

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

OCTOBER 14, 2013

AGENDA PACKAGE

RH

Piney-Z Community Development District
Severn Trent Services, Management Services Division
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Telephone: (954) 753-5841 • Fax: (954) 345-1292

October 7, 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, October 14, 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 the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Approval of the Minutes of the September 9, 2013 Audit Committee and Regular Meeting
4. Acceptance of the August 2013 Financial Statements and Approval of the Check Register and Invoices
5. Audience Comments
6. Attorney's Report
7. Manager's Report
8. Property Manager's Report (including Access and Revenue Reports)
 - A. Piney-Z CDD Amenities (Fitness Center, Lodge, Pavilion, Playground, Pool and Grounds)
9. Supervisor Requests
10. Adjournment

Enclosed under the third order of business for your review are the minutes of the September 9, 2013 Audit Committee and regular meetings.

The fourth order of business is acceptance of the August 2013 financials statements and approval of the check register and invoices.

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

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

Sincerely,


Janice Eggleton Davis/ms
District Manager

cc: Maureen Daughton
Doug Sealy

Bob Reid
Claudia Vaccaro

Lance Rogers
Michael Eckert

MINUTES

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

The meeting of the Audit Committee of the Piney-Z Community Development District was held on Monday, September 9, 2013 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present were:
Richard Kessler
Janice Eggleton Davis
Maureen Daughton
Residents

FIRST ORDER OF BUSINESS

Roll Call

Ms. Davis called the meeting to order.

SECOND ORDER OF BUSINESS

**Ranking of Audit Firm Proposals
and Recommendation of Selected
Audit Firm**

- Ms. Davis addressed the summary sheet for the proposals received.
 - Berger, Toombs, Elam, Gaines and Frank
 - Carr, Riggs & Ingram, LLC
 - Grau & Associates
 - Stroemer & Company, PA
- Mr. Kessler points by category for each proposer as follows:
 - Ability of Personnel: Berger, Toombs - 20 points, Carr Riggs – 15 points; Grau & Associates – 18 points; Stroemer & Co. – 12 points.
 - Proposers Experience: Berger, Toombs - 30 points, Carr Riggs – 25 points; Grau & Associates – 30 points; Stroemer & Co. – 20 points.
 - Understanding of Scope: Berger, Toombs - 10 points, Carr Riggs – 8 points; Grau & Associates – 9 points; Stroemer & Co. – 8 points.
 - Ability to Furnish Services: Berger, Toombs - 10 points, Carr Riggs – 8 points; Grau & Associates – 9 points; Stroemer & Co. –

5 points.

- Price: Berger, Toombs - 30 points, Carr Riggs – 26.14 points; Grau & Associates – 28.59 points; Stroemer & Co. – 26.91 points.
- Ms. Davis points by category for each proposer as follows:
 - Ability of Personnel: Berger, Toombs - 20 points, Carr Riggs – 15 points; Grau & Associates – 20 points; Stroemer & Co. – 15 points.
 - Proposers Experience: Berger, Toombs - 25 points, Carr Riggs – 25 points; Grau & Associates – 30 points; Stroemer & Co. – 20 points.
 - Understanding of Scope: Berger, Toombs - 9 points, Carr Riggs – 10 points; Grau & Associates – 10 points; Stroemer & Co. – 9 points.
 - Ability to Furnish Services: Berger, Toombs - 9 points, Carr Riggs – 6 points; Grau & Associates – 9 points; Stroemer & Co. – 5 points.
 - Price: Berger, Toombs - 30 points, Carr Riggs – 26.14 points; Grau & Associates – 28.59 points; Stroemer & Co. – 26.91 points.
- After tabulations were completed – it was determined that total scores and rankings were as follows:

Firm	Score	Rank
Berger, Toombs	96.50	1
Carr Riggs	82.14	3
Grau & Associates	96.09	2
Stroemer & Company	73.91	4

On MOTION by Mr. Kessler seconded by Ms. Davis with all in favor, Berger, Toombs was ranked #1, Grau & Associates was ranked #2, Carr Riggs was ranked #3 and Stroemer & Company was ranked #4.

September 9, 2013

Piney-Z CDD

THIRD ORDER OF BUSINESS

Adjournment

There being no further business, the Audit Committee meeting was adjourned.

Janice Eggleton Davis
Secretary

Richard Kessler
Assistant Secretary

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, September 9, 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	Chairman
Joe Didier	Vice Chairman
Jan Bridges	Assistant Secretary
Richard Kessler	Assistant Secretary
Cheryl Hudson	Assistant Secretary

Also present were:

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

The following is a summary of the discussions and actions taken at September 9, 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 August 12, 2013 Workshop and Regular Meeting

On MOTION by Mr. Kessler seconded by Ms. Hudson, the August 12, 2013 workshop and regular meeting minutes were approved as presented with votes as follows:

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

TENTH ORDER OF BUSINESS

**Acceptance of the July 2013
Financial Statements and
Approval of the Check Register
and Invoices**

- Mr. Lee directed going forward this item to immediately follow the minutes on the agenda.

On MOTION by Mr. Kessler seconded by Mr. Didier the July 2013 financial statements were accepted and the check register and invoices were approved as presented with votes as follows:

Jan Bridges - Aye
Richard Kessler – Aye
Cheryl Hudson - Aye
Joe Didier - Aye
Michael Lee - Aye

FOURTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendation to Enter into a
Three-Year Contract with Selected
Audit Firm**

- Ms. Davis reported the Audit Committee ranked the auditors as: Berger, Toombs et al #1, Grau & Associates #2, Carr, Riggs & Ingram, LLC. #3 and Stroemer & Company PA #4.
- It was noted if staff is unable to negotiate an engagement with the #1 ranked firm, they will move to the #2 ranked firm.

Mr. Bridges MOVED to approve the Audit Committee recommendation of Berger, Toombs, Elam, Gaines & Frank and authorizing Staff to negotiate a 3-year engagement agreement and Ms. Hudson seconded the motion.

