PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

JUNE 10, 2013
AGENDA PACKAGE

Piney-Z Community Development District

Severn Trent Services, Management Services Division

210 North University Drive, Suite 702 • Coral Springs, Florida 33071 Telephone: (954) 753-5841 • Fax: (954) 345-1292

June 3, 2013

Board of Supervisors Piney-Z Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District will be held Monday, June 10, 2013 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida. Following is the advance agenda for this meeting:

- 1. Roll Call
- 2. Pledge of Allegiance
- 3. Approval of the Minutes of the May 13, 2013 Meeting
- 4. Organizational Matters
 - A. Review of Candidate Submissions to Fill Vacant Seat #3
 - B. Nominations and Appointment
 - C. Oath of Office
 - D. Consideration of Resolution 2013-3 Designating Officers
- 5. Attorney's Report
- 6. Manager's Report
 - A. Proposed Budget for FY 2014
 - B. Consideration of Resolution 2013-4 Approving the Budget and Setting the Public Hearing
 - C. Discussion of Auditor Selection Process and Designation of Audit Committee
- 7. Property Manager's Report (including Access and Revenue Reports)
 - A. Piney-Z CDD Amenities (Fitness Center, Lodge, Pavilion, Playground, Pool and Grounds)
 - B. Planning for Future Maintenance, Repair and Replacement Needs
 - C. Key Fob Deactivation
 - D. Heating and Air Conditioning Replacement Quotes
 - E. Roofing Estimates Lodge and Gazebos
 - F. 10 Point Construction, LLC and Artistic Perfection Drywall & Stucco, Inc Quotes for Repairs
 - G. Swimming Pool Report Current Condition & Quotes
- 8. Supervisor Requests
 - A. Supervisor Roles (Supervisor Kessler)
 - B. Workshop Activities and Parameters (Supervisor Kessler)
 - C. Organizing Board Goals (Supervisor Kessler) and Priorities (Supervisor Didier)
 - D. Discussion of Workshop Dates (Supervisor Didier)
- 9. Audience Comments
- 10. Acceptance of the April 2013 Financial Statements and Approval of the Check Register and Invoices

Piney-Z CDD June 3, 2013 Page 2

11. Adjournment

Enclosed under the third order of business for your review are the minutes of the May 13, 2013.

Enclosed under the fourth order of business is information received from parties expressing interest in filling the vacancy in Seat 3. The Oath of Office will be administered to the new supervisor and Resolution 2013-3 is included for designating officers.

Under the Manager's Report will be a discussion of the proposed budget for FY 2014 and consideration of Resolution 2013-4 approving the tentative budget and setting the public hearing. A copy of the proposed budget and resolution are enclosed. We have scheduled the public hearing for August 12, 2013, which will give you a couple of months to review and refine the tentative budget prior to adoption. Also there will be discussion on the Auditor selection process and designation of the Audit Committee.

The Property Manager's Report is included under tab 7 with supporting documents for his report.

The April 2013 financial statements and check register are enclosed for your review.

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: Chasity O'Steen

Chasity O Steen

Doug Sealy Claudia Vaccaro

Bob Reid L Claudia Vaccaro N

Lance Rogers Michael Eckert

MINUTES

MINUTES OF MEETING PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held on Monday, May 13, 2013 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 Joe Didier Jan Bridges Richard Kessler Chairman Vice Chairman Assistant Secretary

Assistant Secretary

Also present were:

Janice Eggleton Davis Chasity O'Steen Lance Rogers Residents District Manager/Secretary

District Attorney Property Manager

The following is a summary of the discussions and actions taken at May 13, 2013 Piney-Z Community Development District Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 8, 2013 Meeting

• Edits were made which will be incorporated in the minutes.

On MOTION by Mr. Didier seconded by Mr. Kessler, the April 8, 2013 minutes were approved as amended with votes as follows:

Jan Bridges - Aye Richard Kessler - Aye Joe Didier - Aye Michael Lee - Aye

Supervisor Bridges Handouts on Sign and Plaque

 Mr. Bridges addressed the motion not to exceed \$550 for the memorial sign at the April 8, 2013 meeting and provided handouts for the sign and a plaque commemorating Ms. White.

FOURTH ORDER OF BUSINESS Organizational Matters

- A. Review of Candidate Submissions to Fill Vacant Seat #3
- Emails noting interest were received from Richard Mergy, Beth Matuga and Raja Shekar.
- B. Nominations and Appointments

Mr. Bridges nominated Beth Matuga.

Mr. Bridges withdrew his nomination.

• Mr. Ron Lauver addressed the Board.

Mr. Kessler MOVED to delay appointment, leave candidate submissions open, Mr. Rogers to notify those interested to attend the June 10, 2013 meeting prepared to address their interest and qualifications and Mr. Lee seconded the motion.

- Ms. Pati Lytle and Ms. Cheryl Hudson addressed the Board.
- Mr. Rogers read the notice placed in the community website regarding the Board vacancy.

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

Jan Bridges - Nay

Richard Kessler - Aye

Joe Didier - Aye

Michael Lee - Aye

Ms. Matuga withdrew her submission.

C. Oath of Office

- D. Consideration of Resolution 2013-3 Designating Officers
- Ms. Davis noted any submissions to be included in the agenda will need to be received no later than noon, May 31, 2013.

Discussion of Resolutions Re-circulated

• Discussion followed on providing all resolutions to the Board.

FIFTH ORDER OF BUSINESS

Attorney's Report - Discussion of HOA Request Regarding Blocking Amenity Access

 Ms. O'Steen addressed the HOA request regarding blocking Amenity access for delinquent HOA fees and outlined Item 1 on the Contractual Agreement Statement on the Key Fob Registration Form. Discussion followed.

On MOTION by Mr. Didier seconded by Mr. Bridges, authorizing the Chairman to work with the Property Manager on enforcing the amenities key fob regulations per the signed Key Fob Registration form was approved with votes as follows:

Jan Bridges - Aye

Richard Kessler – Nay

Joe Didier - Aye

Michael Lee – Aye

SIXTH ORDER OF BUSINESS

Manager's Report

- A. Discussion of Proposed Budget for FY 2014
- Ms. Davis outlined the proposed budget for FY 2014 and the budget process and deadlines.
- B. Discussion of Auditor Selection Process and Designation of Audit Committee
- Ms. Davis noted they need to check the engagement letter with the current auditor to determine if there is renewal language included. Discussion followed.

On MOTION by Mr. Kessler seconded by Mr. Bridges to table the topic until the June 10, 2013 meeting was approved with votes as follows:

Jan Bridges - Aye

Richard Kessler - Aye

Joe Didier - Aye

Michael Lee – Aye

The record will reflect the Board took a brief recess.

C. Number of Registered Voters - 1,256

• Ms. Davis reported there are 1,256 registered voters within the District.

SEVENTH ORDER OF BUSINESS

Property Manager's Report (including Access and Revenue Reports)

A. Office Copier Statistics Report for Old Copier

 Mr. Rogers reported the copier was purchased and it was delivered on May 3, 2013.

F. Pest Control Quote

 Mr. Rogers reported he obtained a quote from 1st Choice Pest Services and outlined the current service contract with Paul's Pest Control. Discussion followed.

On MOTION by Mr. Lee seconded by Mr. Bridges to terminate the Paul's Pest Control and to engage 1st Choice Pest Services was approved with votes as follows:

Jan Bridges - Ave

Richard Kessler - Aye

Joe Didier - Aye

Michael Lee – Aye

 Mr. Rogers will provide notice of contract termination to Paul's Pest Control via email.

G. Swimming Pool Report - Current Condition and Quotes

• Mr. Rogers addressed the current condition of the pool and estimated renovation costs of \$60,000 to \$100,000. Discussion followed.

- B. Planning for Future Maintenance, Repair and Replacement Needs
- C. Roofing Estimates Lodge and Gazebos
- D. Heating and Air Condition Replacement Quotes
- E. 10 Point Construction, LLC Quote for Repairs
- Mr. Rogers outlined the report and estimates/quotes. Discussion followed.
- Mr. Rogers was directed to obtain one to two more estimates/quotes for all items.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

- A. Supervisor Roles and Staffing Florida Association of Special Districts (Supervisor Didier)
- Mr. Didier addressed the FASD conference being held in June.
 Discussion followed.
- B. Piney-Z CDD Amenities Gym, Lodge, Pavilion, Playground, Pool and Grounds (Supervisor Didier)
- Mr. Didier addressed this topic as a standing agenda item. Discussion followed with the direction being to include under the Property Manager's Report going forward as Piney-Z CDD Amenities (Fitness Center, Lodge, Pavilion, Playground, Pool and Grounds).

Supervisor Bridges Sign and Plaque (continued)

- Mr. Bridges further addressed the handouts and addressed the sign and a plaque commemorating Ms. White.
- The park dedication will be June 8, 2013 at 10:45 a.m. It will be held at the playground, weather permitting, or in the Lodge.

Supervisor Didier - Weekend Workshops

- Discussion followed on a June 1, 2013 workshop.
- Discussion of Workshop Dates to be placed on the next meeting agenda [June 10, 2013].

Supervisor Kessler - Roads, Ponds and Drainage Turnover

 Mr. Kessler addressed checking the District records for infrastructure turnover to city (roads, ponds and drainage). Discussion followed with

staff being directed to review District records for conveyances to the City of Tallahassee.

Resolutions to Be Re-circulated (continued)

• Mr. Didier further addressed re-circulating resolutions after adoption and noting it should be on the website.

Mr. Didier MOVED to re-circulate resolutions (beginning with Resolution 2013-2) excluding the levy and budget resolutions to the Board and Managers.

• It was noted the website is not being addressed in this motion.

Mr. Lee seconded the motion. The motion failed with votes as follows:

Jan Bridges - Nay

Richard Kessler - Nay

Joe Didier - Aye

Michael Lee – Aye

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

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

- Mr. Kessler addressed an increase in the bonds debt service.
- Ms. Davis requested Mr. Kessler provide his question via email and she will address it with the finance team.

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

Jan Bridges - Ave

Richard Kessler -- Aye

Joe Didier - Aye

Michael Lee - Aye

ELEVENTH ORDER OF BUSINESS There being no further business,	The state of the s
Janice Eggleton Davis	Michael Lee
Secretary	Chairman

Fourth Order of Business

4A.

From: lance-piney-z@comcast.net Sent: Monday, March 04, 2013 6:00 PM

To: Michael Lee; kesslerra@embarqmail.com; joe@pineyzcdd.com; JanB58@comcast.net

Cc: Davis, Janice; Chasity O'Steen; Slaughter, Mona

Subject: Fwd: CDD

Follow Up Flag: Follow up Flag Status: Completed

NOTE to Board of Supervisors: As all Supervisors are included on this email, please do not "reply to all" in order to avoid unintentional violation of the Florida Sunshine Law.

Good Afternoon Board of Supervisors,

I'm forwarding the email below from Richard Mergy that was sent to me. I responded to his email and simply indicated that I would forward it to the CDD Board and District Staff.

As you will see he has indicated his interest in applying for the vacant CDD Seat and he would like information sent to him.

Mr. Mergy resides in Piney-Z at 4895 Heritage Park Blvd. 32311

Have a great evening,

Lance Rogers Property Manager Piney-Z Community Development District (850) 656-4007

From: packer0927@aol.com
To: lance-piney-z@comcast.net

Sent: Saturday, March 2, 2013 4:02:45 PM

Subject: CDD

I am interested in applying for vacant CDD seat . Please send me information. Thanks Richard Mergy

Raja Shekhar 1034 High Meadow Dr, Tallahassee, FL 32311

Tuesday, April 30, 2013

To, Piney-z CDD board

Dear Piney-z CDD board:

My name is Raja Shekhar and I ran for Piney-Z CDD district 4 seat in recent election. I would be honored if you would consider my nomination for a seat 3 board position.

I have seven years of experience as a small business owner and more than a decade of experience working with governments of various sizes. I have been on the board of non-for-profit education institution "CanDoTech Services Inc.". I have also been treasury for "Indian Association of Tallahassee" a 501 (C) (3) non-profit cultural organization. Actively work with economic development council, greater Tallahassee chamber of commerce and various political leaders (city, county and state) in town.

I feel that Piney-Z board will be comfortable working with me based on my experience and background. Please contact me by phone at (850) 391 – 2230 or by email at Shekhar.raja@outlook.com.

Whatever your decision, please accept my sincere thanks for your time and consideration of my request.

Sincerely,

Raja Shekhar

Phone (850) 391 - 2230

Email: Shekhar.raja@outlook.com

K. S. Raja Shekhar

From: jan9588@aol.com

Sent: Thursday, May 30, 2013 12:11 AM
To: Davis, Janice; Lance-Piney-Z@comcast.net
Subject: Interest in the CDD Board position

Importance: Low

I am Jan Morphew, and I am interested in serving on the Piney Z CDD Board. I believe I meet the qualifications and have a desire to be of service to my community. I am a registered voter and reside at 999 Park View Drive. I have had the opportunity to serve on several boards, including two state boards (education), on a previous homeowner's association board, and on several non-profit boards, including the Children's Miracle Network Board and the Counselilng and Resource Center, both in Ocala, Florida. I am pleased to be a member of the Greater Tallahassee Woman's Club, Newcomer's, Beta Sigma Phi, where I serve as the current President, and Fellowship Presbyterian Church where I serve as a member of the Spiritual Development Council.

My work experience includes administrative positions at the state and local levels. I have had the pleasure of being the Director of Federal Programs for the Florida Department of Education, Executive Director of the FCAT Test Development Center, Director of Research and Accountability for Citrus County Schools, and Assistant Principal of Apalachee Tapestry Magnet School of the Arts. I have been restired for approximately 18 months..

My educational background includes a B.S. from Florida State, M. Ed. from the University of Central Florida, and Ed.D. in Educational Leadership from The University of Tennessee.

Should you need additional information, please feel free to email me or contact me through my cell at (352) 464-3880.

I plan to be at the June 10th meeting. jan9588@aol.com

4D.

RESOLUTION 2013-3

A RESOLUTION DESIGNATING OFFICERS OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Piney-Z Community Development District desires to appoint the below recited persons to the offices specified.

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

	Chairman
	Vice Chairman
Janice Eggleton Davis	Secretary
Robert Koncar	Treasurer
Stephen Bloom	Assistant Treasurer
	Assistant Secretary(s)
ED AND ADOPTED THIS 107	ΓΗ DAY OF JUNE, 2013.
SED AND ADOPTED THIS 107	TH DAY OF JUNE, 2013. Chairman

Sixth Order of Business

6A.

