

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

JULY 11, 2011

AGENDA PACKAGE

DM

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

July 5, 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, **July 11, 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 May 9, 2011 Meeting
4. ADA Compliance Report from RGA Architects, LLC
5. Consideration of Tax Collector Agreement
6. Public Hearings to Consider the Adoption of the Budget for Fiscal Year 2012 (Resolution 2011-4) and Levy of Non-Ad Valorem Assessments (Resolution 2011-5)
7. Attorney's Report
 - A. Sale or Disposition of District Property
8. Supervisor Requests
 - A. Playground Equipment Disposition (Supervisor Kessler)
 - B. 2012 Budget and Expense Forecast (Supervisor Kessler)
 - C. District Document Distribution Policy (Supervisor Kessler)
 - D. Amenities Review Discussion (Supervisor Kessler)
9. Manager's Report
 - A. Meeting Schedule for Fiscal Year 2012
10. Property Manager's Report
11. Audience Comments
12. Acceptance of the May 2011 Financial Statements and Approval of the Check Register and Invoices
13. Adjournment

Enclosed for your review are the minutes of the May 9, 2011 meeting.

The fourth order of business is consideration of the summary ADA Compliance Report from RGA Architects, LLC. A detailed report will be provided under separate cover.

The fifth order of business is the consideration of the Tax Collector Agreement, a copy of which will be provided under separate cover.

The sixth order of business is the public hearings to consider the adoption of the budget for Fiscal Year 2012 and the levy of non-ad valorem assessments. Enclosed is a copy of the

Piney-Z CDD
July 5, 2011
Page 2

approved tentative budget with the document revised to show actual amounts through May 2011 and revised projections for FY 2011. Also enclosed for your consideration are Resolution 2011-4 evidencing the annual appropriation and adoption of the budget, and Resolution 2011-5 levying the District's non-ad valorem assessments. The blanks of the budget resolution will be filled in at the conclusion of the public hearing to include any amendments the Board may make.

Under the Attorney's Report will be discussion of her findings relative to the sale or disposition of District property.

Enclosed under Supervisor Requests are two charts for discussion of the FY 2012 budget and expense forecasts and a document on CDD amenities compiled by Supervisor Kessler.

Enclosed under the Manager's Report is the proposed meeting schedule for the next fiscal year.

The Property Manager's Report is included under tab 10.

The financial statements and check register for May 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
District Manager

cc: Chasity O'Steen
Lance Rogers

Bob Reid
Doug Sealy

Clay Campbell
Claudia Vaccaro

Zannah Lyle
Michael Eckert

MINUTES

**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, May 9, 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:

Bob Koncar	STS, General Manager
Janice Eggleton Davis	District Manager
Chasity O'Steen	District Attorney
Lance Rogers	Property Manager
Numerous Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Bridges 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 the Minutes of the
March 14, 2011 Regular Meeting
and April 11, 2011 Workshop**

Mr. Bridges stated each Board member received a copy of the minutes of the March 14, 2011 regular meeting and April 11, 2011 workshop and requested any additions, corrections or deletions.

- Page 2 fourth line from the bottom – improved should read approved.

On MOTION by Ms. Matuga seconded by Ms. White with all in favor the minutes of the March 14, 2011 regular meeting and April 11, 2011 workshop were approved as amended.

FOURTH ORDER OF BUSINESS

Supervisor Requests

A. Disposition of Playground Equipment (Supervisor Kessler)

- Mr. Kessler addressed the playground equipment belonging to the CDD but located on HOA property.
 - He further addressed the ADA requirements and noted it is his understanding an HOA would not be required to comply with ADA.
- Mr. Kessler inquired as to their choices for disposal of the playground equipment – who can they give it away to, who can they sell it to, or just dispose of it.
- Mr. Lee inquired if it is possible to have Ms. White explore if the HOA is interested in purchasing the playground equipment.
- Ms. O’Steen noted generally there are constraints upon a governmental body, such as the CDD, and its ability to give away its property. Usually there are certain processes and such a governmental entity has to go through because the CDD holds that equipment for the public.
- Ms. O’Steen will need to look at the issue to determine if giving or selling it would be an alternative.
- Further discussion ensued regarding the playground equipment and ADA compliance. Mr. Bridges noted from his perspective the priorities are the fitness center, pool, Lodge, pavilion and grounds pertinent to those places.
- After discussion, Ms. O’Steen was authorized to research the Board’s options regarding the disposition of the playground equipment.

FIFTH ORDER OF BUSINESS

Attorney’s Report

- Ms. Matuga addressed an invitation received by some of the Board members to attend the Florida Association of Special Districts Annual Conference of which she had notified Ms. Davis via email. She noted if more than one Board member attended they could encounter potential Sunshine Law violations.

- Ms. O'Steen noted there are no prohibitions against the Board members attending such a meeting or seeing each other as long as they do not discuss anything which may come before the Board as District business.

SIXTH ORDER OF BUSINESS

Manager's Report

A. Proposed Budget for Fiscal Year 2012

- Ms. Davis noted at the budget workshop they went over the budget in detail and the changes requested have been incorporated into the proposed budget.
- An additional change made was the line item under Parks and Recreation – General – Capital Outlay was increased from \$30,000 to \$45,000 for the ADA Compliance.
- The Assessment Table reflects that assessments for all types are changing by the same percentage as everyone's assessment is the same for the General Fund.
 - The Debt Service Series 2002 is a flexible rate and does change each year.
 - In all cases, the assessments for each type is a net decrease from 2011.
- Ms. Davis noted the final thing to be done tonight is approve a tentative budget and set the budget public hearing.
- Ms. Matuga noted for clarification the assessment chart reflects that everyone's assessments have been decreased.
 - Ms. Davis noted that is correct. If this budget were passed as presented with the changes incorporated from the budget workshop as well as the change in the ADA Compliance number, the assessments would be decreasing from what they were last year.
- Mr. Lee noted the reduction is from the additional contribution drawn over to make this happen.
 - Ms. Davis noted it does contribute to the reduction.
 - Mr. Lee noted he is opposed to artificially reducing the

assessments to get out of the rollercoaster effect on assessments. He would much rather see it zeroed so that there were no increases in assessments. Potentially, at some point, they will have to raise the assessments because it is an artificial amount.

- Mr. Bridges noted in a perfect world they would not have budget cycles that vacillated. He does not believe they can do zero based budgeting in an entity of this size.
- Further discussion ensued with regard to the budget and Mr. Lee noted the reserve is too low and the 2% should be placed in reserves rather than a 2% reduction in assessments.
- Discussion ensued as to whether the \$45,000 in Capital Outlay will be enough for the ADA Compliance.
- Mr. Lee inquired as to the number required to make it a zero budget and Ms. Davis noted she does not have that information. She can ask the Assessment Department to prepare it for the next meeting.
- Mr. Kessler addressed the Fund Balance for prior fiscal years. He noted the surplus has been increasing at approximately \$50,000 per year and they have not done anything in the budget to decrease revenues.
 - Further discussion ensued regarding reserves [fund balance].
 - Discussion ensued regarding budget amendments.
 - Further discussion ensued concerning Fund Balance and the 2% reduction in assessments.
- Ms. White inquired as to the Misc. Contingency on page three and where the \$6,888 came from.
 - Ms. Davis responded at the last meeting line item R&M – General had the \$16,062 plus the \$6,888. It was considered contingency and the Board requested we move the \$6,888 to a line item and leave only the \$16,062 which had detail in the narratives.
- Mr. Kessler addressed the amount allocated to Capital Outlay and whether it is going to be sufficient since they are still investigating the ADA Compliance issue.

- Mr. Bridges noted they do not know how much they are going to use for Capital Outlay for ADA. Based upon what he and Mr. Rogers have received and he has spoken with two of the people they have received proposals from, he is comfortable it is a good ballpark number.
- Mr. Kessler inquired if the \$45,000 is strictly for ADA Compliance or are there other Capital Outlay items.
- Mr. Rogers noted they do not know and it may all end up being for ADA.

B. Consideration of Resolution 2011-3 Approving the Budget and Setting the Public Hearing

On MOTION by Ms. Matuga seconded by Ms. White with Ms. Matuga, Ms. White, Mr. Bridges and Mr. Kessler voting aye and Mr. Lee voting nay Resolution 2011-3 a resolution of the Board of Supervisors of the Piney-Z Community Development District approving the budget for fiscal year 2012 and setting a public hearing thereon pursuant to Florida law was adopted.

- Mr. Kessler inquired if the total expenditures for the General Fund on page four is before or after the \$48,000.
 - Ms. Davis responded before.
- C. Acceptance of the Audit for Fiscal Year 2010**
- Ms. Davis addressed the audit for fiscal year 2010 and noted the audit was provided as a separate document.
- The Management Comments on page 28 and 29 were outlined and Ms. Davis noted it was a clean audit.

On MOTION by Ms. Matuga seconded by Ms. White with all in favor the audit for fiscal year ended September 30, 2010 was accepted.

- Ms. Davis provided an updated Assessments Collection Schedule, a copy of which is attached hereto and made part of the public record.
 - It reflects that the District is at 99% collection of assessments.
 - It is expected that anything left outstanding will go with the tax certificates sales.

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.
 - Mr. Rogers provided a picture of the Bald Eagle, a copy of which was not provided for the public record.

- **Review of Proposals for ADA Compliance**
- Proposals were received from McCranie & Associates, Moore Bass Consultants and RGA Design Group.
- Mr. Bridges noted two of the firms can focus predominately on ADA Compliance – RGA and Moore Bass Consultants.
- Discussion ensued on the firms submitting proposals.
 - Ms. O'Steen noted she wanted to make sure the Board is looking at apples-to-apples in terms of the scope.
 - Discussion ensued regarding the confirmation of reimbursable costs for the proposals.
- Mr. Lee addressed a concern of the compliance date being 2012 and moving forward with the accommodations and the potential for standards changing between now and March 15, 2012.
 - Discussion ensued with regard to how to proceed with the work to be done for compliance.
- Discussion returned to the proposals received and Mr. Kessler noted it is a challenge in determining what services they [the District] want to purchase and from whom.
- Ms. Vaccaro addressed making an informed decision.

- Discussion ensued with regard to counsel's review of the contracts and negotiation of costs on an ongoing basis.
- Discussion returned to the proposals and ranking of the firms.
- The criteria to be met are: a budget estimate, cursory opinion letter, and areas to be included on the assessment.

Ms. Matuga MOVED to rank RGA Group #1 with a not to exceed of \$2,500 to include reimbursables, McCranie & Associates #2 with a not to exceed \$2,640 to include a letter of opinion, and Moore Bass Consulting #3.

- Discussion ensued with regard to the Lodge being grandfathered in and it was noted they do not want to make this presumption.
 - It was noted the firms can be asked if they are aware of any changes required to be made to the Lodge.

Mr. Bridges seconded the motion.

- Mr. Kessler noted he is opposed to the motion as he would put McCranie & Associates as #1 in the ranking.

On VOICE vote with Ms. Matuga, Mr. Bridges and Ms. White voting aye and Mr. Kessler and Mr. Lee voting nay the prior motion was approved.

- Ms. O'Steen noted the will of the Board is to negotiate with RGA Group regarding the terms of their contract not to exceed \$2,500 and to ensure the \$2,500 includes the reimbursables and to negotiate any other contract language to protect the District. If this is not possible they would next go to McCranie & Associates at a not to exceed of \$2,640 to include reimbursables and an opinion which is not currently included in the proposal and any other contract language felt appropriate to protect the

District.

