

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

MARCH 14, 2011

AGENDA PACKAGE

END

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

March 7, 2011

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, **March 14, 2011 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 January 10, 2011 Regular Meeting and February 14, 2011 Workshop
4. Supervisor Requests
 - A. Fact Finding for District Operations – Eagle Habitat example (Kessler)
 - B. District Boundaries (Kessler)
 - C. District Expenses (Kessler)
 - D. Supervisor Lee's Information Request (Kessler)
5. Attorney's Report
 - A. Request from Piney-Z Land Company LLC for Individual Transferrable Passes
6. Manager's Report
 - A. Acceptance of the Arbitrage Calculation Report Series 2008 Bonds Ending January 31, 2009
7. Property Manager's Report
 - A. Compliance with Americans with Disability Act 2010 Standards for Accessible Design
8. Audience Comments
9. Acceptance of the February 2011 Financial Statements and Approval of the Check Register and Invoices
10. Adjournment

Enclosed for your review are the minutes of the January 10, 2011 regular meeting and the February 14, 2011 workshop.

Under Supervisors Requests are several items of discussion requested by Supervisor Kessler.

Under the Attorney's Report is discussion of a request from Piney-Z Land Company, LLC for individual transferrable Passes for use of the Piney-Z amenities. Copies of the correspondence on this issue to date is included for your review.

Under the Manager's Report, is acceptance of the Arbitrage Calculation Report Series 2008 prepared by Berger Toombs, et al, a copy of which is enclosed for your review.

The Property Manager's Report is included under tab 7. Additionally, we have included an excerpt from a Fact Sheet on the Americans with Disabilities Act (ADA) 2010 Standards for Accessible Design that apply to State and Local Governments. There are new elements in the 2010 Standards where no standards previously had been written and for those new elements impacting existing recreation facilities (e.g.,

Piney-Z CDD
March 7, 2011
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pools, exercise machines & equipment, play areas), the District will be required to be in compliance by March 15, 2012.

The financial statements and check register for February 2011 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
Lance Rogers

Bob Reid
Doug Sealy

Clay Campbell
Claudia Vaccaro

Zannah Lyle
Michael Eckert

Third Order of Business

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

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held on Monday, January 10, 2011 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jan Bridges	Chairman
Beth Matuga	Vice Chairperson
Richard Kessler	Assistant Secretary
Michael Lee	Assistant Secretary
Rosemary White	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Chasity O'Steen	District Attorney
Lance Rogers	Property Manager
Numerous Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Davis called the meeting to order.

SECOND ORDER OF BUSINESS

Pledge of Allegiance and Prayer

The Pledge of Allegiance was recited followed by a short prayer by Mr. Cooper.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. **Election of Officers – Resolution 2011-2**
- Ms. Davis addressed Resolution 2011-2.

Ms. White nominated Jan Bridges as Chairman and Beth Matuga as Vice Chair and Ms. Matuga seconded the nominations.

Mr. Kessler nominated Michael Lee as Chairman and Mr. Lee seconded the nomination.

There being no further nominations for Vice Chair with all in favor Beth Matuga was appointed Vice Chair.

There being no further nominations for Chairman with Ms. White, Ms Matuga and Mr. Bridges voting aye and Mr. Kessler and Mr. Lee voting nay Mr. Bridges was appointed as Chairman.

On MOTION by Mr. Kessler seconded by Ms. Matuga with all in favor Resolution 2011-2 a resolution designating the officers of the Piney-Z Community Development District as Jan Bridges – Chairman, Beth Matuga – Vice Chair, Janice Eggleton Davis – Secretary, Robert Koncar – Treasurer, Stephen Bloom – Assistant Treasurer, and Richard Kessler, Michael Lee and Rosemary White – Assistant Secretaries was adopted.

B. New Supervisor Orientation

- Ms. Davis provided and outlined the new Supervisors notebook.
- Ms. Davis outlined a PowerPoint handout, a copy of which is attached hereto and made part of the public record..
- Discussion ensued with regard to public records and what constitutes a public record.
 - Discussion ensued with regard to email public records.
- Discussion ensued with regard to the Sunshine Law.
 - It was noted the law applies to any two elected officials of the same Board.
 - Discussion ensued with regard to attendance at HOA meetings and CDD matters at the HOA meetings. Ms. O’Steen noted her recommendation to the CDD Board, in an abundance of caution, would be to leave if the HOA is going to discuss something which they will bring to the CDD Board, at least while they are discussing the matter.

- Further discussion ensued with regard to emails, communication outside a meeting and HOA meetings.
- Code of Ethics – Chapter 112
- CDD Authority & Responsibilities
- CDD Management Services Team
- CDD Management Team Role
- Board Meeting Procedures
- Annual Budget Process

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
November 8, 2010 Audit
Committee Meeting and Regular
Meeting**

Mr. Bridges called the meeting to order and called the roll.

Mr. Bridges stated each Board member received a copy of the minutes of the November 8, 2010 Audit Committee meeting and regular meeting and requested any additions, corrections or deletions.

There being no comments,

On MOTION by Ms. White seconded by Ms. Matuga with all in favor the minutes of the November 8, 2010 Audit Committee meeting and regular meeting were approved.

FIFTH ORDER OF BUSINESS

Manager's Report

- A. **Discussion of Property Manager's Health Insurance**
 - Ms. Davis noted as part of the compensation package for Mr. Rogers the District pays his salary as well as an amount for his health care costs and retirement funds.
 - Mr. Lee inquired when they discuss personnel issues if they should be in closed session.
 - Ms. Davis noted they are not allowed to be.
 - Ms. O'Steen noted the only time the Board can go into shade

meetings is when there is litigation and potential settlement and those discussions have to be recorded by a Court Reporter and made public after litigation concludes.

- Ms. Davis noted each year in the contract it allows for consideration of increases on Mr. Rogers salary as well as any other items when the budget is approved.
 - At the time the budget was adopted this year, Mr. Rogers did not have the information on the insurance costs.
 - Previously he was being covered under a COBRA program in which his right to participate has expired.
 - The quote provided is \$248.18 more per month than is currently being paid.
- Ms. Davis addressed the budget for the expenditure and noted under the Parks and Recreation budget there are sufficient funds.
 - Mr. Rogers has offered as an option to use the money he is now getting for his retirement plan to be used toward the additional insurance cost.
- Discussion ensued with regard to Mr. Rogers compensation plan.

Ms. Matuga MOVED to approve the increase of \$248.18 for health care and Mr. Bridges seconded the motion.

- Mr. Lee addressed his concern that health care is a personal issue.
 - He would like to see proposals from additional insurance companies.
 - Discussion ensued with regard to open enrollment for insurance and it was noted it will be in August and it will be reviewed at that time to try to obtain a better rate.
- Discussion ensued with respect to health care benefit costs and employee compensation packages.
- The options before the Board are to approve the increase, approve some

portion of the increase, or agree to utilize the retirement fund contribution to help offset the insurance costs.

- Further discussion ensued with regard to the costs.
- Mr. Lee encouraged that the motion be withdrawn and addressed at the next meeting.

On VOICE vote with Ms. Matuga, Mr. Bridges and Ms. White voting aye and Mr. Kessler and Mr. Lee voting nay to compensate Mr. Rogers for health insurance cost increases of \$248.18 per month with confirmation of the amount and seeking other more reasonable options during open enrollment season was approved.

SIXTH ORDER OF BUSINESS

Attorney's Report

A. Executed Interlocal Agreement

- Ms. O'Steen noted included in the agenda package is an executed and recorded copy of the Amended and Restated Interlocal Agreement with the City of Tallahassee.
- Mr. Lee addressed the Amended and Restated Interlocal Agreement and inquired if it is now agreed upon that at dissolution all CDD facilities will go to the City of Tallahassee.
 - Ms. O'Steen responded no. What will happen is as a District they will provide notice of dissolution to the City. The City will then have to accept the District's dissolution and then at that time, either, the City or some other entity agreeable to the City will assume responsibility for the CDD facilities.
 - Further discussion ensued with regard to dissolution and Ms. O'Steen noted there is nothing for the CDD to do at this time.

B. Discussion of Playground Facilities

- Ms. O'Steen noted she was contacted by Mr. Rogers a couple of months ago with regard to an issue concerning the actual physical location of the playground facilities and whether it is located in whole or in part of CDD

property or HOA property.

- Ms. O’Steen has not looked into this issue as she wanted to request guidance from the Board on whether they want to authorize her to look into the issue and report at the March meeting to let the Board know whether it is an issue and if so what the potential remedies would be.
- Mr. Rogers outlined the background for the request.

Mr. Lee MOVED to authorize Ms. O’Steen to investigate the matter and Mr. Bridges seconded the motion.

- Mr. Kessler inquired if a survey would be needed of the property line.
 - Ms. O’Steen noted she will begin by looking at public records to see if they provide sufficient guidance.
 - If there is a need for actual property line determination, Ms. O’Steen will come back to the Board for authorization for a survey.
 - Discussion ensued with regard to liability issues for the playground facilities.
 - Ms. White noted the HOA does carry liability insurance on the playground and the pool.

On VOICE vote with Mr. Lee, Mr. Bridges, Mr. Kessler and Ms. Matuga voting aye and Ms. White voting nay the prior motion was approved as amended to include a survey with the Chairman’s approval.

- Mr. Rogers addressed an additional reason for this issue coming up was with regard to landscape and maintenance responsibilities.

SEVENTH ORDER OF BUSINESS

Property Manager’s Report

- Mr. Rogers’ report which was previously distributed for review is attached hereto and made part of the public record.

A. Proposal for HVAC Service Agreement

- Barineau Heating and Air Conditioning installed a new unit in the Lodge.
- Barineau Heating and Air Conditioning has provided an HVAC Service Agreement proposal for a cost of \$519.95 per year.
- Currently there is no service contract for HVAC.

On MOTION by Ms. White to approve the Barineau proposal for the HVAC service agreement.

- Discussion ensued with regard to the age of the other HVAC units and Mr. Rogers noted they are more than 10 years old.
- Mr. Lee noted he would like to see it become a matter of policy for Board expenditures that they solicit two or three bids.

Ms. White withdrew the prior motion.

On MOTION by Mr. Lee seconded by Ms. Matuga with all in favor to authorize the Property Manager to obtain at least three (3) competitive estimates for the HVAC service agreement with approved.

The record will reflect the Board took a brief recess.

B. Proposals for Fencing and Vandalism Deterrent Options

- Mr. Rogers recapped the vandalism issues from the past summer.
- Mr. Rogers addressed the issues with the entrance gate to the pool.
- The following options were addressed:
 - i. Replacing Pickets and New Gate Entrance**
 - ii. Replacing Entire Fence with New Gate**
 - iii. Additional Landscaping and Security Monitoring**
- Discussion ensued with regard to a night vision camera.
 - Further discussion ensued with regard to the purpose of cameras and it was noted if a picture is of a good quality it can be given to

the police to identify a trespasser.