- Mr. Didier requested the engagement agreement include language to allow for the three years with an option for renewals.
 - Ms. Daughton will review the statutes and advise the Board if an option for renewals is allowed.

The prior motion was approved with votes as follows:

Jan Bridges - Aye
Richard Kessler – Aye
Cheryl Hudson - Aye
Joe Didier - Aye
Michael Lee - Aye

FIFTH ORDER OF BUSINESS

**Update on the Meeting with the
City of Tallahassee and the HOA**

- Mr. Lee reported on the meeting held August 22nd noting Ms. Linda Hudson said the City of Tallahassee does not want the CDD assets and would like the CDD do whatever they can with support of the HOA.
- The caveat to this statement is Ms. Linda Hudson felt this is the way this would be with the current City Commissioners and recommended whatever the CDD is going to do they do sooner rather than later so the current City Commissioners could vote on it.
- The HOA has a concern with the difficulty in raising the funds to maintain the assets going forward.
- Under Florida Statutes, the CDD does not have to dissolve with the final payment of the bonds. This is only a condition of the Interlocal with the City and the Ordinance that established the District.
- Discussion followed on obtaining information on the alternatives and communicating with the residents allowing them the opportunity to provide input.
- Mr. Lee suggested moving forward with dissolving the Interlocal Agreement to remove the City from the process.
- Ms. Daughton noted it was very clear the City would like the CDD and HOA to come to some agreement moving forward in terms of the assets. The Interlocal will have to be amended to say the CDD does not have to dissolve once the debt is paid. She noted it also states in the Ordinance creating the District that the District will dissolve within 30-days of paying off the bonds and that is another issue which has to be addressed.
- Mr. Kessler addressed his understanding that there are three separate

HOA's operating within Piney-Z. Discussion followed.

- Discussion returned to amendment or dissolution of the Interlocal Agreement and amending Section 8 of Ordinance 97-O-0033AA.
- Ms. Diane Swegman noted the two additional HOA's pay HOA fees to the Piney-Z HOA.
- Discussion continued on options, legalities and issues the CDD needs reviewed before proceeding.

Mr. Didier MOVED for dissolution of the Interlocal Agreement with the City of Tallahassee pursuant to payment in full of the bonds [May 1, 2019] and amend Ordinance 97-O-0033AA to remove dissolution of the CDD.

- Ms. Daughton will speak with Ms. Linda Hudson regarding the dissolution of the Interlocal Agreement and report to the Board.

Mr. Didier withdrew the motion.

Mr. Kessler MOVED to send a brief mailing to all residents in the CDD indicating that the CDD is investigating the possibility of continuing past the final payment of the bonds and Mr. Bridges seconded the motion.

- It was suggested the mailing be done after the Board receives a report from Ms. Daughton on her meeting with Ms. Linda Hudson.
- Ms. Davis inquired who will write the letter and if it is to be posted on the website or sent U.S. Mail.
 - It was noted on the website and sent U.S. Mail.
 - The Chairman will prepare the letter after Ms. Daughton speaks with Ms. Linda Hudson.

The prior motion as amended for the Chairman to draft the mailing was approved with votes as follows:

Jan Bridges - Aye
Richard Kessler - Aye
Cheryl Hudson - Nay
Joe Didier - Aye
Michael Lee - Nay

SIXTH ORDER OF BUSINESS

Attorney's Report - Amenities Key Fob Agreement

- Ms. Daughton outlined the recommended changes to the amenities key fob agreement. Discussion followed.
- Mr. Lauver feels the CDD should continue turning off the key fobs of property owners who have not paid HOA fees
 - Ms. Daughton noted the CDD has to be given this right in Chapter 190 and they are not.
- Include (Renters/Tenants) after I. b. Authorized Adult Resident(s) Information.
- 2. Typo - remove A.
- 3. Change (No refund after use) to (Non-refundable).

On MOTION by Mr. Kessler seconded by Mr. Lee the Amenities Key Fob Agreement was approved as amended with votes as follows:

Jan Bridges - Aye

Richard Kessler - Aye

Cheryl Hudson - Aye

Joe Didier - Aye

Michael Lee - Aye

The record will reflect the Board took a brief recess.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Update on Health Insurance for the Property Manager

- Ms. Davis reported the Insurance Coordinator has contacted four firms - two have not responded, one responded they would not write for a government and the other responded they would not quote a policy for Piney-Z.

The record will reflect Mr. Didier has stepped out of the meeting.

- STS will continue to look for comparable coverage.
- B. Consideration of Proposed Increase in Management Services Fee**
- Ms. Davis addressed the proposed increase in management services fee.

Discussion followed.

On MOTION by Mr. Kessler seconded by Mr. Bridges to the increase in management service fee of \$5,000 for FY 2014 was approved with votes as follows:

Jan Bridges - Aye
Richard Kessler – Aye
Cheryl Hudson - Aye
Michael Lee - Nay

The record will reflect Mr. Didier has rejoined the meeting.

- Ms. Davis thanked the Board for their consideration of this matter.
- Mr. Didier distributed a handout from a website of services STS provides to other districts.

EIGHTH ORDER OF BUSINESS

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

- A. Piney-Z CDD Amenities (Fitness Center, Lodge, Pavilion, Playground, Pool and Grounds)**
- Mr. Rogers reviewed the Property Manager's Report.
 - Mr. Rogers addressed the proposals from Metal Building Services, Inc. and Garrison Design & Construction for the pavilion damage.
 - Discussion followed on insurance claims.
 - Discussion followed on re-roofing the pavilion versus repairing.

On MOTION by Mr. Kessler seconded by Mr. Bridges to table the repairs at the pavilion was approved with votes as follows:

Jan Bridges - Aye
Richard Kessler – Aye
Cheryl Hudson - Aye
Joe Didier - Aye
Michael Lee - Aye

***Light Repair**

Mr. Didier MOVED to authorize Mr. Rogers to have the light at pavilion repaired and Mr. Lee seconded the motion.