- Discussion ensued regarding the not to exceed amount and making both the same.
- Discussion ensued concerning whether there would be a new proposal or a contract.

On MOTION by Ms. Matuga seconded by Mr. Bridges with all in favor to amend the McCranie & Associates not to exceed amount to \$2,500 and limiting Moore Bass Consulting to \$2,500 was approved.

On MOTION by Mr. Lee seconded by Ms. Matuga with all in favor authorizing the Chair, after negotiations, to execute a contract was approved.

EIGHTH ORDER OF BUSINESS

Audience Comments

- Ms. Jane Greene inquired as to the pool hours.
 - Mr. Rogers noted they are the hours approved by the Board and they have not changed.
 - Ms. Greene noted she did a survey at the pool and 41 of the 43 people she spoke with wanted the pool hours changed to 9:00 a.m. She inquired as to how they can get this changed.
 - Mr. Rogers noted it requires changing the Rules of the District and payroll.
 - Mr. Kessler noted there has been prior discussion on this and they may be overdue for looking at the amenities rules.

On MOTION by Mr. Kessler and seconded by Mr. Lee with all in favor the next workshop topic to be amenities services, policies and procedures was approved.

- Further discussion ensued with regard to pool hours.
- Ms. Colleen Tice further addressed the pool opening, hours and lifeguards and further discussion ensued.

- Mr. Alan Cox will be invited to the June workshop.

NINTH ORDER OF BUSINESS

**Acceptance of the March 2011
Financial Statements and
Approval of the Check Registers
and Invoices**

There being no comments or questions,

On MOTION by Mr. Lee seconded by Ms. Matuga with all in favor the March 2011 Financial Statements were accepted and the Check Registers and Invoices were approved.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Janice Eggleton Davis
Secretary

Jan Michael Bridges
Chairman

Fourth Order of Business



July 5, 2011

District Manager
Piney-Z Community Development District
475 West Town Place, Suite 200
St. Augustine, Florida 32092

Re: Piney-Z ADA Assessment- Areas of Interest and Estimated Construction Budget

On June 6, 2011 RGA conducted the on-site assessment of the existing conditions at Piney-Z Plantation located at 950 Piney-Z Plantation Road, Tallahassee, FL 32311. The areas in the scope of work include assessment of the following areas:

- The Lodge (Clubhouse)
- Pool Area
- Pavilion
- Exercise Facility
- Playground Area

Below is a list of the areas of interest with their preliminary budget.

A. THE LODGE:	\$10,000 construction budget
B. POOL AREA:	\$8,000 construction budget
C. PAVILION:	N/A
D. EXERCISE FACILITY:	N/A- Owner's maintenance staff
E. PLAYGROUND AREA:	\$10,000 construction budget
K. PROJECT SOFT COST:	\$7,000 budget
L. CONSTRUCTION CONTINGENCY:	\$3,000 budget

HARD COST BUDGET=	\$28,000
SOFT COST & CONTINGENCY BUDGET=	\$10,000
TOTAL PROJECT BUDGET=	\$38,000

309 SOUTH WILLOW AVENUE
TAMPA, FL 33606

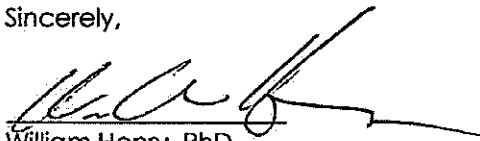
PHONE: (813) 226-2220
FAX: (813) 259-0003

www.rga-design.com

The 2010 ADA Design Standards provides a timeframe of when non-compliant construction and equipment is to be brought into conformance. Any Work completed before March 15, 2012 can be designed to either 1991 or 2010 Standards; all Work completed on or after March 15, 2012 must be brought up to the 2010 Standards. A majority of the Piney-Z CDD property will, however, will be subject the 2010 Standards. Many of the analyzed areas were never subject to the 1991 ADA and therefore are not considered to be Safe Harbored or 'grandfathered' into the previous standards.

As mentioned above, the following attachment provides further technical data collected from the on-site assessment. We look forward to the opportunity to work with the Piney-Z CDD in any future steps you may take that exemplify good will and a timely response to resolve any noncompliant ADA issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Henry', with a long horizontal flourish extending to the right.

William Henry, PhD
President



PINEY-Z CDD
ATTACHMENT A: ON-SITE OBSERVATIONS

A. THE LODGE (CLUBHOUSE)	
	Observations
1	Sidewalk measured 58" wide @ 2° slope
2	Main entry 72" wide-double doors
3	(3) means of egress- (1) being blocked by furniture
4	35" doorway to bathroom corridor
5	Bathroom corridor 45" clear
6	No ADA stalls in men's or women's restroom
7	36" door at men's & women's restroom
8	Folding chairs blocking pull side clearspace in men's restroom
9	Kitchen: 80-1/2" clearspace
10	Kitchen counters: 35" A.F.F.
11	Employee Breakroom: not accessible
12	Employee Breakroom: 32" door & 34" clear @ corridor w/ stairs
B. POOL AREA	
	Observations
1	Sidewalk pavilion to pool: 60" wide @ 3° slope & ADA handrail
2	HC parking space: 154' to pool
3	Back gate: 62" wide opening- 26" clear opened (obstructed by sidewalk slope)
4	Sidewalk slope at gate: 4°
5	Front gate: 36" wide
6	Front sidewalk: 96" wide
7	Front sidewalk slope: 2° - 6°
8	Spa clearspace: 52" min.
9	No ADA entrance into pool or spa
10	Pool: 258 LF
C. PAVILION	
	Observations
1	Sidewalk to pavilion: 61" wide
2	Ramp 9' wide - 3" drop at the edge
3	Drinking Fountain 32" above finish floor
4	Bar area 48" above finish floor
5	36" clear entry to Bar area - 49" counter width
6	Sink is 40" above finish floor
7	Bathroom 35" clear door
8	41" clear route
9	ADA stall - compliant
D. EXERCISE FACILITY	
	Observations
1	Exterior walkway 71" wide/flat
2	Landscape maintenance to ensure required clearspace
3	Door 46 1/2" clear - 1 means of egress
4	Accessible route 29" clear & 32" clear

5	Childs play area 36" wide door & 42" clearspace at door
6	Bathroom 50" wide
7	Bathroom counter 32" above finish floor
8	Bathroom 36" wide door
9	Changing room bench 19" high - 29" clearspace in front of bench
10	Exercise room area 33' X 31'-6"
D. PLAYGROUND AREA	
	Observations
1	Walkway: 44" wide w/ 10° slope at parking lot: 3-1/2" wood edge
2	Walkway: dirt, Magnolia Leaves and exposed roots
3	Average walkway width: 60"
4	Gazebo: travel path through gazebo w/ 7" & 10" step
5	Picnic Area: contains 8"-11" step to reach table area
6	Small Gazebo: 5" step w/ 22" clear travel path
7	Playground: 3" step at play area edge (wood edge)
8	Pine needle and dirt ground cover w/ average 7° slope: exposed roots
9	35" clear at play equipment stairs: 11" treads/ 7" risers
10	Platform heights: 43" & 54"
11	(4) swings- (2) toddler swings
12	Approach from street sidewalk: 61" wide w/ 10° slope

Sixth Order of Business

RESOLUTION 2011-4

THE ANNUAL APPROPRIATION RESOLUTION OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2011, AND ENDING SEPTEMBER 30, 2012.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2010, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Piney-Z Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 11, 2011, as the date for a public hearing, and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board adopt by resolution a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget that projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves the Proposed Budget as amended, as shown in Section 2 below.
- b. That the Proposed Budget, attached hereto as Exhibit "A," as amended by the Board after the public hearing, is hereby adopted in accordance with the

provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2011 and/or revised projections for Fiscal Year 2012.

- c. That the adopted budget, as amended, shall be maintained in the Office of the District Manager and the District's Records Office and identified as "The Budget for Piney-Z Community Development District for the Fiscal Year Ending September 30, 2012, as Adopted by the Board of Supervisors on July 11, 2011."

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Piney-Z Community Development District, for the fiscal year beginning October 1, 2011, and ending September 30, 2012, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided

such transfers do not exceed \$10,000 or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 11th day of July , 2011.

ATTEST:

**BOARD OF SUPERVISORS OF
THE PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

Janice Eggleton Davis
Secretary

Jan Michael Bridges
Chairman

PINEY- Z

Community Development District

Annual Operating and Debt Service Budget Fiscal Year 2012 Proposed Budget

Version 4 - Modified Tentative Budget
(Printed 6/29/11 at 4:15pm)

Prepared by:



PINEY- Z
Community Development District

Table of Contents

Page #

OPERATING BUDGET

General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Non-Ad Valorem Assessment Rates	5
Exhibit A - Allocation of Fund Balances	6
Budget Narrative	7-13

DEBT SERVICE BUDGETS

Series 2002	
Summary of Revenues, Expenditures and Changes in Fund Balances	14-15
Amortization Schedule	16
Budget Narrative	17-18
Series 2008	
Summary of Revenues, Expenditures and Changes in Fund Balances	19-20
Amortization Schedule	21
Budget Narrative	22-23

Piney- Z

Community Development District

Operating Budget

Fiscal Year 2012 Proposed Budget

PINEY- Z

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2008	FY 2009	FY 2010	BUDGET	THRU	JUNE- SEP-2011	PROJECTED	BUDGET
				FY 2011	MAY-2011		FY 2011	FY 2012
REVENUES								
Interest - Investments	\$ 5,877	\$ 608	\$ 516	\$ 100	\$ 915	\$ 120	\$ 1,035	\$ 227
Net Incr (Decr) In FMV-Invest	-	(1,236)	1,236	-	-	-	-	-
Interest - Tax Collector	896	44	19	-	54	-	54	-
Special Assmnts- Tax Collector	488,868	470,053	289,251	376,975	374,354	2,621	376,975	358,552
Special Assmnts- HOA	-	-	67,489	-	-	-	-	-
Special Assmnts- Discounts	(17,356)	(16,425)	(13,383)	(15,079)	(14,675)	-	(14,675)	(14,342)
Other Miscellaneous Revenues	169	-	-	-	4,868	-	4,868	-
Amenities Revenue	19,761	16,555	12,365	15,000	6,650	5,350	12,000	12,000
TOTAL REVENUES	498,215	469,599	367,493	376,996	372,166	8,091	380,257	356,437

EXPENDITURES

Administrative

P/R-Board of Supervisors	6,600	6,000	6,800	6,000	3,400	2,000	5,400	6,000
FICA Taxes	520	459	520	459	260	153	413	459
ProfServ-Engineering	-	-	-	500	795	4,705	5,500	500
ProfServ-Info Technology	250	-	-	-	-	-	-	-
ProfServ-Legal Services	4,050	5,139	69,747	10,000	11,591	8,409	20,000	20,000
ProfServ-Mgmt Consulting Serv	44,000	47,089	47,839	47,839	31,893	15,946	47,839	47,839
ProfServ-Special Assessment	4,546	4,546	6,046	4,546	4,546	-	4,546	4,637
Auditing Services	7,800	7,800	7,800	7,800	3,200	-	3,200	3,300
Communication - Telephone	67	111	228	240	171	69	240	240
Postage and Freight	2,215	1,581	1,912	2,000	525	1,475	2,000	2,000
Rentals - General	2,400	-	-	-	-	-	-	-
Insurance - General Liability	14,590	8,865	7,685	10,471	4,710	2,344	7,054	10,314
Printing and Binding	1,378	2,159	2,620	2,500	1,707	793	2,500	2,500