- Discussion ensued with regard to District liability for accidents during unlawful entry.
 - Ms. O'Steen noted the pool does comply with all regulations for public pools.
 - Ms. O'Steen addressed F.S. 768.075 - immunity from liability for injury to trespassers on real property.
 - Discussion ensued with regard to an attractive nuisance and it was noted the fencing does take care of the attractive nuisance issue.
- Mr. Lee would like a presentation by the three fence companies which have provided proposals to make an informed decision.
- Further discussion ensued with regard to repairing the fence and gate and it was noted these need to be done from a liability standpoint.
 - Mr. Hurst noted his recommendation for additional and replacement landscaping is holly bushes.
- Ms. White suggested a security system with a loud audible announcement.
 - Mr. Rogers noted through Sonitrol this system is expensive.
- Further discussion ensued with regard to the fence and gate.

On MOTION by Mr. Lee seconded by Ms. Matuga with all in favor the Perimeter Fence & Deck proposal for \$3,095 for new entry gate and replacement pickets; \$140 for four (4) signs and \$700 for additional landscaping [by recommendation of Severn Trent] was approved.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

- Ms. Matuga requested she stop receiving a hardcopy of the agenda package and be sent the electronic version only.
- Ms. Matuga requested, if possible, once the agenda package is compiled for the pages to be numbered.
 - Ms. Davis noted she will check.

- Ms. Matuga inquired as to the status of the protected eagles.
 - Mr. Lee inquired as to where the eagle area lies and is it a CDD responsibility.
 - Ms. Matuga noted it is not – it is the Conservation District.
 - Mr. Lee noted he would be more comfortable with a response from the attorney with regard to their responsibility.
 - Ms. O’Steen noted she will contact the City Attorney’s office for a brief summary and clarification with regard to the status and who is responsible.
- A. District Documents (Supervisor Kessler)**
- Mr. Kessler provided a CD of documents to the supervisors and one hardcopy of the Attorney General’s Opinion 2008-2 from January 2008 regarding surplus funds and interest.
- Mr. Kessler inquired as to where the sound equipment being utilized this evening came from.
 - Ms. Davis noted it was donated for use by both the CDD and HOA.
 - Mr. Bridges thanked Ms. Rosemary White for the equipment.
[Applause]
- Mr. Kessler noted he received a questionnaire from the audit company – McDirmit and he does not understand the context of how to answer the questions.
 - Ms. Davis noted Mr. Bloom had sent an email noting the context they should respond in is as a supervisor. They are trying to determine as a Board member are you a related party to the District. This is not a developer Board therefore you are not a related party and you would state such.
 - Ms. Davis noted if anyone has further questions send them to her and she will have Mr. Bloom respond.
- Mr. Lee requested the following:
- A listing of employees and vendors with W-2 info and 1099 info for each.

- Ms. Davis noted for what specific employees do – Mr. Rogers will be able to provide that information.
- Who the District has current contracts with.
- Amortization schedule for the bonds.
 - Ms. Davis noted where this information was available in the budget document in his orientation notebook.
- Details of field communications spending for FY 2010.
- Requested to have Sonitrol come to the next meeting for a presentation on the security contract.
- Mr. Kessler noted there is a workshop meeting scheduled for February 14 and they need to set an agenda.
 - Schedule Sonitrol for the workshop.
 - Status of the eagle protection area.

On MOTION by Mr. Bridges seconded by Ms. White with all in favor the workshop topics being the status of the eagle protection area and to have Sonitrol present a security oversight explanation was approved.

NINTH ORDER OF BUSINESS

Audience Comments

- Ms. Jane Ackerman inquired as to how to address people at the amenities with loud music or people that are not residents and it was noted that she should call the police for excessive noise.

TENTH ORDER OF BUSINESS

**Acceptance of the November 2010
Financial Statements and
Approval of the Check Registers
and Invoices**

- Ms. Davis provided an updated Assessment Collection Report showing that collections are at 94% on December 30, 2010.

On MOTION by Mr. Lee seconded by Ms. Matuga with all in favor the November Financial Statements were accepted and the Check Registers and Invoices were approved.

January 10, 2011

Piney-Z CDD

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Lee seconded by Mr. Bridges with all
in favor the meeting was adjourned.

Janice Eggleton Davis
Secretary

Jan Bridges
Chairman

**MINUTES OF WORKSHOP MEETING
PINEY-Z CDD**

A workshop of the Board of Supervisors of the Piney-Z CDD was held on Monday, February 14, 2011 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present were:

Jan Bridges
Beth Matuga
Richard Kessler
Michael Lee
Rosemary White
Lance Rogers
Residents

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Sonitrol Security Presentation

- Ms. Ruth Manzo, Security Consultant for Sonitrol Security outlined Sonitrol's services to the CDD.
- The security camera system was addressed and it was noted it is through a different company [Certified Assurity].
 - There is no annual maintenance contract or monthly lease for the cameras.
- The Sonitrol activity reports were addressed and it was noted they are provided to Mr. Rogers upon request.
 - Mr. Rogers noted when there is a need or an issue he will request a certain report for a specific date.
 - Further discussion ensued with regard to the activity reports and Mr. Lee noted he would like a more detailed summary report on a monthly basis.

- Ms. Manzo will work with Mr. Rogers for the reporting requested.
- Ms. Manzo provided a handout on Sonitrol; a copy was not received for the record.
- Discussion ensued regarding the cost of the Sonitrol contract - \$171 per month for intrusion and access control, monitoring and maintenance.
- Mr. Kessler addressed the need for security or decreased level of security and Mr. Bridges noted he would not want to reduce it.
- Mr. Bridges thanked Ms. Manzo for her time.

FOURTH ORDER OF BUSINESS

Discussion of the Status of Eagle Protection Area

- Mr. Bridges noted he contacted Mr. Cassidy about attending the workshop and he was not available for today.
- It was noted Ms. White has extensive knowledge of the bald eagle habitat.
- Mr. Bridges contacted Mr. Ed Livingston, the CFO of Royal American who at one time was the Chairman of the CDD Board.
 - Mr. Bridges inquired if they have an interest in the bald eagle habitat to the extent that at one point in time they had a development interest. Mr. Livingston noted Royal American does not.
 - Royal American has three lots in the CDD [21, 22 and 23].
 - Mr. Bridges addressed areas on a map that are owned by Royal American.
- Ms. White addressed the area and noted there are 43.90 acres and of this 21.95 acres could be used for residential lots as recorded in the court documents.
 - Ms. White addressed the statement in Ms. O'Steen's memo where a consultant was hired by the developer to conduct monitoring activities as a condition of development approval. She noted she feels this means they are still interested in developing.
 - If they found other protected wildlife or botanicals in the area it

would be help to secure the area from development.

- Mr. Lee noted the concern of the residents is the person hired by the developer is actually disturbing the eagles.
- Mr. Kessler provided a handout with maps and a talking paper, copies of which were not received for the record.
 - Map of the outline of the voting district.
 - Discussion ensued with regard to map and whether the area in question is or is not part of the CDD.
 - Mr. Kessler noted he would like to see some evidence that it is not part of the CDD as his documentation and sources indicate these are the boundaries for the CDD.
- Mr. Bridges will follow-up to determine the definitive source for whether or not it is within the CDD.
- Ms. Matuga noted the map provided by the Supervisor of Elections should have no bearing on the ownership of that piece of property.
 - Further discussion ensued with regard to CDD and HOA boundaries.
- Ms. Matuga noted Entrix was hired to monitor the habitat on a monthly basis and inquired if anyone has seen a representative from Entrix enter the habitat.
 - Mr. Lee noted he believes they come in through the Long Feather park.
 - Mr. Lee suggested Entrix come to a workshop and tell them about the eagles and what they are doing.
- Mr. Kessler inquired if they can find the agreement that has the rules for the habitat with regard to when it can be developed?
 - Ms. White noted this is not a CDD function, as she sees it. The CDD is to function for the bonds and the amenities and this is an HOA function.
 - Ms. White noted she does not feel it is appropriate to spend money having the CDD attorney research it.

- Mr. Lee noted as residents bring things to them, whether it is CDD or not, he does not think they are constricted to not deal with issues as they arise. He does not know that it is correct to say we are going to dump things on the HOA or just the CDD bucket – he wants them to be flexible.
 - Mr. Bridges noted they have already had one instance where they have decided that the CDD should be restricted, i.e. the collection of HOA dues and we cannot have it both ways – if we are going to have a Chinese wall in terms of issues between the two then probably something like this where clearly the CDD does not have an involvement unless the location is in the CDD.
- Mr. Kessler inquired if anybody can answer the question of where the rules are and further discussion ensued.
- Mr. Kessler addressed points with regard to the property being in the District and some issues that emphasize his concern of whether or not the eagle habitat is in the District.
 - Development of the property.
 - Homes which will be part of the CDD that will be able to vote in the CDD but have not paid since the original development of the infrastructure.
 - Discussion ensued with regard to bond indebtedness and Ms. White noted at the time of the hearing the HOA was told this area would never come into the CDD or HOA – they would have their own bond issue and Mr. Kessler noted they need evidence of this.
 - Will the new residents have the opportunity to opt in or out of the CDD.
 - If they are in the District for voting purposes they could vote and hold positions on the Board and have not participated and may not be participating in the District.
 - Mr. Lee suggested first getting a definitive opinion of whether or not the area is CDD.
- Mr. Rogers addressed an older document with regard to the eagle habitat

and Ms. Matuga noted it does not appear to match the excerpt in the Court Ruling.

- Mr. Lee noted they need a copy of the document.
- A copy of the document being discussed was not provided for the record.
- Ms. White noted again that this is something she does not think they should spend CDD funds on for legal fees.

FIFTH ORDER OF BUSINESS

Audience Comments

- Ms. Jane Ackerman inquired if they are looking for other rare animals in the eagle habitat area.
 - It was noted it would be helpful if there were to keep it from being developed.
 - Further discussion ensued with regard to endangered and/or protected species.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

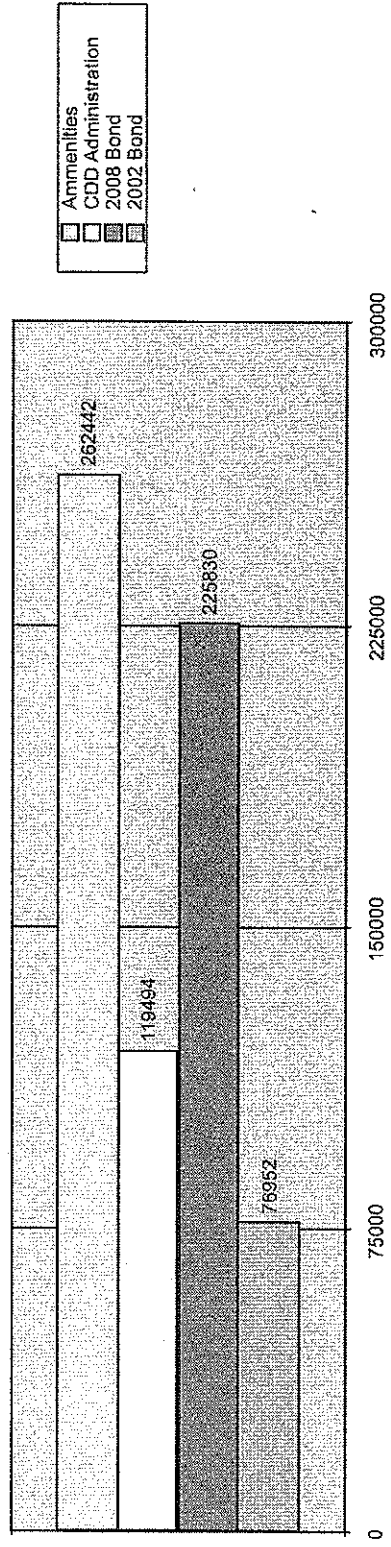
On MOTION by Ms. White seconded by Ms. Matuga with all in favor the workshop was adjourned.