The prior motion was approved with votes as follows:

Jan Bridges - Aye

Richard Kessler – Aye

Cheryl Hudson - Aye

Joe Didier - Aye

Michael Lee - Aye

NINTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Didier inquired about Mr. Rogers speaking with the City on extending the drainage pipe. Mr. Rogers noted it was included in his report.
- Mr. Didier requested Ms. Daughton speak with the City Attorney regarding this issue. The consensus of the Board was to have her do so.

SEVNTH ORDER OF BUSINESS

Manager's Report (continued)

- Ms. Davis addressed the FY 2014 Budget noting it will have to be adjusted for the STS increase and increase in salaries for the Supervisors with the increased number of meetings.
 - Increase STS \$5,000
 - Increase Payroll - Supervisors \$5,000
 - Decrease Admin - Comm/Tel to \$240
 - Adjust Reserve - CDD Amenity - as required for the changes.

Mr. Lee MOVED to amend the FY 2014 Adopted Budget as outlined above and Mr. Bridges seconded the motion.

- Discussion followed on Payroll - Supervisors with it being noted individual supervisors can decline payment.

The prior motion was approved with votes as follows:

Jan Bridges - Aye

Richard Kessler – Aye

Cheryl Hudson - Aye

Joe Didier - Aye

Michael Lee - Aye

September 9, 2013

Piney-Z CDD

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Janice Eggleton Davis
Secretary

Michael Lee
Chairman

Fourth Order of Business

PINEY-Z
Community Development District

Financial Report

August 31, 2013

Prepared by



PINEY-Z

Community Development District

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Piney-Z
Community Development District

Financial Statements

(Unaudited)

August 31, 2013

Balance Sheet

August 31, 2013

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 102,297	\$ -	\$ -	\$ 102,297
Investments:				
Money Market Account	113,710	-	-	113,710
SBA Account	2,723	-	-	2,723
SBA Account - Restricted	649	-	-	649
Redemption Fund	-	645	-	645
Revenue Fund	-	98,029	161,991	260,020
Prepaid Items	1,914	-	-	1,914
TOTAL ASSETS	\$ 221,293	\$ 98,674	\$ 161,991	\$ 481,958
<u>LIABILITIES</u>				
Accounts Payable	\$ 11,848	\$ -	\$ -	\$ 11,848
TOTAL LIABILITIES	11,848	-	-	11,848
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	1,914	-	-	1,914
Restricted for:				
Debt Service	18,500	98,674	161,991	279,165
Assigned to:				
Operating Reserves	97,361	-	-	97,361
Reserves - CDD Amenity	20,000	-	-	20,000
Unassigned:	71,670	-	-	71,670
TOTAL FUND BALANCES	\$ 209,445	\$ 98,674	\$ 161,991	\$ 470,110
TOTAL LIABILITIES & FUND BALANCES	\$ 221,293	\$ 98,674	\$ 161,991	\$ 481,958

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,080	\$ 990	\$ 995	\$ 5
Interest - Tax Collector	-	-	32	32
Special Assmnts- Tax Collector	358,552	358,552	358,554	2
Special Assmnts- Discounts	(14,342)	(14,342)	(13,412)	930
Other Miscellaneous Revenues	-	-	400	400
Amenities Revenue	12,000	11,000	12,775	1,775
TOTAL REVENUES	357,290	356,200	359,344	3,144
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	5,000	5,400	(400)
FICA Taxes	459	383	413	(30)
ProfServ-Engineering	500	458	-	458
ProfServ-Legal Services	30,000	27,500	26,086	1,414
ProfServ-Mgmt Consulting Serv	49,275	45,169	45,169	-
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,400	3,400	3,400	-
Communication - Telephone	240	220	3	217
Postage and Freight	2,000	1,837	829	1,008
Insurance - General Liability	10,655	10,655	8,136	2,519
Printing and Binding	2,500	2,288	2,434	(146)
Legal Advertising	1,500	1,500	2,879	(1,379)
Miscellaneous Services	500	462	1,140	(678)
Misc-Assessmnt Collection Cost	10,757	10,757	10,360	397
Misc-Contingency	2,000	1,837	1,175	662
Office Supplies	500	462	361	101
Annual District Filing Fee	175	175	175	-
Total Administration	125,098	116,740	112,597	4,143
Field				
Contr-Landscape-Amenities Area	12,040	11,037	11,037	-
Misc-Contingency	8,204	7,524	8,642	(1,118)
Total Field	20,244	18,561	19,679	(1,118)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Parks and Recreation - General				
Payroll-Salaries	118,000	105,000	89,041	15,959
FICA Taxes	9,027	8,033	6,901	1,132
Pension Benefits	2,250	2,250	2,250	-
Life and Health Insurance	8,700	7,975	7,876	99
Workers' Compensation	3,791	3,791	4,247	(456)
ProfServ-Pool Maintenance	4,800	4,400	4,400	-
Contracts-Security Services	2,224	2,224	2,813	(589)
Communication - Teleph - Field	1,620	1,485	1,721	(236)
Postage and Freight	900	825	469	356
Utility - General	28,000	25,663	23,223	2,440
Utility - Other	3,000	2,750	2,049	701
R&M-General	14,100	12,925	23,224	(10,299)
R&M-Equipment	2,300	2,109	1,336	773
R&M-Pest Control	790	659	2,948	(2,289)
R&M-Pools	4,000	3,663	9,679	(6,016)
Misc-Contingency	6,000	5,500	6,610	(1,110)
Office Supplies	3,000	2,750	4,449	(1,699)
Op Supplies - Pool Chemicals	5,000	4,587	3,294	1,293
Capital Outlay	16,600	15,213	23,799	(8,586)
Total Parks and Recreation - General	234,102	211,802	220,329	(8,527)
Reserves				
Reserve - CDD Amenity	10,000	-	-	-
Total Reserves	10,000	-	-	-
TOTAL EXPENDITURES & RESERVES	389,444	347,103	352,605	(5,502)
Excess (deficiency) of revenues				
Over (under) expenditures	(32,154)	9,097	6,739	(2,358)
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)	\$ 9,097	\$ 6,739	\$ (2,358)
FUND BALANCE, BEGINNING (OCT 1, 2012)	202,706	202,706	202,706	
FUND BALANCE, ENDING	\$ 170,552	\$ 211,803	\$ 209,445	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 50	\$ 44	\$ 54	\$ 10
Special Assmnts- Tax Collector	79,194	79,194	79,195	1
Special Assmnts- Discounts	(3,168)	(3,168)	(2,962)	206
TOTAL REVENUES	76,076	76,070	76,287	217
EXPENDITURES				
Administration				
ProfServ-Trustee	2,700	2,700	2,694	6
Misc-Assessmnt Collection Cost	2,376	2,376	2,288	88
Total Administration	5,076	5,076	4,982	94
Debt Service				
Principal Debt Retirement	50,000	50,000	50,000	-
Interest Expense	21,000	21,000	21,000	-
Total Debt Service	71,000	71,000	71,000	-
TOTAL EXPENDITURES	76,076	76,076	75,982	94
Excess (deficiency) of revenues Over (under) expenditures	-	(6)	305	311
Net change in fund balance	\$ -	\$ (6)	\$ 305	\$ 311
FUND BALANCE, BEGINNING (OCT 1, 2012)	98,369	98,369	98,369	
FUND BALANCE, ENDING	\$ 98,369	\$ 98,363	\$ 98,674	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2013

