residents have had successful parties by renting the Pavilion from 5:00pm until 11:00pm as well as the pool from 8:30pm until 11:00pm. They began their party and cookout at the Pavilion and had access to the pool beginning at 8:30pm. That way at 8:30pm the party participants could go back and forth from the Pavilion to the pool. (Note: If the Lodge was rented along with the pool, participants cannot wear wet swim suits in the Lodge) Both the Pavilion and Pool have rental fees and the pool rules apply.

You must have two of our lifeguards on duty and there to assist you. They would be on duty as lifeguards and would close up the pool at 11:00pm. You would pay them directly for their time. For more details contact the Property Manager at 850-656-4007.

Come out and enjoy the pool this season!