Fourth Order of Business

4C.

District Budget for 2011

2002 Bond	76,952
2008 Bond	225,830
CDD Administration	119,494
Ammenities	245,402
Ammenities Landscaping	17,040
Total	684,718



Estimated by Richard Kessler : See District budget figures for verification.

Total District Debt repayment due through 2019 is \$2,577,162.00

Total Bond Debt through 2019 as of July 2010

2002 Bond	Balance as of July 2010	525,000	
2008 Bond	Balance as of July 2010	1,570,000	
	Total Debt		2,095,000
2002 Bond	Interest through 2019	139,750	
2008 Bond	Interest through 2019	342,412	
	Total Interest		482,162
	Total Payments Due:		\$ 2,577,162.00

Projected Expenses per lot through 2019 based on 2011 Assessments

As of August 2010

Lot Size	2011 Taxes	Total Payments Through 2019	Per Lot Payments Through 2019 by Expense Category			
			2002 Bond	2008 Bond	CDD Admin / Ammenities	
36	712.19	5697.52	539.28	1568.00	1123.26	2466.98
40	741.46	5931.68	599.20	1742.24	1123.26	2466.98
50	841.25	6730	748.96	2390.80	1123.26	2466.98
60	859.97	6879.76	898.72	2390.80	1123.26	2466.98
75	997.54	7980.32	1123.36	3266.72	1123.26	2466.98
90	1112.72	8901.76	1391.52	3920.00	1123.26	2466.98
65 Phase 12	753.68	6029.44	0.00	2439.20	1123.26	2466.98
50 Gar Phase 12	766.46	6131.68	102.24	2439.20	1123.26	2466.98
Townhome Phase 9	601.23	4809.84	0.00	1219.60	1123.26	2466.98

Estimated by Richard Kessler : See District budget figures for verification.

Fifth Order of Business

5A.

**Piney-Z Land Company, LLC
2417 Fleischmann Rd., Unit 1
Tallahassee, FL 32308
(850)894-8600**

January 24, 2011

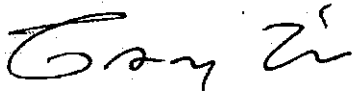
Ms. Janice E. Davis, District Manager
Piney Z Community Development District
c/o Severn Trent Management Services
475 West Town Place, Suite 200
St. Augustine, FL 32092

Dear Ms. Davis:

Piney-Z Land Company, LLC ("PLC") is the owner of various lots and parcels of land located within the Piney Z Community Development District (the "PZ CDD"). Cumulatively, PLC's land has been assessed 103 Assessment Units.

I am writing to request that the PZ CDD issue to PLC 103 individual transferrable Passes for use of the Piney Z Amenities. Kindly deliver these Passes to my attention at the above address. Thank you.

Sincerely,



Gary Zins, President
Evergreen Communities, Inc.,
Its Managing Member

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

February 28, 2010

Mr. Gary Zins
Piney-Z Land Company, LLC
2417 Fleischmann Road, Unit 1
Tallahassee, FL 32308

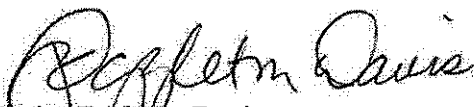
Dear Mr. Zins:

This correspondence is provided in response to your correspondence, dated January 24, 2011, in which you request that the Piney-Z Community Development District ("District") issue 103 individual transferrable passes for use of the District amenities to Piney-Z Land Company, LLC ("PLC").

District staff has reviewed the Rules of the District, dated January 2006 ("Rules"), which govern the use of the District amenities. A "resident" is defined to include an entity owning one or more lots within Piney-Z Plantation. While this definition may be applied to include PLC, nothing in the Rules authorizes the issuance of "individual transferrable Passes." Therefore, District is unable to fulfill your request. A copy of the Rules is enclosed for your review.

The next meeting of the Board of Supervisors ("Board") of the District will be held on Monday, March 14, 2011. Please contact me no later than Monday, March 7, 2011, if you wish for this matter to be presented to the Board for its consideration at the upcoming meeting.

Sincerely,


Janice Eggleton Davis
District Manager

Enclosure: Rules of the Piney-Z Community Development District, dated January 2006

c: Jan Michael Bridges, District Board Chairman
Lance Rogers, District Property Manager
Chasity H. O'Steen, District Legal Counsel
District File

**Piney-Z Land Company, LLC
2417 Fleischmann Rd., Unit 1
Tallahassee, FL 32308
(850)894-8600**

VIA FACSIMILE to (954) 345-1292 & U.S. MAIL

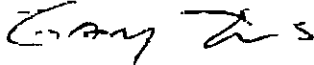
March 4, 2011

Ms. Janice E. Davis, District Manager
Piney Z Community Development District
c/o Severn Trent Management Services
475 West Town Place, Suite 200
St. Augustine, FL 32092

Dear Ms. Davis:

We are in receipt of your letter dated February 28, 2010 (should be 2011). We do not agree with your decision to deny Piney-Z Land Company, LLC the individual transferrable Passes for use of the Piney Z Amenities that we have requested. The Rules of the District, as provided by you, do not contain any prohibition against issuing us these Passes. We respectfully request that this matter be presented to the Board of Supervisors on March 14, 2011 and that the Passes be issued to us without further delay.

Sincerely,



Gary Zins, President
Evergreen Communities, Inc.,
Its Managing Member

Sixth Order of Business

6A.

Rebate Requirements
**Piney – Z Community
Development District**
Capital Improvement Revenue
Refunding Bonds, Series 2008

January 31, 2009



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

Royal Palm Financial Center
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Stuart, Florida 34994

772/219-0220
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January 21, 2009

Piney – Z Community Development District
Coral Springs, Florida

Re: \$1,960,000 Piney – Z Community Development District,
Capital Improvement Revenue Refunding Bonds, Series 2008

We have prepared certain computations related to the above described bonds for the period February 5, 2008, the issue date of the bonds, through January 31, 2009. The scope of our engagement consisted of preparing computations to determine the Rebate Requirements for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended. This report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the District with a copy of the Tax Compliance Certificate and Rebate Agreement and earnings information on the investments for the Computation Period. The attached schedules are based upon the aforementioned information provided to us. The information and computational method we used in the preparation of the schedules are described in the Summary of Information and Computational Methods.

In our opinion, the computations contained in the attached schedules, which were prepared based on the information provided to us by the District, are mathematically accurate. In the attached schedules the computations reflect, for the Computation Period, the following.

Earnings	\$ 11,683
Allowable earnings	<u>17,682</u>
Rebate requirement	<u>\$ -</u>

At January 31, 2009, the cumulative earnings on investments did not exceed the amount which would have been earned had such non-purpose investments been invested at a rate equal to the Arbitrage Yield. As such, there is no requirement for a principal to be on deposit in the Rebate Fund.

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

Piney – Z Community Development District
January 21, 2010

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The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Computation Period based on the information provided to us. Because the above procedures do not constitute an audit conducted in accordance with generally accepted auditing standards, we do not express an opinion on any such information. The Rebate Requirement has been determined as described in Section 148(f) of the Internal Revenue Code of 1986, as amended, and the Regulations promulgated thereunder. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*Berger Toombs Elam
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS AND SOURCE INFORMATION

NOTES AND ASSUMPTIONS

1. The delivery date of the Bonds is February 5, 2008.
2. The end of the first Bond Year for the Bonds is January 31, 2009.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under the Code are shown in the attached schedules.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedules. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. For purposes of determining what constitutes an "issue" under the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.
8. For purposes of this report, we have assumed that the Regulations originally published June 18, 1993 apply to the Bonds.
9. A "bona fide debt service fund", which may include proceeds of an issue, which is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year and is depleted at least once each bond year, except for a reasonable carryover amount. Additionally, under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue is at least five years and the rates of interest on the bonds are fixed at the issue date. For all other bonds, bona fide debt service funds may be excluded if the gross earnings on such fund for the bond year are less than \$100,000. An issue with an average annual debt service that is not in excess of \$2,500,000 may be treated as satisfying the \$100,000 limitation. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt-service fund and that this provision applied to the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS AND SOURCE INFORMATION

(continued)

DEFINITIONS

1. Bond Year: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. Bond Yield: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the issue Price.
3. Allowable Earnings: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. Rebate Requirement: The excess of actual earnings over Allowable Earnings.
5. Issue Price: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS AND SOURCE INFORMATION

(continued)

SOURCE INFORMATION

The information we used to calculate the Rebate Requirement was taken from the following sources.

	<u>Source</u>
<u>BONDS:</u>	
Closing date	Tax Certificate
Bond Yield	Tax Certificate
<u>INVESTMENTS:</u>	
Principal and interest receipt amounts and dates	Trust Statements
Investment dates and purchase prices	Trust Statements

DESCRIPTION OF SCHEDULES

The following is a brief description of the schedules and methods used to determine the Rebate Requirement.

Schedule 1 - Summary of Rebate Calculations

Schedule 1 is a summary of key amounts used in and/or computed by the accompanying rebate calculations. The detailed computations for the amounts in this summary are presented in subsequent schedules.

Schedule 2 - Total Purpose Obligations

Schedule 2 shows the date and amount of each expenditure from bond proceeds. Certain amounts are shown as negatives (if, applicable) for the following reasons:

- (a) Amounts held for retainage were still invested by the District and were therefore still reflected in the computation until the date of actual payment to the contractor.
- (b) Amounts received from sources other than proceeds or interest (i.e., Transfer from general fund), needed to be reversed out of the computation so as not to overstate the earnings on bond proceeds.

Schedule 3 - Internal Rate of Return

This schedule shows the computation of the District's internal rate of return for the computation period based on the dates and amounts of purpose expenditures. This is the effective rate that the District earned on the investments purchased with the bond proceeds.

Schedule 4 - Unspent Proceeds Report

This schedule shows the gross amount of bond proceeds that is still uncommitted at the computation date.

If the principal amount on deposit in the Rebate Fund on the determination date is greater than the principal amount needed to be on deposit, the excess may be withdrawn. Amounts in the Rebate Fund that constitute earnings on such funds cannot be withdrawn and must ultimately be rebated to the United States government.

The first payment must be made within 60 days after the end of the fifth bond year, with each subsequent payment made every five years thereafter. Each installment must be in an amount that ensures that at least 90% of the Rebate Requirement is paid to the United States government. The final payment for 100% of the Rebate Requirement must be remitted within 60 days after the retirement of the Bonds. Each Rebate Requirement must be accompanied by a copy of IRS Form 8038T. In addition, the Rebate Requirement calculations must be retained for six years after the retirement of the Bonds.