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 100	\$ 92	\$ 103	\$ 11
Special Assmnts- Tax Collector	227,306	227,306	227,306	-
Special Assmnts- Discounts	(9,092)	(9,092)	(8,503)	589
TOTAL REVENUES	218,314	218,306	218,906	600
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	6,567	252
Total Administration	11,619	11,619	11,330	289
Debt Service				
Principal Debt Retirement	160,000	160,000	160,000	-
Interest Expense	52,138	52,138	52,138	-
Total Debt Service	212,138	212,138	212,138	-
TOTAL EXPENDITURES	223,757	223,757	223,468	289
Excess (deficiency) of revenues Over (under) expenditures	(5,443)	(5,451)	(4,562)	889
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(5,443)	-	-	-
TOTAL FINANCING SOURCES (USES)	(5,443)	-	-	-
Net change in fund balance	\$ (5,443)	\$ (5,451)	\$ (4,562)	\$ 889
FUND BALANCE, BEGINNING (OCT 1, 2012)	166,553	166,553	166,553	
FUND BALANCE, ENDING	\$ 161,110	\$ 161,102	\$ 161,991	

Notes to the Financial Statements
August 31, 2013

All Funds

► **Assets**

■ **Cash and Investments** - See Cash and Investment Report on page 10 for further details. The General Fund checking account has a restricted amount of \$18,500 to satisfy the Debt Service reserve requirement.

■ **Prepaid Items** - Paid expenses for September and October 2013.

► **Liabilities**

■ **Accounts Payable** - Invoices paid in September 2013.

Notes to the Financial Statements
August 31, 2013

Financial Overview / Highlights

- ▶ The total YTD collected Non-Ad Valorem assessments are at 100%.
- ▶ Miscellaneous Revenue represents the insurance claim of the damaged fitness center.
- ▶ The total General Fund expenditures are at 102% of the YTD budget (prorated). Significant variances are explained below.
 - The Administrative expenditures are at 97% of the YTD budget (prorated).
 - The Parks and Recreation expenditures are at 105% of the YTD budget (prorated).

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ - Legal Services	\$27,500	\$26,086	95%	Sniffen & Spellman, P.A. for general counsel fees are through August 2013.
Insurance - General Liability	\$10,655	\$8,136	76%	Florida Municipal Insurance- Annual premium amounts are \$5,028 for General Liability and \$4,497 for Property Insurance. Paid in full. This balance includes a premium refund from FY10-11 of \$1,152. and for FY11-12 \$237.
Legal Advertising	\$1,500	\$2,879	192%	Unfavorable variance due to additional meetings, audit committee meetings and advertising the RFP for audit services.
Miscellaneous Services	\$462	\$1,140	247%	Bank service charges as of August 2013.
<u>Field</u>				
Misc-Contingency	\$7,524	\$8,642	115%	Unfavorable variance due to tree removal and clean up of playground.
<u>Parks and Recreation - General</u>				
Payroll-Salaries	\$105,000	\$89,041	85%	Salaries as of 8/24/13.
Workers' Compensation	\$3,791	\$4,247	112%	Florida Municipal Insurance - Annual amount is \$4,247. Paid in full.
Contracts-Security Services	\$2,224	\$2,813	126%	Quarterly monitoring security services from Sonitrol as of 9/30/13. Unfavorable variance due to gate sensor issue expense.
Communication - Teleph-Field	\$1,485	\$1,721	116%	Unfavorable variance due to continuing the wireless phone at the pool. This item includes that phone and the employee cell phone stipends.

Notes to the Financial Statements
August 31, 2013

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Parks and Recreation - General (continued)</u>				
R&M-General	\$12,925	\$23,224	180%	Unfavorable variance is due to repairs to various lighting items. This balance includes a replacement of a low slope roof, cleaning and staining the playground equipment and gate repairs.
R&M-Pest Control	\$659	\$2,948	447%	Unfavorable variance due to an additional termite treatment and moisture barrier service.
R&M-Pools	\$3,663	\$9,679	264%	Unfavorable variance due to the purchase of a new pool pump, leak repair and replacing of pool lights.
Misc-Contingency	\$5,500	\$6,610	120%	Unfavorable variance due to excavation along the exterior edge wall of the fitness center.
Office Supplies	\$2,750	\$4,449	162%	Unfavorable variance due to the purchase of a first aid supply kit and a microwave oven.
Capital Outlay	\$15,213	\$23,799	156%	Purchase and installation of a lift chair and new playground equipment. This balance also includes a new copier.