PINEY-Z

Community Development District

Annual Operating and Debt Service Budget Fiscal Year 2014

Version 3 - Proposed Budget: (Printed on 5/31/13)



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Piney-Z

Community Development District

Operating Budget
Fiscal Year 2014

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2014 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2010	ACTUAL FY 2011	ACTUAL FY 2012	BUDGET FY 2013	ACTUAL THRU APR-2013	PROJECTED MAY - SEP-2013	PROJECTED FY 2013	ANNUAL BUDGET FY 2014
REVENUES								
Interest - Investments	\$ 516	\$ 1,535	\$ 1,255	\$ 1,080	\$ 415	\$ 46	\$ 461	\$ 550
Net Incr (Decr) In FMV-Invest	1,236	3	-		3		9	
Interest - Tax Collector	19	54	42	-	31	=	31	5.
Special Assmnts- Tax Collector	299,251	376,975	358,554	358,552	352,574	5,980	358,554	358,552
Special Assmnts- HOA	67,489	×	.5	7.0	-			91
Special Assmnts- Discounts	(13,383)	(14,122)	(13,589)	(14,342)	(13,629)		(13,629)	(14,342)
Other Miscellaneous Revenues	-	4,868	(8)	100	-	2		=
Access Cards		50	VIE.	8.00		•	100	2
Amenities Revenue	12,365	11,055	11,420	12,000	7,455	4,545	12,000	12,000
TOTAL REVENUES	367,493	380,415	357,682	357,290	346,846	10,571	357,417	356,760
Administrative	6.000	4.000	5 500	6.000	0.400	0.000	2.400	0.000
P/R-Board of Supervisors	6.800	4.800	5,200	6.000	2,400	6,000	8.400	6,000
FICA Taxes	520	367	398	459	184	459	643	459
ProfServ-Engineering	41	795	-	500		=	7-	500
ProfServ-Legal Services	69,747	21,600	33,127	30,000	18,291	16,709	35,000	35,000
ProfServ-Mgmt Consulting Serv	47,839	47,839	47,839	49,275	28,744	20,531	49,275	49,275
ProfServ-Special Assessment	6,046	4,546	4,637	4,637	4,637	20,001	4,637	4,637
Auditing Services	7,800	3,200	3,300	3,400	3,400	2	3,400	3,500
Communication - Telephone	228	173	10	240	2	238	240	2,400
Postage and Freight	1,912	800	863	2,000	434	1,566	2,000	2,000
Insurance - General Liability	7,685	7,055	8,074	10,655	5,755	2,381	8,136	10,954
Printing and Binding	2,620	2,205	1,925	2,500	549	1,951	2,500	2.500
Legal Advertising	1,810	1,033	1,512	1,500	378	1,122	1,500	1,500
Miscellaneous Services	121	589	2,156	500	520	580	1,100	1,200
Misc-Assessmnt Collection Cost	10,601	10,886	10,349	10,757	10,174	179	10,353	10,757

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2014 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2010	ACTUAL FY 2011	ACTUAL FY 2012	ADOPTED BUDGET FY 2013	ACTUAL THRU APR-2013	PROJECTED MAY - SEP-2013	TOTAL PROJECTED FY 2013	ANNUAL BUDGET FY 2014
Office Supplies	364	276	390	500	223	277	500	500
Annual District Filing Fee	175	175	175	175	175	2	175	175
Total Administrative	165,418	107,889	119,955	125,098	75,866	51,993	127,859	133,357
Field								
Contr-Landscape-Amenities Area	12,040	12,040	12,040	12,040	7,023	5,017	12,040	12,040
R&M-Other Landscape	994	456	-	-	-	-		12
Misc-Contingency			2,433	8,204	4,757	3,447	8,204	8,500
Total Field	13,034	12,496	14,473	20,244	11,780	8,464	20,244	20,540
Fieldcrest								
Contracts-Landscape-Fieldcrest	36,400		i et	(#)				*
Total Fieldcrest	36,400			•	-			16
Home Owner Association								
Contr-Landsc-HOA Common Area	28,950	-	15	· •				-
Utility - General	3,000	-	· ·	-	-	1/24		-
R&M-General	3,000	=	(*)	-		-		13
Misc-Community Services HOA	27,815							14
Total Home Owner Association	62,765			-		•		•
Parks and Recreation - General								
Payroll-Salaries	100,108	110,243	108,129	118,000	43,143	66,857	110,000	118,000
FICA Taxes	8,164	8,975	8,324	9,027	3,390	5,115	8,505	9,027
Pension Benefits	2,250	2,250	2,250	2,250	2,250		2,250	2,250
Life and Health Insurance	6,078	7,612	8,219	8,700	5,012	3,580	8,592	9,450
Workers' Compensation	4,771	4,276	3,704	3,791	3,185	1,062	4,247	4,884
ProfServ-Pool Maintenance	4,800	4,800	4,800	4,800	2,800	2,000	4,800	4,800
Contracts-Security Services	2,579	2,516	4,530	2,224	1,878	626	2,504	2,504
Communication - Teleph - Field	5,829	5,851	2,542	1,620	1,499	950	2,449	2,280
Postage and Freight	491	348	404	900	285	615	900	900

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2014 Proposed Budget

				ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	ACTUAL	BUDGET	THRU	MAY -	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2010	FY 2011	FY 2012	FY 2013	APR-2013	SEP-2013	FY 2013	FY 2014
Utility - General	26,175	24,774	24,333	28,000	15,529	12,471	28,000	28,000
Utility - Other	1,812	2,276	2,347	3,000	1,289	1,711	3,000	3,000
R&M-General	10,214	15,749	15,389	14,100	11,633	2,467	14,100	14,100
R&M-Equipment	1,554	1,030	2,123	2,300	596	1,704	2,300	2,300
R&M-Pest Control	863	430	390	790	2,738	195	2,933	790
R&M-Pools	884	6,538	3,973	4,000	4,869	631	5,500	5,500
Misc-Contingency	5		600	6,000	28	5,972	6,000	6,000
Office Supplies	1,941	6,720	5,140	3,000	3,655	345	4,000	3,000
Op Supplies - General	4,360	618						
Op Supplies - Pool Chemicals	3,402	3,790	3,515	5,000	1,629	3,371	5,000	5,000
Capital Outlay	19,178	9,861	32,360	16,600	23,799	267	24,066	25,000
Total Parks and Recreation - General	205,453	218,657	233,072	234,102	129,207	109,939	239,146	246,785
Reserves								
Reserve - CDD Amenity	_			10,000				10,000
Total Reserves			72	10,000	E	-		10,000
	- AND							7
TOTAL EXPENDITURES & RESERVES	483,070	339,042	367,500	389,444	216,853	170,396	387,249	410,682
Excess (deficiency) of revenues								
Over (under) expenditures	(115,577)	41,373	(9,818)	(32,154)	129,993	(159,825)	(29,832)	(53,922)
(()				1-1			· · · · · · · · · · · · · · · · · · ·	
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance		-	*	(32,154)	=		-	(53,922)
TOTAL OTHER SOURCES (USES)			-	(32,154)	-	÷	-	(53,922)
Net change in fund balance	(115,577)	41,373	(9,818)	(32,154)	129,993	(159,825)	(29,832)	(53,922)
FUND BALANCE, BEGINNING	286,728	171,151	212,524	202,706	202,706	÷	202,706	172,874
FUND BALANCE, ENDING	\$ 171,151	\$ 212,524	\$ 202,706	\$ 170,552	\$ 332,699	\$ (159,825)	\$ 172,874	\$ 118,952

Exhibit "A"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>A</u> 1	mount
Beginning Fund Balance - Fiscal Year 2014	\$	172,874
Net Change in Fund Balance - Fiscal Year 2014		(53,922)
Reserves - Fiscal Year 2014 Additions		10,000
Total Funds Available (Estimated) - 9/30/2014		128,952

ALLOCATION OF AVAILABLE FUNDS

Nonspendable	Fund	Balance	è
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Prepaid Items		881
	Subtotal	881
Restricted Fund Balance		
Debt Service - Series 2002 in lieu of a Reserve account		18,500

Assigned Fund Balance

	Subtotal	109,175
Reserves - CDD Amenities	1	30,000
Operating Reserve - One Quarter Operating Capital		79,175 ⁽¹⁾

Subtotal

18,500

Total Allocation of Available Funds	128,556

Total Unassigned (undesignated) Cash	\$ 396

Notes

(1) Represents approximately 2 months of operating expenditures

REVENUES

Interest - Investments

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

Special Assessments - Tax Collector

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

Special Assessments - Discounts

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

Amenities Revenue

The District charges a facility use fee to residents and individuals for the use of the District's Amenities. This budget also includes the swim lessons revenue.

EXPENDITURES

Expenditures - Administrative

Payroll - Board of Supervisors & FICA Taxes

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

Professional Services - Engineering

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

Expenditures – Administrative (continued)

Professional Services - Legal Services

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

Professional Services - Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. The fees are related to the current contracted fees in the Management Agreement including Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Severn Trent in accordance with the management contract and the charge for records storage. The proposed budget only anticipates transcription services for six (6) workshops.

Professional Services - Special Assessment

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

Auditing Services

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

Communication - Telephone

Telephone and fax machine expenses.

Postage & Freight

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

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust (FMIT). FMIT specializes in providing insurance coverage to governmental agencies. Currently, General Liability premium is \$5,028 and the Property Insurance premium is \$4,497. The budget is based on this year's premium plus 15% anticipated cost increase.

Expenditures - Administrative (continued)

Printing & Binding

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

Legal Advertising

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

Miscellaneous Services

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

Misc. - Assessment Collection Cost

The District reimburses the Leon County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2014 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Misc. - Contingency

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

Office Supplies

Miscellaneous office supplies.

Annual District Filing Fees

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

Expenditures - Field

Contracts - Landscape - Amenities Area

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

Misc. - Contingency

Needed services and repairs provided by the Landscaper or other vendors that fall outside of the services specified in the Landscaping Contract. Examples are tree removal, dead limb trimming, extra plantings, sod, wood mulch applications, irrigation repairs, asphalt repair in parking lot, gazebo repairs, replace, repair or add an outdoor item such as trash can holder, picnic table, benches, park style grill, etc.

Expenditures - Parks and Recreation - General

Payroll - Salaries

Represents the cost of one (1) full time Property Manager's Annual Salary, three (3) part-time year-around staff who perform maintenance, custodial, and office aid duties, and seasonal head lifeguards and all other lifeguards during the swimming pool season. Lifeguard duties are performed during assigned hours between mid-April and mid-October.

FICA Taxes

Represents the cost for payroll tax for full-time Property Manager, and part-time year-around staff who perform maintenance, custodial, and office aid duties, and the seasonal head lifeguards and all other lifeguards.

Pension Benefits

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

Expenditures - Parks and Recreation - General (continued)

Life and Health Insurance

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

Workers' Compensation

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

Professional Services - Pool Maintenance

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

Contracts-Security Services

Represents monthly monitoring of the Lodge, Office, Fitness Center, Garage, Key Fob Readers. One fob reader at Fitness Center entrance, two fob readers on gates at pool. The District currently has a contract with Sonitrol.

Communication - Telephone-Field

Represents cost of a stipend associated with three designated staff needing cell phone service to perform their duties. The three staff receiving the stipend maintain their own cell phone account in their name. Also included is the budget for the telephone at the pool.

Postage and Freight

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

Utility - General

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

Expenditures – Parks and Recreation - General (continued)

Utility - Other

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

R&M - General

Represents the following services:

Service	Annual Amount	
A/C Annual Servicing A/C Parts / Repairs Carpet / Rug Cleaning Plumbing Repairs Fire Protection Supplies/Inspections/Extinguisher Painting Electric Replace/Repairs/Enhance Misc. Carpentry Needs Dumpster Rental General Operating Supplies / Miscellaneous (Cleaning supplies, tools, restroom supplies, signs, keys, fuel and repairs for equipment)	\$	420 1,000 350 1,500 500 500 3,000 730 350 5,750
TOTAL	\$	14,100

Expenditures - Parks and Recreation - General (continued)

R&M - Equipment

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

R&M - Pest Control

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

R&M - Pools

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

Misc. - Contingency

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

Office Supplies

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

Operating Supplies- Pool Chemicals

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

Expenditures - Parks and Recreation - General (continued)

Capital Outlay

Represents various capital outlay needs planned for or unexpected. Examples: Replace aging or add new exercise equipment (\$4,500-\$6,500 per machine), replace appliances, unexpected roofing or flooring problems, other significant repairs, and addition of equipment at the use areas benefiting the resident users of the amenities.

Expenditures - Reserves

Reserves - CDD Amenities

For future repairs and maintenance of the CDD amenities.

Piney-Z

Community Development District

Debt Service Budgets

Fiscal Year 2014

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2014 Proposed Budget

ACCOUNT DESCRIPTION REVENUES		ACTUAL FY 2010		CTUAL FY 2011	CTUAL Y 2012	-	ADOPTED BUDGET FY 2013	ACTUAL THRU APR-2013		PROJECTEI MAY - SEP-2013		TOTAL PROJECTED FY 2013	В	NNUAL UDGET 'Y 2014
Interest - Investments	s	4	\$	356	\$ 58	\$	50	\$	35	\$ 2	1	\$ 56	\$	50
Special Assmnts- Tax Collector		145,738		78,801	82,527		79,194	77,8	74	1,32	1	79,195		81,881
Special Assmnts- Prepayment		8,031			22		25				-			-
Special Assmnts- Discounts		(5,319)		(2,952)	(3,128)		(3,168)	(3,0	10)	(1	3)	(3,023)		(3,275)
TOTAL REVENUES		148,454		76,205	79,457		76,076	74,89	9	1,32	3	76,228		78,656
EXPENDITURES														
Administrative														
ProfServ-Trustee		2,694		2,694	2,694		2,700	2,69	94	- 12		2,694		2,700
Misc-Bank Charges		31		-	-		-			(w)		~		2.00
Misc-Assessmnt Collection Cost		4,213		2,275	2,382		2,376	2,2	17	4	0	2,287		2,456
Total Administrative		6,938		4,969	5,076		5,076	4,9	11	4	0	4,981		5,156
Debt Service														
Principal Debt Retirement		40,000		45,000	50,000		50,000		·	50,00	0	50,000		55,000
Principal Prepayments		5,000		10,000	5 m		*				-			950
Interest Expense		28,375		26,000	23,500		21,000	10,5	00_	10,50	0	21,000		18,500
Total Debt Service	-	73,375	_	81,000	 73,500	_	71,000	10,5	00	60,50	0	71,000		73,500
TOTAL EXPENDITURES		80,313		85,969	78,576		76,076	15,44	11	60,54	0	75,981		78,656
Excess (deficiency) of revenues Over (under) expenditures		68,141		(9,764)	881		Ŧ.	59,4	58_	(59,21	1)_	247		
Net change in fund balance	-	68,141		(9,764)	 881	-		59,4	58_	(59,21	1)	247		
FUND BALANCE, BEGINNING		39,111		107,252	97,488		98,369	98,3	69		ě	98,369		98,616
FUND BALANCE, ENDING	\$	107,252	\$	97,488	\$ 98,369	\$	98,369	\$ 157,82	27	\$ (59,21	1)	\$ 98,616	\$	98,616

SERIES 2002 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	SPECIAL CALL	INTEREST	TOTAL
11/01/13	370,000	5.00%			9,250.00	
05/01/14	370,000	5.00%	55,000		9,250.00	73,500
11/01/14	315,000	5.00%			7,875.00	
05/01/15	315,000	5.00%	55,000		7,875.00	70,750
11/01/15	260,000	5.00%			6,500.00	
05/01/16	260,000	5.00%	60,000		6,500.00	73,000
11/01/16	200,000	5.00%			5,000.00	
05/01/17	200,000	5.00%	65,000		5,000.00	75,000
11/01/17	135,000	5.00%			3,375.00	
05/01/18	135,000	5.00%	65,000		3,375.00	71,750
11/01/18	70,000	5.00%			1,750.00	
05/01/19	70,000	5.00%	70,000		1,750.00	73,500
			\$ 370,000	\$ -	\$ 67,500 \$	508,500

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2014 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2010		ACTUAL FY 2011	OTUAL Y 2012	E	DOPTED BUDGET FY 2013	Т	TUAL HRU R-2013		OJECTED MAY - EP-2013	PRO	OTAL JECTED Y 2013	В	ANNUAL BUDGET FY 2014
REVENUES														
Interest - Investments	\$ 1	\$	349	\$ 111	\$	100	\$	69	\$	37	\$	106	\$	100
Special Assmnts- Tax Collector	228,503	3	227,306	227,306		227,306		223,515		3,791		227,306		227,306
Special Assmnts- Prepayment	8,129	3	-	150				70		0.00		-		0.74
Special Assmnts- Discounts	(8,339	9)	(8,515)	(8,615)		(9,092)		(8,640)		•		(8,640)		(9,092)
TOTAL REVENUES	228,304		219,140	218,802		218,314		214,944		3,828		218,772		218,314
EXPENDITURES														
Administrative														
ProfServ-Arbitrage Rebate	1,20)		(600)		151				, es		57		
ProfServ-Dissemination Agent	1,000)	1,000	1,000		1,000		1,000		1,000		2,000		1,000
ProfServ-Trustee	3,76	3	3,763	3,763		3,800		3,763		020		3,763		3,800
Misc-Assessmnt Collection Cost	6,60	5	6,564	6,561		6,819		6,450		114		6,564		6,819
Total Administrative	12,56		11,327	10,724		11,619		11,213		1,114		12,327		11,619
Debt Service														
Principal Debt Retirement	145,00)	140,000	155,000		160,000		23		160,000		160,000		165,000
Principal Prepayments		-	10,000	-		54		2		-				*:
Interest Expense	69,01	3	63,388	 57,950		52,138		26,069	9	26,069		52,138		46,138
Total Debt Service	214,01	3	213,388	 212,950		212,138		26,069		186,069	_	212,138		211,138
TOTAL EXPENDITURES	226,58		224,715	223,674		223,757		37,282		187,182		224,464		222,757
Excess (deficiency) of revenues														
Over (under) expenditures	1,72	3	(5,575)	 (4,872)		(5,443)		177,662		(183,355)		(5,692)		(4,443)
OTHER FINANCING SOURCES (USES)														
Contribution to (Use of) Fund Balance			-	(2)		(5,443)		-		· ·		12		(4,443)
TOTAL OTHER SOURCES (USES)			ħ			(5,443)				1528				(4,443)
Net change in fund balance	1,72	3	(5,575)	(4,872)		(5,443)		177,662		(183,355)		(5,692)		(4,443)
FUND BALANCE, BEGINNING	175,27	7	177,000	171,425		166,553		166,553		•		166,553		160,861
FUND BALANCE, ENDING	\$ 177,000	\$	171,425	\$ 166,553	\$	161,110	\$	344,215	\$	(183,355)	\$	160,861	\$	156,418