PINEY- Z

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2008	FY 2009	FY 2010	BUDGET FY 2011	THRU MAY-2011	JUNE-SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
Legal Advertising	1,427	997	1,810	1,500	242	1,258	1,500	1,500
Miscellaneous Services	613	869	121	500	383	117	500	500
Misc-District Filing Fees	175	175	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	13,729	13,609	10,601	11,309	10,790	79	10,869	10,757
Misc-Contingency	-	1,026	1,150	13,000	1,375	250	1,625	2,000
Office Supplies	345	424	364	500	185	315	500	500
Annual District Filing Fee	-	-	175	175	175	-	175	175
Total Administrative	104,705	100,849	165,418	119,339	75,948	37,913	113,861	113,221
Field								
Contracts-Landscape	59,431	-	-	-	-	-	-	-
Contr-Landscape-Amenities Area	-	12,040	12,040	12,040	8,027	4,013	12,040	12,040
R&M-Other Landscape	2,635	5,399	994	5,000	456	4,544	5,000	-
Misc-Contingency	-	-	-	-	-	-	-	5,000
Total Field	62,066	17,439	13,034	17,040	8,483	8,557	17,040	17,040
Fieldcrest								
Contracts-Landscape-Fieldcrest	36,367	36,367	36,400	-	-	-	-	-
Total Fieldcrest	36,367	36,367	36,400	-	-	-	-	-
Home Owner Association								
Contr-Landsc-HOA Common Area	-	28,950	28,950	-	-	-	-	-
Utility - General	-	-	3,000	-	-	-	-	-
R&M-General	-	-	3,000	-	-	-	-	-
Misc-Community Services HOA	20,000	20,000	27,815	-	-	-	-	-
Total Home Owner Association	20,000	48,950	62,765	-	-	-	-	-

PINEY- Z

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2008	FY 2009	FY 2010	BUDGET	THRU	JUNE- SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
<i>Parks and Recreation - General</i>								
Payroll-Salaried	100,163	98,167	100,108	118,000	57,053	56,947	114,000	115,000
FICA Taxes	8,116	7,897	8,164	9,027	4,767	4,356	9,123	8,798
Pension Benefits	2,250	2,250	2,250	2,250	2,250	-	2,250	2,250
Life and Health Insurance	6,120	5,056	6,078	6,410	5,265	3,128	8,393	9,400
Workers' Compensation	6,243	5,943	4,771	5,293	3,207	1,069	4,276	4,276
ProfServ-Pool Maintenance	4,800	4,800	4,800	4,800	3,200	1,600	4,800	4,800
Contracts-Security Services	2,212	2,022	2,579	2,000	1,985	513	2,498	2,052
Communication - Teleph - Field	7,443	5,524	5,829	5,800	3,974	1,600	5,574	5,800
Postage and Freight	120	-	491	900	236	484	700	900
Utility - General	33,039	34,408	26,175	34,400	15,514	10,486	26,000	28,000
Utility - Other	1,858	1,911	1,812	1,972	1,482	784	2,266	2,351
R&M-General	11,918	13,265	10,214	19,950	14,361	5,589	19,950	16,062
R&M-Equipment	1,175	1,826	1,554	1,500	830	670	1,500	1,500
R&M-Pest Control	726	774	863	1,100	300	405	705	1,100
R&M-Pools	1,149	4,128	884	2,000	6,270	-	6,270	2,000
Misc-Contingency	-	-	-	-	-	-	-	6,888
Office Supplies	3,246	2,761	1,941	3,000	4,608	400	5,008	3,000
Op Supplies - General	2,384	2,141	4,360	5,000	480	-	480	-
Op Supplies - Pool Chemicals	3,359	5,517	3,402	5,000	2,528	972	3,500	5,000
Capital Outlay	9,645	7,778	19,178	17,000	8,361	8,639	17,000	45,000
Total Parks and Recreation - General	205,966	206,168	205,453	245,402	136,671	97,622	234,293	264,177

PINEY - Z

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2008	ACTUAL FY 2009	ACTUAL FY 2010	ADOPTED BUDGET FY 2011	ACTUAL THRU MAY-2011	PROJECTED JUNE- SEP-2011	TOTAL PROJECTED FY 2011	ANNUAL BUDGET FY 2012
<i>Reserves</i>								
Reserve - CDD Amenities	-	-	-	-	-	-	-	10,000
<i>Total Reserves</i>	-	-	-	-	-	-	-	10,000
TOTAL EXPENDITURES	429,104	409,773	453,070	381,781	221,102	144,092	365,194	404,437
Excess (deficiency) of revenues Over (under) expenditures	69,111	59,826	(115,577)	(4,785)	151,064	(136,001)	15,063	(48,000)
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In	-	8,334	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	(4,785)	-	-	-	(48,000)
TOTAL OTHER SOURCES (USES)	-	8,334	-	(4,785)	-	-	-	(48,000)
Net change in fund balance	69,111	68,160	(115,577)	(4,785)	151,064	(136,001)	15,063	(48,000)
FUND BALANCE, BEGINNING	149,455	218,566	286,726	171,149	171,149	-	171,149	186,212
FUND BALANCE, ENDING	\$ 218,566	\$ 286,726	\$ 171,149	\$ 166,364	\$ 322,213	\$ (136,001)	\$ 186,212	\$ 138,212

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2012 vs Fiscal Year 2011
Proposed**

LOT SIZE	# OF UNITS	Assessments Per Unit											
		General Fund			Debt Service Series 2008			Debt Service Series 2002 (Amenity)			Total		
		FY2012	FY2011	Percent Change	FY2012	FY2011	Percent Change	FY2012	FY2011	Percent Change	FY 2012	FY 2011	Percent Change
36	28	\$426.85	\$448.78	-4.89%	\$196.00	\$196.00	0.00%	\$70.60	\$67.41	4.73%	\$693.45	\$712.19	-2.63%
40	104	\$426.85	\$448.78	-4.89%	\$217.78	\$217.78	0.00%	\$78.44	\$74.90	4.73%	\$723.07	\$741.46	-2.48%
50	291	\$426.85	\$448.78	-4.89%	\$298.85	\$298.85	0.00%	\$98.05	\$93.62	4.73%	\$823.75	\$841.25	-2.08%
60	62	\$426.85	\$448.78	-4.89%	\$298.85	\$298.85	0.00%	\$117.65	\$112.34	4.73%	\$843.35	\$859.97	-1.93%
75	183	\$426.85	\$448.78	-4.89%	\$408.34	\$408.34	0.00%	\$147.06	\$140.42	4.73%	\$982.25	\$997.54	-1.53%
90	67	\$426.85	\$448.78	-4.89%	\$490.00	\$490.00	0.00%	\$182.16	\$173.94	4.73%	\$1,099.01	\$1,112.72	-1.23%
65	8	\$426.85	\$448.78	-4.89%	\$304.90	\$304.90	0.00%	\$0.00	\$0.00	n/a	\$731.75	\$753.68	-2.91%
50 gar	12	\$426.85	\$448.78	-4.89%	\$304.90	\$304.90	0.00%	\$13.38	\$12.78	4.69%	\$745.13	\$766.46	-2.78%
20 TH	85	\$426.85	\$448.78	-4.89%	\$152.45	\$152.45	0.00%	\$0.00	\$0.00	n/a	\$579.30	\$601.23	-3.65%
	840												

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

Exhibit "A"
 Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2012	\$ 186,212
Net Change in Fund Balance - Fiscal Year 2012	(48,000)
Reserves - Fiscal Year 2012 Additions	10,000
Total Funds Available (Estimated) - 9/30/2012	148,212

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance	
Operating Reserve - First Quarter Operating Capital	-
Reserves - CDD Amenities	10,000
Subtotal	10,000
Total Allocation of Available Funds	10,000

Total Unassigned (undesignated) Cash
\$ 138,212

Notes

(1) The District has not budgeted for a first quarter operating capital reserve; however, the District has enough money to cover the 1st quarter.

Budget Narrative
Fiscal Year 2012

REVENUES

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

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

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

Amenities Revenue
The District charges a facility use fee to residents and individuals for the use of the District's Amenities.

EXPENDITURES

Expenditures - Administrative

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

Professional Services -- Engineering
The District's engineer will provide general engineering services to the District as needed.

Piney-Z

Community Development District

General Fund

Budget Narrative
Fiscal Year 2012

Expenditures – Administrative (continued)

Professional Services – Legal Services

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

Professional Services – Management Consulting Services

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

Professional Services – Special Assessment

Administrative costs to prepare the District's Special Assessment Roll.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Fee is based on existing engagement letter.

Communication – Telephone

Telephone and fax machine expenses.

Postage & Freight

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

Insurance – General Liability

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies. General Liability premium is \$5,409 and the Property premium is \$4,905 based on last year plus 10% anticipated cost increase.

Piney-Z

Community Development District

General Fund

Budget Narrative
Fiscal Year 2012

Expenditures – Administrative (continued)

Printing & Binding

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

Legal Advertising

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

Miscellaneous Services

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

Misc. – District Filing Fees

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

Misc. – Assessment Collection Cost

The District reimburses the Leon County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2012 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Misc. – Contingency

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

Office Supplies

Miscellaneous office supplies.

Budget Narrative
 Fiscal Year 2012

Expenditures - Field

Contracts – Landscape – Amenities Area

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

Misc. – Contingency

Service provided by John Hurst for irrigation repairs and other miscellaneous landscaping expenses outside the scope of the contract.

Expenditures - Parks and Recreation - General

Payroll – Salaried

Represents the cost associated with providing:

Lifeguards	\$ 36,244 (1)
Property Manager	52,340
Maintenance/Janitorial	13,000
Janitorial	7,800
Office Clerk/Aide	5,616
Total	<u>\$115,000</u>

(1) Includes a head lifeguard and several part-time lifeguards. The pool will be closed from November through February.

FICA Taxes

Payroll tax for lifeguards, property manager, maintenance/janitorial and office clerks/aide.

Piney-Z

Community Development District

General Fund

Budget Narrative
Fiscal Year 2012

Expenditures – Park and Recreation - General (continued)

Pension Benefits

Retirement plan for property manager paid to Raymond James & Associates.

Life and Health Insurance

Health insurance for property manager.

Workers' Compensation

The District's policy is with Florida League of Cities.

Professional Services – Pool Maintenance

Represents the cost associated with maintaining the pool at Piney-Z. The District currently has a contract with Alan Cox Aquatics for a monthly amount of \$400.

Contracts-Security Services

Represents monthly monitoring of the Lodge and Fitness Center. The District currently has a contract with Sonitrol.

Communication – Telephone-Field

Represents the cost associated with telephone service at Piney-Z. This budget line includes service for 4 cell phones.

Postage and Freight

Represents the costs of mailing to residents, CDD office, etc. (Pak Mail)

Utility – General

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

Utility – Other

Includes internet service provided by Comcast to the Lodge/Fitness Center, Property Manager's office and cable television for fitness center. The monthly service is approximately \$195.