Other Miscellaneous Notes

- To satisfy the Series 2002 Debt Service Fund requirements, a reserve of \$18,500 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

August 31, 2013

PINEY-Z**All Funds****Community Development District**

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

					Allocation by Fund			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2002 Debt Service Fund	Series 2008 Debt Service Fund	
ASSESSMENTS LEVIED FY2013 (1)				\$ 665,055	\$ 358,554	\$ 79,195	\$ 227,306	
Allocation %				100%	54%	12%	34%	
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	-	359	11,953	6,444	1,423	4,085	
05/09/13	3,099	-	96	3,195	1,722.62	380.48	1,092.06	
06/12/13	719	-	22	742	400	88	253	
06/21/13	7,330	(402)	227	7,155	3,857	852	2,445	
TOTAL	\$ 620,962	\$ 24,878	\$ 19,215	\$ 665,055	\$ 358,554	\$ 79,195	\$ 227,306	
% COLLECTED				100%	100%	100%	100%	

Community Development District

Cash and Investment Report

August 31, 2013

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Operating Checking Account	Wachovia Bank	Government Advantage Interest	n/a	0.10%	\$83,797
- Restricted for DS Reserve requirement (1)	Wachovia Bank	Government Advantage Interest	n/a	0.10%	\$18,500
				Subtotal	\$102,297
Public Funds Money Market Account	Florida Shores Bank SW	Money Market Account	n/a	0.45%	\$113,710
Operating Account - FUND A	SBA	Investment Pool	n/a	0.18%	\$2,723
Operating Account - FUND B (Restricted)	SBA	Investment Pool	n/a	0.00%	\$649
				Subtotal	\$3,372
DEBT SERVICE FUNDS					
Series 2002 Redemption Account	US Bank	Government Obligation Fund	n/a	0.00%	\$645
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.05%	\$98,029
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.05%	\$161,991
				Total	\$480,044

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

Piney-Z CDD
Bank Reconciliation

Bank Account No. 6166
Statement No. 08-13
Statement Date 08/31/13

G/L Balance (\$)	102,296.91	Statement Balance	38,990.07
G/L Balance	102,296.91	Outstanding Deposits	80,000.00
Positive Adjustments	0.00		
Subtotal	102,296.91	Subtotal	118,990.07
Negative Adjustments	0.00	Outstanding Checks	16,693.16
Ending G/L Balance	102,296.91	Total Differences	0.00
Difference	0.00	Ending Balance	102,296.91

<u>Posting Date</u>	<u>Document Type</u>	<u>Document No.</u>	<u>Description</u>	<u>Amount</u>	<u>Cleared Amount</u>	<u>Difference</u>
Outstanding Checks						
08/13/13	Payment	54994	LANCE ROGERS	344.48	0.00	344.48
08/14/13	Payment	54985	MATTHEW B. DUKE	48.48	0.00	48.48
08/14/13	Payment	54988	LEE T. COX	127.36	0.00	127.36
08/22/13	Payment	55000	JOHN M. O'NEIL	5,400.00	0.00	5,400.00
08/26/13	Payment	55004	CHERYL M. HUDSON	173.87	0.00	173.87
08/28/13	Payment	55008	LUKE J. LILES	357.94	0.00	357.94
08/28/13	Payment	55009	EVAN V. FRANCIS	174.92	0.00	174.92
08/28/13	Payment	55010	EMMA K. FRANCIS	137.55	0.00	137.55
08/28/13	Payment	55013	TAWNI S. O'NEILL	249.34	0.00	249.34
08/28/13	Payment	55014	CAPITAL HEALTH PLAN	980.97	0.00	980.97
08/28/13	Payment	55015	COMCAST	190.80	0.00	190.80
08/28/13	Payment	55016	DAVIS SAFE & LOCK INC.	106.00	0.00	106.00
08/28/13	Payment	55017	FEDEX	18.28	0.00	18.28
08/28/13	Payment	55018	FITNESS PRO	100.00	0.00	100.00
08/28/13	Payment	55019	FRASER ELECTRIC INC.	2,512.00	0.00	2,512.00
08/28/13	Payment	55020	INTERSTATE FIRE SYSTEMS	255.00	0.00	255.00
08/28/13	Payment	55021	JOHN M. O'NEIL	100.00	0.00	100.00
08/28/13	Payment	55022	MARPAN SUPPLY CO., INC.	26.00	0.00	26.00
08/28/13	Payment	55023	PEDDIE CHEMICAL COMPANY	484.55	0.00	484.55
08/28/13	Payment	55024	SEVERN TRENT ENVIRONMENTAL SER	4,848.62	0.00	4,848.62
08/28/13	Payment	55025	VERIZON WIRELESS	57.00	0.00	57.00
Total Outstanding Checks				16,693.16		
Outstanding Deposits						
08/30/13		DEP00367	TRANSFER FROM MMA TO CHECKING	80,000.00	0.00	80,000.00
Total Outstanding Deposits				80,000.00		