SERIES 2008 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE (1)	PRINCIPAL	SPECIAL CALL	INTEREST	TOTAL
11/01/13	1,105,000	3.75%/4.25%			23,068.75	
05/01/14	1,105,000	3.75%/4.25%	165,000		23,068.75	211,137.50
11/01/14	940,000	4.25%			19,975.00	
05/01/15	940,000	4.25%	170,000		19,975.00	209,950.00
11/01/15	770,000	4.25%			16,362.50	
05/01/16	770,000	4.25%	180,000		16,362.50	212,725.00
11/01/16	590,000	4.25%			12,537.50	
05/01/17	590,000	4.25%	190,000		12,537.50	215,075.00
11/01/17	400,000	4.25%			8,500.00	
05/01/18	400,000	4.25%	195,000		8,500.00	212,000.00
11/01/18	205,000	4.25%			4,356.25	
05/01/19	205,000	4.25%	205,000		4,356.25	213,712.50
			\$ 1,105,000	\$ 0. =	\$ 169,600.00	\$ 1,486,738

⁽¹⁾ Note: Bond payments of \$165,000 due May 1, 2014 at 3.75% interest rate and \$940,000 due May 1, 2014 at 4.25% interest rate.

Budget Narrative Fiscal Year 2014

REVENUES

Interest-Investments

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

Special Assessments - Tax Collector

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

Special Assessment - Discounts

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

EXPENDITURES

Expenditures - Administrative

Professional Services - Trustee

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

Professional Services - Dissemination Agent

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

Budget Narrative Fiscal Year 2014

Expenditures - Administrative (continued)

Misc. - Assessment Collection Cost

The District reimburses the Leon County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2014 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Expenditures - Debt Service

Principal Debt Retirement

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

Interest Expense

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

Piney-Z

Community Development District

Supporting Budget Schedules
Fiscal Year 2014

Comparison of Non-Ad Valorem Assessment Rates Fiscal Year 2014 vs Fiscal Year 2013

						Asses	sments Per	Unit					
	# OF	F General Fund			Debt S	Debt Service Series 2008			ice Series 2002				
	[Percent			Percent			Percent			Percent
LOT SIZE	UNITS	FY2014	FY2013	Change	FY2014	FY2013	Change	FY2014	FY2013	Change	FY2014	FY2013	Change
36	28	\$426.85	\$426.85	0.00%	\$196.00	\$196.00	0.00%	\$70.04	\$67.75	3.38%	\$692.89	\$690.60	0.33%
40	104	\$426.85	\$426.85	0.00%	\$217.78	\$217.78	0.00%	\$77.83	\$75.27	3.40%	\$722.46	\$719.90	0.36%
50	291	\$426.85	\$426.85	0.00%	\$298.85	\$298.85	0.00%	\$97.28	\$94.09	3.39%	\$822.98	\$819.79	0.39%
60	62	\$426.85	\$426.85	0.00%	\$298.85	\$298.85	0.00%	\$116.73	\$112.90	3.39%	\$842.43	\$838.60	0.46%
75	183	\$426.85	\$426.85	0.00%	\$408.34	\$408.34	0.00%	\$145.91	\$141.12	3.39%	\$981.10	\$976.31	0.49%
90	67	\$426.85	\$426.85	0.00%	\$490.00	\$490.00	0.00%	\$180.74	\$174.81	3.39%	\$1,097.59	\$1,091.66	0.54%
65 *	8	\$426.85	\$426.85	0.00%	\$304.90	\$304.90	0.00%	\$0.00	\$0.00	n/a	\$731.75	\$731.75	0.00%
50 gar	12	\$426.85	\$426.85	0.00%	\$304.90	\$304.90	0.00%	\$13.28	\$12.84	3.43%	\$745.03	\$744.59	0.06%
20 TH *	85	\$426.85	\$426.85	0.00%	\$152.45	\$152.45	0.00%	\$0.00	\$0.00	n/a	\$579.30	\$579.30	0.00%
	840												

^{*} The debt associated with the Amenity Debt was paid in full for the eight 65' units, and 85 - 20' Townhomes.

6B.

RESOLUTION 2013-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2014 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and debt service budget for Fiscal Year 2014, a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

- 1. The budget proposed by the District Manager for Fiscal Year 2014, as may have been amended by the Board at the June 10, 2013 meeting, is hereby approved as the basis for conducting a public hearing to adopt said budget.
- 2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date:

August 12, 2013

Hour:

6:30 p.m.

Place:

Piney-Z Plantation Lodge 950 Piney-Z Plantation Road

Tallahassee, Florida

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 10th day of June, 2013.

Michael Lee	
Chairman	
Janice Eggleton Davis	

Seventh Order of Business

Piney-Z Community Development District Property Manager's Report Submitted by Lance Rogers Meeting Date: June 10, 2013

Events / Facility Use:

As of this writing the events, activities, and meetings that took place at the CDD Amenities between May 13 (last Board Meeting) and June10 are as follows: Six Resident Sponsored Events

HOA Game Night

Dedication Ceremony of the Rosemary White Playground and Gazebo Park

Access Report for Fitness Center and Pool:

Due to the timing of meetings and deadlines for submitting information for the agenda package I was able to include the reports for March and April in the May 13 Board Meeting. The report for May will be due in the July meeting.

<u>Property Manager's Log of Payments Received from Rental of the Amenities Since the Last Meeting:</u>

The fiscal year to date total as reported in the last meeting on May 13, 2013 was \$8030.00.

Date Sent

Piney	/-Z Renter Host/	Check Number/	Date of	Fee
Name	on Check	Type of Fee	Event	Paid
05/23	/13 Tony Alex	116 (Rental Fee)	05/05/13	\$100.00
u	Governmental Contracting, Inc (Jay	Morrell) 1323 (Base/Rental Fe	e) 06/01/13	\$250.00
и	Dena Mosley	456 (Rental Fee)	06/08/13	\$100.00
u	Khadija R. Smith	2138 (Base Fee)	08/16/13	\$150.00
u	Roberta Bass	9403 (Base Fee)	07/20/13	\$150.00
и	Dr. Atira C. Charles	628 (Base / Rental Fee)	06/09/13	\$250.00
			To	tal \$1000.00

Year to Date Total: \$9,030.00

Pest Control:

The Board decided to cancel the agreement with Paul's Pest Control and to enter into an agreement with 1st Choice Pest Services. I canceled the agreement with Paul's Pest Control which required giving written 30 days notice. The account with Paul's Pest Control will close on June 15. As of this writing I anticipate the agreement with 1st Choice Pest Services to begin on July 1, 2013.

Future Needs Document:

The document is included again in the Agenda Package for the June 10, 2013 meeting for your convenience and to assist with planning in budgeting for future needs.

Fob Deactivation Update:

Following this report I have provided an update concerning the steps I took to deactivate the key fobs of households that were delinquent on their HOA Dues. This action was taken after the CDD Board discussed the matter at the May 13, 2013 CDD Board Meeting.

Air Conditioning and Heating Systems:

Following this report are estimates / quotes from three Air Condition and Heating Company's.

Barineau Heating and Air Conditioning, Inc.

E & B Heating & Air Conditioning, Inc.

Air Supply, Inc.

Roofing Estimates / Quotes:

Following this report are estimates / quotes from three roofing company's. Bowles Roofing Tadlocks Roofing and Solar Jenkins Roofing

Repair Estimates / Quotes to repair / replace termite damaged areas, wood rot areas, upstairs shower and miscellaneous other repairs:

10 Point Construction, LLC

Artistic Perfection Drywall & Stucco, Inc.

Estimates / Quotes for Swimming Pool and Deck Renovations:

Following my report is estimates / quotes and information from the following companies: Swain Pools and Spas Cox Pools

Salvo Pool and Spa Tropical Pool Report

Note: I am recommending that we increase the amounts in the budget for pool maintenance and supplies in Fiscal Year 2014.

7B.

Future Needs

For your information, and convenience I'm providing some of the past history of Inventory that was performed and the Five Year Plan, as well as facility issues.

In the minutes of the January 12, 2009 meeting, (March 2009 Agenda Package) the work I completed documenting all of the District's items including taking photographs of virtually everything was praised for its thoroughness. It is on file with the District.

As part of the Five Year Facility – Maintenance, Repair and Replacement Plan the Board was presented research I collected and estimates for what would be considered more costly needs. The roof was discussed in the process and since. Estimates in 2009 were between \$16,000 - \$17,000. Some companies wanted \$200 - \$300 to do a full evaluation. The Board chose not to pursue those. Painting the lodge and pavilion was another example. Some companies offered to do very basic painting for under \$2,000. Another company gave a very itemized estimate close to \$10,000.

Other larger cost items that were presented, provided in the report, or discussed in meetings were:

- 1. Replacement of Fitness Equipment (can range from \$4,000 \$7,000)
- 2. AC Units/Systems (\$6,000 or more when done separately) See additional information provided in this document and cost proposal amount from Barineau Heating and Air Conditioning, Inc.
- 3. Swimming Pool needs (depending on how much renovation was desired and if any significant problems were discovered during the process) to fully renovate pool could be \$40,000 \$100,000)
- 4. Copier replacement depended on what type, how many bells and whistles, etc. Replaced in May of 2013.

Other items were presented and discussed. These and other needs will come up in the future.

At the time (late 2008 and January 2009), it is my recollection, and from reviewing minutes that the Board was discussing what the Five Year Facility-Maintenance, Repair and Replacement Plan ultimately should be and some of the challenges. It was discovered through the process that there was wide ranging estimates. Some companies wanted to charge for such a report with a detailed estimate. Some vendors were not eager to provide that kind of document / estimate not knowing if and when they would get to do the work, so we ended up with general costs on items I mentioned previously.

The following were discussed, as possible goals of what the Five Year Plan could be:

- 1. To get an idea of all the properties the Piney-Z CDD has and how much it would cost to replace it.
- 2. Having a replacement cost on all big ticket items or potential costs.
- 3. To decide a percentage amount to save in reserve each year for future maintenance, repair and replacement.

Or, all of the above.

It was acknowledged that the inventory was complete and decisions needed to be made about how to proceed any further with the Five Year Plan. Companies that do Reserve Studies were presented to the Board as a way to accomplish the goals of the Five Year Plan.

The minutes from the January 9, 2009 meeting indicate that the idea of taking the Five Year Plan forward further was "no". And the idea to contract a company to do a Reserve Study was to not pursue it. According to the minutes, when the matter of the Plan came to a consensus of "no" the Chairman at the time said "we do have a buffer of almost \$200,000, so we have ourselves covered to a point".

Since then, I have brought things to the Board's attention concerning repairs to be made. I have pointed out essential equipment needing replacement through the Capital Outlay Budget. I will, of course, continue to do that.

I brought up the idea of considering the Reserve Study again this year and the Board did not pursue the idea. I'm not necessarily recommending that again but it might be something to research more. At the end of this report I have listed information concerning three Companies that perform Capital Assets Reserve Studies that Janice Davis, District Manager provided me. I'm providing the information about the three companies at the end of this report in case you want to research them on your own.

Right now, the plan seems to be to rely on the buffer or monies in reserve that the Piney-Z District has for any major Five Year (and beyond) Facility – Maintenance, Repair & Replacement needs that arise. Another way has been through budgeting for some of these needs through Capital Outlay and other accounts.

To assist, as we face the future, I offer this information. I hope this information proves useful. I thought it might be beneficial to list things presented and discussed in the past. The following are larger cost projects beyond the usual day to day, week to week, month to month maintenance, repair, equipment replacement and supply costs. The annual budget covers much of this type expense, such as when some equipment

wears out, minor plumbing needs, electrical repairs, supplies, maintenance, etc. The following is the information concerning more significant needs that could occur.

Planning Future Maintenance, Repair and Replacement Needs

General items that were discussed and presented in 2009 and/or more recently that the District may need to save funds for: (Estimates for some were presented at the time).

Note: Some of these have been discussed since 2009 at various times

Swimming Pool: Without knowing specifically the extent of repairs, replacement and upgrades that may be needed or upgrades desired pool companies were reluctant to give a price. It was thought that to restore the pool to completely brand new status could cost \$50,000 or more. Possibly more if a new pump / filtration system was installed. To just re-plaster likely would be \$15,000 to \$25,000 at today's prices.

May 2013 Update: Swain Pools and Spas has performed significant repair needs for the pool over the years. In April of 2013 I asked Jeff Swain to do an analysis of our pool and what it would cost to re-plaster, re-tile, basically completely renovate the Piney-Z pool at today's prices. As of May 1, 2013 Mr. Swain is still working on an analysis including potential cost.

I discovered that a division of Cox Pools (No relation to Alan Cox of Alan Cox Aquatics) constructed the Piney-Z Pool. I contacted them and a representative came by and looked over the pool and at the end of April 2013 when he was in the area. The representative has provided an estimate to renovate the pool.

L & L Pools has done some work on the Piney-Z Pool in the past. Mr. Gene Love of L&L Pools said there would be a fee of \$300.00 to study the pool, which includes a 3-4 hour visit, and provide an analysis and costs to renovate.

<u>Metal Structure over pool pumps:</u> This needs to be done this year, during the off season to protect the pumps and breaker box, etc. from elements, extreme heat and slow wear and tear. Project could be paid through Capital Outlay.

Roof Replacement: (Approx. \$14,000 - \$16,000 to complete replacing roof)

<u>Playground:</u> In addition to the ADA modifications and decision to be made about resurfacing, components of the playground are wearing out and may not last until 2019.

<u>Gazebo Roof Replacement:</u> (Two Gazebos) Proposed cost from Hoover Development \$2,875.00 (Estimate submitted March 29, 2013) Proposed Cost from Tadlock Roofing \$1900.00 (Estimate submitted April 30, 2013)

ADA Accessibility Path from Lodge Parking Lot to Gazebo Area: If it is ever necessary or desired to reconfigure a path to conform to ADA slope requirements the proposed cost from Hoover Development is \$1,285.00 (Estimate submitted March 29, 2013)

Pressure Washing / Stain / Sealing of all Wood Components in Gazebo Area: This project would include pressure washing and staining / sealing the following wood components: Three benches, three garbage can holders, three picnic tables, approximately 300 linear feet of landscaping timbers (includes excavating three sides to clean and apply stain/sealer), two round gazebos, (includes structure, rails, benches inside gazebos, one square gazebo (includes structure, rail and benches, ramps, ramp arms and floor. Proposals were provided in the April 8, 2013 meeting that included: Ron Erichson Painting, LLC \$2,452.00 / Superior Painting \$2,335.00 / John Hurst Outdoor Services \$1,750.00

<u>Fitness Equipment:</u> (Certain machines will need replacing and it is likely the Apollo Weight System (cable weight stations) will need to be replaced.