Expenditures – Park and Recreation - General (continued)

R&M – General
Represents the following services:

<u>Service</u>	<u>Annual Amount</u>
Electrical/AC Repairs	\$ 750
Carpet Cleaning	350
Pressure Washing	1,500
Irrigation Repairs	2,750
Plumbing Repairs	2,500
Fire Protection	500
Custom Painting	1,000
Computer Service	400
Electric Repairs	2,000
Lock & Keys	400
Misc. Carpentry	600
Dumpster Rental	312
Operating Supplies	3,000
-Permits	
-Copies, i.e. Newsletters, Flyers	
-Legal Notices i.e., Swim lesson, programs etc.	
-Pak Mail – Correspondence with CDD office	
-Signs	
-Locks & Keys	
TOTAL	<u>\$ 16,062</u>

Budget Narrative
Fiscal Year 2012

Expenditures – Park and Recreation - General (continued)

R&M – Equipment
Service calls for Fitness Pro.

R&M – Pest Control
Paul's Pest Control monthly service and special applications.

R&M – Pools
Represents the cost associated with repairing the pool equipment.

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

Office Supplies
Represents costs associated with Property Manager's office, including any supplies needed such as paper, file folders, labels etc.

Operating Supplies- Pool Chemicals
District currently purchases pool chemicals, supplies and equipment from Peddie Chemical.

Capital Outlay
Represents any minor capital expenditures the District may incur during the fiscal year. This year the budget includes projected costs for improvements required to bring District facilities in compliance with ADA 2010 Standards for Accessible Design.

Expenditures – Reserves

Reserves – CDD Amenities
For future repairs and maintenance of the CDD amenities.

Piney- Z

Community Development District

Debt Service Budgets

Fiscal Year 2012 Proposed Budget

PINEY- Z

Community Development District

Series 2002 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2008	ACTUAL FY 2009	ACTUAL FY 2010	ACTUAL FY 2010	ADOPTED BUDGET FY 2011	ACTUAL THRU MAY-2011	PROJECTED JUNE- SEP-2011	TOTAL PROJECTED FY 2011	ANNUAL BUDGET FY 2012
REVENUES									
Interest - Investments	\$ 473	\$ 268	\$ 4	\$ 100	\$ 336	\$ 20	\$ 356	\$ 50	
Special Assmnts- Tax Collector	77,009	145,913	145,738	79,209	78,253	548	78,801	82,527	
Special Assmnts- Prepayment	1,364	1,282	8,031	-	-	-	-	-	
Special Assmnts- Discounts	(2,734)	(5,099)	(5,319)	(3,168)	(3,068)	-	(3,068)	(3,301)	
TOTAL REVENUES	76,112	142,364	148,454	76,141	75,521	568	76,089	79,276	
EXPENDITURES									
<i>Administrative</i>									
ProfServ-Arbitrage Rebate	3,500	-	-	600	-	600	600	600	600
ProfServ-Trustee	2,694	3,154	2,694	2,700	2,694	-	2,694	2,700	2,700
Misc-Bank Charges	-	-	31	-	-	-	-	-	-
Misc-Assessmnt Collection Cost	2,163	4,224	4,213	2,376	2,256	16	2,272	2,476	2,476
Total Administrative	8,357	7,378	6,938	5,676	4,950	616	5,566	5,776	
<i>Debt Service</i>									
Principal Debt Retirement	40,000	45,000	40,000	45,000	45,000	-	45,000	50,000	50,000
Principal Prepayments	-	5,000	5,000	-	10,000	-	10,000	-	-
Interest Expense	49,500	31,000	28,375	26,250	26,000	-	26,000	23,500	23,500
Total Debt Service	89,500	81,000	73,375	71,250	81,000	-	81,000	73,500	
TOTAL EXPENDITURES	97,857	88,378	80,313	76,926	85,950	616	86,566	79,276	
Excess (deficiency) of revenues									
Over (under) expenditures	(21,745)	53,986	68,141	(785)	(10,429)	(48)	(10,477)	-	-

Annual Operating and Debt Service Budget
Fiscal Year 2012

PINEY - Z

Community Development District

Series 2002 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2008	FY 2009	FY 2010	FY 2011	BUDGET	THRU	JUNE- SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
OTHER FINANCING SOURCES (USES)									
Interfund Transfer - In	638	-	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	(785)	(785)	-	-	-	-
TOTAL OTHER SOURCES (USES)	638			(785)					
Net change in fund balance	(21,107)	53,986	68,141	(785)	(785)	(10,429)	(48)	(10,477)	-
FUND BALANCE, BEGINNING	6,232	(14,875)	39,111	107,252	107,252	107,252	-	107,252	96,775
FUND BALANCE, ENDING	\$ (14,875)	\$ 39,111	\$ 107,252	\$ 106,467	\$ 106,467	\$ 96,823	\$ (48)	\$ 96,775	\$ 96,775

SERIES 2002 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	SPECIAL CALL	INTEREST	TOTAL
11/01/11	\$ 470,000	5.00%			\$ 11,750.00	
05/01/12	470,000	5.00%	50,000		11,750.00	73,500
11/01/12	420,000	5.00%			10,500.00	
05/01/13	420,000	5.00%	50,000		10,500.00	71,000
11/01/13	370,000	5.00%			9,250.00	
05/01/14	370,000	5.00%	55,000		9,250.00	73,500
11/01/14	315,000	5.00%			7,875.00	
05/01/15	315,000	5.00%	55,000		7,875.00	70,750
11/01/15	260,000	5.00%			6,500.00	
05/01/16	260,000	5.00%	60,000		6,500.00	73,000
11/01/16	200,000	5.00%			5,000.00	
05/01/17	200,000	5.00%	65,000		5,000.00	75,000
11/01/17	135,000	5.00%			3,375.00	
05/01/18	135,000	5.00%	65,000		3,375.00	71,750
11/01/18	70,000	5.00%			1,750.00	
05/01/19	70,000	5.00%	70,000		1,750.00	73,500
	\$ 470,000		\$ -		\$ 112,000.00	\$ 582,000

Piney-Z

Community Development District

Series 2002 Debt Service Fund

Budget Narrative
Fiscal Year 2012

REVENUES

Interest-Investments

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

Special Assessments – Tax Collector

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

Special Assessment – Discounts

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

EXPENDITURES

Expenditures - Administrative

Professional Services – Arbitrage Rebate

The District has contracted with an independent professional firm to annually calculate the arbitrage rebate liability on its bonds.

Professional Services – Trustee

The District issued the 2002 Series Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2012

Expenditures – Administrative (continued)

Misc. – Assessment Collection Cost

The District reimburses the Leon County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2012 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

PINEY- Z

Community Development District

Series 2008 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2008	FY 2009	FY 2010	FY 2011	BUDGET	THRU	JUNE- SEP-2011	PROJECTED FY 2011	BUDGET FY 2012
REVENUES									
Interest - Investments	\$ 2,857	\$ 829	\$ 11	\$ 10	\$ 10	\$ 313	\$ 40	\$ 353	\$ 50
Special Assmnts- Tax Collector	17,189	228,777	228,503	228,503	228,503	225,726	1,580	227,306	227,306
Special Assmnts- Prepayment	-	-	8,129	-	-	-	-	-	-
Special Assmnts- Discounts	(411)	(7,994)	(8,339)	(9,140)	(9,140)	(8,849)	-	(8,849)	(9,092)
TOTAL REVENUES	19,635	221,612	228,304	219,373	219,373	217,190	1,620	218,810	218,264
EXPENDITURES									
<i>Administrative</i>									
ProfServ-Arbitrage Rebate	-	-	1,200	600	600	-	600	600	600
ProfServ-Dissemination Agent	-	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Trustee	-	3,500	3,763	3,800	3,800	3,763	-	3,763	3,800
Misc-Assessmnt Collection Cost	239	6,623	6,605	6,855	6,855	6,506	47	6,553	6,819
Total Administrative	239	11,123	12,568	12,255	12,255	11,269	647	11,916	12,219
<i>Debt Service</i>									
Principal Debt Retirement	95,000	140,000	145,000	150,000	150,000	140,000	-	140,000	155,000
Principal Prepayments	-	10,000	-	-	-	10,000	-	10,000	-
Interest Expense	16,954	74,581	69,013	63,575	63,575	63,388	-	63,388	57,950
DS Costs of Issuance - A	175,900	-	-	-	-	-	-	-	-
DS Bond Discount	50,934	-	-	-	-	-	-	-	-
Total Debt Service	338,788	224,581	214,013	213,575	213,575	213,388	-	213,388	212,950
TOTAL EXPENDITURES	339,027	235,704	226,581	225,830	225,830	224,657	647	225,304	225,169
Excess (deficiency) of revenues									
Over (under) expenditures	(319,392)	(14,092)	1,723	(6,457)	(6,457)	(7,467)	973	(6,494)	(6,905)

PINEY- Z

Community Development District

Series 2008 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2012 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2008	ACTUAL FY 2009	ACTUAL FY 2010	ADOPTED BUDGET FY 2011	PROJECTED		ANNUAL BUDGET FY 2012
					ACTUAL THRU MAY-2011	JUNE- SEP-2011 FY 2011	
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	279,902	-	-	-	-	-	-
Debt Proceeds	1,960,000	-	-	-	-	-	-
Operating Transfers-Out	-	(8,334)	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(1,722,810)	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	(6,457)	-	-	(6,905)
TOTAL OTHER SOURCES (USES)	517,092	(8,334)	-	(6,457)	-	-	(6,905)
Net change in fund balance	197,700	(22,426)	1,723	(6,457)	(7,467)	973	(6,905)
FUND BALANCE, BEGINNING	1	197,701	175,275	176,998	176,998	-	170,504
FUND BALANCE, ENDING	\$ 197,701	\$ 175,275	\$ 176,998	\$ 170,541	\$ 169,531	\$ 973	\$ 163,599

SERIES 2008 CAPITAL IMPROVEMENT REVENUE BONDS

AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	SPECIAL CALL	INTEREST	TOTAL
11/01/11	\$ 1,420,000	3.75%			\$ 28,975.00	
05/01/12	1,420,000	3.75%	155,000		28,975.00	212,950.00
11/01/12	1,265,000	3.75%			26,068.75	
05/01/13	1,265,000	3.75%	160,000		26,068.75	212,137.50
11/01/13	1,105,000	3.75%			23,068.75	
05/01/14	1,105,000	3.75%	165,000		23,068.75	211,137.50
11/01/14	940,000	4.25%			19,975.00	
05/01/15	940,000	4.25%	170,000		19,975.00	209,950.00
11/01/15	770,000	4.25%			16,362.50	
05/01/16	770,000	4.25%	180,000		16,362.50	212,725.00
11/01/16	590,000	4.25%			12,537.50	
05/01/17	590,000	4.25%	190,000		12,537.50	215,075.00
11/01/17	400,000	4.25%			8,500.00	
05/01/18	400,000	4.25%	195,000		8,500.00	212,000.00
11/01/18	205,000	4.25%			4,356.25	
05/01/19	205,000	4.25%	205,000		4,356.25	213,712.50
			\$ 1,420,000	\$ -	\$ 279,687.50	\$ 1,699,687.50

Piney-Z

Community Development District

Series 2008 Debt Service Fund

Budget Narrative
Fiscal Year 2012

REVENUES

Interest-Investments

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

Special Assessments – Tax Collector

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

Special Assessment – Discounts

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

EXPENDITURES

Expenditures - Administrative

Professional Services – Arbitrage Rebate

The District has contracted with an independent professional firm to annually calculate the arbitrage rebate liability on its bonds.