SCHEDULE 1
SUMMARY OF REBATE CALCULATIONS

Piney - Z Community Development District
Capital Improvement Revenue Refunding Bonds, Series 2008
Rebate Requirement Calculation

as of January 31, 2009

Summary of Rebate Calculations

Future value date:	January 31, 2009
Arbitrage yield limit:	4.5952835%
Total purpose obligations:	\$1,923,357
Internal rate of return:	3.0643616%
Full rebate liability	\$(5,999)
Unspent proceeds as of future value date:	\$ - 0 -

SCHEDULE 2
TOTAL PURPOSE OBLIGATIONS

Dated: 2/1/2008
 Delivered: 2/13/2008

Rebate Transactions
 PINEY-Z CDD
 CAP IMP REV REF SERIES 2008

Type	Inv Num	Fund ID	IRR Recon	Document Number	Description	Transaction Date	Transaction Amount	Pool Pct	Pool Amt
P	1	COI	T		UNERWRITERS DISCOUNT	02/13/2008	76,255.89	100.000000	76,255.89
P	1	COI	T		BRYANT MILLER & OLIVE	02/13/2008	40,178.90	100.000000	40,178.90
P	1	COI	T		STANDARD & POORS	02/13/2008	3,600.00	100.000000	3,600.00
P	1	COI	T		CASEY DEMGEN & MOORE	02/13/2008	3,500.00	100.000000	3,500.00
P	1	COI	T		HOLLAND & KNIGHT	02/14/2008	5,250.00	100.000000	5,250.00
P	1	COI	T		CARLTON FIELDS	02/21/2008	6,000.00	100.000000	6,000.00
P	1	COI	T		SEVERN TRENT	02/25/2008	8,000.00	100.000000	8,000.00
P	1	COI	T		PRAGER, SEALY & CO.	02/25/2008	5,000.00	100.000000	5,000.00
P	1	COI	T		SEVERN TRENT	02/25/2008	15,000.00	100.000000	15,000.00
P	1	COI	T		STANDARD & POORS	03/11/2008	3,500.00	100.000000	3,500.00
P	1	COI	T		IMAGE MASTER	03/27/2008	5,736.88	100.000000	5,736.88
P	1	COI	T		CARLTON FIELDS	03/27/2008	327.35	100.000000	327.35
P	1	INT	T		FROM REVENUE	05/01/2008	-16,940.35	100.000000	-16,940.35
P	1	INT	T		DEBT SERVICE - INT	05/01/2008	19,562.50	100.000000	19,562.50
P	1	ESC	T		FROM REVENUE	05/01/2008	-390,698.10	100.000000	-390,698.10
P	1	ESC	T		REFUND 1997 BONDS	05/01/2008	2,125,000.00	100.000000	2,125,000.00
P	1	SNK	T		FROM REVENUE	05/01/2008	-95,000.00	100.000000	-95,000.00
P	1	SNK	T		DEBT SERVICE - PRIN	05/01/2008	95,000.00	100.000000	95,000.00
P	1	COI	T		US BANK	05/21/2008	5,750.00	100.000000	5,750.00
P	1	COI	T		PINEY Z CDD	10/09/2008	8,333.73	100.000000	8,333.73
P	1	INT	T		FROM REVENUE	11/03/2008	-37,343.75	100.000000	-37,343.75
P	1	INT	T		DEBT SERVICE - INT	11/03/2008	37,343.75	100.000000	37,343.75
Total Positive Transaction:						18	2,463,339.00		2,463,339.00
Total Negative Transaction:						4	-539,982.20		-539,982.20
Net Total (of Positive and Negative Transactions):						22	1,923,356.80		1,923,356.80
Grand Totals:						22	1,923,356.80		1,923,356.80
Transaction Totals:						22			

SCHEDULE 3
INTERNAL RATE OF RETURN

Dated: 2/1/2008
 Delivered: 2/13/2008

I.R.R. Report Via Purpose Expenditures
 PINEY-Z CDD
 CAP IMP REV REF SERIES 2008

1

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal ** Rate of Return	
							PV Factor	PV Amt
-1	02/13/2008		Face Value of Bonds	0.0000000	(1,911,674.13)	100.000	1.0000000	(1,911,674.13)
0	02/13/2008	COI	UNERWRITERS DISCOUNT	0.0000000	76,255.89	100.000	1.0000000	76,255.89
	02/13/2008	COI	BRYANT MILLER & OLIVE	0.0000000	40,178.90	100.000	1.0000000	40,178.90
	02/13/2008	COI	STANDARD & POORS	0.0000000	3,600.00	100.000	1.0000000	3,600.00
	02/13/2008	COI	CASEY DEMGEN & MOORE	0.0000000	3,500.00	100.000	1.0000000	3,500.00
	02/14/2008	COI	HOLLAND & KNIGHT	0.0055556	5,250.00	100.000	0.9999155	5,249.56
	02/21/2008	COI	CARLTON FIELDS	0.0444444	6,000.00	100.000	0.9993244	5,995.95
	02/25/2008	COI	SEVERN TRENT	0.0666667	8,000.00	100.000	0.9989868	7,991.89
	02/25/2008	COI	PRAGER, SEALY & CO.	0.0666667	5,000.00	100.000	0.9989868	4,994.93
	02/25/2008	COI	SEVERN TRENT	0.0666667	15,000.00	100.000	0.9989868	14,984.80
	03/11/2008	COI	STANDARD & POORS	0.1555556	3,500.00	100.000	0.9976375	3,491.73
	03/27/2008	COI	IMAGE MASTER	0.2444444	5,736.88	100.000	0.9962900	5,715.60
	03/27/2008	COI	CARLTON FIELDS	0.2444444	327.35	100.000	0.9962900	326.14
	05/01/2008	INT	FROM REVENUE	0.4333333	(16,940.35)	100.000	0.9934326	(16,829.10)
	05/01/2008	INT	DEBT SERVICE - INT	0.4333333	19,562.50	100.000	0.9934326	19,434.02
	05/01/2008	ESC	FROM REVENUE	0.4333333	(390,698.10)	100.000	0.9934326	(388,132.21)
	05/01/2008	ESC	REFUND 1997 BONDS	0.4333333	2,125,000.00	100.000	0.9934326	2,111,044.19
	05/01/2008	SNK	FROM REVENUE	0.4333333	(95,000.00)	100.000	0.9934326	(94,376.09)
	05/01/2008	SNK	DEBT SERVICE - PRIN	0.4333333	95,000.00	100.000	0.9934326	94,376.09
	05/21/2008	COI	US BANK	0.5444444	5,750.00	100.000	0.9917556	5,702.59
	10/09/2008	COI	PINEY Z CDD	1.3111111	8,333.73	100.000	0.9802612	8,169.23
	11/03/2008	INT	FROM REVENUE	1.4444444	(37,343.75)	100.000	0.9782758	(36,532.49)
	11/03/2008	INT	DEBT SERVICE - INT	1.4444444	37,343.75	100.000	0.9782758	36,532.49
11,682.67								(0.01)

Arbitrage Yield Limit.....	4.5952835
Internal Rate of Return.....	3.0643616
Calculation Standard.....	MSRB 30/360 SEMI 4/3

Prepared by: Berger, Toombs, Elam, Gaines & Fr

:MUNIDB

Prepared on: 1/21/2010 13:21 12.00 Rpt 09c

PINEY-Z-2008-A

SCHEDULE 4
UNSPENT PROCEEDS REPORT

Unspent Proceeds Report

Dated: 2/1/2008

Delivered: 2/13/2008

PINEY-Z CDD
CAP IMP REV REF SERIES 2008

Calc Date	Grp ID	# r	Fund ID	Description	Gross Amount	Pool Percentage	Nonpurpose Investment	Purpose Expenditures	Unspent Proceeds
02/13/2008	-1	N		Face Value of Bonds		100.0000000			1,911,674.13
02/13/2008	1	Y	COI	CASEY DEMGEN & MOORE	3,500.00	100.0000000		3,500.00	1,908,174.13
02/13/2008	1	Y	COI	STANDARD & POORS	3,600.00	100.0000000		3,600.00	1,904,574.13
02/13/2008	1	Y	COI	UNERWRITERS DISCOUNT	76,255.89	100.0000000		76,255.89	1,828,318.24
02/13/2008	1	Y	COI	BRYANT MILLER & OLIVE	40,178.90	100.0000000		40,178.90	1,788,139.34
02/14/2008	1	Y	COI	HOLLAND & KNIGHT	5,250.00	100.0000000		5,250.00	1,782,889.34
02/21/2008	1	Y	COI	CARLTON FIELDS	6,000.00	100.0000000		6,000.00	1,776,889.34
02/25/2008	1	Y	COI	SEVERN TRENT	15,000.00	100.0000000		15,000.00	1,761,889.34
02/25/2008	1	Y	COI	SEVERN TRENT	8,000.00	100.0000000		8,000.00	1,753,889.34
02/25/2008	1	Y	COI	PRAGER, SEALY & CO.	5,000.00	100.0000000		5,000.00	1,748,889.34
03/11/2008	1	Y	COI	STANDARD & POORS	3,500.00	100.0000000		3,500.00	1,745,389.34
03/27/2008	1	Y	COI	IMAGE MASTER	5,736.88	100.0000000		5,736.88	1,739,652.46
03/27/2008	1	Y	COI	CARLTON FIELDS	327.35	100.0000000		327.35	1,739,325.11
05/01/2008	1	Y	SNK	FROM REVENUE	-95,000.00	100.0000000		-95,000.00	1,834,325.11
05/01/2008	1	Y	SNK	DEBT SERVICE - PRIN	95,000.00	100.0000000		95,000.00	1,739,325.11
05/01/2008	1	Y	INT	DEBT SERVICE - INT	19,562.50	100.0000000		19,562.50	1,719,762.61
05/01/2008	1	Y	INT	FROM REVENUE	-16,940.35	100.0000000		-16,940.35	1,736,702.96
05/01/2008	1	Y	ESC	FROM REVENUE	-390,698.10	100.0000000		-390,698.10	2,127,401.06
05/01/2008	1	Y	ESC	REFUND 1997 BONDS	2,125,000.00	100.0000000		2,125,000.00	2,401.06
05/21/2008	1	Y	COI	US BANK	5,750.00	100.0000000		5,750.00	-3,348.94
10/09/2008	1	Y	COI	PINEY Z CDD	8,333.73	100.0000000		8,333.73	-11,682.67
11/03/2008	1	Y	INT	DEBT SERVICE - INT	37,343.75	100.0000000		37,343.75	-49,026.42
11/03/2008	1	Y	INT	FROM REVENUE	-37,343.75	100.0000000		-37,343.75	-11,682.67
					1,923,356.80		0.00	1,923,356.80	

First Investment Date.....	02/13/2008
Calculation Date.....	01/31/2009
Arbitrage Yield Limit (AYL)	4.5952835
Internal Rate of Return (IRR)	3.0643616

Prepared by: Berger, Toombs, Elam, Gaines & Fr
Prepared on: 1/21/2010 13:21 12.00 Rpt 11

:MUNIDB
PINEY-Z-2008-A

Seventh Order of Business

Piney-Z Community Development District
Property Manager's Report
Submitted by Lance Rogers
March 14, 2011

Events / Facility Use: As of this writing, the events and activities scheduled or that took place at the CDD amenities, between January 10, 2011 (last regular meeting) and March 14, 2011 are as follows: In addition to several resident sponsored functions a meeting of the HOA took place and the HOA sponsored a Tallahassee Police Department Crime Watch Breakfast. The Chief of Police was present and led the meeting along with several other officers. The event was very well attended.