AC Unit(s) replaced: One major unit was replaced. It is likely another may need to be replaced before 2019 as reported in the information previously as part of Five Year Plan research. Barineau Heating and AC services the equipment and installed Carrier 13.5 SEER 5 ton Puron Heat Pump System the September 2010. The Barineau company has provided a quote dated April 23, 2013 to replace all other systems and associated parts and labor for \$14,240.00 if all work is done at the same details. The proposal was provided in the May 13, 2013 CDD Board Meeting. The units / systems that have not been replaced will very likely need replacement soon.

Painting of the exterior of the Lodge and Pavilion

Better lighting inside Lodge Completed

Light Poles Added for better Security and Safety Two completed

Interior Painting and Wallpaper Replacement

Replacement of Lodge furniture as it wears out

<u>Copier Replacement</u> (completed, May 3, 2013.)

<u>Hardwood Floor-Extensive Treatment:</u> (different from the stripping and waxing that we do in-house)

<u>Hardwood Floor Repair:</u> (bowing, severe scratches)

Re-tile Kitchen Floor: (This was mentioned in 2009 and the work was done in May of 2011)

Re-tile Lodge Floor: at entrance to lodge

<u>Re-paving Parking Lot:</u> (patching will need to be done soon, likely this year, re-paving in years to come)

Fencing: repairs and additional

<u>Tree Removal:</u> when struck by lightning or storm damage

<u>Settling Issues Lodge:</u> (structural problems, cracks in mortar, bricks)

<u>Settling Issues Pool Deck:</u> (I'm told it is common. Our pool is experiencing this and one area has been repaired).

Swimming Pool Furniture

Picnic Tables/Replace

Oudoor Trash Cans

Outdoor Park Grills Replace/ Additional

Saving for the Unpredictable Needs

Another category of needs to save for is the unknown. Of course, it is difficult or impossible to predict and plan for everything that might happen. For example: The expenses caused by the American Disabilities Act (ADA) regulations.

Another one was it was impossible to predict that a pipe would break under a foot of concrete somewhere under the pavilion restrooms and storage room. This resulted in major work and re-routing plumbing through the walls. Fortunately the majority of that expense was covered by insurance.

Spending on Facility Enhancement or New Equipment Requested or Needed

This is another category of monies that could be spent and includes items that residents have asked about over the years. I realize that several of these may not be considered, but to be fair I thought I should provide the fact that there have been requests or questions about them. Some have been mentioned in meetings. The following are some examples:

<u>Sound System:</u> Installed in the lodge with small, quality speakers around the room. It would include wireless microphones and a wall jack to connect a device that plays music.

<u>Television mounted on Lodge wall:</u> The TV could possibly be inside a wall mounted cabinet so doors could close over the screen and be lockable. Residents having events have requested this for a variety of events. (The TV donated by Rosemary White has been mounted in the Lodge)

<u>Sidewalk paved:</u> from front pool gate to intersect with sidewalk in back of pool.

<u>Fitness Equipment:</u> Continue to provide new and modern exercise equipment and replace worn out machines.

Cameras: Add additional cameras at the pool and pavilion.

Outdoor Beach Volleyball Court

Summer Snack Bar / Snack Shack

Basketball Court

Restrooms and Locker Room Facility for the pool: There have been requests that the pool have its own restroom and changing facility. The complaints have been because of the distance to pavilion restrooms from the pool. Also, when parties have rented the pavilion, sometimes for serious functions such as a wedding, it is awkward when pool users must walk through their event to the restrooms.

Capital Assets Reserve Study Consultants

The following is the names of three Capital Assets Reserve Study Consultants and websites provided to me. As mentioned previously I provide them for you in case you want to research what services they offer.

Dreux Issac & Associates – Florida (800) 866-9876 http://www.dia-corp.com/reservestudy.html

Reserve Advisors – Florida (800) 980-9881 http://www.reserveadvisors.com/reserve-studies/

Association Reserves, Inc. – Florida (800) 706-4560 http://www.reservestudy.com/

7C.

Fob Deactivations Due to HOA Board Request

Listing of names and addresses in which amenities fobs were deactivated due to lack of payment of HOA dues as of May 2013 and in accordance with Contractual Agreement Statement.

The HOA President requested on behalf of the HOA Board that the CDD Property Manager take steps to de-activate the Key Fobs of Residents and Property Owners who were delinquent on their HOA fees. After discussion with the CDD attorney about the issue and discussion in the May 13, 2013 CDD Board Meeting, the Board decided to continue to enforce the statement on the form. The following explains which key fobs were deactivated and the statement.

When residents and property owners are issued one or more key fobs to use the Piney Z Community Development District (CDD) amenities, one of the adults living at the address must sign and agree to the contractual statements on the back of the form. One of the statements says:

"Furthermore, I agree to abide by the Homeowners Association (HOA) Covenants and Restrictions, and By-Laws and understand that I could lose my amenity privileges and have my key fob deactivated if the HOA deems me in violation of any HOA regulations and asks the CDD to revoke my privileges."

All amenities key fobs in the names of those listed below have been deactivated as of Friday, May 17, 2013

Note: Only these have been deactivated. Some households / names provided by the HOA did not have key fobs registered to them. As the HOA Treasurer, Diana Swegman, received HOA Dues payments, she will notify me and I will have the fobs re-activated.

Victor Lujan (foreclosure) 1099 Winter Lane

Heather Vierrier 1008 Piney Z Plantation Road

Chris Tambasco 1085 Piney Z Plantation Road

Brandon Nguyen (foreclosure, vacant) 808 Eagle View Drive

Dorinda Jeffrey 677 Eagle View Circle Francheska McGee-Jones 4656 Fledgling Drive

CJ Cynthia Watkins-Verrier (2 addresses) 1176 Landings Loop and 1180 Landings Loop (Also turned off fob assigned to Noah Verrier)

Zobra Walker (foreclosure) 1029 High Meadow Drive

Mary Nicholson 1047 Winter Lane

Brenda Johnson 4658 Soaring Way

Jeffrey Sullivan (Kevin and Gail Sullivan own the home) 1001 Kingdom Drive

NOTE: Received word from the HOA Treasurer, Diana Swegman, on Monday, May 20, 2013 that dues for this address were paid. The fob for this address was re-activated Monday, May 21, 2013.

Bonnie Rogers 1019 Kingdom

Elizabeth Davenport 1051 Kingdom Drive

Eric Feliciano 1213 Landings Loop

Vettye Gibbs 4722 Planters Ridge Drive

Sana McHarek 4775 Planters Ridge Drive

Joanne Maholanyi 4878 Planters Ridge Drive Maurice Edington 4891 Planters Ridge Drive Dewi Wilson (Andrew Wilson) 1049 High Meadow Drive

Clarissa Holtz 1046 High Meadow Drive

John Cotton 1069 High Meadow Drive

Yvette Stennett 1082 High Meadow Drive

Jeff Cheesborough 1177 High Meadow

Marcus Lampkin 1103 Winter Lane

Cynthia Jones 1116 Winter Lane

Darrell Zabaldo 4923 Heritage Park Blvd.

Bill Groover (William Groover) 4930 Heritage Park Blvd

Dao Steffen 1030 Park View Drive

Beth Huseman 1063 Parkview Drive

Adam Ruiz 1067 Parkview Drive Stenise Rolle (vacant?) 4861 Lake Park Drive

Scott Kittel 4909 Lake Park Drive

Eric Toran 969 Watersview Drive

Patrick Gray (Moved and returned fobs to Property Manager) 4720 Plantation View Drive

Robin Dillard 4737 Plantation View Drive

Julian Graham 769 Eagle View Drive

Michael Owusu 796 Eagle View Drive

Randy Clay 828 Eagle View Drive

Karen Burns 879 Eagle View Drive

Carrie Powell 867 Piney Village Loop

Patrick Charles 628 Eagle View Circle

Leon Nick, Jr 665 Eagle View Circle

Jennifer Metcalf 4649 Soaring Way

7D.

JOB # PO #



TEL (850) 580-4029 4829 CORLETT ST Tallahassee, FL 32303

DATE

PROPOSAL & AGREEMENT

PROPOSAL SUBMITTED TO Piney Z Comm	unity Dev. Dist		DATE 4-23-13	
elling ADDRESS 950 Piney Z Plantat		JOB LOCATION		
CITY / STATE / ZIPCODE Tallahassee, FI :	20211	CITY/STATE/ ZIPCODE		
HOME PHONE Lance Pagers	JZJ I	PHONE		
	766-5800			
We will furnish and service the equipment for your ho	nne as sperified below:			
OUTSIDE	YOUR HOME		INSIDE YOUR H	DME
(√) Heat Pump ✓ A/	C Pad Package Unit	(7) Air Handler	Furnace	Natural Gas
-	0	_	_	
Air Conditioner Wa	all Cover	Coil	□ LP	Mini Split
Fi . I		Aux Pan		Drain Primary
REFRIGERANT LINE SIZE Flush copper	EXPLAIN	_	☐ Flue	Drain Secondary
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-			l new condensate pu	
SUBCONTRACTOR NEEDED (plenum on 5-ton	inp on a ton an.
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NEW EQUIPMENT	INVESTMENT #1	INVESTME	NT #2 🔘	INVESTMENT #3
	Carrier Heat Pumps			
	2,3,5-ton	2ton 3-tor	5-ton	
	13 seer	25hbc324,25hbc3	The second secon	
	Included installation	fb4cnf024,fb4cnf0		
	Duct seal	5kw, 8kw,	10kw	
Thermostat	Honeywell Digital Programa	able		
Price	price if all done at once			
Filter				
Rebate	A11.040.00			
Total Due	\$14,240.00			
INSTALLATION'S INCLUDE	WARRANTY	WARRAN	TY	WARRANTY
	10Year(s) Parts	Year(s) Pa	rts	Year(s) Parts
Obtaining Permits (where required)	Year(s) Labor	Year(s) La		Year(s) Labor
Meet all codes Removing existing equipment		Year(s) Co		Year(s) Compressor
from premises	5 Star Warranty	5 Star Wa	rranty	5 Star Warranty
 Work is performed by professionally 				
trained technician's	Terms Due upon completion			
Complete quality control audit I time follow up inspection				
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C Cach				
Cash		14		
Check Number	3 rd Party Fauncing		Chy Loan Piegram	
Credit Card Number		Expiration bale		
Acceptance (Customer)		Acceptance (Comeany)		
By		By Grady Hiers		4/23/13



TERMS & CONDITIONS

Barineau Heating and Air Conditioning, Inc. (known as "Company") and the individual or entity designated on the reversed side of this agreement (known as "Customer"), in consideration of their mutual promises, intending to be legally bound by this contract, hereby agree to the following additional terms and conditions:

- 1. Company agrees to perform the services and provide such material and goods as stated on the reverse side of this agreement and Customer agrees to pay in accord with the terms on the reverse side of this agreement.
- 2. Company shall commence and complete all work under this contract as stated on the reverse side of this contract. Company's time for completion shall be extended one additional day for each day of delay caused by acts of God and force majeure; provided however, that Company must give Customer written notice of the delay immediately after occurrence of the act causing the delay. Force majeure means that Company cannot perform the work due to causes that are both: (a) outside the control of Company and those working under Company; and (b) could not be avoided by exercise of due care.
- 3. Title to material and equipment furnished by Company for incorporation in the work covered by this contract shall pass to Customer on delivery to the job site.
- 4. Interest shall accrue at the rate of eighteen [18%] per year on any payment that is not made on time.
- 5. If Customer desires to make additions, deletions or other revisions in the work after this contract is signed by both Company and Customer, Company agrees that it will fully cooperate with Customer in arriving at the basis of compensation for the change, if any, and for any adjustment in the time for performance occasioned by the change. Company shall not be authorized to proceed with any change in the work unless and until it has been directed by written change order signed by Customer and accepted by Company, specifying the adjustment, if any, in the compensation and time for performance occasioned by this change. Company, to the extent possible, shall perform work under change orders concurrently with other work so as not to exceed the required time for completion of work under this contract.
- 6. Time, orderly progress of work and completion of the work within the time provided for by this contract are the essence of this contract.
- 7. Company guarantees and warrants to the Customer only those items and for the length of time listed on the reverse side of this agreement. No other warranties, implied or express, are made by the Company.
- 8. Company shall be an independent Company and not an employee, servant, agent, partner or joint venturer of the Customer,
- 9. This instrument and any contract documents incorporated into it by reference contain the entire contract of the parties. It may not be changed orally, but only by a contract in writing or written change order as provided above, which must be signed by the party against whom enforcement of any waiver, change, modification, extension or discharge is sought. This contract shall be interpreted under Florida law and

of the parties. Company shall written consent	on and inure to the benefithing and inure to the benefithing at the suits in the entitled to recover all recover all recover all recover all recover and both parties. The waive rued as a waiver of any sub-	nust be brought in Le easonable costs and a er by any party of a br	on County, Florida. If ttorney fees from the reach of any provisior	there is a breach of the Customer. This contr	nis contract and litigation act may be assigned o	on ensúes nly with tl
			011			

Acceptance (Customer)			Acceptance (Company)		
Ву			Ву		
	NAME	DAYE		HAME	DATE

Quote

E & B Heating & Air Conditioning, Inc.

868 Blountstown St Tallahassee FL 32304 850-575-9119 FAX: 850-575-3387 FL Lic. CAC057604

Quote #

323700

Date:

05/29/13

Page #

1 of 2

Service At:

Piney Z Community 950 Piney Z Plantation Road Tallahassee FL 32311

Piney Z Community 950 Piney Z Plantation Road Tallahassee FL 32311

Appt Date

05/29/13

Job # 214404

We hereby submit specifications and estimates for:

Installation for a 2 ton, 3 ton, and a 5 ton Comfortmaker heat pump split system. Price includes programable thermostat, an Ultravation MERV 11 Filter, emergency drain pans and safety switches, rebuilding the platform, replacing the condensate pump, sealing the duct, and replacing the plenums as needed, 2 years Comfort Guarantee, and 1 year Bronze club membership. Warranty is 1 year parts, 1 year labor, and 5 years compressor (this is the standard warranty for commercial equipment).

5 ton unit located in attic

Model:

25HBC360A003, FB4CNF060T00

Heat Strips:

10KW TC-PHP01

T-stat: ARI:

3890017

SEER:

HSPF:

13 7.7

3 ton unit located in closet

Model:

25HBC336A003, FB4CNF036T00

Heat Strips:

8KW

T-stat:

TC-PHP01

ARI:

3699488

SEER: HSPF: 13

2 ton unit located in closet

Model:

25HBC324A003, FB4CN024T00

Heat Strips: T-stat:

5KW TC-PHP01

ARI:

3699485

SEER: HSPF: 13

EXTRAS: Can extend parts, compressor, and labor warranty for 10 years for \$1,950.00

Proposed Work	Quantity	Unit Price	Extended Price Tr
Total Investment	Ĭ	\$13,977.00	\$13,977.00

Total Quote

\$13,977.00

Quote

E & B Heating & Air Conditioning, Inc.

868 Blountstown St Tallahassee FL 32304 850-575-9119 FAX: 850-575-3387 FL Lic. CAC057604

Quote#

323700

Date:

05/29/13

Page #

2 of 2

We propose hereby to furnish material & labor-complete in accordance with above specifications, for the above specified amount.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control.

Note: This quote is subject to acceptance within 60 days and it is void thereafter.

Acceptance of Quote: the work as specified.				tisfactory and are hereby acc	cepted. You are auth	orized to do
Acceptance (Customer)		Date	_	Approval (Company)		Date
Method of Payment	Check []	Cash []			Exp Date	

Air Supply, Inc.



Air Supply inc P.O. Box 312 44 Rose Street Sopchoppy, FL 32358

(850)962-COOL rrrussell@me.com

Proposal

Date	Proposal #	
05/30/2013	1051	
	Exp. Date	

ĮØ.	ddress	70
F	Piney Z Plantation	
C	50 Piney Z Plantation	
	50 I mey 21 Iuntation	
Ш		

Date	Service	Activity	Quantity	Rate	Amount
5/30/2013	Install Equipment	We will remove old 2 ton, 3 ton and 5 ton air conditioning systems and install new 2 ton, 3 ton, and 5 ton Trane 13 Seer heat pump systems with new Honeywell digital programmable thermostats. Systems will have 5 kw, 8 kw and 10 kw Back up heat strips .We will Install new air handler platform for unit in garage area. We will build new platform where three condensing units are, extending platform so that units have space in between and to match bigger size of higher efficient new Condensing units. Will remove existing carrier condensing unit and reinstall after new platform is built. All parts have ten-year warranty, one year warranty on labor. Details of payment: 35% due at start of job (on delivery of new equipment.) 65% due on completion of job	1	14,750.00	14,750.00
				Total	\$14,750

Accepted By	Accepted Date

7E.