Piney-Z
Community Development District

Check Register by Fund
For the Period from 8/1/13 to 8/31/13
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
GENERAL FUND - 001								
001	1008	08/28/13	PINEY Z CDD	082713	Transfer From MMA to Checking Acct	Due From Other Funds	131000	\$80,000.00
001	54974	08/07/13	CITY OF TALLAHASSEE	073013-485610	Services 6/26-7/25/13	Utility - General	543001-57201	\$946.58
001	54974	08/07/13	CITY OF TALLAHASSEE	072913-385610	Services 6/25-7/25/13	Utility - General	543001-57201	\$1,894.96
001	54975	08/07/13	FEDEX	2-352-04396	Service Through 7/30/13	Postage and Freight	541006-51301	\$18.30
001	54976	08/07/13	HAGEN ENTERPRISES, INC	181294	Pump trucks pump out sludge from storm drains	R&M-General	546001-57201	\$500.00
001	54977	08/07/13	JOHN HURST OUTDOOR SERVICES	2138	Mowing of Amenities August 2013	Contr-Landscape-Amenities Area	534053-53901	\$1,003.34
001	54977	08/07/13	JOHN HURST OUTDOOR SERVICES	2138	Mowing of Amenities August 2013	Install Bike Rack	549900-53901	\$40.00
001	54977	08/07/13	JOHN HURST OUTDOOR SERVICES	2138	Mowing of Amenities August 2013	Sod, fill dirt installed in front of club house	549900-53901	\$180.00
001	54978	08/07/13	PICKINWEE CORP	7796	Tape & Safety Cones	R&M-General	546001-57201	\$76.92
001	54978	08/07/13	PICKINWEE CORP	7845	Ties, Tape, spring snap, bungee, surge	R&M-General	546001-57201	\$85.87
001	54978	08/07/13	PICKINWEE CORP	7865	Socket Holder, LED lamp	R&M-General	546001-57201	\$49.98
001	54979	08/07/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2068557	July 2013 Management Fees	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,106.25
001	54979	08/07/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2068557	July 2013 Management Fees	Postage and Freight	541006-51301	\$55.78
001	54979	08/07/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2068557	July 2013 Management Fees	Printing and Binding	547001-51301	\$220.50
001	54980	08/07/13	SONITROL	215976	QTY 30 KEY FOBs FOR ACCESS TO AMENITIES	R&M-General	546001-57201	\$258.00
001	54992	08/13/13	ALAN COX AQUATICS, INC.	080113	Pool Mgmt/Maintenance August 2013	ProfServ-Pool Maintenance	531034-57201	\$400.00
001	54993	08/13/13	FEDEX	2-359-12001	Services through 8/6/13	Postage and Freight	541006-51301	\$9.50
001	54994	08/13/13	LANCE ROGERS	080713	Petty Cash 8/7/13	Push Pins, Tape, Copies on Cardstock	551002-57201	\$56.86
001	54994	08/13/13	LANCE ROGERS	080713	Petty Cash 8/7/13	Document Scanning, Flash Drive, CD's	551002-57201	\$28.71
001	54994	08/13/13	LANCE ROGERS	080713	Petty Cash 8/7/13	Tape, 2014 Monthly Calendar	551002-57201	\$32.48
001	54994	08/13/13	LANCE ROGERS	080713	Petty Cash 8/7/13	Copies on Cardstock	551002-57201	\$19.75
001	54994	08/13/13	LANCE ROGERS	080713	Petty Cash 8/7/13	Staff T-Shirts	549900-57201	\$186.68
001	54994	08/13/13	LANCE ROGERS	080713	Petty Cash 8/7/13	Name Plate for new Board Member	549900-57201	\$20.00
001	54995	08/13/13	PEDDIE CHEMICAL COMPANY	410018865	Chlorine Sticks, Calcium Hypoch., Sodium Bicarb.	Op Supplies - Pool Chemicals	552009-57201	\$843.92
001	54996	08/13/13	SNIFFEN & SPELLMAN, P.A.	10908	Legal Services through July 31, 2013	ProfServ-Legal Services	531023-51401	\$1,530.00
001	54997	08/13/13	TALLAHASSEE DEMOCRAT	0000644395	7/19/13 and 8/2/13 Advertisements	7/19/13 Ad	548002-51301	\$1,006.96
001	54997	08/13/13	TALLAHASSEE DEMOCRAT	0000644395	7/19/13 and 8/2/13 Advertisements	8/2/13 Ad	548002-51301	\$272.26
001	54998	08/22/13	CITY OF TALLAHASSEE	080913-5610	5501485610 SERVICE FOR 7/11 THRU 8/9/13	Utility - General	543001-57201	\$101.48
001	54999	08/22/13	FEDEX	2-366-57198	SERVICE FOR 8/5/13	Postage and Freight	541006-51301	\$26.19
001	55000	08/22/13	JOHN M. O'NEIL	21846	EXCAVATE ALONG THE EXTERIOR EDGE WALL FITNESS CENT	Misc-Contingency	549900-57201	\$5,400.00
001	55014	08/28/13	CAPITAL HEALTH PLAN	100113-14724	ARAC00014724 Daryl L Rogers 10/2013	Prepaid Items	155000	\$980.97
001	55015	08/28/13	COMCAST	081513-005-01-5	Cable Service 8/24-9/24/13	Prepaid Items	155000	\$190.80
001	55016	08/28/13	DAVIS SAFE & LOCK INC.	209702	Rekey door and 6 Keys	R&M-General	546001-57201	\$106.00
001	55017	08/28/13	FEDEX	2-374-40133	Services through 8/20/13	Postage and Freight	541006-51301	\$18.28
001	55018	08/28/13	FITNESS PRO	4636	Fitness Center Preventive Maintenance 8/2013	R&M-Equipment	546022-57201	\$100.00
001	55019	08/28/13	FRASER ELECTRIC INC.	17466	Electrical work at Pavilion, men's room	R&M-General	546001-57201	\$655.60
001	55019	08/28/13	FRASER ELECTRIC INC.	17467	Replace Main Security Light	R&M-General	546001-57201	\$809.80
001	55019	08/28/13	FRASER ELECTRIC INC.	17468	Repair light at lodge safety check attic in lodge	R&M-General	546001-57201	\$262.50
001	55019	08/28/13	FRASER ELECTRIC INC.	17469	Replace light at Pavilion	R&M-General	546001-57201	\$784.10
001	55020	08/28/13	INTERSTATE FIRE SYSTEMS	61023	Semi-Annual Fire system service	R&M-General	546001-57201	\$255.00
001	55021	08/28/13	JOHN M. O'NEIL	21852	Repair binding fitness center door	R&M-General	546001-57201	\$100.00
001	55022	08/28/13	MARPAN SUPPLY CO., INC.	1269864	Container Rental - 9/13	Prepaid Items	155000	\$26.00