Swimming Pool / Aquatics: I met again with the fence company who is making repairs to the fence at the pool and replacing the gate. We are on track to have the work done in time for opening of the pool in mid-April. After the fence is repaired we are also prepared to add the extra signs and landscaping to be an additional deterrent and warning to potential trespassers.

The swim season schedule (days and hours) can be found on the Piney-Z web site as well as the Red Cross Learn To Swim Program sessions and details.

I have been in communication with Alan Cox of Alan Cox Aquatics on a regular basis as we perform our annual preparation to have the pool ready and staffed for another great swim season.

7A.



Fact Sheet

Adoption of the 2010 Standards for Accessible Design

The Department of Justice Has Adopted Revised ADA Standards

The Americans with Disabilities Act (ADA) requires the Department of Justice (the Department) to publish ADA design standards that are consistent with the guidelines published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board). The Department has adopted revised ADA design standards that include the relevant chapters of the Access Board's 2004 ADA/ABA Accessibility Guidelines as modified by specific provisions of the Department's revised rules implementing title II and title III of the ADA. To minimize compliance burdens on entities subject to more than one legal standard, these design standards have been harmonized with the Federal standards implementing the Architectural Barriers Act and with the private sector model codes that are adopted by most States. The changes to the design guidelines were adopted by the Access Board as a series of separate rules that were combined in the 2004 ADA/ABA guidelines. These rules addressed recreation facilities, play areas, State and local government facilities (detention facilities and courthouses), and, finally, the revision of the Access Board's 1991 guidelines. These changes have been adopted, with some modifications, as the 2010 Standards for Accessible Design.

SUMMARY OF CHANGES

A. Recreation Facilities

1. Amusement Rides (Sections 234, 1002)

Many newly designed or newly constructed amusement rides must be accessible and located on an accessible route to the ride. However, amusement rides designed primarily for children, amusement rides that are controlled or operated by the rider (e.g., bumper cars), and amusement rides without seats, are not required to provide wheelchair spaces, transfer seats, or transfer systems, and need not meet signage requirements. That said, these rides must be on an accessible route and must provide appropriate clear space.

2. Recreational Boating Facilities (Sections 235, 1003)

If boat slips are provided at a boating facility, the minimum number that must be accessible depends upon the size of the facility. Accessible boat slips must be dispersed throughout the various types of boat slips.

Where boarding piers are provided at boat launch ramps, at least 5% (but no fewer than one) must be accessible. Gangways that are part of a required accessible route are to be accessible, subject to certain enumerated exceptions.

3. Exercise Machines and Equipment (Sections 206, 236, 1004)

At least one of each type of exercise equipment must be on an accessible route and must have a clear floor space positioned to enable an individual with a disability to use the equipment.

4. Fishing Piers and Platforms (Sections 237, 1005)

Newly designed, newly constructed, or altered fishing piers must provide accessible routes, subject to the same exceptions permitted for gangways. At least 25% of guardrails or handrails must be no higher than 34 inches and must be dispersed. Clear floor or ground space must be provided at each accessible railing, and turning space must be provided on the pier.

5. Golf Facilities (Sections 238, 1006)

Newly constructed and altered golf facilities must have either an accessible route or golf car passages with a minimum width of 48 inches connecting accessible elements and spaces within the boundary of the golf course. An accessible route must be provided to the golf car rental area, bag drop-off areas, and other elements that are outside the boundary of the golf course. One or two teeing grounds (depending on the total number provided) per hole must be

accessible.

If weather shelters are provided, a golf car must be able to enter and exit the shelters. Certain percentages of practice teeing grounds, practice teeing stations at driving ranges, and putting greens must be accessible.

6. Miniature Golf (Sections 239, 1007)

At least fifty percent of all holes on a miniature golf course must be accessible. These accessible holes must be consecutive, and they must be on an accessible route. The last accessible hole must be on an accessible route that connects to the course entrance or exit without going back through other holes.

7. Play Areas (Sections 240, 1008)

Play areas designed, constructed, and altered for children ages two and over in a variety of settings, including parks, schools, childcare facilities, and shopping centers, are covered.

Accessible ground and elevated play components, accessible routes, ramps and transfer systems (typically a platform or transfer steps), and accessible ground surfaces must be provided.

8. Swimming Pools, Wading Pools, and Spas (Sections 242, 1009)

Accessible means of entry/exit are required for swimming pools. Such accessible means of entry include a pool lift or sloped entry, and either a transfer wall, transfer system, or pool stairs. Wading pools must provide a sloped entry, and spas must provide a pool lift, transfer wall, or transfer system. Wave action pools, leisure rivers, and sand bottom pools where user access is limited to one area shall not be required to provide more than one accessible means of entry, either a pool lift, sloped entry, or a transfer system.

9. Saunas and Steam Rooms (Sections 241, 612)

Where provided, saunas and steam rooms must be accessible, having appropriate turning space, doors that do not swing into the clear floor space, and, where provided, an accessible bench. A readily removable bench is permitted to obstruct the turning space and the clear floor space.

FINANCIALS

**Piney-Z
Community Development District**

*Financial Report
February 28, 2011*

Prepared by



Piney-Z

Community Development District

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**Piney-Z
Community Development District**

Financial Statements

(Unaudited)

February 28, 2011

Piney- Z
Community Development District

Governmental Funds

Balance Sheet
February 28, 2011

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2002 DEBT SERVICE FUND</u>	<u>SERIES 2008 DEBT SERVICE FUND</u>	<u>TOTAL</u>
ASSETS				
Cash In Bank	\$ 159,792	\$ -	\$ -	\$ 159,792
Investments:				
Money Market Account	240,445	-	-	240,445
SBA Account	1,467	-	-	1,467
SBA Account - Restricted	1,893	-	-	1,893
Redemption Fund	-	645	-	645
Revenue Fund	-	153,591	337,087	490,678
Prepaid Items	196	-	-	196
TOTAL ASSETS	\$ 403,793	\$ 154,236	\$ 337,087	\$ 895,116
LIABILITIES				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	1,800	-	600	2,400
Accrued Wages Payable	3,026	-	-	3,026
Accrued Taxes Payable	291	-	-	291
TOTAL LIABILITIES	5,117	-	600	5,717
FUND BALANCES				
Reserved for Debt Service	-	154,236	336,487	490,723
Unreserved/Undesignated	398,676	-	-	398,676
TOTAL FUND BALANCES	\$ 398,676	\$ 154,236	\$ 336,487	\$ 889,399
TOTAL LIABILITIES & FUND BALANCES	\$ 403,793	\$ 154,236	\$ 337,087	\$ 895,116

Piney- Z
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 100	\$ 40	\$ 266	\$ 226
Interest - Tax Collector	-	-	53	53
Special Assmnts- Tax Collector	376,975	251,316	360,162	108,846
Special Assmnts- Discounts	(15,079)	(10,052)	(14,658)	(4,606)
Other Miscellaneous Revenues	-	-	4,868	4,868
Amenities Revenue	15,000	6,250	4,330	(1,920)
TOTAL REVENUES	376,996	247,554	355,021	107,467
EXPENDITURES				
Administrative				
P/R-Board of Supervisors	6,000	2,000	1,800	200
FICA Taxes	459	153	138	15
ProfServ-Engineering	500	208	-	208
ProfServ-Legal Services	10,000	4,165	7,952	(3,787)
ProfServ-Mgmt Consulting Serv	47,839	19,933	19,933	-
ProfServ-Special Assessment	4,546	4,546	4,546	-
Auditing Services	7,800	7,800	-	7,800
Communication - Telephone	240	100	158	(58)
Postage and Freight	2,000	835	249	586
Insurance - General Liability	10,471	5,236	2,882	2,354
Printing and Binding	2,500	1,040	1,065	(25)
Legal Advertising	1,500	500	242	258
Miscellaneous Services	500	210	211	(1)
Misc-Assessmnt Collection Cost	11,309	7,540	10,365	(2,825)
Misc-Contingency	13,000	5,415	225	5,190
Office Supplies	500	210	163	47
Annual District Filing Fee	175	175	175	-
Total Administrative	119,339	60,066	50,104	9,962
Field				
Contr-Landscape-Amenities Area	12,040	5,017	5,017	-
R&M-Other Landscape	5,000	2,085	-	2,085
Total Field	17,040	7,102	5,017	2,085

Piney- Z
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Parks and Recreation - General				
Payroll-Salaried	118,000	49,165	32,076	17,089
FICA Taxes	9,027	3,761	2,696	1,065
Pension Benefits	2,250	2,250	2,250	-
Life and Health Insurance	6,410	2,670	2,919	(249)
Workers' Compensation	5,293	2,647	2,138	509
ProfServ-Pool Maintenance	4,800	2,000	2,000	-
Contracts-Security Services	2,000	1,000	1,026	(26)
Communication - Teleph - Field	5,800	2,415	2,838	(423)
Postage and Freight	900	375	119	256
Utility - General	34,400	14,335	9,725	4,610
Utility - Other	1,972	821	894	(73)
R&M-General	19,950	8,313	9,301	(988)
R&M-Equipment	1,500	625	348	277
R&M-Pest Control	1,100	460	130	330
R&M-Pools	2,000	835	33	802
Office Supplies	3,000	1,250	2,768	(1,518)
Op Supplies - General	5,000	2,085	-	2,085
Op Supplies - Pool Chemicals	5,000	2,085	1,112	973
Capital Outlay	17,000	7,085	-	7,085
Total Parks and Recreation - General	245,402	104,177	72,373	31,804
TOTAL EXPENDITURES	381,781	171,345	127,494	43,851
Excess (deficiency) of revenues Over (under) expenditures	(4,785)	76,209	227,527	151,318
Net change in fund balance	\$ (4,785)	\$ 76,209	\$ 227,527	\$ 151,318
FUND BALANCE, BEGINNING (OCT 1, 2010)	171,149	171,149	171,149	
FUND BALANCE, ENDING	\$ 166,364	\$ 247,358	\$ 398,676	