4779 Woodlane Circle • Tallahassee, FL 32303 Phone: (850) 575-6060 • Fax: (850) 575-0421 State License No. CC-C058119

PROPOSAL SUBMITTED TO	,	PHONE		DATE			
"PANES 2 CIDIO	C/O LODGE	656.400	77	4.29.13			
STREET		JOB NAME					
950 PINEY ZI							
CITY, STATE AND ZIP CODE		JOB LOCATION					
TAIL. 32311							
We hereby submit specificat	ions and estima	tes for:					
Remove existing roofing	1-LATER	TO DECK	inc.				
Re-nail decking up to FL Code		general Three rule	MID ISLAND	un inschalling willen.			
☐ Install new underlayment							
☐ Install new eave metal	23/4 WHI	AND THE PROPERTY OF A STATE OF THE PARTY OF A STATE OF THE PARTY OF TH	MI S	Wellingson			
	Install new valley flashing INSTALL MOISTALL COURLD IN VOLLETS						
☐ Install new pipe flashing	Install new pipe flashing 3-2" 1-3" LEAD UN PAINT						
	NIA	letylari nezelkhad	a falles at	ne dan silat uluş.			
☐ Install attic ventilation	INSTAIL L	se of SHI	nale	OUEL LENT			
☑ Clean Out Gutters		way Debris	MAN THE PARTY OF T	etic Clean Up			
Option A	Option B		Option C				
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Payment to be made as follows:							
Payment to be made as follows:		V		THE PERSON NAMED OF THE PE			
This price includes all licenses, ins We sincerely appreciate your busing			erved our cus	tomers for over 27 years			
This proposal subject to acceptance				Annual Inches Transport			
This proposal subject to acceptant		- 1	at the option	in of the undersigned.			
Cell# 459 -3084	Sub	mitted By	3/3	In-			
			Signature Comp	any Representative			
	Accontanc	e of Contract					
You are hereby authorized to furnish a			the work acc	ording to the terms shove			
and the conditions on the back of this							
	Signature:			Date:			
The de word	Signature:			Date:			

Contract Terms

1. Unless otherwise noted in this agreement the price quoted does not include removal or replacement of soffit and fascia, roof sheathing or roof decking, structural members, siding masonry work, etc. If during the course of work it should become apparent that any such portions of the structure should need repair or replacement, there will be an additional charge as itemized below, which includes materials and labor.

4x8 plywood decking ½" \$60.00 per sheet, 1/8" \$65.00 per sheet.

Roof planking \$5.00 per lineal foot.

Structural members \$5.00 per lineal foot.

Wood fascia or sub-fascia boards \$5.00 per lineal foot.

Remove and re-install existing aluminum soffit and fascia \$3.75 per lineal foot.

Any item not covered under the above scope of work shall be charged at an additional cost of \$24.00 per man hour plus the cost of material.

- 2. Owner understands that roofing materials must be delivered and construction debris must be removed by heavy commercial vehicles. Owner should expect ruts from the vehicle's wheels in unpaved ground. Typically, a properly designed and built driveway will support the commercial vehicles employed by the contractor, but there is no means of assuring owner's driveway will not fail and crack or break when the delivery truck or debris removal equipment is operated thereon. Accordingly, owner hereby releases contractor, its agents, employees, material men, subcontractors or vendors from any liability for damage caused by the operation of heavy vehicles on owner's property, including without limitation, damage to driveways, sidewalks, curbs, walkways, septic systems and drain fields. This release shall bind all parties who are in any way responsible for the condition of the property or construction activities thereon, including, without limitation, any owner, occupant or tenant of the property.
- 3. During the course of roofing your house, there may be some vibrations. Take the precautions necessary to prevent pictures, light fixtures and other items from falling and breaking. Bowles Roofing is not responsible for items broken in the interior of the house.
- 4. Customer has been informed that in rare cases, normal vibration from roofing/siding replacement may cause plaster or drywall blemishes, which are beyond the contractor's control, and Bowles Roofing Company will not be held responsible for such interests.
- 5. In no event shall contractor be or become liable for any mold, mildew, spore, or other organism found either before, during or after contractor's performance under this contract in or above the subject project.
- 6. Contractor makes no material warranty and disclaims any implied warranties of fitness or merchantability of any materials sold or used incident to this contract. Where the manufacturer of any material used provides any warranty of its product, owner shall look exclusively to that manufacturer for any remedy.
- 7. In the event of any litigation arising from this agreement, venue shall be in Leon County, FL, and owner agrees jurisdiction shall be within the state of Florida. The prevailing party shall be entitled to recover its attorney's fees and costs, including attorney's fees and cost to appeal.
- 8. Buyer agrees to pay a late charge of 1 ½% (one and one-half percent) per month on all amounts due and owing from the buyer to the contractor, accruing from the date due and running to the date the final payment is made.
- 9. Upon execution of this contract, owner grants contractor a license to enter onto owner's property to complete the terms of this agreement and to recover any tools, equipment, or materials remaining upon completion of this project.



TADLOGK ROOFING & SOLAR

PROPOSAL DOCUMENTS

WHEN TRUST COUNTS!



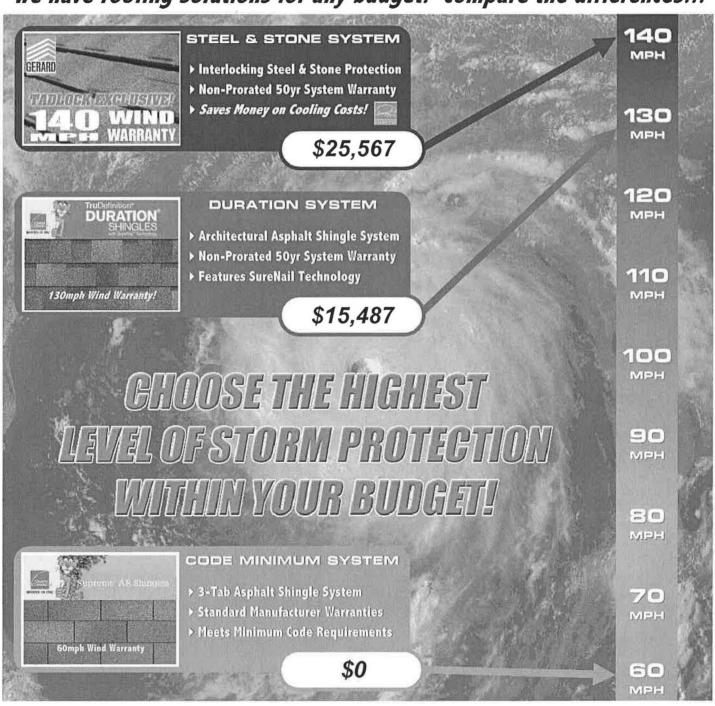


Roof System Comparisons

Prepared For:

The Residence

We have roofing solutions for any budget! Compare the differences...



NORTH FLORIDA'S ROOFING & SOLAR PROFESSIONALS





Steel & Stone Proposal

04/30/2013

Submitted To:

Pinev Z CDD 950 Pinev Z Tallahassee, FL

Job Address:

Gazebos are additional \$1,900 (includes plywood to deck them for shingles).

Special Notes Concerning Job:

You expect and deserve a professional, so please don't settle for less.

Job Specifications:

We will provide & install a new GERARD Granite Ridge Shingle, Steel & Stone Roofing System which includes these components:



UNDERLAYMENT



Synthetic secondary water barrier installed directly over existing roof.

SHINGLES



STEEL & STONE combined for superior protection with a traditional look.

HIP & RIDGE



GERARD Granite Ridge stone coated hip & ridge cap.

Includes specifically designed steel flashing details.

Includes EXCLUSIVE SOYR SYSTEM WARRANTY with Non-Prorated, Transferable coverage up to 140mph Wind Speeds from GERARD!

We will also perform the following services when the box is marked:

- ✓ Inspect & probe existing roof decking for rotten wood
- ☑ Remove existing off-ridge vents/turbines and deck over holes
- ✓ Provide & Install new flashings on all roof penetrations
- ☑ Provide & Install new 6" factory painted eaves drip
- ✓ Provide & Install new pipe boots and kitchen vents with squirrel guard
- ☑ Clean and remove all job related debris to registered landfill
- ☑ Rotten wood replaced at \$3.00 per sf or If where applicable
 - ☐ Exterior painting of wood by other when checked

WE WILL PERFORM THIS SCOPE OF WORK PER LOCAL CODES AND MFG SPECIFICATIONS FOR THE BASE PRICE OF:

\$25,567

per Month

Payment Terms: Balance due upon completion.

FINANCING & CREDIT CARD OPTIONS AVAILABLE UPON REQUEST!

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the Dale Tadlock Roofing, Inc.

ACCEPTANCE OF PROPOSAL: With my signature below, I hereby accept this proposal and authorize Dale Tadlock Roofing, Inc. to do the work as described in this proposal and I have read and agree to the Terms and Conditions on this document or attached.

Date: Authorized Owner/Agent

ADDITI	ONAL	OPTIONS	TOC	UNCIDED
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- ☐ Tear-off existing roof and re-nail decking to meet codeadd \$ _____3,605 ____
- ☐ GERARD Tile profileadd \$ ___
- GERARD Shake profileadd \$ ____
- GERARD Barrel Tile profileadd \$ ____ OTHER OPTION:









Architectural Shingle Proposal

04/30/2013

Submitted To:

Pinev Z CDD 950 Pinev Z Tallahassee, FL

Job Address:

Gazebos are additional \$1,900 (includes plywood to deck them for shingles).

Special Notes Concerning Job:

You expect and deserve a professional, so please don't settle for less.

Job Specifications:

• We will provide & install a new Owens-Corning Duration Architectural Shingle Roofing System which includes these components:



We will also perform the following services when the box is marked:

- ☑ Remove and discard one layer of shingles and underlayment
- ☑ Prepare and re-nail decking to meet Florida Building Code requirements
- ☑ Remove existing off-ridge vents/turbines and deck over holes
- ✓ Provide & Install new chimney flashing
- ☐ Provide & Install new 6" factory painted eaves drip
- ☑ Provide & Install new pipe boots and kitchen vents with squirrel guard
- ☑ Provide & Install 30 If of Owens Corning Ventsure Ridge Vent
- ☑ Clean and remove all job related debris to registered landfill
- ☑ Rotten wood replaced at \$3.00 per sf or If where applicable
- ☑ Exterior painting of wood by other when checked
- ✓ Includes Honeywell Solar fan on main roof.
- ☐ To replace FHA is additional \$400

WE WILL PERFORM THIS SCOPE OF WORK PER LOCAL CODES AND MFG SPECIFICATIONS FOR THE BASE PRICE OF

\$15,487

per Month

Payment Terms: Balance due upon completion.

FINANCING & CREDIT CARD OPTIONS AVAILABLE UPON REQUEST!

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the Dale Tadlock Roofing, Inc.

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Authorized Owner/Agent

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UPGRADE to OC PLATINUM PROMISE COVERAGE... add \$ Adds LIFETIME WORKMANSHIP COVERAGE direct from Owens Corning

- ☐ UPGRADE to OC Heavyweight HIGH HIP & RIDGE CAP......... add \$
- ☐ UPGRADE to 20w SOLAR POWERED VENTS QTY: 1 add \$ ☐ UPGRADE to OC Weatherlock Mat self-adhered underlayment... add \$
- OPTION:



TOTAL WITH OPTIONS ABOVE





Code Minimum Proposal

04/30/2013

Submitted To:

Piney Z CDD 950 Piney Z Tallahassee, FL

Job Address:

Gazebos are additional \$1,900 (includes plywood to deck them for shingles).

Special	Notes	Concerning	Job

Job Specifications:

▶ We will provide & install a new asphalt shingle roofing system to meet minimum code requirements which includes these components:

COLE MINIMUM SYSTEM

UNDERLAYMENT Deck Defense Underlayment Synthetic secondary water barrier installed directly

to roof deck.



LEAK BARRIER

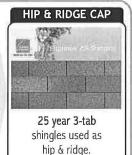
Self-adhered leak barrier for added protection at penetrations & in valleys.



25 year 3-tab shingles from Owens-Corning.



Rigid shingle-over vents that provide excellent ventilation & low profile.



Includes Standard Material Warranties from Owens Corning with 5 years Tru PROtection Non-Prorated Coverage, then pro-rated to 25 years.

We will also perform the following	services when the box is marked:
------------------------------------	----------------------------------

- ☐ Remove and discard one layer of shingles and underlayment
- ☐ Prepare and re-nail decking to meet Florida Building Code requirements
- ☐ Remove existing off-ridge vents/turbines and deck over holes
- ☐ Provide & Install new chimney flashing
- ☐ Provide & Install new 6" factory painted eaves drip
- ☐ Provide & Install new pipe boots and kitchen vents with squirrel guard
- ☐ Provide & Install _____If of Owens Corning Ventsure Ridge Vent

	Clean	and	remov	e all	job	related	debris	to	registered	lar	ndfill
_								11			6.3

- ☐ Rotten wood replaced at \$3.00 per sf or If where applicable
- ☐ Exterior painting of wood by other when checked
- ☐ This system is not applicable

WE WILL PERFORM THIS SCOPE OF WORK PER LOCAL CODES AND MFG SPECIFICATIONS FOR THE BASE PRICE OF :

\$0 OR per Month

FINANCING & CREDIT CARD OPTIONS AVAILABLE UPON REQUEST!

Payment Terms: Balance due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the Dale Tadlock Roofing, Inc.

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Datas	1	1	
Date:	1	1	

AF	MI	TIO	LAL	OPTI	ONC

- ☐ UPGRADE to OC DURATION TruDefinition Arch Shingles....... add \$
- ☐ UPGRADE to OC Weatherlock Mat self-adhered underlayment... add \$______
- □ OPTION: _____ add \$_____
- □ OPTION: _____ add \$_____
- □ OPTION: ______ add \$_____





NORTH FLORIDA'S ROOFING & SOLAR PROFESSIONALS

Authorized Owner/Agent





Our Warranty

Excellent workmanship and high company standards along with accountability make it possible for us to offer a LIFETIME WORKMANSHIP WARRANTY on each roof system installed by one of our Tadlock Teams. If there is ever a workmanship issue on one of our roofing systems we will correct it at no additional charge. This is our commitment to you. We provide quality workmanship you can trust...and we guarantee it for LIFE.

~ See our LIFETIME WORKMANSHIP WARRANTY certificate for further details.

HE:

MANUFACTURER ROOFING SYSTEMS WITH THE BEST WARRANTIES!	PLATINUM LIMITED W. 1455, COSLOCAL N
▶ 100% Coverage period against manufacturer defects!	50 yea

DURATION SYSTEM	STEEL & STONE
PLATINUM PROMISE LIMITED WARRANTY	STONE GOATED MEVAL GERARD BOOTING

▶ 100% Coverage period against manufacturer defects!	50 years	50 years
▶ How long is contractor workmanship covered?	LIFETIME by Owens-Corning	LIFETIME by Tadlock
▶ Are the components included in the warranty?	Yes!	Yes!
▶ Wind Speed warranty coverage!	130mph for first 15yrs	I 40mph Tadlock Exclusive!

North Florida's Roofing & Solar Professionals

Yes!

Is the warranty transferable if you sell your home?

Yes!

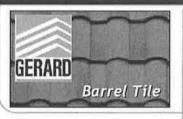




Residential Portfolio

Here are a few of our Residential Clients... We install hundreds of roofs per year, so many more available!