Prepared by:
Severn Trent Management Services

Report Date 9/16/2013

Piney-Z
Community Development District

Check Register by Fund
For the Period from 8/1/13 to 8/31/13
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	55023	08/28/13	PEDDIE CHEMICAL COMPANY	410019088	Chlorine Sticks & Sodium Bicarbonate	Op Supplies - Pool Chemicals	552009-57201	\$484.55
001	55024	08/28/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2069093	August 2013 Management Fees	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,106.25
001	55024	08/28/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2069093	August 2013 Management Fees	Postage and Freight	541006-51301	\$24.00
001	55024	08/28/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2069093	August 2013 Management Fees	Printing and Binding	547001-51301	\$190.50
001	55024	08/28/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2069093	August 2013 Management Fees	Office Supplies	551002-51301	\$49.50
001	55024	08/28/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2069093	August 2013 Management Fees	Communication - Telephone	541003-51301	\$0.81
001	55024	08/28/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2069093	August 2013 Management Fees	Legal Advertising	548002-51301	\$249.94
001	55024	08/28/13	SEVERN TRENT ENVIRONMENTAL SER	STES 2069093	August 2013 Management Fees	Legal Advertising	548002-51301	\$227.62
001	55025	08/28/13	VERIZON WIRELESS	9709755955	Services 8/13-9/12/13	Communication - Teleph - Field	541005-57201	\$57.00
001	54981	08/14/13	D. LANCE ROGERS	PAYROLL	August 14, 2013 Payroll Posting			\$1,642.02
001	54982	08/14/13	DANIEL J. ROZOFKY	PAYROLL	August 14, 2013 Payroll Posting			\$791.15
001	54983	08/14/13	RICHARD B. STOWERS	PAYROLL	August 14, 2013 Payroll Posting			\$488.23
001	54984	08/14/13	LUKE J. LILES	PAYROLL	August 14, 2013 Payroll Posting			\$371.64
001	54985	08/14/13	MATTHEW B. DUKE	PAYROLL	August 14, 2013 Payroll Posting			\$48.48
001	54986	08/14/13	EVAN V. FRANCIS	PAYROLL	August 14, 2013 Payroll Posting			\$390.41
001	54987	08/14/13	EMMA K. FRANCIS	PAYROLL	August 14, 2013 Payroll Posting			\$471.79
001	54988	08/14/13	LEE T. COX	PAYROLL	August 14, 2013 Payroll Posting			\$127.36
001	54989	08/14/13	JOSEPH W. COLLINS	PAYROLL	August 14, 2013 Payroll Posting			\$105.05
001	54990	08/14/13	MARIA E. ZEA	PAYROLL	August 14, 2013 Payroll Posting			\$189.90
001	54991	08/14/13	TAWNII S. O'NEILL	PAYROLL	August 14, 2013 Payroll Posting			\$321.37
001	55001	08/26/13	JAN M. BRIDGES	PAYROLL	August 26, 2013 Payroll Posting			\$184.70
001	55002	08/26/13	RICHARD A. KESSLER, JR.	PAYROLL	August 26, 2013 Payroll Posting			\$184.70
001	55003	08/26/13	MICHAEL D. LEE	PAYROLL	August 26, 2013 Payroll Posting			\$184.70
001	55004	08/26/13	CHERYL M. HUDSON	PAYROLL	August 26, 2013 Payroll Posting			\$173.87
001	55005	08/28/13	D. LANCE ROGERS	PAYROLL	August 28, 2013 Payroll Posting			\$1,611.71
001	55006	08/28/13	DANIEL J. ROZOFKY	PAYROLL	August 28, 2013 Payroll Posting			\$775.05
001	55007	08/28/13	RICHARD B. STOWERS	PAYROLL	August 28, 2013 Payroll Posting			\$570.13
001	55008	08/28/13	LUKE J. LILES	PAYROLL	August 28, 2013 Payroll Posting			\$357.94
001	55009	08/28/13	EVAN V. FRANCIS	PAYROLL	August 28, 2013 Payroll Posting			\$174.92
001	55010	08/28/13	EMMA K. FRANCIS	PAYROLL	August 28, 2013 Payroll Posting			\$137.55
001	55011	08/28/13	JOSEPH W. COLLINS	PAYROLL	August 28, 2013 Payroll Posting			\$129.29
001	55012	08/28/13	MARIA E. ZEA	PAYROLL	August 28, 2013 Payroll Posting			\$206.06
001	55013	08/28/13	TAWNII S. O'NEILL	PAYROLL	August 28, 2013 Payroll Posting			\$249.34

Fund Total **\$118,737.85**

Total Checks Paid **\$118,737.85**

Eighth Order of Business

Piney-Z Community Development District
Property Manager's Report
October 14, 2013

Events / Facility Use:

As of this writing the events, activities and meetings that took place at the CDD Amenities between September 9, 2013 (last regular meeting) and October 14 are as follows:

- Seven Resident Sponsored Parties: (Six in Lodge / one at Pavilion)
- Three HOA Related Meetings
- Two HOA Related Socials
- Four HOA sponsored Jewelry Classes

Piney-Z CDD Amenities (Fitness Center, Lodge, Pavilion, Playground and Grounds)

General Comments Concerning the Amenities Areas:

Fitness Center: Regular weekly maintenance was performed. Fitness Pro performed the monthly preventative maintenance on the machines.

Fitness Center Insurance Claim: We are still waiting to hear the insurance company response for the claim in the amount of \$5,400.00 for repair that was completed by 10 Point Construction, LLC.