Piney- Z
Community Development District

Series 2002 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 100	\$ 40	\$ 53	\$ 13
Special Assmnts- Tax Collector	79,209	52,806	75,287	22,481
Special Assmnts- Discounts	(3,168)	(2,112)	(3,064)	(952)
TOTAL REVENUES	76,141	50,734	72,276	21,542
EXPENDITURES				
Administrative				
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Trustee	2,700	-	-	-
Misc-Assessmnt Collection Cost	2,376	1,584	2,167	(583)
Total Administrative	5,676	1,584	2,167	(583)
Debt Service				
Principal Debt Retirement	45,000	-	-	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	26,250	13,125	13,125	-
Total Debt Service	71,250	13,125	23,125	(10,000)
TOTAL EXPENDITURES	76,926	14,709	25,292	(10,583)
Excess (deficiency) of revenues Over (under) expenditures	(785)	36,025	46,984	10,959
Net change in fund balance	\$ (785)	\$ 36,025	\$ 46,984	\$ 10,959
FUND BALANCE, BEGINNING (OCT 1, 2010)	107,252	107,252	107,252	
FUND BALANCE, ENDING	\$ 106,467	\$ 143,277	\$ 154,236	

Prepared by:

Severn Trent Management Services

Piney- Z
Community Development District

Series 2008 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 10	\$ 5	\$ 197	\$ 192
Special Assmnts- Tax Collector	228,503	152,332	217,168	64,836
Special Assmnts- Discounts	(9,140)	(6,093)	(8,838)	(2,745)
TOTAL REVENUES	219,373	146,244	208,527	62,283
EXPENDITURES				
Administrative				
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Trustee	3,800	3,800	-	3,800
Misc-Assessmnt Collection Cost	6,855	4,570	6,250	(1,680)
Total Administrative	12,255	9,370	7,250	2,120
Debt Service				
Principal Debt Retirement	150,000	-	-	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	63,575	31,788	31,788	-
Total Debt Service	213,575	31,788	41,788	(10,000)
TOTAL EXPENDITURES	225,830	41,158	49,038	(7,880)
Excess (deficiency) of revenues Over (under) expenditures	(6,457)	105,086	159,489	54,403
Net change in fund balance	\$ (6,457)	\$ 105,086	\$ 159,489	\$ 54,403
FUND BALANCE, BEGINNING (OCT 1, 2010)	176,998	176,998	176,998	
FUND BALANCE, ENDING	\$ 170,541	\$ 282,084	\$ 336,487	

Notes to the Financial Statements

General Fund

▶ **Assets**

■ **Cash and Investments** - See Cash and Investment Report on page 10 for further details. The General Fund has a restricted amount of \$26,250 to satisfy the Debt Service reserve requirement.

■ **Prepaid Items** - Paid Comcast for March services.

▶ **Liabilities**

■ **Accrued Expenses** - Accrued City of Tallahassee utilities for the month of February.

■ **Accrued Wages payable** - Accrued payroll from 2/13 - 2/26/11.

■ **Accrued Taxes Payable** - Accrued payroll taxes from 2/13 - 2/26/11.

Debt Service Funds

▶ **Assets**

■ **Investments** - See Cash and Investment Report on page 10 for further details.

■ **Accrued Expenses** - Accrued Arbitrage rebate calculations for Series 2008 Bonds for FY 2010. The Series 2002 Bonds are exempt from the computation.

Notes to the Financial Statements

Financial Overview / Highlights

- ▶ The total YTD collected Non-Ad Valorem assessments are at 96% compared to 94% last year at this time.
- ▶ The total General Fund expenditures are at 74% of the YTD budget (prorated). Significant variances are explained below.
 - The Administrative expenditures are under budget at 83% of the Administrative YTD budget (prorated) due to unspent Misc-Contingency.
 - The Parks and Recreation expenditures are at 69% of the Parks and Recreation YTD budget (prorated). The favorable variance is due mainly to the salaries which have been budgeted high.
- ▶ **Other Miscellaneous Revenue** - Reimbursement from insurance for pavillion damage.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i><u>Administrative</u></i>				
ProfServ - Legal Services	\$4,165	\$7,952	191%	Rose, Sundstrom & Bentley, LLC legal services for general matters through January 2011.
Auditing Service	\$7,800	\$0	0%	The audit report is in review (draft).
Communication - Telephone	\$100	\$158	158%	Over budget due to conference calls in meetings.
Insurance - General Liability	\$5,236	\$2,882	55%	Florida Municipal Insurance- Annual premium amounts are \$4,917 for General Liability and \$4,459 for Property Insurance. 2 of 4 installments paid. This balance includes a \$1,806 refund of premium from 2008-2009.
Misc-Assessment Collection Cost	\$7,540	\$10,365	137%	Difference with the YTD Budget is due to the monthly budget allocation and the timing of the collections.

Notes to the Financial Statements

<u>Account Name</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures				
<i>Field</i>				
R&M-Other Landscape	\$834	\$0	0%	No invoices received as of today.
<i>Parks and Recreation - General</i>				
Payroll-Salaried	\$49,165	\$32,076	65%	Favorable variance due to conservative estimate on salary expenditures.
Workers' Compensation	\$2,647	\$2,138	81%	Florida Municipal Insurance - Annual amounts is \$4,277. 2 of 4 installments paid.
Communication - Teleph-Field	\$2,415	\$2,838	118%	Verizon Wireless and CentryLink phone lines. Verizon National BUS charges was changed to \$9.99 a month. This will save the District \$500 a year.
Office Supplies	\$1,250	\$2,768	221%	This balance includes a new computer.

Other Miscellaneous Notes

- ▶ On behalf of the Series 2002 Debt Service Fund, the General Fund has reserved \$26,250 from its checking account(5% of outstanding bond balance). This requirement is in lieu of having a Reserve Fund with US Bank.

Piney-Z
Community Development District

Supporting Schedules

February 28, 2011

Piney-Z
Community Development District

All Funds

Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2011

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2002 Debt Service Fund	Series 2008 Debt Service Fund
ASSESSMENTS LEVIED				\$ 683,082	\$ 376,975	\$ 78,801	\$ 227,306
Allocation %				100%	55%	12%	33%
11/09/10	\$ 5,736	\$ 311	\$ 177	\$ 6,225	\$ 3,435	\$ 718	\$ 2,071
11/19/10	52,552	2,851	1,625	57,028	31,472	6,579	18,977
12/10/10	261,944	11,252	8,101	281,297	155,240	32,451	93,606
12/30/10	275,292	11,825	8,514	295,631	163,151	34,104	98,376
01/24/11	6,792	217	210	7,219	3,984	833	2,402
02/22/11	4,959	104	153	5,217	2,879	602	1,736
TOTAL	\$ 607,275	\$ 26,561	\$ 18,782	\$ 652,618	\$ 360,162	\$ 75,287	\$ 217,168
% COLLECTED				96%	96%	96%	96%
TOTAL OUTSTANDING				\$ 30,465	\$ 16,813	\$ 3,514	\$ 10,138

Note (1) - Difference with budget due to Debt Service prepayments.

Cash and Investment Report

February 28, 2011

<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	0.25%	\$133,542
- Restricted for DS Reserve requirement (1)	Wachovia Bank	Government Advantage Interest	n/a	0.25%	\$26,250
				Subtotal	\$159,792
Public Funds Money Market Account	Florida Shores Bank SW	Money Market Account	n/a	1.25%	\$240,445
Operating Account - FUND A	SBA	Investment Pool	n/a	0.30%	\$1,467
Operating Account - FUND B (Restricted)	SBA	Investment Pool	n/a	0.00%	\$1,893
				Subtotal	\$3,360
DEBT SERVICE FUNDS					
Series 2002 Redemption Account	US Bank	Government Obligation Fund	n/a	0.00%	\$645
Series 2002 Revenue Account	US Bank	Government Obligation Fund	n/a	0.00%	\$93,591
Series 2002 Revenue Account	US Bank	Fixed Commercial Paper	03/21/11	0.54%	\$60,000
				Subtotal	\$153,591
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.15%	\$337,087
				Total	\$894,920

Note (1) Reserve requirement 5% of remaining bond balance \$525,000

**Piney- Z CDD
Bank Reconciliation**

Bank Account No. 6166
Statement No. 02-11
Statement Date 02/28/11

G/L Balance (\$)	159,791.84	Statement Balance	167,350.66
G/L Balance	159,791.84	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	167,350.66
Subtotal	159,791.84	Outstanding Checks	7,558.82
Negative Adjustments	0.00	Total Differences	0.00
Ending G/L Balance	159,791.84	Ending Balance	159,791.84
Difference	0.00		

<u>Posting Date</u>	<u>Document Type</u>	<u>Document No.</u>	<u>Description</u>	<u>Amount</u>	<u>Cleared Amount</u>	<u>Difference</u>
Outstanding Checks						
02/24/11	Payment	53657	ALAN COX AQUATICS, INC.	400.00	0.00	400.00
02/24/11	Payment	53658	BARINEAU HEATING & AIR CONDITIONING	326.00	0.00	326.00
02/24/11	Payment	53659	CENTURYLINK	135.34	0.00	135.34
02/24/11	Payment	53660	CITY OF TALLAHASSEE	115.91	0.00	115.91
02/24/11	Payment	53661	COMCAST	195.95	0.00	195.95
02/24/11	Payment	53662	FEDEX	15.75	0.00	15.75
02/24/11	Payment	53663	PAK MAIL 450	21.60	0.00	21.60
02/24/11	Payment	53665	ROSE, SUNDSTROM & BENTLEY, LLP	1,755.00	0.00	1,755.00
02/24/11	Payment	53666	SEVERN TRENT ENVIRONMENTAL SER	4,337.11	0.00	4,337.11
02/24/11	Payment	53667	VERIZON WIRELESS	256.16	0.00	256.16
Total Outstanding Checks				7,558.82		



WACHOVIA

Government Advantage Interest Checking

01

592



PINEY Z COMMUNITY DEV DIST
210 N UNIVERSITY DRIVE
SUITE 702
CORAL SPRINGS FL 33071

CB



Government Advantage Interest Checking

2/01/2011 thru 2/28/2011

Account number:
Account owner(s): PINEY Z COMMUNITY DEV DIST

Account Summary

Opening balance 2/01	\$345,694.31
Deposits and other credits	5,312.42 +
Checks	181,734.30 -
Other withdrawals and service fees	1,921.77 -
Closing balance 2/28	\$167,350.66

Deposits and Other Credits

Date	Amount	Description
2/09	300.00	DEPOSIT
2/22	4,959.39	AUTOMATED CREDIT LEON CTY TAX COL TAXES CO. ID. 5960007144 110222 CCD MISC PINEYZ
2/24	53.03	AUTOMATED CREDIT LEON CTY TAX COL TAXES CO. ID. 5960007144 110224 CCD MISC PINEYZ

Total \$5,312.42

Checks

Number	Amount	Date posted	Number	Amount	Date posted	Number	Amount	Date posted
53606	400.00	2/03	53639	630.10	2/02	53649	165,000.00	2/14
53614*	280.00	2/01	53640	188.70	2/09	53650	1,642.75	2/15
53618*	188.70	2/14	53641	1,650.69	2/11	53651	94.96	2/17
53620*	2,250.00	2/01	53642	15.25	2/15	53652	703.65	2/16
53621	600.00	2/07	53643	1,003.34	2/16	53654*	572.12	2/24
53631*	1,000.00	2/11	53644	600.29	2/14	53655	650.31	2/24
53636*	188.70	2/01	53645	26.00	2/11	53656	1,209.89	2/24
53637	2,185.26	2/02	53647*	234.42	2/14	53664*	65.00	2/28
53638	190.53	2/04	53648	163.64	2/14	Total	\$181,734.30	