Professional Services – Trustee

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

Piney-Z

Community Development District

Series 2008 Debt Service Fund

Budget Narrative
Fiscal Year 2012

Expenditures – Administrative (continued)

Professional Services - Dissemination Agent

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

Misc. – Assessment Collection Cost

The District reimburses the Leon County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 3% on the amount of special assessments collected and remitted, whichever is greater. The FY2012 budget for collection costs is based on a maximum of 3% of the anticipated assessment collections.

Expenditures – Debt Service

Principal Debt Retirement

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

Interest Expense

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

RESOLUTION 2011-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINEY-Z COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Piney-Z Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2011-2012 ("Operations and Maintenance Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2011-2012; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Leon County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Piney-Z Community Development District (the "Assessment Roll"), attached to this Resolution as Exhibit "B" and incorporated herein as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Leon County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the Leon County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Leon County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "A."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "A."

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Leon County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method as indicated on Exhibit "A."

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Leon County Tax Collector and the assessments shall be collected by Leon County Tax Collector in the same manner and time as Leon County taxes. The proceeds therefrom shall be paid to the Piney-Z Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the Leon County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with

any such updates, for such time as authorized by Florida law, to the Leon County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Piney-Z Community Development District.

PASSED AND ADOPTED this 11th day of July, 2011.

ATTEST:

**BOARD OF SUPERVISORS OF THE
PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

Janice Eggleton Davis
Secretary

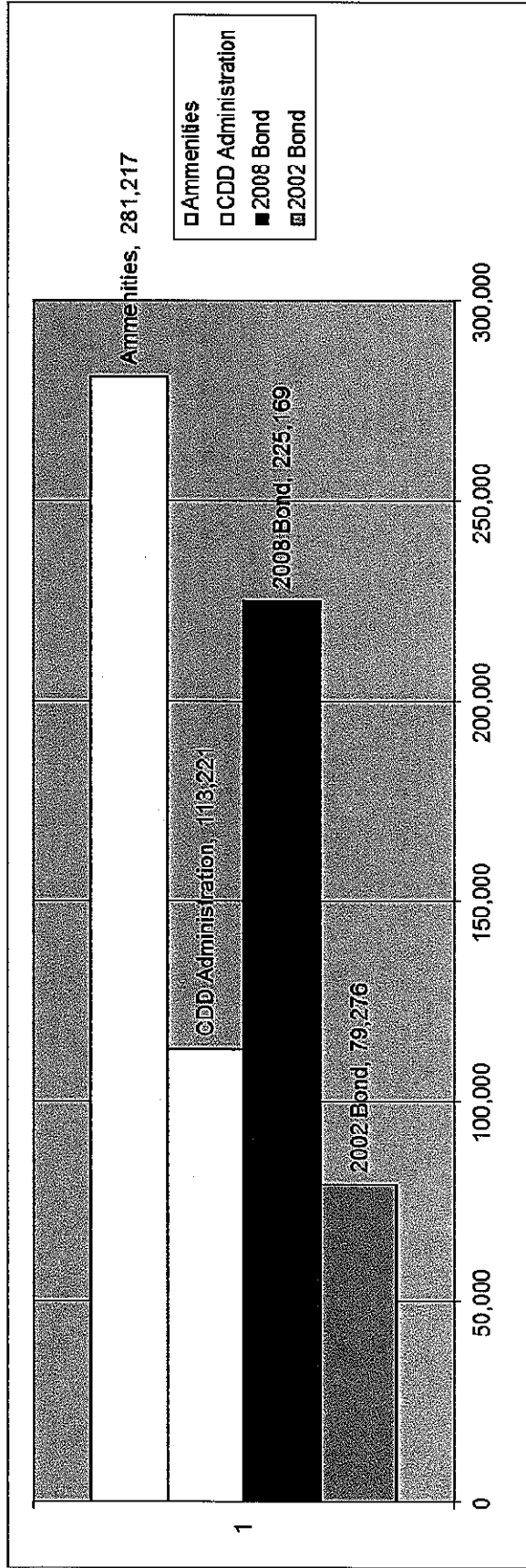
Jan Michael Bridges.
Chairman

Eighth Order of Business

8B.

District Budget for FY 2012

2002 Bond	\$ 79,276.00
2008 Bond	\$ 225,169.00
CDD Administration	\$ 113,221.00
Ammenities	\$ 264,177.00
Ammenities Landscaping	\$ 17,040.00
Total	\$ 698,883.00



Total District Debt repayment due through 2019 is \$2,281,687.50 **

Total Bond Debt through 2019 as of June 2011

2002 Bond	Balance as of June 2011	\$ 470,000.00	
2008 Bond	Balance as of June 2011	\$ 1,420,000.00	
	Total Debt		\$ 1,890,000.00
2002 Bond	Interest through 2019	\$ 112,000.00	
2008 Bond	Interest through 2019	\$ 279,687.50	
	Total Interest		\$ 391,687.50
	Total Payments Due:		\$ 2,281,687.50

** not including various administrative processing fees

Projected Expenses per lot through 2019 based on FY2012 Assessments

Lot Size	2012 Taxes	Total Payments Through 2019	Per Lot Payments Through 2019 by ExpenseType			
			2002 Bond	2008 Bond	CDD Admin Ammenities	
36	693.45	5547.60	564.80	1568.00	980.20	2434.60
40	723.07	5784.56	627.52	1742.24	980.20	2434.60
50	823.75	6590.00	784.40	2390.80	980.20	2434.60
60	843.35	6746.80	941.20	2390.80	980.20	2434.60
75	982.25	7858.00	1176.48	3266.72	980.20	2434.60
90	1099.01	8792.08	1457.28	3920.00	980.20	2434.60
65	Phase 12	5854.00	0.00	2439.20	980.20	2434.60
50 Gar	Phase 12	5961.04	107.04	2439.20	980.20	2434.60
Townhome	Phase 9	4634.40	0.00	1219.60	980.20	2434.60

8D.

Piney-Z CDD Amenities

Discussion points for Review of the Amenities services.

Notes by Richard Kessler as of 6/25/11.

-1- LEVEL OF SERVICE:

In the past there have been requests from residents for increased service or cheaper access to services. For example, requests have included such items as:

- Requests for extended pool hours
- Requests for an extended pool season
- Requests for free Lodge usage

So it appears that some people are not finding value in the level of services currently provided. Can or Should the services be altered to provide more value to the residents overall?

-2- BALANCING SERVICE WITH COSTS:

While some residents have asked for altered, extended, or free service (lodge access) – it appears that any changes would add expenses to an already expensive operation.

How can the level of service be balanced with the level of expense to provide the best balance and best value for the majority of residents?

What can be done to 'Right Size' the amenities services according to the best balance of needs and wants of the residents?

One recommendation would be to conduct a comprehensive survey of residents to determine both the level of services and the level of expenses that the taxpayers are interested in. Then, with a carefully crafted survey, the district should have some clear guidelines on whether spending should be increased, if some services should be limited to hold down costs, or if some services should be discontinued.

-3- REVIEW OF SERVICES TO IMPROVE PROCEDURES, REDUCE COSTS, AND UPDATE POLICY:

- Is it time to conduct a review of the Policy document for the Amenities to see if there are areas that can be improved?
- Are there any policies that need to be updated?
- Are there any lessons learned that can be applied to services, procedures, or policy?
- Can any services or procedures be altered to
 - Enhance safety
 - Enhance security
 - Improve service
 - Reduce costs?

Ninth Order of Business

9A.

Notice of Meetings
Piney-Z Community Development District

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Piney-Z Community Development District will hold its meetings for Fiscal Year 2012 at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida at 6:30 p.m. on the second Monday of every other month as follows except as noted:

October 10, 2011 (WORKSHOP)
November 14, 2011
December 12, 2011 (WORKSHOP)
January 9, 2012
February 13, 2012 (WORKSHOP)
March 12, 2012
April 9, 2012 (BUDGET WORKSHOP)
May 14, 2012
June 11, 2012 (WORKSHOP)
July 16, 2012 (Third Monday)
August 13, 2012 (WORKSHOP)
September 10, 2012

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

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

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

The Piney-Z Homeowners Association will hold meetings at which two or more Supervisors of the Piney-Z Community Development District Board may be in attendance, at the Piney-Z Lodge, 950 Piney-Z Plantation Road, Tallahassee, FL 32311 at 6:30 p.m. on the second Tuesday of every other month:

October 11, 2011
December 13, 2011
February 14, 2012
April 10, 2012
June 12, 2012
July 17, 2012 (Annual Meeting)
August 14, 2012

Janice Eggleton Davis
District Manager

Tenth Order of Business

Piney-Z Community Development District
Property Manager's Report
Submitted by Lance Rogers

July 11, 2011

Events / Facility Use: As of this writing, the events and activities scheduled or that took place at the CDD Amenities, between May 9, 2011 (last regular meeting) and July 11, 2011 are as follows: Five parties or functions, the HOA sponsored a game day social, HOA Board Meeting, a CDD staff & lifeguard meeting. The HOA also sponsored a neighborhood-wide Independence Day Ice Cream Social on July 4 from 3PM – 5PM.

Maintenance: In addition to the regular daily, weekly, and monthly maintenance that takes place a significant repair had to be made in the kitchen. It has been mentioned in the past that we would need to replace the flooring in the kitchen. It was to be a capital outlay expense. The need became urgent recently. The tile in the kitchen began to break apart and sections were becoming unglued. The brittle tile easily broke. In one section of the floor water damage was discovered underneath. Upon further inspection it was discovered that wood rot was occurring and repairing and replacing the flooring became a priority. While getting estimates and removing tile to determine damage and cost it became evident that we would have to have the floor repaired immediately and new tile installed suitable for a public facility. The kitchen at that point was unusable. After consulting with Chairman Bridges several times and meeting with several companies to obtain estimates a company was selected and the floor repaired and new tile installed. The company chosen was Artistic Perfection. They performed the following: Removed all appliance, stainless steel counters, sinks and carefully placed it all on tarps in the Lodge, assessed and repaired water damage to floor, installed waterproofing on entire floor area and ceramic subfloor with 16" X 16" ceramic tiles, re-installed all appliances and stainless steel counters and sinks. Total cost for this capital outlay expense: \$7,361.26

FINANCIALS

**Piney-Z
Community Development District**

Financial Report

May 31, 2011

Prepared by



Piney-Z

Community Development District

Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	Page 2 - 3
Debt Service Funds	Page 4 - 5
Notes to the Financial Statements	Page 6 - 8

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments - Schedule	Page 9
Cash and Investment Report	Page 10
Bank Reconciliations	Page 11 - 13
Check Register	Page 14 - 17

**Piney-Z
Community Development District**

Financial Statements

(Unaudited)