GERARD Steel & Stone





OC Duration Shingles





GERARD Steel & Stone





OC Duration Shingles





GERARD Steel & Stone





OC Duration Shingle:





Camelot & Copper Std Seam





OC Duration Stringles





TAMKO Metal Works





OC Duration Shingles





NORTH FLORIDA'S ROOFING & SOLAR PROFESSIONALS





Customer Quotes

Here are some direct quotes from customers just like you...

"Going with a new product (metal shingles...not traditional or standing seam) we were initially apprehensive. Wrong! The entire Tadlock team was extraordinary...from initial suggestions to old roof removal to new roof system installation and cleanup. We simply could NOT be more pleased with the entire project. We love the roof, how it looks, and the value it adds to our home. But working with Dale's team was perfect from start to finish. Thank you very much, team."

-Dan Beeman

"The work was done in a timely manner and the crew was very friendly and professional. I was very satisfied with the job."

-Henry Cooper

"The men that worked on my roof were extremely efficient. My new roof was completely done in a day and a half! We used Dale Tadlock Roofing twenty-one years ago and were so pleased, we wanted to use him again. Dale Tadlock Roofing has provided such good service for me, I would not use anyone else for any of my roofing needs."

-Nancy Boyack

"Having a new roof put on was not what I wanted to do as I just dreaded the hastles of the process. However, with Dale Tadlock Roofing there were no hastles and the process went absolutely perfect. The attention to customer care was fantastic and if I ever need another roof, I am going to call Dale Tadlock."

-Jerry Osteryoung

See these quotes and more at www.trusteria.com/tadlockroofing!



You can view video testimonials from our clients on our website!







Qualifications and Capabilities



- ▶ 25-point Roof Inspections
- Steep & Low Slope Systems
- **GERARD**
- **COOL ROOFING Solutions**
- Shingle Roofing
- C-74
- **Metal Roofing**
- Single-Ply Roofing
- CertainTeed
- **Elastomeric Roofing**
- TAMKO
- Asphalt Roofing



- Attic Insulation
- Safe Roof Cleaning
- ▶ Roof Reconditioning
 - Maintenance Plans







The BEST Warranties!

Tadlock Roofing exists to be the most trusted Roofing Contractor and Solar Energy Company through proven integrity, quality workmanship, and superior customer service.

dur motto WHEN TRUST COUNTS





Solar Options



- Florida Ranks <u>FIRST</u> among all eastern states in its ability to produce maximum energy from the Sun!
- SOLAR ATTIC VENTS lower your attic temperature to offer savings in cooling cost and prolong your roof life!
- SOLAR WATER HEATERS can save around \$60 per month for a family of four with typical water usage!
- SOLAR POWER SYSTEMS offer great return on investment that saves hundreds per month on your electric bill!
- Solar systems are also <u>free of Florida State sales taxes</u> and future property tax consideration.

Ask us about the current Rebates & Incentives available for Solar!







Our Location

Stop by and visit our showroom to experience the difference in roofing components first hand!



I408-C Capital Circle NE in the SmartStop
Office Center





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/18/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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Hendrickson Insurance Services, Inc. P O Box 180099							es, Inc.	PHONE (A/C, No, Ext): (850)878-5600 PAX (A/C, No): (850)562-8298					
Tallahassee, FL 32318								ADDRESS: maria@hendricksoninsuranceservices.com					
License #: A116382								INSURER(S) AFFORDING COVERAGE					NAIC #
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CE	RTIF	ICATE HOLDE	R					CANC	ELLATION				
Dale Tadlock Roofing Inc 1408-C Capital Circle NE						SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.							
		Tallahass	see,	FL 32309				AUTHOR	NZEO REPRESE	VITATIVE			
		Ī						~	3-5	X	4)		(JLS)

Issue Date: 1/3/2012



FLORIDA ROOFING, SHEET METAL & AIR CONDITIONING CONTRACTORS ASSOCIATION, INC.

1-800-767-3772 • FAX (407) 671-2520

1408-C Capital Circle NE

Tallahassee, FL 32308

CERTIFICATE OF INSURANCE

1330ED 10.			
Dale Tadlock Roofing, Inc. ar	nd	Tadlock	Roofing
1408-C Capital Circle NE			

Tallahassee, FL 32308

ICCHED TO

Attention:

Dale Tadlock Roofing, Inc. and Tadlock Roofing & Solar

This is to Certify that: 1408-C Capital Circle NE

Tallahassee, FL 32308

being subject to the provisions of the Florida Workers' Compensation Act, has secured the payment of compensation by insuring their risk with the FLORIDA ROOFING, SHEET METAL & AIR CONDITIONING CONTRACTORS ASSOCIATION SELF INSURERS FUND, P.O. Box 4907, Winter Park, FL 32793.

COVERAGE NUMBER:

870-001408

LIMITS

EFFECTIVE DATE:

EXPIRATION DATE:

1/1/2012

1/1/2013

Workers' Compensation: Statutory - State of Florida

COPY PROVIDED TO: Dale Tadlock Roofing, Inc. and Tadlock Roofing

Employers' Liability:

\$100,000.00 \$100,000.00

Disease, Each Employee

\$500,000.00

Disease, Policy Limit

Each Accident

REMARKS: Non-cancelable, without 30 days prior written notice, except for non-payment of premium which will be a 10 day written notice,

This certificate is issued as a matter of information only, is not a policy and of itself does not afford any insurance. Nothing contained in this certificate shall be constructed as extending coverage not afforded by the policy(les) shown above or as affording Insurance to any insured not named above. This provides coverage for Florida policyholders and Florida domiciled employees only.

FRSA-SIF

Brett Stiegel, Administrator

Debra Guidry, CPCU, Underwriting Manager

FRSA-SIF







04/30/2013

Submitted To:

Pinev Z CDD 950 Piney Z Tallahassee, FL

Job Address:

Gazebos are additional \$1,900 (includes plywood to deck them for shingles).

Special Notes Concerning Job:

We are certified by Gaco for Commercial Application of this system. You can contact their rep for our area 904-562-0476 Dan Knutson.

Job Specifications:

We will provide and install a Gaco fluid applied system to manufacturer specifications which includes the following:

- > Clean and prepare surface area of existing roof as necessary to ensure proper adhesion of fluid applied system.
- > Prime entire area to receive application with GacoFlex E-5320 primer.
- > Provide & install GacoFlex S-20 fluid applied roofing to existing roof including reinforcing fabric at perimeter, seams or penetrations.
- > Application to terminate at shingle transition.
- > 20 yr. Workmanship Warranty from Tadlock Roofing (against any leaks) 50 yr. Material Warranty on this product.

Since 1955

GacoFlex S-20 Fluid Applied System

- 100% Solvent-Free Silicone
- No ponding water exclusions
- Reduces energy costs

Turn This...

Apply to existing roof with no tear off

WE WILL PERFORM THE ABOVE SPECIFICATIONS PER CODE AND MANUFACTURERS RECOMMENDATIONS FOR THE BASE PRICE OF:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed upon written or verbal orders, and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the Dale Tadlock Roofing, Inc.

1,500

Into This ...

Payment Terms: Balance due upon substantial completion.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Heavy trucks and equipment may be used to remove old roofing materials and deliver new materials, any damage to sidewalks, driveways, or lawn will be the responsibility of the property owner.

Authorized Owner/Agent

Date: /



5347 Gateway Drive Tallahassee, FL 32303

Phone: 850-514-2225 Fax: 850-514-2278

	Proposal and A	Acceptance
Proposal Submitted To: Piney-Z P Attn: Lance Date: 11/29/10		Phone: (850)656-4007 Cell Email: lance-piney-z@comcast.net
Owner Address:		Job Location: 950 Piney-Z Plantation Rd Tallahassee, FL 32308
the total sum of: \$15,675.		nplete accordance with the attached specifications for red Seventy Five Dollars****
Payment is to be made as follows:	Half down on start of	job, balance upon completion.
All materials are guaranteed to be a quality manner according to standar contract will be considered a chang an additional charge to the price qu	rd practices. Any alterated order and will be ex oted above.	harge for credit card use** ons and work is to be completed in a professional and ation or deviation from specifications and this ecuted upon written orders. A change order will add elays beyond our control. JRI will provide general st.
Authorized Signature	=,	
<i>Note:</i> This proposal may be with d cracked or damaged driveways cause		oted within 30 days. We are not responsible for
Acceptance of Proposal: The price You are authorized to do the work a	-	onditions are satisfactory and are hereby accepted. will be made as outline above.
Signature		_
Signature		_

License #: CCC057354

Page Two
950 Piney-Z Plantation Rd.

JRI's submittal of specifications for labor and materials are as follows:

- 1. Obtain all city and county permits required for roofing.
- 2. Tear off existing roofing and inspect roof deck for rot and replace at **additional**: \$3.50/sq.ft. or \$4.50/lin.ft.
- 3. Supply and install *Titanium* synthetic underlayment.
- 4. Supply and install 6" white eave drip to perimeter of roof.
- 5. Install new kitchen vents and soil stack flashings.
- 6. Supply and install peal and stick underlayment to valleys.
- 7. Supply and install 30 year architectural shingles with 6 nails per shingle plus 104' of ridge vent.
- 8. Clean up and haul away debris to county approved landfill.
- 9. Supply owner with 5 year workmanship warranty.
- 10. Supply owner with manufacturers material warranty.

*****If more than one layer of shingle roof is discovered during tear off we will charge an additional \$2,750.

NOTE: Above price is for steep roofs only, no flat roofing in above price.

OPTION: JRI can replace both flat roofs for: \$3,850.

7F.



Date Estimate # 4/29/2013 20742

John O'Neil, Owner 850-445-4146 Cell 1532 Sweet Plum Circle 850-309-0480 Fax Tallahassee, FL 32312 10pointconstruction@gmail.com CRC 1329615

Frog Realty Michael Lee	

14	Теппѕ		Project	
		F	Piney Z Lodge	

		Piney Z Lodge
Description		Total
Repair termite damage to band boards, joists, girders and subfloor in crawlspace note inspection. Repair woodrot to posts, support base, baseboard, door jambs and brickmoulds, trim area, corner trims noted on WDO inspection. Remove bottom rows of siding and repair woodrot to sheathing noted in home inspect pavilion. Install new hardie siding to area that was repaired. Rebuild deck to correct issues and replacing rotten deck boards (3 HVAC condensers removed and reset in order to perform this item, see below) Install weatherstripping to side garage/basement door. Replace 2x6 framing on right side of garage roll up door Install exterior GFI cover at bar area of pavilion and an interior GFI cover plate in the storage room. Replace one pavilion ceiling fan with a Minka Aire F753-WHF Java ceiling fan in white Install cover plates to uncapped junction boxes in the attic and crawlspaces noted in inspection report. Install a junction box and install improperly spliced wires into box. Replace two defective GFI plugs at the pavilion. Install spacers in open spaces in the sub panel. Install exterior cover to outlet on front porch. Secure 2nd floor patio light to wall. Replace inoperable attic ventilator fan.	s at bar stion around s must be pavilion e.	9,400.00
Install gutters over front garage/basement door to reduce amount of water at the door area.	r and stoop	200.00
Prime and paint ceilings in bathroom and hallway noted in home inspection report. Ta loose hanging wallpaper in same locations.	ack up	425.00
Replace loose grout in old tiles adjacent to kitchen doors.		125.00
	Total	



Date Estimate.#
4/29/2013 20742

John O'Neil, Owner 850-445-4146 Cell 1532 Sweet Plum Circle 850-309-0480 Fax Tallahassee, FL 32312 10pointconstruction@gmail.com CRC 1329615

Frog Realty Michael Lee			

	Piney Z Lodge
Terms	Project

		Piney Z Lodge
Description	376 38	Total
Replace vinyl soffit ceiling over bathroom stoop and 3 pieces of soffit at the front eve.		345.00
Repair doors that rub and bind at stairwell, main mens bathroom and fitness room ac	cess.	250.00
Repair sink that runs in off position in upstairs bathroom. Replace P-trap and extension in pavilion womens bathroom. Shim and caulk 7 loose toilets in pavilion bathrooms. Replace guts of right end toilet in mens pavilion bathroom. Replace non-functioning water heater and plumb T&P line appropriately.		1,790.00
Demo existing shower tile, pan and plumbing. Install new shower pan, valve and trim. cement board backer and waterproof seams. Install new mudpan/slope. Install new 4' interceramic wall and floor tiles in shower. Install new swinging shower door. Demo at floor tile in same bathroom.	'	4,600.00
Patch two areas of damaged asphalt in drive on right side of building with asphalt pate	ch.	150.00
Install 25 new bricks with in stock bricks available in town to match as closely as poss existing at the masonry retaining wall near the dumpsters.	sible to the	325.00
Insulate copper line. Seal air handler platform. Repair condensate pump. Repair brok	en duct.	500.00
Remove 3 condensors for deck repair and reinstall when repairs are complete.		1,374.00
Install new 3 ton heat pump system.		4,776.00
	Total	\$25,480.00

XFINITY Connect

lance-piney-z@comcast.ne

+ Font Size -

Club House, Office Building

From: myron@artisticperfectiondrywall.com

Fri, May 31, 2013 01:31 PM

Subject: Club House, Office Building To: lance-piney-z@comcast.net

ARTISTIC PERFECTION DRYWALL & STUCCO, INC.

2700-1 Power Mill Ct. M Tallahassee, FL. 32301 M USA Phone 850-942-5933 ☑ Fax 850-942-5593 ☑ artisticperfectiondrywall.com

PROPOSAL / CONTRACT

DATE:

CUSTOMER: Piney z Plantation

JOB ADDRESS:

PHONE:

Please find below a quote to do the repairs, and or maintenance per your Inspection as follows-

- 1. Replace 3 Ton A/C unit, Remove and reset 3 condenser units and rebuild deck as needed.
- 2. Repair A/C condensate pump, and broken duct, Includes sealing platform, and Insulate lines.

Items 1-2: \$5904.00

3. Repair asphalt and repair masonry areas Per Inspection.

Item 3: \$165.00

- 4. Demo shower tile, floors-walls replace tile, mud bed, water proof floors-walls includes vanity area floor, re-tile with 4x4 white subway tile, includes new fixtures-valves.
- 5. Repair running sink, 2nd floor bath, Replace trap in women's bathroom, Replace loose toilets, Replace toilet tank kit in Men's bathroom, And replace water heater.

Items 4-5: \$ 5951.60

- 6. Replace grout on tiles in kitchen entry.
- 7. Repair doors in men's room, stairs, and fitness room.
- 8. Replace and or repair vinyl ceiling and soffit per inspection.

Items 6-7-8: \$605.00

9. Remove and replace all termite damage as visible on floor system in crawl section Per inspection. 10. Replace or repair wood rot, bass board, door jambs , and trim. Includes replacing 2x6 on roll-up garage door, Replace siding per inspection.

Items 9-10: \$8970.00

11. Repair all electrical per inspection as listed and photo's.

Item 11: #1300.00

- 12. Replace gutters at grage and basement door to help control water shed at entry.
- 13. Paint ceilings in hall bath, Hallway, and repair wall paper as needed.

Items 12-13: \$710.00

We are pleased to offer this proposal to perform All the above for the amount of \$23,605.00

Note: This includes all items per Inspection, any additional work will be at cost plus, quote is based on the Inspection, and onsite visit

Any balance thirty (30) days past due shall accrue interest on the unpaid principal debt at a rate equal to 1.5% per month (18% per annum) unless applicable law limits the interest that may be charged to an amount less than 1.5% per month. In that instance, interest shall accrue on the unpaid principal debt at the maximum rate allowed by law.

In the event the account is placed with a third party for collection, purchaser shall pay all costs associated with the collection, including reasonable attorney's fees for trial, appeal, and bankruptcy proceedings.

	L
Artistic Perfection Drywall & Stucco, Inc.:	Date:
Acceptance Signature:	Date:
	Date.

PLEASE MAIL OR FAX <u>ENTIRE SIGNED CONTRACT BACK</u> AS SOON AS POSSIBLE FOR SCHEDULING. PRICE IS SUBJECT TO CHANGE 60 DAYS FROM QUOTE DATE.

Big or Little - No Job Too Small, We Do It All Please visit our website at www.artisticperfectiondrywall.com

Artistic is proud to be the Donation Recycle Collection Center for Big Brothers Big Sisters of the Big Bend.