* Indicates a break in check number sequence



Government Advantage Interest Checking

02

26 33

593

Other Withdrawals and Service Fees

<i>Date</i>	<i>Amount</i>	<i>Description</i>
2/02	1,088.41	AUTOMATED DEBIT IRS USATAXPYMT CO. ID. 3387702000 110202 CCD MISC 270143385969623
2/03	26.60	AUTOMATED DEBIT IRS USATAXPYMT CO. ID. 3387702000 110203 CCD MISC 270143481707529
2/09	18.10	COMMERCIAL SERVICE CHARGES FOR JANUARY 2011
2/16	788.66	AUTOMATED DEBIT IRS USATAXPYMT CO. ID. 3387702000 110216 CCD MISC 270144721518250
Total	\$1,921.77	

Daily Balance Summary

<i>Dates</i>	<i>Amount</i>	<i>Dates</i>	<i>Amount</i>	<i>Dates</i>	<i>Amount</i>
2/01	342,975.61	2/09	337,947.91	2/17	164,835.56
2/02	339,071.84	2/11	335,271.22	2/22	169,794.95
2/03	338,645.24	2/14	169,084.17	2/24	167,415.66
2/04	338,454.71	2/15	167,426.17	2/28	167,350.66
2/07	337,854.71	2/16	164,930.52		

Piney-Z

Community Development District

Check Register by Fund
For the Period from 12/1/10 to 2/28/11
(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	10038	12/01/10	PINEY Z HOMEOWNERS ASSOCIATION	1512	John Hurst HOA Maintenance Reimburse - Nov 2010	Other Current Liabilities	229000	\$2,412.50
001	10039	12/01/10	PINEY Z HOMEOWNERS ASSOCIATION	102610-9360	City of Tallahassee Reimbursement 9/24/10-10/22/10	Other Current Liabilities	229000	\$354.75
001	10040	01/18/11	PINEY Z HOMEOWNERS ASSOCIATION	1527	John Hurst HOA Maintenance Reimburse - Dec 2010	Other Current Liabilities	229000	\$2,412.50
001	10041	01/18/11	PINEY Z HOMEOWNERS ASSOCIATION	112310-0678518360	City of Tallahassee Reimbursement 10/23/10-11/23/10	Other Current Liabilities	229000	\$415.88
001	10043	02/08/11	PINEY Z HOMEOWNERS ASSOCIATION	1584A	John Hurst HOA Maintenance Reimburse-Jan 2011	Other Current Liabilities	229000	\$378.39
001	53571	12/01/10	COMCAST	111510-5015	Cable Service 11/25/10 - 12/24/10	Utility - Other	5430004-57201	\$166.02
001	53572	12/01/10	FEDEX	7-303-28251	7308-8 11/15/10, 11/18/10	Postage and Freight	541006-51301	\$15.21
001	53573	12/01/10	FEDEX	7-295-25150	7308-B 11/8/10	Postage and Freight	541006-51301	\$7.11
001	53574	12/01/10	KEITH MCNEILL, PLUMBING	9909640793	Repair Slap Leak at Pavillion	R&M-General	546001-57201	\$4,832.15
001	53574	12/01/10	PINEY Z HOMEOWNERS ASSOCIATION	1511	John Hurst Fieldcrest Reimbursement - November 2010	Other Current Liabilities	229000	\$1,760.29
001	53575	12/01/10	SEVERN TRENT ENVIRONMENTAL SER	2050587	Management Fees - November 2010	ProfServ-Mgmt Consulting Serv	531027-51201	\$11.00
001	53575	12/01/10	SEVERN TRENT ENVIRONMENTAL SER	2050587	Management Fees - November 2010	Postage and Freight	541006-51301	\$11.00
001	53575	12/01/10	SEVERN TRENT ENVIRONMENTAL SER	2050587	Management Fees - November 2010	Printing and Binding	547001-51301	\$65.10
001	53575	12/01/10	SEVERN TRENT ENVIRONMENTAL SER	2050587	Management Fees - November 2010	Communication - Telephone	541003-51301	\$46.73
001	53575	12/01/10	SEVERN TRENT ENVIRONMENTAL SER	2050587	Management Fees - November 2010	Communication - Telephone	541003-51301	\$7.80
001	53576	12/01/10	VERIZON WIRELESS	6500708621	321347673-001, 11/13/10 - 12/12/10	Communication - Teleph - Field	541005-57201	\$468.78
001	53585	12/20/10	ALAN COX AQUATICS, INC.	120110	Pool Service - December 2010	ProfServ-Pool Maintenance	531034-57201	\$400.00
001	53586	12/20/10	CENTURYLINK	121010-4007	(850) 656-4007 12/10/10 - 19/10	Communication - Teleph - Field	541005-57201	\$131.19
001	53587	12/20/10	CITY OF TALLAHASSEE	112910	Utilities 10/23/10 - 11/23/10	Utility - General	543001-57201	\$1,983.57
001	53588	12/20/10	FEDEX	7-310-65936	7308-8 11/22/10	Postage and Freight	541006-51301	\$7.11
001	53589	12/20/10	FLORIDA MUNICIPAL INSURANCE TR	120110-FMIT#0827	4th Installment Gen Liab/Prop/Work Comp FY 10/11	Insurance - General Liability	545002-51301	\$2,344.00
001	53589	12/20/10	FLORIDA MUNICIPAL INSURANCE TR	120110-FMIT#0827	4th Installment Gen Liab/Prop/Work Comp FY 10/11	Workers' Compensation	524001-51301	\$1,068.00
001	53589	12/20/10	FLORIDA MUNICIPAL INSURANCE TR	120110-FMIT#0827	4th Installment Gen Liab/Prop/Work Comp FY 10/11	2008-09 Return of Premium	545002-51301	(\$1,806.00)
001	53590	12/20/10	JOHN HURST OUTDOOR SERVICES	1525	CDD Amenities - December 2010	Conti-Landscape-Amenities Area	534053-53901	\$1,003.34
001	53591	12/20/10	MARPAN SUPPLY CO., INC.	1143754	Container Rental - December 2010	R&M-General	546001-57201	\$26.00
001	53592	12/20/10	ROSE, SUNDSTROM & BENTLEY, LLP	43969	General Mailers - November 2010	ProfServ-Legal Services	531023-51401	\$3,760.50
001	53593	12/20/10	SAM'S CLUB	112710-6095	Purchases 11/6/10	Office Supplies	551002-57201	\$53.38
001	53594	12/29/10	BARINEAU HEATING & AIR CONDITIONING	19175	A/C Repair	R&M-Equipment	546022-57201	\$801.00
001	53595	12/29/10	COMCAST	121510-3015	Cable Services 12/25/10 - 1/24/11	Utility - Other	543004-57201	\$166.02
001	53596	12/29/10	FEDEX	7-325-81174	7308-8 12/6	Postage and Freight	541006-51301	\$7.99
001	53597	12/29/10	INTERSTATE FIRE SYSTEMS	53484	Sprinter Inspection & Report	R&M-General	546001-57201	\$150.00
001	53598	12/29/10	SERVICE OFFICE SUPPLY	411588	Office Supplies	Office Supplies	551002-57201	\$174.77
001	53598	12/29/10	SEVERN TRENT ENVIRONMENTAL SER	2051321	Management Fees - December 2010	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,986.58
001	53598	12/29/10	SEVERN TRENT ENVIRONMENTAL SER	2051321	Management Fees - December 2010	Postage and Freight	541006-51301	\$56.43
001	53598	12/29/10	SEVERN TRENT ENVIRONMENTAL SER	2051321	Management Fees - December 2010	Printing and Binding	547001-51301	\$337.00
001	53598	12/29/10	SEVERN TRENT ENVIRONMENTAL SER	2051321	Management Fees - December 2010	Office Supplies	547001-51301	\$54.00
001	53598	12/29/10	SEVERN TRENT ENVIRONMENTAL SER	2051321	Management Fees - December 2010	Communication - Telephone	541003-51301	\$3.42
001	53598	12/29/10	SEVERN TRENT ENVIRONMENTAL SER	2051321	Management Fees - December 2010	Communication - Telephone	541003-51301	\$1.80
001	53598	12/29/10	SEVERN TRENT ENVIRONMENTAL SER	2051321	Management Fees - December 2010	Misc-Confingency	549900-51301	\$225.00
001	53598	12/29/10	SEVERN TRENT ENVIRONMENTAL SER	2051322	Assessment Roll Services FY 2011	ProfServ-Special Assessment	531038-51301	\$4,546.00
001	53600	12/29/10	VERIZON WIRELESS	6519648700	321347673-001 11/13/10 - 12/12/10	Communication - Teleph - Field	541005-57201	\$457.28
001	53606	01/07/11	ALAN COX AQUATICS, INC.	010111	Pool Maintenance - January 2011	ProfServ-Pool Maintenance	531034-57201	\$400.00
001	53607	01/07/11	CITY OF TALLAHASSEE	122710	Utilities 11/24/10 - 12/22/10	Utility - General	543001-57201	\$1,940.24
001	53608	01/07/11	FITNESS PRO	2024	Preventative Maintenance	R&M-Equipment	546022-57201	\$100.00