May 31, 2011

Piney- Z
Community Development District

Governmental Funds

Balance Sheet
May 31, 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	\$ 94,217	\$ -	\$ -	\$ 94,217
Due From Other Funds	-	180	831	1,011
Investments:				
Money Market Account	241,096	-	-	241,096
SBA Account	1,575	-	-	1,575
SBA Account - Restricted	1,785	-	-	1,785
Redemption Fund	-	645	-	645
Revenue Fund	-	95,998	169,300	265,298
TOTAL ASSETS	\$ 338,673	\$ 96,823	\$ 170,131	\$ 605,627
LIABILITIES				
Accounts Payable	\$ 12,077	\$ -	\$ -	\$ 12,077
Accrued Expenses	-	-	600	600
Accrued Wages Payable	3,095	-	-	3,095
Accrued Taxes Payable	277	-	-	277
Due To Other Funds	1,011	-	-	1,011
TOTAL LIABILITIES	16,460	-	600	17,060
FUND BALANCES				
Reserved for Debt Service	-	96,823	169,531	266,354
Unreserved/Undesignated	322,213	-	-	322,213
TOTAL FUND BALANCES	\$ 322,213	\$ 96,823	\$ 169,531	\$ 588,567
TOTAL LIABILITIES & FUND BALANCES	\$ 338,673	\$ 96,823	\$ 170,131	\$ 605,627

Piney- Z
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 100	\$ 64	\$ 915	\$ 851
Interest - Tax Collector	-	-	54	54
Special Assmnts- Tax Collector	376,975	376,975	374,354	(2,621)
Special Assmnts- Discounts	(15,079)	(15,079)	(14,675)	404
Other Miscellaneous Revenues	-	-	4,868	4,868
Access Cards	-	-	70	70
Amenities Revenue	15,000	10,000	6,580	(3,420)
TOTAL REVENUES	376,996	371,960	372,166	206
EXPENDITURES				
Administrative				
P/R-Board of Supervisors	6,000	4,000	3,400	600
FICA Taxes	459	306	260	46
ProfServ-Engineering	500	333	795	(462)
ProfServ-Legal Services	10,000	6,664	11,591	(4,927)
ProfServ-Mgmt Consulting Serv	47,839	31,893	31,893	-
ProfServ-Special Assessment	4,546	4,546	4,546	-
Auditing Services	7,800	7,800	3,200	4,600
Communication - Telephone	240	160	171	(11)
Postage and Freight	2,000	1,336	525	811
Insurance - General Liability	10,471	7,853	4,710	3,143
Printing and Binding	2,500	1,664	1,707	(43)
Legal Advertising	1,500	1,000	242	758
Miscellaneous Services	500	336	383	(47)
Misc-Assessmnt Collection Cost	11,309	11,309	10,790	519
Misc-Contingency	13,000	8,664	1,375	7,289
Office Supplies	500	336	185	151
Annual District Filing Fee	175	175	175	-
Total Administrative	119,339	88,375	75,948	12,427
Field				
Contr-Landscape-Amenities Area	12,040	8,027	8,027	-
R&M-Other Landscape	5,000	3,336	456	2,880
Total Field	17,040	11,363	8,483	2,880

Prepared by:

Severn Trent Management Services

Report Date: 6/29/2011

Page 2

Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Parks and Recreation - General				
Payroll-Salaries	118,000	78,664	57,053	21,611
FICA Taxes	9,027	6,018	4,767	1,251
Pension Benefits	2,250	2,250	2,250	-
Life and Health Insurance	6,410	4,272	5,265	(993)
Workers' Compensation	5,293	3,970	3,207	763
ProfServ-Pool Maintenance	4,800	3,200	3,200	-
Contracts-Security Services	2,000	1,500	1,985	(485)
Communication - Teleph - Field	5,800	3,864	3,974	(110)
Postage and Freight	900	600	236	364
Utility - General	34,400	22,936	15,514	7,422
Utility - Other	1,972	1,313	1,482	(169)
R&M-General	19,950	13,300	14,361	(1,061)
R&M-Equipment	1,500	1,000	830	170
R&M-Pest Control	1,100	736	300	436
R&M-Pools	2,000	1,336	6,270	(4,934)
Office Supplies	3,000	2,000	4,608	(2,608)
Op Supplies - General	5,000	3,336	480	2,856
Op Supplies - Pool Chemicals	5,000	3,336	2,528	808
Capital Outlay	17,000	11,336	8,361	2,975
Total Parks and Recreation - General	245,402	164,967	136,671	28,296
TOTAL EXPENDITURES	381,781	264,705	221,102	43,603
Excess (deficiency) of revenues Over (under) expenditures	(4,785)	107,255	151,064	43,809
Net change in fund balance	\$ (4,785)	\$ 107,255	\$ 151,064	\$ 43,809
FUND BALANCE, BEGINNING (OCT 1, 2010)	171,149	171,149	171,149	
FUND BALANCE, ENDING	\$ 166,364	\$ 278,404	\$ 322,213	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 100	\$ 64	\$ 336	\$ 272
Special Assmnts- Tax Collector	79,209	79,209	78,253	(956)
Special Assmnts- Discounts	(3,168)	(3,168)	(3,068)	100
TOTAL REVENUES	76,141	76,105	75,521	(584)
EXPENDITURES				
Administrative				
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Trustee	2,700	2,700	2,694	6
Misc-Assessmnt Collection Cost	2,376	2,376	2,256	120
Total Administrative	5,676	5,076	4,950	126
Debt Service				
Principal Debt Retirement	45,000	45,000	45,000	-
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	26,250	26,250	26,000	250
Total Debt Service	71,250	71,250	81,000	(9,750)
TOTAL EXPENDITURES	76,926	76,326	85,950	(9,624)
Excess (deficiency) of revenues Over (under) expenditures	(785)	(221)	(10,429)	(10,208)
Net change in fund balance	\$ (785)	\$ (221)	\$ (10,429)	\$ (10,208)
FUND BALANCE, BEGINNING (OCT 1, 2010)	107,252	107,252	107,252	
FUND BALANCE, ENDING	\$ 106,467	\$ 107,031	\$ 96,823	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2011

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 10	\$ 8	\$ 313	\$ 305
Special Assmnts- Tax Collector	228,503	228,503	225,726	(2,777)
Special Assmnts- Discounts	(9,140)	(9,140)	(8,849)	291
TOTAL REVENUES	219,373	219,371	217,190	(2,181)
EXPENDITURES				
Administrative				
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Trustee	3,800	3,800	3,763	37
Misc-Assessmnt Collection Cost	6,855	6,855	6,506	349
Total Administrative	12,255	12,255	11,269	986
Debt Service				
Principal Debt Retirement	150,000	150,000	140,000	10,000
Principal Prepayments	-	-	10,000	(10,000)
Interest Expense	63,575	63,575	63,388	187
Total Debt Service	213,575	213,575	213,388	187
TOTAL EXPENDITURES	225,830	225,830	224,657	1,173
Excess (deficiency) of revenues Over (under) expenditures	(6,457)	(6,459)	(7,467)	(1,008)
Net change in fund balance	\$ (6,457)	\$ (6,459)	\$ (7,467)	\$ (1,008)
FUND BALANCE, BEGINNING (OCT 1, 2010)	176,998	176,998	176,998	
FUND BALANCE, ENDING	\$ 170,541	\$ 170,539	\$ 169,531	

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.

▶ **Liabilities**

■ **Accounts Payable** - Invoices paid in June 2011.

■ **Accrued Wages payable** - Accrued payroll from 5/22 - 5/31/2011.

■ **Accrued Taxes Payable** - Accrued payroll taxes from 5/22 - 5/31/2011.

■ **Due To Other Funds** - Debt Service Fund's portion of collected assessments from Tax Collector. General Fund paid the trustee fees invoice for Series 2008, the balance will be transferred in June.

Debt Service Funds

▶ **Assets**

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

■ **Due From Other Funds** - Debt Service Fund's portion of collected assessments from Tax Collector. General Fund paid the trustee fees invoice for Series 2008, the balance will be transferred in June.

▶ **Liabilities**

■ **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 99% compared to 98% last year at this time.

- ▶ The total General Fund expenditures are at 84% of the YTD budget (prorated). Significant variances are explained below.
 - The Administrative expenditures are under budget at 86% of the Administrative YTD budget (prorated) primarily due to unspent Misc-Contingency.

 - The Parks and Recreation expenditures are at 83% of the Parks and Recreation YTD budget (prorated). The favorable variance is due mainly to the seasonal variation for salaries.

- ▶ Other Miscellaneous Revenue - Reimbursement from insurance for pavillion damage.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i>Administrative</i>				
ProfServ - Legal Services	\$6,664	\$11,591	174%	Rose, Sundstrom & Bentley, LLC legal services for general matters through April 2011.
Auditing Service	\$7,800	\$3,200	41%	The audit report is finalized. Favorable variance due to new engagement.
Communication - Telephone	\$160	\$171	107%	Over budget due to additional conference calls and calls in to meetings.
Insurance - General Liability	\$7,853	\$4,710	60%	Florida Municipal Insurance- Annual premium amounts are \$4,917 for General Liability and \$4,459 for Property Insurance. 3 of 4 installments paid. This balance includes a \$1,806 refund of premium from 2008-2009 and \$516 for 2009-2010.
Misc-Assessment Collection Cost	\$11,309	\$10,790	95%	Difference with the YTD Budget is due to the monthly budget allocation and the timing of the collections.
Misc-Contingency	\$8,664	\$1,375	16%	Renewal fees for letter of credit \$1,150 and plaques for outgoing board members .

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				
<u>Field</u>				
R&M-Other Landscape	\$3,336	\$456	14%	Planted new plants.
<u>Parks and Recreation - General</u>				
Payroll-Salaried	\$78,664	\$57,053	73%	Favorable variance due to conservative estimate on salary expenditures, and seasonal variations.
Life and Health Insurance	\$4,242	\$5,265	124%	Board approved increase in insurance premium.
Workers' Compensation	\$3,970	\$3,207	81%	Florida Municipal Insurance - Annual amounts is \$4,277. 3 of 4 installments paid.
Contracts-Security Services	\$1,500	\$1,985	132%	Quarterly monitoring security services from Sonitrol. This balance also includes repairs to the gate system.
Communication - Teleph-Field	\$3,864	\$3,974	103%	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.
Utility - General	\$22,936	\$15,514	68%	950 Piney Z Plantation Rd meter has been lower every month compared to last year.
Utility - Other	\$1,860	\$1,812	97%	Comcast monthly services of \$164.30 for the lodge/fitness center, property manager's office and cable television for fitness center. Comcast increased monthly services in June to \$166.03.
R&M-Pools	\$1,336	\$6,270	469%	Unfavorable variance is due to a repair to the pool gate.
Office Supplies	\$2,000	\$4,608	230%	This balance includes a new computer and various office supplies.
Capital Outlay	\$11,336	\$8,361	74%	Kitchen improvement and the ADA retainer.