Donation bins can be found at: www.bigbendclothesforkids.org

7G.

"Catering to those demanding superior products and service."



1223 W. THARPE ST.
TALLAHASSEE, FL 32303
(850) 386-7113 386-4113 FAX

www.swainpools.com email: info@swainpools.com Licensed for Commercial and Residential

Estimate

DATE	ESTIMATE #
5/31/2013	1921

NAME / ADDRESS

PINEY-Z CDD 950 PINEY Z PLANTATION RD TALLAHASSEE, FL 32311 LOCATION

PINEY Z PLANTATION 950 PINEY Z PLANTATION RD TALLAHASSEE, FL 32311

DESCRIPTION	QTY	COST	TOTAL
Pool structure: The bond beam is cracking/shifting resulting in waterline tile with sharp jagged edges.	d	0.00	0.00
Life expectancy of maintaining before renovating: This is dependent on the level of concern from the board/residents.			
Some concerns/items discussed: A.)Re-plastering and re-tiling: Replastering: \$39,000.00			
Retiling: \$15,000.00			
Cracked bond beam dollar amount to be determined upon demolition and inspection.			
Skimmer issues: No replacement necessary. The problem was bad placement of plaster around gutter drains.			
Pump/filter system issues: 2 more pumps are needed at \$1,499.00 each, all the filters are leaking from last installation.			
\$4,000.00 FILL IN WADING POOL & POUR CONCRETE TO INCORPORATE IT AS PART OF POOL DECK (currently filled with dirt with wood deck over it)			
Deck is a very poor "Rock Salt" design texture that traps and propagates algae and mildew. Resurface concrete \$19,000.00.			
pool pump area could be covered/protected: The depreciation of your equipment is 2-3 times the rate as a covered area. We have emailed 1 estimate for wood structure and should have estimate soon for metal structure.			
Salt system inquiry: Even though we profit from the installation of salt systems, we have found them to be the mos damaging effect next to sunlight plus poor water balance. From a profit standpoint we should install them on every pool. From a longevity standpoint they should not be on any pool.			
THANK YOU FOR TRUSTING US AS YOUR POOL AND SPA PROFESSIONALS!	TOTA	L '	

Balance due upon receipt. If not paid by the first of the month, 1.5% (\$5.00 min. charge) per month is due. Customer agrees that Swain Pools & Spas is entitled to recover all costs of collection of any amounts due if Swain Pools & Spas is the prevailing party in any litigation for collection matters.

CPC053900

"Catering to those demanding superior products and service."



1223 W. THARPE ST. TALLAHASSEE, FL 32303 (850) 386-7113 386-4113 FAX

www.swainpools.com email: info@swainpools.com Licensed for Commercial and Residential

Estimate

DATE	ESTIMATE #
5/31/2013	1921

NAME / ADDRESS

PINEY-Z CDD 950 PINEY Z PLANTATION RD TALLAHASSEE, FL 32311 LOCATION

PINEY Z PLANTATION 950 PINEY Z PLANTATION RD TALLAHASSEE, FL 32311

DESCRIPTION	QTY	COST	TOTAL
Other observations:			
The plaster surface of the pool: Output Output Description Output Description Output Description Output Description Descripti			
This pool should have been utilizing an ORP unit to efficiently and economically regulate addition of chemicals into the pool. Not doing so has cost you thousands of dollars over the years due to binge addition of your chemicals.	9		
Your routine pool care staff in not addressing the massive leaks for years that we recently epaired and allowing the poor water balance to continue will cost thousands of dollars to emedy.			
THANK YOU FOR TRUSTING US AS YOUR POOL AND SPA PROFESSIONALS!	TOTAI		\$0.0

Balance due upon receipt. If not paid by the first of the month, 1.5% (\$5.00 min. charge) per month is due. Customer agrees that Swain Pools & Spas is entitled to recover all costs of collection of any amounts due if Swain Pools & Spas is the prevailing party in any litigation for collection matters.

CPC053900



You know you want one. 5598 Montgomery Hwy Dothan, Alabama 36303 334-983-8300 Phone 334-983-8303 Fax

May 2, 2013

Piney-Z Plantation Attn: Lance Rogers 950 Piney-Z Plantation Rd. Tallahassee, FL 32311

Re: Pool Renovation at 950 Piney-Z Plantation Rd, Tallahassee, FL

Dear Mr. Rogers:

Cox Swimming Pools, Inc., an Alabama Licensed General Contractor is pleased to submit a proposal to perform the following renovations to the above referenced project. Renovations will be as per specifications to meet the State of Alabama Health Department Regulations.

RENOVATIONS TO CONSIST OF THE FOLLOWING:

- 1) Chip and remove loose plaster from around existing fittings assuring a smooth tie in, acid wash pool, apply scratch kote bonding agent, then apply 3/8" thick Krystal Krete w/ Blue Quartz plaster, troweled to a smooth finish. Pressure test complete plumbing system------\$34,377.00
- 2) Remove and install new pool and gutter tile-----\$12,480.00

3) Clean and color seal pool coping\$5	120.00
4) Fill in kiddy pool with gravel and dirt, pour a concrete pad, and texture and color seal\$62 (If we do all of the above work)	250.00
**This proposal does not include any labor or materials if lea other problem is found in system	k or
(NOTE): Labor and material to repair leaks if found or any type of electrical wo not INCLUDED in this proposal	rk is
Mr. Rogers, if I can assist you further please give me a call at your convenience.	
Sincerely,	
Dane Hughes	
Gene Hughes	
Cox Swimming Pools, Inc.	
334-685-1627	
This proposal has been accepted thisday of, 20)13.
*	
	12



2591 Centerville Road Suite 201 Tallahassee, FL 32308-0565 (850) 668-4202 • FAX (850) 656-5537 www.salvopoolandspa.com Florida State License No. CPC 052537

January 10, 2013

QUOTATION

8506565537

Piney-Z Plantation Lance Rogers, Property manager 950 Piney-Z Plantation Rd Tallahassee, FL 32311

Builder: Cox Pools Tel: 850-656-407 Pool Size: 2950 sf

Revised 1/10/13

We propose to do the following work to repair the existing swimming pool:

- Drain pool, undercut around all wall and floor fittings to properly accept new marcite; check pool surface for soundness. Prepare pool surface for replastering. Pressure wash pool surface. Chemical clean all pool surfaces.
- Apply Bond Kote sealer to all exposed pool surfaces to insure a good bonding surface for all new finishes.
- Install new VGB compliant main drain covers.
- Install new tile on step nosings
- Remove and replace both waterline tile and beam tile, including new depth marker tiles.
- Replace all gutter grates.
- Install new Blue Quartz pool finish to pool interior and gutter system.
- Start up pool and balance pool water to DOH specifications.
- Pressure wash pool deck. Apply base quote to deck surfaces to fill in voids.
 All1 texture coat and 2 color coats of sealant.
- Remove and re-pour approx.. 3'x 12' of pool decking that has settled and presents a trip hazard.
- Fill existing expansion joints with polyurethane sealant'

- Install 2 new Sta-rtie Intelliipro pool pumps
- · Clean up job site.
- Start up pool and balance water to Fla. DOH specifications.
- Fla. State Sales Tax included.

Total

\$76,700.00

Terms: 20% (\$5,476.00) Deposit on contract 40% (\$10,952.00) upon pool prep 40% (\$10,952.00) Balance due upon startup of pool.

OWNER(S):	SALVO POOL & SPA Florida License # CPC052537
Print Name:Piney-Z Plantation	By Jal Hol
Date:	Print Name:John Salvo
	Print Title: President

Report of Response From Tropical Pool of Tallahassee, LLC

By Lance Rogers

Mark of Tropical Pool of Tallahassee regretted having to cancel his appointment with me on Friday, May 17 at 1:00pm due to the death of his mother. He has since been assisting his family and hopes to reschedule a meeting with me when he comes back to Tallahassee.



FINANCIALS

PINEY-Z

Community Development District

Financial Report
April 30, 2013

Prepared by

SEVERN TRENT SERVICES

PINEY-Z

Community Development District

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Piney-Z Community Development District

Financial Statements
(Unaudited)

April 30, 2013

Balance Sheet April 30, 2013

ACCOUNT DESCRIPTION	GENERAL FUND			RIES 2002 DEBT SERVICE FUND		RIES 2008 DEBT SERVICE FUND		TOTAL
ACCETC								
ASSETS Cash - Checking Account	\$	116,329	\$		\$		\$	116,329
Accounts Receivable	Φ	162	Φ		Φ		φ	162
Due From Other Funds		102		-		1 500		
Investments:		-		-		1,568		1,568
Money Market Account		233,373						222 272
SBA Account		2,452		-		-		233,373
SBA Account - Restricted		919		-		-		2,452
				645		-		919
Redemption Fund Revenue Fund		-		158,019		242647		645
		004		156,019		343,647		501,666
Prepaid Items		904		-		-		904
TOTAL ASSETS	\$	354,139	\$	158,664	\$	345,215	\$	858,018
LIABILITIES								
Accounts Payable	\$	17,835	\$	-	\$	1,000	\$	18,835
Accrued Wages Payable		2,670		-		5.		2,670
Accrued Taxes Payable		204						204
Due To Other Funds		731		837		Ξ.		1,568
TOTAL LIABILITIES		21,440		837		1,000		23,277
FUND BALANCES								
Nonspendable:								
Prepaid Items		904		-		-		904
Restricted for:								
Debt Service		21,000		157,827		344,215		523,042
Assigned to:						,		
Operating Reserves		97,361		-		5		97,361
Reserves - CDD Amenity		20,000		-		2		20,000
Unassigned:		193,434		-		-		193,434
TOTAL FUND BALANCES	\$	332,699	\$	157,827	\$	344,215	\$	834,741
TOTAL LIABILITIES & FUND BALANCES	\$	354,139	\$	158,664	\$	345,215	\$	858,018

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	R TO DATE		AR TO DATE	VARIANCE (\$) FAV(UNFAV)		
REVENUES								
Interest - Investments	\$	1,080	\$ 630	\$	415	\$	(215)	
Interest - Tax Collector			173		31		31	
Special Assmnts- Tax Collector		358,552	358,552		352,574		(5,978)	
Special Assmnts- Discounts		(14,342)	(14,342)		(13,629)		713	
Amenities Revenue		12,000	7,000		7,455		455	
TOTAL REVENUES		357,290	351,840		346,846		(4,994)	
EXPENDITURES				3				
Administration								
P/R-Board of Supervisors		6,000	3,000		2,400		600	
FICA Taxes		459	231		184		47	
ProfServ-Engineering		500	292		:=		292	
ProfServ-Legal Services		30,000	17,500		18,291		(791)	
ProfServ-Mgmt Consulting Serv		49,275	28,742		28,744		(2)	
ProfServ-Special Assessment		4,637	4,637		4,637		-	
Auditing Services		3,400	3,400		3,400			
Communication - Telephone		240	140		2		138	
Postage and Freight		2,000	1,169		434		735	
Insurance - General Liability		10,655	7,992		5,755		2,237	
Printing and Binding		2,500	1,456		549		907	
Legal Advertising		1,500	1,000		378		622	
Miscellaneous Services		500	294		520		(226)	
Misc-Assessmnt Collection Cost		10,757	10,757		10,174		583	
Misc-Contingency		2,000	1,169				1,169	
Office Supplies		500	294		223		71	
Annual District Filing Fee		175	 175		175		U.	
Total Administration		125,098	 82,248		75,866		6,382	
Field								
Contr-Landscape-Amenities Area		12,040	7,023		7,023			
Misc-Contingency		8,204	4,788		4,757		31	
Total Field		20,244	11,811		11,780		31	

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Parks and Recreation - General				
Payroll-Salaries	118,000	52,500	43,143	9,357
FICA Taxes	9,027	4,017	3,390	627
Pension Benefits	2,250	2,250	2,250	12
Life and Health Insurance	8,700	5,075	5,012	63
Workers' Compensation	3,791	2,844	3,185	(341)
ProfServ-Pool Maintenance	4,800	2,800	2,800	-
Contracts-Security Services	2,224	1,668	1,878	(210)
Communication - Teleph - Field	1,620	945	1,499	(554)
Postage and Freight	900	525	285	240
Utility - General	28,000	16,331	15,529	802
Utlity - Other	3,000	1,750	1,289	461
R&M-General	14,100	8,225	11,633	(3,408)
R&M-Equipment	2,300	1,344	596	748
R&M-Pest Control	790	396	2,738	(2,342)
R&M-Pools	4,000	2,331	4,869	(2,538)
Misc-Contingency	6,000	3,500	28	3,472
Office Supplies	3,000	1,750	3,655	(1,905)
Op Supplies - Pool Chemicals	5,000	2,919	1,629	1,290
Capital Outlay	16,600	9,681	23,799	(14,118)
Total Parks and Recreation - General	234,102	120,851	129,207	(8,356)
Reserves				
Reserve - CDD Amenity	10,000	(2)		
Total Reserves	10,000			
TOTAL EXPENDITURES & RESERVES	389,444	214,910	216,853	(1,943)
Excess (deficiency) of revenues				
Over (under) expenditures	(32,154)	136,930	129,993	(6,937)

ACCOUNT DESCRIPTION	Α	ANNUAL ADOPTED BUDGET	 AR TO DATE BUDGET	 AR TO DATE ACTUAL	IANCE (\$) (UNFAV)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		(32,154)	(**)		
TOTAL FINANCING SOURCES (USES)		(32,154)			-
Net change in fund balance	\$	(32,154)	\$ 136,930	\$ 129,993	\$ (6,937)
FUND BALANCE, BEGINNING (OCT 1, 2012)		202,706	202,706	202,706	
FUND BALANCE, ENDING	\$	170,552	\$ 339,636	\$ 332,699	

For the Period Ending April 30, 2013

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		AR TO DATE BUDGET		AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	
REVENUES								
Interest - Investments	\$	50	\$	28	\$	35	\$	7
Special Assmnts- Tax Collector		79,194		79,194		77,874		(1,320)
Special Assmnts- Discounts		(3,168)		(3,168)		(3,010)		158
TOTAL REVENUES		76,076		76,054		74,899		(1,155)
EXPENDITURES								
Administration								
ProfServ-Trustee		2,700		2,700		2,694		6
Misc-Assessmnt Collection Cost		2,376		2,376		2,247		129
Total Administration		5,076	-	5,076	_	4,941		135
Debt Service								
Principal Debt Retirement		50,000				*		8
Interest Expense		21,000		10,500		10,500		
Total Debt Service	-	71,000		10,500		10,500		= ==
TOTAL EXPENDITURES		76,076		15,576		15,441		135
Excess (deficiency) of revenues Over (under) expenditures				60,478		59,458		(1,020)
Over (under) experiultures	-		-	00,470	-	33,430		(1,020)
Net change in fund balance	\$		\$	60,478	\$	59,458	\$	(1,020)
FUND BALANCE, BEGINNING (OCT 1, 2012)		98,369		98,369		98,369		
FUND BALANCE, ENDING	\$	98,369	\$	158,847	\$	157,827		

Report Date: 5/24/2013

ACCOUNT DESCRIPTION	,	ANNUAL ADOPTED BUDGET		R TO DATE		AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)		
REVENUES									
Interest - Investments	\$	100	\$	60	\$	69	\$	9	
Special Assmnts- Tax Collector		227,306		227,306		223,515		(3,791)	
Special Assmnts- Discounts		(9,092)		(9,092)		(8,640)		452	
TOTAL REVENUES		218,314		218,274		214,944		(3,330)	
EXPENDITURES									
Administration									
ProfServ-Dissemination Agent		1,000		1,000		1,000		=	
ProfServ-Trustee		3,800		3,800		3,763		37	
Misc-Assessmnt Collection Cost		6,819		6,819		6,450		369	
Total Administration		11,619		11,619		11,213		406	
Debt Service									
Principal Debt Retirement		160,000		=20		2		9	
Interest Expense	-	52,138		26,069		26,069			
Total Debt Service	ş <u> </u>	212,138		26,069	**	26,069	<u> </u>		
TOTAL EXPENDITURES		223,757		37,688		37,282		406	
Excess (deficiency) of revenues Over (under) expenditures	_	(5,443)	o=	180,586	,	177,662		(2,924)	
OTHER FINANCING SOURCES (USES)									
Contribution to (Use of) Fund Balance		(5,443)		(#)				*	
TOTAL FINANCING SOURCES (USES)		(5,443)		983					
Net change in fund balance	\$	(5,443)	\$	180,586	\$	177,662	\$	(2,924)	
FUND BALANCE, BEGINNING (OCT 1, 2012)		166,553		166,553		166,553			
FUND BALANCE, ENDING	\$	161,110	\$	347,139	\$	344,215			

Community Development District

Notes to the Financial Statements

General Fund

► Assets

- Cash and Investments See Cash and Investment Report on page 11 for further details. The General Fund checking account has a restricted amount of \$21,000 to satisfy the Debt Service reserve requirement.
- Accounts Receivable Overpayment on John Hurst March invoice. This balance will be correct on the June invoice.
- Due From Other Funds General Fund paid US Bank trustee fees for Series 2008. Net amount will be deducted from next assessment distributions. This balance also includes Series 2002 Debt Service Funds's portion of collected assessments from Tax Collector. The balance was transferred in May.
- Prepaid Items Paid various expenses for May and June 2013.