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

Pavilion: In addition to regular weekly maintenance the pavilion was pressure washed and the gutters cleaned out. A new light was added to the south side of the pavilion adding even more security lighting to the parking lot.

Pavilion Repair due to tree splitting and falling on one corner: As of this writing I am still waiting to hear from insurance company. As discussed at the last CDD Board Meeting, the repair cost of \$4,121.36 was submitted to the Insurance Company. It may be a long time before we hear an official decision.

There was a concern about the color of the green metal used to replace the damaged area matching the same shade of green. I met again with James Simmons, President of Metal Building Services, Inc. (A Division of Sperry & Associates, Inc.) He contacted the manufacturer of the Pavilion metal roof. It is a Butler Company Metal Roof. The Butler logo can be seen up high on the end of the Pavilion. Mr. Simmons obtained the Butler Company color samples. He snipped a piece of the damaged metal off the Pavilion. We found the match that will be used for the repair. It is, of course, up to the Board concerning whether to go ahead and have the repair done or wait for the insurance company to pay.

Playground: Regular weekly maintenance was performed at the Playground and Gazebo Park. The area was checked for hazards, trash bags changed in the cans

regularly. John Hurst Outdoor Services performed their regular mowing of the area per the contract with John Hurst and the HOA. An extra weeding was needed since last month.

Pool / Aquatics: The pool closed for the season the evening of Sunday, October 12. Following my report is the report from Alan Cox of Alan Cox Aquatics concerning the American Red Cross Learn to Swim Program (Shown as Swim Sessions) and Children's Recreational Swim Times (Shown as Free Swim Explorer Club). Income and expenses are shown. You will see that total net income was \$2,185.00 for 2013. You will see the split per the agreement with Alan Cox aquatics is 50/50. Mr. Cox submitted a check to me for \$1,092.50

The check was sent to Severn Trent Management Services to be deposited for the Piney-Z CDD.

Access Reports for Fitness Center and Pool

Fitness Center Key Fob Entries

Month / Year: August 2013

Fob Entries: **647**

Households Represented: **97**

Swimming Pool Main Gate:

Month / Year: August 2013 (Note: Pool schedule changed August 19. The number of hours open was reduced. Please refer to pool schedule for specifics).

Fob Entries: **754**

Households Represented: **171**

August 2013 Swimming Pool Sign-In Sheets:

1101 / 31 Days (Note: Pool schedule changed August 19. The number of hours the pool was open was reduced. Please refer to pool schedule for specifics).

The number could be higher since some residents are not diligent about signing in. During the 31 days the pool was open in August the pool was used at least 1101 times when residents, property owners and guests visited the pool. Note: Of the 1101 pool users some of these are repeat customers / users. Meaning, the same names in the sign-in notebook may repeat several times or many times since they come to the pool more than once per month.

Property Manager's Log of Payments Received from Rental of the Amenities:

Piney-Z Resident					
Date sent to CDD Accounting	and / or Name on check	Check #	Amenity Area	Date of Event	Amount
09/16/13	Khadija Smith (Elizabeth Calhoun)	2167	Lodge: Rental /Xtra hour	08/16/13	\$175.00
"	G. or V. Barnes (Vanessa)	4043	Lodge: Base / Rental	09/21/13	\$250.00
"	Rajkumar Natha (Ajay Kondala)	294	Lodge: Base Fee	09/28/13	\$150.00
"	Rajkumar Natha (Ajay Kondala)	295	Lodge: Rental Fee	09/28/13	\$100.00
"	Amruth Kodela	686	Lodge: Base / Rental	09/29/13	\$400.00
"	Kenny Chen (Li Pon)	1394	Lodge: Base Fee	10/12/13	\$150.00
"	Susan A Schoen	8005	Lodge: Base Fee	11/28/13	<u>\$150.00</u>
Total					\$1,375.00
09/25/13	Special Olympics Florida Inc. (The Farris's)	11966	Pavilion: Base & Rental	09/21/13	\$400.00
"	Hetal N Patel	164	Lodge: Base and Rental Fees	10/12/13	\$250.00
"	Hervonica Collins	216	Lodge: Base Fee	11/09/13	\$150.00
"	G. OR V. Barnes (Vanessa)	4041	Lodge: Base & Rental Fees	02/22/14	<u>\$250.00</u>
Total					\$1,050.00
Fiscal Year Total Sent as of last meeting					\$12,405.00
Total sent to CDD Accounting September 16, 2013					\$1,375.00
Total sent to CDD Accounting September 25, 2013					<u>\$1,050.00</u>
Fiscal Year to Date Total					\$14,830.00



ALAN COX AQUATICS, INC.

7373 Ox Bow Circle
TALLAHASSEE FL 32312

Financial Statement for Piney Z Development 2013

Swim Sessions	Number of Participants	Instructor Cost
1	8	192.00
2	18	384.00
3	17	384.00
4	6	236.00
5	4	104.00
Totals	53 @ 65.00/75.00 = 3710.00	1300.00

Free Swim	Participants	Total
Explorer Club	40 @ 4 visits	800.00

Expenses

Salaries—1300.00
Insurance—500.00
Water Safety Course Cost—525.00


Net Income from Aquatics Programs--\$2185.00
50% split--Piney Z \$1092.50
50% split--Alan Cox Aquatics \$1092.50


ALAN COX AQUATICS INC
7373 OX BOW CIRCLE
TALLAHASSEE, FL 32312

573

63-8255/2631
BRCH01

10/2/13 Date

Pay to the Order of PINEY Z PLANTATION \$ 1092 ⁵⁰/₁₀₀
ONE THOUSAND NINETY TWO ⁵⁰/₁₀₀ Dollars  Security Features Details on Back.

 **envision**
credit union

440 N. Monroe St. Tallahassee, FL 32301

For T. Blum MP