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

May 31, 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
03/21/11	2,995	31	93	3,119	1,721	360	1,038
04/22/11	19,422	-	601	20,023	11,050	2,310	6,663
05/17/11	2,497	-	77	2,574	1,421	297	857
TOTAL	\$ 632,189	\$ 26,592	\$ 19,552	\$ 678,334	\$ 374,354	\$ 78,253	\$ 225,726
% COLLECTED				99%	99%	99%	99%
TOTAL OUTSTANDING				\$ 4,749	\$ 2,621	\$ 548	\$ 1,580

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

Cash and Investment Report

May 31, 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%	\$67,967
- Restricted for DS Reserve requirement (1)	Wachovia Bank	Government Advantage Interest	n/a	0.25%	\$26,250
				Subtotal	\$94,217
Public Funds Money Market Account	Florida Shores Bank SW	Money Market Account	n/a	0.85%	\$241,096
Operating Account - FUND A	SBA	Investment Pool	n/a	0.24%	\$1,576
Operating Account - FUND B (Restricted)	SBA	Investment Pool	n/a	0.00%	\$1,785
				Subtotal	\$3,361
DEBT SERVICE FUNDS					
Series 2002 Redemption Account	US Bank	Government Obligation Fund	n/a	0.00%	\$645
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.15%	\$95,998
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	n/a	0.15%	\$169,300
				Total	\$604,617

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

**Piney- Z CDD
Bank Reconciliation**

Bank Account No. 6166
Statement No. 05-11
Statement Date 05/31/11

G/L Balance (\$)	94,217.40	Statement Balance	96,232.06
G/L Balance	94,217.40	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	94,217.40	Subtotal	96,232.06
Negative Adjustments	0.00	Outstanding Checks	2,014.66
	<hr/>	Total Differences	0.00
Ending G/L Balance	94,217.40	Ending Balance	94,217.40
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						
05/11/11	Payment	53756	MATTHEW C. KILGORE	77.83	0.00	77.83
05/12/11	Payment	53768	FRASER ELECTRIC INC.	1,362.50	0.00	1,362.50
05/19/11	Payment	53781	PAK MAIL 450	33.03	0.00	33.03
05/25/11	Payment	53787	DANIEL J. ROZOFSKY	212.10	0.00	212.10
05/25/11	Payment	53789	JOHN P. ROZOFSKY	278.60	0.00	278.60
05/25/11	Payment	53796	MATTHEW C. KILGORE	50.60	0.00	50.60
Total Outstanding Checks				2,014.66		



Government Advantage Interest Checking

01

55 33

371



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

CB

Government Advantage Interest Checking

4/30/2011 thru 5/31/2011

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

Account Summary

Opening balance 4/30	\$129,962.75
Deposits and other credits	3,067.72 +
Checks	33,739.67 -
Other withdrawals and service fees	3,058.74 -
Closing balance 5/31	\$96,232.06

Deposits and Other Credits

Date	Amount	Description
5/04	30.00	DEPOSIT
5/11	10.00	DEPOSIT
5/17	2,497.00	AUTOMATED CREDIT LEON CTY TAX COL TAXES CO. ID. 5960007144 110517 CCD MISC PINEYZ
5/24	530.00	DEPOSIT
5/25	0.72	AUTOMATED CREDIT LEON CTY TAX COL TAXES CO. ID. 5960007144 110525 CCD MISC PINEYZ
Total	\$3,067.72	

Checks

Number	Amount	Date posted	Number	Amount	Date posted	Number	Amount	Date posted
53711	400.00	5/04	53745	4,241.40	5/02	53757*	188.70	5/18
53732*	112.34	5/11	53746	446.04	5/02	53758	188.70	5/19
53734*	16.98	5/19	53748*	237.12	5/04	53759	188.70	5/20
53735	16.98	5/31	53749	1,642.75	5/10	53760	188.70	5/19
53738*	16.04	5/27	53750	19.43	5/11	53761	194.00	5/17
53740*	146.65	5/04	53751	121.03	5/11	53762	580.00	5/18
53741	195.95	5/02	53752	385.11	5/12	53763	1,761.56	5/16
53742	35.48	5/03	53753	226.65	5/10	53764	523.21	5/16
53743	250.00	5/12	53754	448.02	5/11	53765	435.50	5/17
53744	1,485.00	5/02	53755	281.37	5/10	53766	15.79	5/19

* Indicates a break in check number sequence

Checks continued on next page



Government Advantage Interest Checking

02

55 33

372

Checks *continued*

<u>Number</u>	<u>Amount</u>	<u>Date posted</u>	<u>Number</u>	<u>Amount</u>	<u>Date posted</u>	<u>Number</u>	<u>Amount</u>	<u>Date posted</u>
53767	74.00	5/23	53777	23.53	5/25	53788*	100.25	5/24
53769*	1,390.84	5/19	53778	360.00	5/24	53790*	94.12	5/27
53770	26.00	5/16	53779	400.00	5/25	53791	254.80	5/25
53771	3,095.00	5/24	53780	795.00	5/24	53792	7,361.26	5/25
53772	1,120.63	5/17	53782*	360.00	5/24	53793	429.00	5/27
53773	225.75	5/16	53783	1,642.75	5/24	53794	19.43	5/26
53774	400.00	5/27	53784	58.30	5/31	53795	50.95	5/31
53775	142.21	5/23	53785	161.46	5/25	Total	\$33,739.67	
53776	114.24	5/25	53786	50.95	5/26			

* Indicates a break in check number sequence

Other Withdrawals and Service Fees

<u>Date</u>	<u>Amount</u>	<u>Description</u>
5/03	1,150.00	INTL DIV REF:INV389718W BNF:U.S. BANK NATIONAL ASSOCIATION ASSOC. LC#:SM234405
5/10	42.58	COMMERCIAL SERVICE CHARGES FOR APRIL 2011
5/11	45.70	AUTOMATED DEBIT HARLAND CLARKE CHK ORDERS CO. ID. 9500021440 110511 PPD MISC 071 11129009040
5/11	900.97	AUTOMATED DEBIT IRS USATAXPYMT CO. ID. 3387702000 110511 CCD MISC 270153162375184
5/13	106.40	AUTOMATED DEBIT IRS USATAXPYMT CO. ID. 3387702000 110513 CCD MISC 270153311498609
5/25	17.07	AUTOMATED DEBIT IRS USATAXPYMT CO. ID. 3387702000 110525 CCD MISC 270154540030217
5/25	796.02	AUTOMATED DEBIT IRS USATAXPYMT CO. ID. 3387702000 110525 CCD MISC 270154534023681
Total	\$3,058.74	

Daily Balance Summary

<u>Dates</u>	<u>Amount</u>	<u>Dates</u>	<u>Amount</u>	<u>Dates</u>	<u>Amount</u>
5/02	123,594.36	5/13	117,082.76	5/23	112,318.49
5/03	122,408.88	5/16	114,546.24	5/24	106,495.49
5/04	121,655.11	5/17	115,293.11	5/25	97,367.83
5/10	119,461.76	5/18	114,524.41	5/26	97,297.45
5/11	117,824.27	5/19	112,723.40	5/27	96,358.29
5/12	117,189.16	5/20	112,534.70	5/31	96,232.06

**Piney-Z
Community Development District**

Check Register by Fund
For the Period from 4/1/11 to 5/31/11
(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	53705	04/01/11	CITY OF TALLAHASSEE	032411	Utilities 2/22/11 - 3/22/11	Utility - General	543001-57201	\$1,454.36
001	53706	04/01/11	COMCAST	031511-5015	Cable Service 3/25/11 - 4/24/11	Utility - Other	543004-57201	\$195.95
001	53707	04/01/11	FEDEX	7-434-72311	7308-8 3/14/11, 3/17/11	Postage and Freight	541006-51301	\$15.51
001	53708	04/01/11	MARPAN SUPPLY CO. INC.	1158955	Container Rental - April 2011	Prepaid Items	155000	\$26.00
001	53709	04/01/11	SEVERN TRENT ENVIRONMENTAL SER	2052867	Management Fees - March 2011	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,986.58
001	53709	04/01/11	SEVERN TRENT ENVIRONMENTAL SER	2052867	Management Fees - March 2011	Postage and Freight	541006-51301	\$9.88
001	53709	04/01/11	SEVERN TRENT ENVIRONMENTAL SER	2052867	Management Fees - March 2011	Printing and Binding	547001-51301	\$76.20
001	53709	04/01/11	SEVERN TRENT ENVIRONMENTAL SER	2052867	Management Fees - March 2011	Office Supplies	551002-51301	\$20.25
001	53709	04/01/11	SEVERN TRENT ENVIRONMENTAL SER	2052867	Management Fees - March 2011	Communication - Telephone	541003-51301	\$0.24
001	53710	04/01/11	SONITROL	152009	Quarterly Monitoring 4/1/11 - 6/30/11	Prepaid Items	155000	\$513.06
001	53711	04/07/11	ALAN COX AQUATICS, INC.	040111	Pool Management - April 2011	ProfServ-Pool Maintenance	531034-57201	\$400.00
001	53712	04/07/11	JOHN HURST OUTDOOR SERVICES	1603	CDD Amenities - April 2011	Conf-Landscape-Amenities Area	534053-53901	\$1,003.34
001	53713	04/07/11	MCDIRMIT DAVIS	20556	FY 2010 Audit	Auditing Services	532002-51301	\$3,200.00
001	53714	04/07/11	SAM'S CLUB	032711-6095	Purchases 3/9/11	R&M-General	546001-57201	\$50.72
001	53714	04/07/11	SAM'S CLUB	032711-6095	Purchases 3/9/11	Office Supplies	551002-57201	\$102.82
001	53726	04/14/11	CITY OF TALLAHASSEE	040811-5501	5501485610 3/10/11 - 4/8/11	Utility - General	543001-57201	\$110.73
001	53727	04/14/11	D. LANGE ROGERS	041111	Petty Cash Reimbursement 3/17/11 - 4/6/11	R&M-General	546001-57201	\$350.14
001	53727	04/14/11	D. LANGE ROGERS	041111	Petty Cash Reimbursement 3/17/11 - 4/6/11	Office Supplies	551002-57201	\$230.57
001	53728	04/14/11	FEDEX	7-449-96353	7308-8 3/28	Postage and Freight	541006-51301	\$11.34
001	53729	04/14/11	PAK MAIL 450	040711	(954) 753-5841 - March 2011	Postage and Freight	541006-57201	\$21.82
001	53730	04/14/11	SERVICE OFFICE SUPPLY	423768	Office Supplies	Office Supplies	551002-57201	\$281.80
001	53740	04/27/11	CENTURYLINK	041011-7094	311623761 4/10/11 - 5/9/11	Communication - Teleph - Field	541006-57201	\$146.65
001	53741	04/27/11	COMCAST	041211-5015	Cable Service 4/25/11 - 5/24/11	Utility - Other	543004-57201	\$195.95
001	53742	04/27/11	FEDEX	7-459-05115	7308-8 4/7/11	Postage and Freight	541006-51301	\$12.58
001	53742	04/27/11	FEDEX	7-486-16108	7308-8 4/7/11, 4/11/11	Postage and Freight	541006-51301	\$22.90
001	53743	04/27/11	LEON COUNTY HEALTH DEPARTMENT	34-BID-1632974	Pool Permit 37-60-00331	R&M-Pools	546074-57201	\$250.00
001	53744	04/27/11	ROSE, SUNDRAM & BENTLEY, LLP	44785	General Matters - March 2011	ProfServ-Legal Services	531023-51401	\$1,485.00
001	53745	04/27/11	SEVERN TRENT ENVIRONMENTAL SER	2053587	Management Fees - April 2011	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,986.58
001	53745	04/27/11	SEVERN TRENT ENVIRONMENTAL SER	2053587	Management Fees - April 2011	Postage and Freight	541006-51301	\$17.51
001	53745	04/27/11	SEVERN TRENT ENVIRONMENTAL SER	2053587	Management Fees - April 2011	Printing and Binding	547001-51301	\$226.20
001	53745	04/27/11	SEVERN TRENT ENVIRONMENTAL SER	2053587	Management Fees - April 2011	Communication - Telephone	541003-51301	\$6.01
001	53745	04/27/11	SEVERN TRENT ENVIRONMENTAL SER	2053587	Management Fees - April 2011	Communication - Telephone	541003-51301	\$5.00
001	53746	04/27/11	SONITROL	153250	Removed Strike and Prox off of Gate	Contracts-Security Services	534037-57201	\$135.00
001	53746	04/27/11	SONITROL	153717	Pulled Wire / Installed New Reader at Gate	Contracts-Security Services	534037-57201	\$311.04
001	53748	04/27/11	VERIZON WIRELESS	6565291530	321347673-0001 3/13/11 - 4/12/11	Communication - Teleph - Field	541005-57201	\$237.12
001	53761	05/12/11	BARNEAU HEATING & AIR CONDITIONING	20808	A/C Repair	R&M-General	546001-57201	\$194.00
001	53762	05/12/11	CHRISTOPHER EARNHART	195309	Parking Lot Clean Up	R&M-General	546001-57201	\$230.00
001	53762	05/12/11	CHRISTOPHER EARNHART	195307	Men's Restroom Privacy Wall	R&M-General	546001-57201	\$175.00
001	53762	05/12/11	CHRISTOPHER EARNHART	195310	Pool Clean Up	R&M-Pools	546074-57201	\$175.00
001	53763	05/12/11	CITY OF TALLAHASSEE	042611	Utilities 3/23/11 - 4/22/11	Utility - General	543001-57201	\$1,761.56