GENERAL FUND - 001

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001	53609	01/07/11	JOHN HURST OUTDOOR SERVICES	1552	CDD Amenities - January 2011	Conti-Landscape-Amenities Area	534053-53901	\$1,003.34
001	53610	01/07/11	MARPAN SUPPLY CO., INC.	1147598	Container Rental - January 2011	R&M-General	546001-57201	\$26.00
001	53611	01/07/11	SAM'S CLUB	122710-6095	Purchases 11/23/10 - 12/22/10	R&M-General	546001-57201	\$906.44
001	53612	01/07/11	SAM'S CLUB	122710-6095	Office Supplies	Office Supplies	551002-57201	\$46.30
001	53613	01/07/11	SERVICE OFFICE SUPPLY	411593	Office Supplies	Office Supplies	551002-57201	\$83.04
001	53614	01/07/11	SONITROL	145231	Quarterly Security Monitoring 1/1/11 - 3/31/11	Contract-Security Services	534037-57201	\$513.08
001	53615	01/07/11	TSY SERVICES, LLC	010811	Gazabo Roof Covers	R&M-General	546001-57201	\$280.00
001	53620	01/17/11	RAYMOND JAMES AND ASSO.	011711	Lance Rogers Retirement Check FY 2011	Payroll-Salaried	512001-57201	\$2,250.00
001	53622	01/18/11	CENTURYLINK	011011-4007	(850) 656-4007 1/10/11 - 2/9/11	Communication - Teleph - Field	541005-57201	\$133.65
001	53623	01/18/11	CITY OF TALLAHASSEE	010711-5810	5501485610 12/10/10 - 1/7/11	Utility - General	543001-57201	\$112.14
001	53624	01/18/11	FEDEX	7-342-20328	7308-8 1/2/10	Postage and Freight	541006-51301	\$10.60
001	53625	01/18/11	INTERSTATE FIRE SYSTEMS	7-355-94720	7308-8 1/3/11	Postage and Freight	541006-51301	\$32.61
001	53626	01/18/11	PAK MAIL 450	53831	Semi-Annual Fire System Service	R&M-General	546001-57201	\$150.00
001	53629	01/25/11	BARINEAU HEATING & AIR CONDITIONING	010811	954-753-5641 - December, 2010	Postage and Freight	541006-57201	\$97.13
001	53630	01/25/11	COMCAST	011511-5015	Cable Services 1/25/11 - 2/24/11	R&M-General	546001-57201	\$419.95
001	53632	01/25/11	ROSE, SUNDSTROM & BENTLEY, LLP	44222	General Matters - December 2010	Prepaid Items	155000	\$228.73
001	53633	01/25/11	SERVICE OFFICE SUPPLY	415481	Office Supplies	ProfServ-Legal Services	531023-51401	\$578.61
001	53634	01/25/11	SEVERN TRENT ENVIRONMENTAL SER	2051802	Management Fees - January 2011	Office Supplies	551002-57201	\$530.63
001	53634	01/25/11	SEVERN TRENT ENVIRONMENTAL SER	2051802	Management Fees - January 2011	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,986.58
001	53634	01/25/11	SEVERN TRENT ENVIRONMENTAL SER	2051802	Management Fees - January 2011	Postage and Freight	541006-51301	\$21.45
001	53635	01/25/11	SEVERN TRENT ENVIRONMENTAL SER	2051802	Management Fees - January 2011	Printing and Binding	547001-51301	\$54.20
001	53635	01/25/11	VERIZON WIRELESS	6526558623	321347673-0001 12/13/10 - 1/12/11	Office Supplies	551002-51301	\$1.00
001	53641	02/07/11	CITY OF TALLAHASSEE	485610 1/25/11	5460485610 12/23/10-1/21/11	Communication - Teleph - Field	541005-57201	\$465.78
001	53642	02/07/11	CITY OF TALLAHASSEE	85610 1/25/11	7308-8 1/25/11	Utility - General	543001-57201	\$84.28
001	53643	02/07/11	FEDEX	7-371-66026	8234385610 12/23/10-1/21/11	Postage and Freight	541006-51301	\$1,568.43
001	53644	02/07/11	JOHN HURST OUTDOOR SERVICES	1565	CDD AMENITIES FEBRUARY 2011	Conti-Landscape-Amenities Area	534053-53901	\$1,003.34
001	53644	02/07/11	LANCE ROGERS	012611	Petty Cash 10/27/10 - 1/19/11	R&M-General	546001-57201	\$327.73
001	53644	02/07/11	LANCE ROGERS	012611	Petty Cash 10/27/10 - 1/18/11	R&M-Pools	546074-57201	\$0.42
001	53644	02/07/11	LANCE ROGERS	012611	Petty Cash 10/27/10 - 1/19/11	Office Supplies	551002-57201	\$272.14
001	53647	02/07/11	MARPAN SUPPLY CO., INC.	1151006	Container Rental - February 2011	R&M-General	546001-57201	\$26.00
001	53648	02/07/11	SERVICE OFFICE SUPPLY	6095 1/27/11	Banquet Table Cleaning Supl/Membership 1/27/11	Office Supplies	551002-57201	\$234.42
001	53648	02/07/11	SERVICE OFFICE SUPPLY	416119	Office Supplies	Office Supplies	551002-57201	\$10.70
001	53648	02/10/11	PINEY Z CDD	020911	OFFICE SUPPLIES	Investments Current	151000	\$152.94
001	53655	02/23/11	D. LANCE ROGERS	021711	TRANSFER FUNDS FROM WACHOVIA TO FLORIDA SHORES	Office Supplies	551002-57201	\$165,000.00
001	53657	02/24/11	ALAN COX AQUATICS, INC.	020111	Pool Maintenance - February 2011	ProfServ-Pool Maintenance	531034-57201	\$1,209.89
001	53658	02/24/11	BARINEAU HEATING & AIR CONDITIONING	17941	A/C Filters	R&M-General	546001-57201	\$400.00
001	53659	02/24/11	CENTURYLINK	021011-4007	(850) 656-4007 2/10/11 - 3/9/11	Communication - Teleph - Field	541005-57201	\$326.00
001	53660	02/24/11	CITY OF TALLAHASSEE	020811-5810	5501485610 1/8/11 - 2/8/11	Utility - General	543001-57201	\$135.34
001	53661	02/24/11	COMCAST	021511-5015	Cable Service 2/25/11 - 3/24/11	Prepaid Items	155000	\$115.91
001	53662	02/24/11	FEDEX	7-387-02927	7308-8 1/31/11	Postage and Freight	541006-51301	\$195.95
001	53663	02/24/11	PAK MAIL 450	020411-5841	954-753-5641 1/1/11 - 1/31/11	Postage and Freight	541006-51301	\$8.27
001	53664	02/24/11	PAUL'S PEST CONTROL, INC.	777980	Pest Control - January 2011	Postage and Freight	541006-57201	\$21.60
001	53665	02/24/11	ROSE, SUNDSTROM & BENTLEY, LLP	44318	General Matters - January 2011	R&M-Pest Control	546070-57201	\$65.00
001	53665	02/24/11	ROSE, SUNDSTROM & BENTLEY, LLP	44318	General Matters - January 2011	ProfServ-Legal Services	531023-51401	\$1,755.00

Report Date 3/1/2011
Prepared by:
Severn Trent Management Services

**Piney-Z
Community Development District**

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001	53666	02/24/11	SEVERN TRENT ENVIRONMENTAL SER	2052477	Management Fees - February 2011	ProfServMgmt Consulting Serv	531027-51201	\$3,986.58
001	53666	02/24/11	SEVERN TRENT ENVIRONMENTAL SER	2052477	Management Fees - February 2011	Postage and Freight	541006-51301	\$19.87
001	53666	02/24/11	SEVERN TRENT ENVIRONMENTAL SER	2052477	Management Fees - February 2011	Printing and Binding	547001-51301	\$279.90
001	53666	02/24/11	SEVERN TRENT ENVIRONMENTAL SER	2052477	Management Fees - February 2011	Office Supplies	551002-51301	\$49.50
001	53666	02/24/11	SEVERN TRENT ENVIRONMENTAL SER	2052477	Management Fees - February 2011	Communication - Telephone	541003-51301	\$0.66
001	53666	02/24/11	SEVERN TRENT ENVIRONMENTAL SER	2052477	Management Fees - February 2011	Communication - Telephone	541003-51301	\$0.60
001	53667	02/24/11	VERIZON WIRELESS	6539440283	321347673-0001 1/13/11 - 2/12/11	Communication - Teleph - Field	541005-57201	\$256.16
001	53577	12/08/10	D. LANCE ROGERS	PAYROLL	December 08, 2010 Payroll Posting			\$1,973.26
001	53578	12/08/10	SAMMY A. COLLINS	PAYROLL	December 08, 2010 Payroll Posting			\$561.17
001	53579	12/08/10	JOHN P. ROZOFSKY	PAYROLL	December 08, 2010 Payroll Posting			\$190.24
001	53582	12/22/10	D. LANCE ROGERS	PAYROLL	December 22, 2010 Payroll Posting			\$1,613.54
001	53583	12/22/10	SAMMY A. COLLINS	PAYROLL	December 22, 2010 Payroll Posting			\$303.18
001	53584	12/22/10	JOHN P. ROZOFSKY	PAYROLL	December 22, 2010 Payroll Posting			\$175.98
001	53601	01/05/11	D. LANCE ROGERS	PAYROLL	January 05, 2011 Payroll Posting			\$2,013.22
001	53602	01/05/11	SAMMY A. COLLINS	PAYROLL	January 05, 2011 Payroll Posting			\$220.96
001	53603	01/05/11	JOHN P. ROZOFSKY	PAYROLL	January 05, 2011 Payroll Posting			\$369.86
001	53615	01/19/11	D. LANCE ROGERS	PAYROLL	January 19, 2011 Payroll Posting			\$1,642.75
001	53616	01/19/11	SAMMY A. COLLINS	PAYROLL	January 19, 2011 Payroll Posting			\$151.43
001	53617	01/19/11	RICHARD A. KESSLER, JR.	PAYROLL	January 19, 2011 Payroll Posting			\$188.70
001	53618	01/19/11	BETH A. MATUGA	PAYROLL	January 19, 2011 Payroll Posting			\$188.70
001	53619	01/19/11	JOHN P. ROZOFSKY	PAYROLL	January 19, 2011 Payroll Posting			\$248.20
001	53636	01/26/11	JAN M. BRIDGES	PAYROLL	January 26, 2011 Payroll Posting			\$188.70
001	53637	02/02/11	D. LANCE ROGERS	PAYROLL	February 02, 2011 Payroll Posting			\$2,185.26
001	53638	02/02/11	SAMMY A. COLLINS	PAYROLL	February 02, 2011 Payroll Posting			\$190.53
001	53639	02/02/11	JOHN P. ROZOFSKY	PAYROLL	February 02, 2011 Payroll Posting			\$630.10
001	53640	02/03/11	MICHAEL D. LEE	PAYROLL	February 03, 2011 Payroll Posting			\$188.70
001	53650	02/16/11	D. LANCE ROGERS	PAYROLL	February 16, 2011 Payroll Posting			\$1,642.75
001	53651	02/16/11	SAMMY A. COLLINS	PAYROLL	February 16, 2011 Payroll Posting			\$94.96
001	53652	02/16/11	JOHN P. ROZOFSKY	PAYROLL	February 16, 2011 Payroll Posting			\$703.65
Fund Total								\$244,859.03

SERIES 2002 DEBT SERVICE FUND - 202

202	53580	12/13/10	US BANK NATIONAL ASSOC	121010	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$30,218.20
202	53605	01/03/11	US BANK NATIONAL ASSOC	010311A	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$31,758.04
202	53627	01/25/11	US BANK NATIONAL ASSOC	012511	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$783.96
202	53654	02/22/11	US BANK NATIONAL ASSOC	022211	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$572.12
Fund Total								\$63,331.92

**Piney-Z
Community Development District**

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SERIES 2008 DEBT SERVICE FUND - 203								
203	53581	12/13/10	US BANK NATIONAL ASSOC	121010A	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$87,165.74
203	53604	01/03/11	US BANK NATIONAL ASSOC	010311	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$91,607.49
203	53621	01/18/11	BERGER, TOOMBS, ELAM, & FRANK	0288591	Arbitrage Series 2008 ending 1/31/09	Accrued Expenses	202100	\$600.00
203	53628	01/25/11	US BANK NATIONAL ASSOC	012511A	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$1,660.22
203	53631	01/25/11	PRAGER, SEALY & CO	3859	Series 2008 Dissemination Fee FY 10/11	Prof/Serv-Dissemination Agent	531012-51301	\$1,000.00
203	53655	02/22/11	US BANK NATIONAL ASSOC	022211A	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$650.31
Fund Total								\$162,683.76
Total Checks Paid							\$490,874.71	