Liabilities

- Accounts Payable Invoices paid in May 2013.
- Accrued Wages payable Accrued payroll as of 4/30/13.
- Accrued Taxes Payable Accrued payroll taxes as of 4/30/13.

Debt Service Funds

► <u>Assets</u>

- Due From Other Funds Series 2002 Debt Service Fund's portion of collected assessments from Tax Collector. The balance was transferred in May.
- Investments See Cash and Investment Report on page 11 for further details.

► Liabilities

- Accounts Payable Invoices paid in May 2013.
- Due From To Funds General Fund paid US Bank trustee fees for Series 2008. Net amount will be deducted from next assessment distributions.

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ The total YTD collected Non-Ad Valorem assessments are at 98% and are the same as last year at this time.
- ▶ The total General Fund expenditures are at 100.9% of the YTD budget (prorated). Significant variances are explained below.
 - The Administrative expenditures are at 92.2% of the YTD budget (prorated).
 - The Parks and Recreation expenditures are at 106.9% of the YTD budget (prorated).

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
ProfServ - Legal Services	\$17,500	\$18,291	105%	Sniffen & Spellman, P.A. for general counsel fees are through April 2013.
Insurance - General Liability	\$7,992	\$5,755	72%	Florida Municipal Insurance- Annual premium amounts are \$5,028 for General Liability and \$4,497 for Property Insurance. Paid 3rd installment (75% of total premium). This balance includes a premium refund from FY10-11 of \$1,152. and for FY11-12 \$237.
Miscellaneous Services	\$294	\$520	177%	Bank service charges as of April 2013. Bank charges have increased due to the FDIC insurance.
Parks and Recreation - General				
Payroll-Salaries	\$52,500	\$43,143	82%	Salaries as of 4/30/13.
Workers' Compensation	\$2,844	\$3,185	112%	Florida Municipal Insurance - Annual amount is \$4,247. Paid 3rd installment (75% of total premium).
Contracts-Security Services	\$1,668	\$1,878	113%	Quarterly monitoring security services from Sonitrol as of 6/30/13.
Communication - Teleph-Field	\$945	\$1,499	159%	Verizon service and cell phone stipends to employees.
R&M-General	\$8,225	\$11,633	141%	Unfavorable variance is due to repairs to various lighting items. This balance includes a replacement of a low slope roof and cleaning and staining the playground equipment.

Report Date: 5/31/2013

Notes to the Financial Statements

Account Name Expenditures	YTD Budget	YTD Actual	% of Budget	Explanation
Parks and Recreation - General (continued)			
R&M-Pest Control	\$396	\$2,738	691%	Unfavorable variance due to an additional termite treatment and moisture barrier service.
R&M-Pools	\$2,331	\$4,869	209%	Unfavorable variance due to the purchase of a new pool pump, leak repair and replacing of pool lights.
Office Supplies	\$1,750	\$3,655	209%	Unfavorable variance due to the purchase of a first aid supply kid and a microwave oven.
Capital Outlay	\$9,681	\$23,799	246%	Purchase and installation of a lift chair and new playground equipment. This balance includes also a new copier.

Other Miscellaneous Notes

On behalf of the Series 2002 Debt Service Fund, a reserve of \$21,000 was established in the General Fund checking account (5% of outstanding bond balance). This reserve is in lieu of having a Reserve Fund with US Bank.

PINEY-Z Community Development District

Supporting Schedules

April 30, 2013

Non-Ad Valorem Special Assessments - Leon County Tax Collector (Monthly Assessment Collection Distributions) For the Fiscal Year Ending September 30, 2013

								А	lloca	ation by Fun	d	
Date Received		Net Amount Received	(F	Discount / Penalties) Amount	Collection Cost		Gross Amount Received	General Fund	1.50	eries 2002 bt Service Fund		ries 2008 bt Service Fund
ASSESSMENT Allocation %	TS LE	VIED FY20	13 (1)			\$ 665,055 100%	\$ 358,554 54%	\$	79,195 12%	\$	227,306 349
11/08/12	\$	3,854	\$	209	\$	119	\$ 4,182	\$ 2,255	\$	498	\$	1,429
11/30/12		61,679		2,649		1,908	66,236	35,710		7,887		22,639
12/11/12		137,734		5,916		4,260	147,910	79,744		17,613		50,554
12/28/12		368,533		15,830		11,398	395,761	213,369		47,127		135,265
01/14/13		10,937		349		338	11,624	6,267		1,384		3,973
02/14/13		11,481		242		365	12,088	6,517		1,439		4,131
03/12/13		4,001		84		124	4,209	2,269		501		1,439
04/25/13		11,594		2		359	11,953	6,444		1,423		4,085
TOTAL	\$	609,813	\$	25,280	\$	18,870	\$ 653,964	\$ 352,574	\$	77,874	\$	223,515
% COLLECTE	D						98%	98%		98%		989
TOTAL OUTS	TAN	DING					\$ 11,091	\$ 5,980	\$	1,321	\$	3,791

Note (1) - Difference with assessments levied is due to rounding

Cash and Investment Report

April 30, 2013

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
GENERAL FUND					
Operating Checking Account - Restricted for DS Reserve requirement (1)	Wachovia Bank Wachovia Bank	Government Advantage Interest Government Advantage Interest	n/a n/a	0.10% 0.10%	\$95,329 \$21,000
				Subtotal _	\$116,329
Public Funds Money Market Account	Florida Shores Bank SW	Money Market Account	n/a	0.45%	\$233,373
Operating Account - FUND A Operating Account - FUND B (Restricted)	SBA SBA	Investment Pool Investment Pool	n/a n/a	0.22%	\$2,452 \$919
				Subtotal _	\$3,371
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	0.15%	\$158,019
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.15%	\$343,647
				Total =	\$855,384

Note (1) Reserve requirement is 5% of the remaining bond balance - (\$420,000)

Piney-Z CDD Bank Reconciliation

Bank Account No.

6166

Statement No.

04-13

Statement Date

04/30/13

118,346.40	Statement Balance	116,329.17	G/L Balance (\$)
0.00	Outstanding Deposits	116,329.17	G/L Balance
		0.00	Positive Adjustments
118,346.40	Subtotal		-
2,017.23	Outstanding Checks	116,329.17	Subtotal
0.00	Total Differences	0.00	Negative Adjustments
116,329.17	Ending Balance	116,329,17	Ending G/L Balance

Difference

0.00

Posting Date	Document Type	Document No.	<u>Description</u>	Amount	<u>Cleared</u> <u>Amount</u>	Difference
Outstandir	ng Checks					
04/17/13	Payment	54786	LEON COUNTY HEALTH DEPARTMENT	250,00	0.00	250.00
04/17/13	Payment	54789	SERVICE PLUS OFFICE	1,500.00	0.00	1,500.00
04/24/13	Payment	54794	DANIEL J. ROZOFSKY	24.94	0,00	24.94
04/29/13	Payment	54797	COMCAST	187.61	0,00	187.61
04/29/13	Payment	54798	VERIZON WIRELESS	54.68	0.00	54.68
Total Outsta	anding Checks		20-a 202 409 2007-2003-200 200-20060 2014 203 213-20360 809 309 40	2,017.23		

Check Register by Fund For the Period from 4/1/13 to 4/30/13 (Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
GENE	RAL FUND	- 001					11111111111111	
001	54757	04/04/13	FLORIDA MUNICIPAL INSURANCE TR	030113-0827	Third Installment Billing 12/13 Fund Year	General Liability Coverage	545002-51301	\$1,257.00
001	54757	04/04/13	FLORIDA MUNICIPAL INSURANCE TR	030113-0827	Third Installment Billing 12/13 Fund Year	Property Coverage	545002-51301	\$1,124.25
001	54757	04/04/13	FLORIDA MUNICIPAL INSURANCE TR	030113-0827	Third Installment Billing 12/13 Fund Year	Workers' Compensation	524001-57201	\$1,061.75
001	54758	04/05/13	BRIAN PESCHL	9182	Termite Treatment	R&M-Pest Control	546070-57201	\$1,856.00
001	54758	04/05/13	BRIAN PESCHL	9189	Moisture Barrier	R&M-Pest Control	546070-57201	\$512.00
001	54759	04/05/13	CITY OF TALLAHASSEE	032813-85610	Electric/Water Services 2/27-3/26/13	Utility - General	543001-57201	\$1,393.52
001	54760	04/05/13	FEDEX	2-218-94165	Services 3/20/13	Postage and Freight	541006-51301	\$8.94
001	54761	04/05/13	FITNESS PRO	5927	Preventative Maintenance March 2013	R&M-Equipment	546022-57201	\$100,00
001	54762	04/05/13	JOHN HURST OUTDOOR SERVICES	2073	Mowing Amemities April 2013	Contr-Landscape-Amenities Area	534053-53901	\$1,003.34
001	54762	04/05/13	JOHN HURST OUTDOOR SERVICES	2070	Dump fees, labor, materials	Misc-Contingency	549900-53901	\$431.50
001	54763	04/05/13	PICKINWEE CORP	6849	Trash Bags	Office Supplies	551002-57201	\$19.98
001	54763	04/05/13	PICKINWEE CORP	6984	Top Soil	Misc-Contingency	549900-57201	\$1.99
001	54764	04/05/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2066315	Management Fees March 2013	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,106.25
001	54764	04/05/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2066315	Management Fees March 2013	Postage and Freight	541006-51301	\$6.90
001	54764	04/05/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2066315	Management Fees March 2013	Printing and Binding	547001-51301	\$8.20
001	54765	04/05/13	SONITROL	207071	Qtrly Monitor/Mntnc 4/1-6/30/13	Contracts-Security Services	534037-57201	\$625.95
001	54766		SWAIN POOLS AND SPAS	9448891	Install ADA Lift Chair	Capital Outlay	564043-57201	\$4,233.66
001	54767		VERIZON WIRELESS	9701415170	Wireless Service 3/13-4/12/13	Communication - Teleph - Field	541005-57201	\$54.75
001	54776		ALAN COX AQUATICS, INC.	040113	Pool Mgmt Services April 2013	ProfServ-Pool Maintenance	531034-57201	\$400,00
001	54777		BARINEAU HEATING & AIR CONDITIONING	S3134	Diagnostic - Check Drain Line	R&M-General	546001-57201	\$78.00
001	54778	the months after	BRIAN PESCHL	9171	Wood destroying insect report	R&M-Pest Control	546070-57201	\$175.00
001	54779	04/12/13	DEL CLEENE LE UNE LESSENION	2-226-41651	Services 3/25/13	Postage and Freight	541006-51301	\$9.77
001	54780		PAK MAIL 450	215679	Services 3/6/13 Transcaction 254737	Postage and Freight	541006-57201	\$12.62
001	54780		PAK MAIL 450	216516	Services 3/26/13 Transaction 255655	Postage and Freight	541006-57201	\$67.62
001	54781		SNIFFEN & SPELLMAN, P.A.	10412	Legal Services through March 31, 2013	ProfServ-Legal Services	531023-51401	\$2,457.90
001	54782		SOUTHERN HOME CONSULTANTS, INC	0013252	Inspection Fee	R&M-General	546001-57201	\$650.00
001	54784		CITY OF TALLAHASSEE	041013-485610	Electric Service 3/13-4/10/13	Utility - General	543001-57201	\$100.67
001	54785	04/17/13		2-233-69565	Services 4/2/13	Postage and Freight	541006-51301	\$44.32
001	54786		LEON COUNTY HEALTH DEPARTMENT	1/2163156	Piney Z Pool Permit 37-60-00331	R&M-Pools	546074-57201	\$250.00
001	54787		MY OFFICE PRODUCTS	OE-1778133-1	Heavy Duty Trash Cans	Office Supplies	551002-57201	\$658.26
001	54788		PEDDIE CHEMICAL COMPANY	410016523	Chlorine Sticks	On Supplies - Pool Chemicals	552009-57201	\$154.90
001	54789		SERVICE PLUS OFFICE	68147	Copier - Canon iR-3570 Serial KBF01192	Capital Outlay	564043-57201	\$1,500.00
001	54799		SIGNS NOW	20342	(2)	R&M-General	546001-57201	\$1,500,00
001	54790		SONITROL	20342	Signs for Playground	R&M-General	546001-57201	\$212.50
001	54797		COMCAST	041213-005-01-05	25 Key Fob's Cable/Internet/Phones 4/25-5/24	Prepaid Items	155000-57201	\$212.50 \$187.61
001	34/3/	04/29/13	CONICAST	041213-005-01-05	Gable/Internet/Priories 4/25-5/24	riepaid items	199000-57201	\$107.01

Check Register by Fund For the Period from 4/1/13 to 4/30/13 (Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
201	5.4700	0.4/0.0/40	VERITORIA MIRELEGO	0700074070	W		544005 57004	254.20
001	54798	04/29/13	VERIZON WIRELESS	9703074873	Wireless service 4/13-5/12/13	Communication - Teleph - Field	541005-57201	\$54.68
001	54769	04/10/13	D. LANCE ROGERS	PAYROLL	April 10, 2013 Payroll Posting			\$1,642.02
001	54770	04/10/13	KYLE M. ROGERS	PAYROLL	April 10, 2013 Payroll Posting			\$241.72
001	54771	04/10/13	JOHN P. ROZOFSKY	PAYROLL	April 10, 2013 Payroll Posting			\$93.88
001	54772	04/10/13	KAYLA M. WILLIAMS	PAYROLL	April 10, 2013 Payroll Posting			\$101.10
001	54773	04/11/13	JAN M. BRIDGES	PAYROLL	April 11, 2013 Payroll Posting			\$184.70
001	54774	04/11/13	RICHARD A. KESSLER, JR.	PAYROLL	April 11, 2013 Payroll Posting			\$184.70
001	54775	04/11/13	MICHAEL D. LEE	PAYROLL	April 11, 2013 Payroll Posting			\$184.70
001	54792	04/24/13	D. LANCE ROGERS	PAYROLL	April 24, 2013 Payroll Posting			\$1,570.28
001	54793	04/24/13	KYLE M. ROGERS	PAYROLL	April 24, 2013 Payroll Posting			\$408.57
001	54794	04/24/13	DANIEL J. ROZOFSKY	PAYROLL	April 24, 2013 Payroll Posting			\$24.94
001	54795	04/24/13	JOHN P. ROZOFSKY	PAYROLL	April 24, 2013 Payroll Posting			\$298.44
001	54796	04/24/13	KAYLA M. WILLIAMS	PAYROLL	April 24, 2013 Payroll Posting			\$200.56
							Fund Total	\$30,025.44
SERIE	S 2002 D	EBT SEF	RVICE FUND - 202					
202	54783	04/12/13	US BANK	3360550	Series 2002 3/1/13-2/28/2014	ProfServ-Trustee	531045-51301	\$2,693.75
							Fund Total	\$2,693.75
							⇒h.	(4.5)
							Total Checks Paid	\$32,719.19