GENERAL FUND - 001

**Piney-Z
Community Development District**

**Check Register by Fund
For the Period from 4/1/11 to 5/31/11
(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	53764	05/12/11	D. LANCE ROGERS	050411	Petty Cash Reimbursement 4/1/11 - 4/29/11	R&M-General	546001-57201	\$354.78
001	53764	05/12/11	D. LANCE ROGERS	050411	Petty Cash Reimbursement 4/1/11 - 4/29/11	R&M-Pools	546074-57201	\$54.59
001	53764	05/12/11	D. LANCE ROGERS	050411	Petty Cash Reimbursement 4/1/11 - 4/29/11	Office Supplies	551002-57201	\$113.84
001	53765	05/12/11	DAVIS SAFE & LOCK INC.	203983	Restroom Door Closers / Locks	R&M-General	546001-57201	\$435.50
001	53766	05/12/11	FEDEX	7-481-83420	7308-8/20/11, 8/25/11	Postage and Freight	541006-51301	\$15.79
001	53767	05/12/11	FITNESS PRO	2332	Multi Station Machine Repair	R&M-Equipment	546022-57201	\$74.00
001	53768	05/12/11	FRASER ELECTRIC INC.	15340	Motion Sensor Flood Light/Replace Light Fixture	R&M-General	546001-57201	\$1,105.00
001	53768	05/12/11	FRASER ELECTRIC INC.	15339	Replace Lamp and Transformer	R&M-General	546001-57201	\$257.50
001	53769	05/12/11	JOHN HURST OUTDOOR SERVICES	1623	CDD Amenities - April 2011	Contr-Landscape-Amenities Area	534053-53901	\$1,003.34
001	53769	05/12/11	JOHN HURST OUTDOOR SERVICES	1622	Plants	R&M-Other Landscape	546036-53901	\$387.50
001	53770	05/12/11	MARPAN SUPPLY CO., INC.	1162932	Container Rental - April 2011	R&M-General	546001-57201	\$26.00
001	53771	05/12/11	PERIMETER FENCE & DECK	1559	Repair Pool Gate at Pool	R&M-Pools	546074-57201	\$3,095.00
001	53772	05/12/11	SAM'S CLUB	042711-6095	Purchases 4/5/11 - 4/21/11	Office Supplies	551002-57201	\$254.97
001	53772	05/12/11	SAM'S CLUB	042711-6095	Purchases 4/5/11 - 4/21/11	R&M-Pest Control	546070-57201	\$39.94
001	53772	05/12/11	SAM'S CLUB	042711-6095	Purchases 4/5/11 - 4/21/11	R&M-General	546001-57201	\$73.84
001	53772	05/12/11	SAM'S CLUB	042711-6095	Purchases 4/5/11 - 4/21/11	R&M-Pools	546074-57201	\$751.88
001	53773	05/12/11	SONITROL	154778	Locksmith Services	R&M-General	546001-57201	\$225.75
001	53774	05/19/11	ALAN COX AQUATICS, INC.	050111	Pool Management - May 2011	ProfServ-Pool Maintenance	531034-57201	\$400.00
001	53775	05/19/11	CENTURYLINK	051011-4007	311623761 5/10/11 - 6/9/11	Communication - Teleph - Field	541005-57201	\$142.21
001	53776	05/19/11	CITY OF TALLAHASSEE	051111-5501	5501485610 4/9/11 - 5/11/11	Utility - General	543001-57201	\$114.24
001	53777	05/19/11	FEDEX	7-489-52584	7308-8 5/2/11	Postage and Freight	541006-51301	\$23.53
001	53778	05/19/11	K.C.W. ELECTRIC CO	65779	Pool Pump Repairs	R&M-Pools	546074-57201	\$360.00
001	53779	05/19/11	KEITH MCNEILL PLUMBING	9909671588	Storm Drain Cleaning	R&M-General	546001-57201	\$400.00
001	53780	05/19/11	MOORE BASS CONSULTING, INC.	0043063	Adoption of 2010 Standards 3/25/11 - 4/25/11	ProfServ-Engineering	531013-51501	\$795.00
001	53781	05/19/11	PAK MAIL 450	051111	954 753 5841 - April 2011	Postage and Freight	541006-57201	\$33.03
001	53782	05/19/11	ROSE, SUNDRSTROM & BENTLEY, LLP	45035	General Matters - April 2011	ProfServ-Legal Services	531023-51401	\$360.00
001	53792	05/23/11	ARTISTIC PERFECTION DRYWALL	30995	REPAIR WORK IN KITCHEN	Capital Outlay	564043-57201	\$7,361.26
001	53793	05/23/11	SONITROL	155424	KEY FOBS	R&M-General	546001-57201	\$429.00
001	53716	04/13/11	D. LANCE ROGERS	PAYROLL	April 13, 2011 Payroll Posting			\$1,542.75
001	53717	04/13/11	SAMMY A. COLLINS	PAYROLL	April 13, 2011 Payroll Posting			\$138.40
001	53718	04/13/11	CHRISTIAN L. DIPAOLO	PAYROLL	April 13, 2011 Payroll Posting			\$236.88
001	53719	04/13/11	JOHN P. ROZOFESKY	PAYROLL	April 13, 2011 Payroll Posting			\$656.66
001	53720	04/13/11	KAYLA M. WILLIAMS	PAYROLL	April 13, 2011 Payroll Posting			\$371.26
001	53731	04/27/11	D. LANCE ROGERS	PAYROLL	April 13, 2011 Payroll Posting			\$2,185.26
001	53732	04/27/11	KYLE M. ROGERS	PAYROLL	April 27, 2011 Payroll Posting			\$112.34
001	53733	04/27/11	CHRISTIAN L. DIPAOLO	PAYROLL	April 27, 2011 Payroll Posting			\$303.19
001	53734	04/27/11	DIANA R. KILGORE	PAYROLL	April 27, 2011 Payroll Posting			\$16.98
001	53735	04/27/11	DANIEL J. ROZOFESKY	PAYROLL	April 27, 2011 Payroll Posting			\$16.98
001	53736	04/27/11	NATHANIEL R. DI PAOLO	PAYROLL	April 27, 2011 Payroll Posting			\$96.24

**Piney-Z
Community Development District**

Check Register by Fund
For the Period from 4/1/11 to 5/31/11
(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	53737	04/27/11	JOHN P. ROZOFSKY		April 27, 2011 Payroll Posting			\$715.91
001	53738	04/27/11	WHITNEY L. SHAY		April 27, 2011 Payroll Posting			\$16.04
001	53739	04/27/11	KAYLA M. WILLIAMS		April 27, 2011 Payroll Posting			\$435.52
001	53748	05/11/11	D. LANCE ROGERS		May 11, 2011 Payroll Posting			\$1,642.75
001	53750	05/11/11	KYLE M. ROGERS		May 11, 2011 Payroll Posting			\$19.43
001	53751	05/11/11	SAMMY A. COLLINS		May 11, 2011 Payroll Posting			\$121.03
001	53752	05/11/11	CHRISTIAN L. DIPAULO		May 11, 2011 Payroll Posting			\$385.11
001	53753	05/11/11	NATHANIEL R. DI PAOLO		May 11, 2011 Payroll Posting			\$226.65
001	53754	05/11/11	JOHN P. ROZOFSKY		May 11, 2011 Payroll Posting			\$448.02
001	53755	05/11/11	KAYLA M. WILLIAMS		May 11, 2011 Payroll Posting			\$281.37
001	53756	05/11/11	MATTHEW C. KILGORE		May 11, 2011 Payroll Posting			\$77.83
001	53757	05/13/11	JAN M. BRIDGES		May 13, 2011 Payroll Posting			\$188.70
001	53758	05/13/11	RICHARD A. KESSLER, JR.		May 13, 2011 Payroll Posting			\$188.70
001	53759	05/13/11	BETH A. MATUGA		May 13, 2011 Payroll Posting			\$188.70
001	53760	05/13/11	MICHAEL D. LEE		May 13, 2011 Payroll Posting			\$188.70
001	53783	05/25/11	D. LANCE ROGERS		May 25, 2011 Payroll Posting			\$1,642.75
001	53784	05/25/11	SAMMY A. COLLINS		May 25, 2011 Payroll Posting			\$58.30
001	53785	05/25/11	CHRISTIAN L. DIPAULO		May 25, 2011 Payroll Posting			\$161.46
001	53786	05/25/11	DIANA R. KILGORE		May 25, 2011 Payroll Posting			\$50.95
001	53787	05/25/11	DANIEL J. ROZOFSKY		May 25, 2011 Payroll Posting			\$212.10
001	53788	05/25/11	NATHANIEL R. DI PAOLO		May 25, 2011 Payroll Posting			\$100.25
001	53789	05/25/11	JOHN P. ROZOFSKY		May 25, 2011 Payroll Posting			\$278.60
001	53790	05/25/11	WHITNEY L. SHAY		May 25, 2011 Payroll Posting			\$94.12
001	53791	05/25/11	KAYLA M. WILLIAMS		May 25, 2011 Payroll Posting			\$254.80
001	53794	05/25/11	KYLE M. ROGERS		May 25, 2011 Payroll Posting			\$19.43
001	53795	05/25/11	BLAKE N. PFEIFER		May 25, 2011 Payroll Posting			\$50.95
001	53796	05/25/11	MATTHEW C. KILGORE		May 25, 2011 Payroll Posting			\$50.60
								Fund Total
								\$54,197.61

SERIES 2002 DEBT SERVICE FUND - 202

202	53715	04/07/11	US BANK	2829556	Series 2002 3/1/11 - 2/29/12	ProfServ-Trustee	531045-51301	\$2,693.75
								Fund Total
								\$2,693.75

**Piney-Z
Community Development District**

Check Register by Fund
For the Period from 4/1/11 to 5/31/11
(Sorted by Check No.)

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
203	53747	04/27/11	US BANK NATIONAL ASSOC	042711	Transfer Tax Collection 2010-11	Due From Other Funds	131000	\$3,697.17
Fund Total								\$3,697.17

Total Checks Paid \$60,588.53

SERIES 2008 DEBT SERVICE FUND - 203