



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

October 31, 2017

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org
rizzetta.com

Greyhawk Landing Community Development District

Balance Sheet

As of 10/31/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
Assets						
Cash In Bank	107,243	0	0	107,243	0	0
Investments	148,746	0	914,064	1,062,810	0	0
Investments - Reserves	0	858,057	0	858,057	0	0
Accounts Receivable	1,189,308	169,939	738,116	2,097,363	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	9,130	0	0	9,130	0	0
Due From Other Funds	0	0	2,521	2,521	0	0
Amount Available-Debt Service	0	0	0	0	0	1,654,701
Amount To Be Provided-Debt Service	0	0	0	0	0	8,245,299
Fixed Assets	0	0	0	0	26,482,879	0
Total Assets	1,454,428	1,027,996	1,654,701	4,137,124	26,482,879	9,900,000
Liabilities						
Accounts Payable	66,419	0	0	66,419	0	0
Sales Tax Payable	16	0	0	16	0	0
Accrued Expenses Payable	9,083	0	0	9,083	0	0
Deposits	0	0	0	0	0	0
Due To Other Funds	2,521	0	0	2,521	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,900,000
Total Liabilities	78,038	0	0	78,038	0	9,900,000
Fund Equity & Other Credits						
Beginning Fund Balance	338,360	857,474	913,734	2,109,569	26,482,879	0
Net Change in Fund Balance	1,038,029	170,522	740,967	1,949,518	0	0
Total Fund Equity & Other Credits	1,376,389	1,027,996	1,654,701	4,059,086	26,482,879	0
Total Liabilities & Fund Equity	1,454,428	1,027,996	1,654,701	4,137,124	26,482,879	9,900,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Interest Earnings					
Interest Earnings	700	58	118	59	83.19%
Special Assessments					
Tax Roll	1,189,312	1,189,312	1,193,951	4,639	(0.39)%
Contributions & Donations From Private Sources					
Developer Contributions	7,001	7,001	0	(7,001)	100.00%
Other Miscellaneous Revenues					
Miscellaneous	<u>5,000</u>	<u>417</u>	<u>225</u>	<u>(192)</u>	<u>95.50%</u>
Total Revenues	<u>1,202,013</u>	<u>1,196,788</u>	<u>1,194,294</u>	<u>(2,494)</u>	<u>0.64%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	1,000	1,000	0	91.66%
Financial & Administrative					
Administrative Services	3,900	325	458	(133)	88.26%
District Management	27,900	2,325	2,325	0	91.66%
District Engineer	20,000	1,667	1,500	167	92.50%
Disclosure Report	2,000	167	0	167	100.00%
Trustees Fees	5,567	2,110	2,110	0	62.09%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	2,600	217	217	0	91.66%
Accounting Services	18,500	1,542	1,542	0	91.66%
Auditing Services	3,175	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	83	0	83	100.00%
Miscellaneous Mailings	100	8	0	8	100.00%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	2,000	167	102	65	94.91%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	915	76	0	76	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,460	205	205	0	91.66%
Legal Counsel					
District Counsel	25,000	2,083	1,641	442	93.43%
Law Enforcement					
Deputy	25,000	2,083	4,500	(2,417)	82.00%
Security Operations					
Security Services & Patrols	195,300	16,275	6,650	9,625	96.59%
Guardhouse Maintenance	800	67	0	67	100.00%
Heat A/C System Maintenance	1,200	100	0	100	100.00%
Misc. Operating Supplies	1,000	83	0	83	100.00%
Security Patrol Vehicle	2,000	167	164	3	91.80%
Security Camera Maintenance	5,000	417	0	417	100.00%
Security Monitoring Services	2,000	167	324	(157)	83.80%
Electric Utility Services					
Utility - Recreation Facilities	46,000	3,833	3,197	636	93.04%
Utility Services	20,500	1,708	1,455	254	92.90%
Street Lights	8,500	708	932	(224)	89.03%
Gas Utility Services					
Utility Services	300	25	12	13	96.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	6,000	500	491	9	91.81%
Water-Sewer Combination Services					
Utility Services	12,500	1,042	1,725	(683)	86.20%
Stormwater Control					
Aquatic Maintenance	48,000	4,000	3,476	524	92.75%
Wetland Monitoring & Maintenance	14,500	1,208	2,475	(1,267)	82.93%
Lake/Pond Bank Maintenance	1,000	83	4,860	(4,776)	(385.96)%
Fountain Service Repairs & Maintenance	5,000	417	0	417	100.00%
Miscellaneous Expense	899	75	300	(225)	66.62%
Aquatic Plant Replacement	7,000	583	0	583	100.00%
Stormwater System Maintenance	1,000	83	0	83	100.00%
Other Physical Environment					
Employee - Salaries	103,000	8,583	8,330	253	91.91%
Employee - P/R Taxes	7,200	600	637	(37)	91.14%
Employee - Workers' Comp	3,200	267	3,955	(3,689)	(23.60)%
Employee - ADP Fees	2,470	206	202	4	91.81%
General Liability Insurance	3,850	3,850	3,576	274	7.11%
Property Insurance	10,787	10,787	9,653	1,134	10.51%
Entry & Walls Maintenance	5,000	417	0	417	100.00%
Landscape Maintenance	280,000	23,333	19,818	3,516	92.92%
Irrigation Maintenance	10,000	833	3,833	(3,000)	61.66%
Tree Trimming Services	20,000	1,667	0	1,667	100.00%
Well Maintenance	5,000	417	0	417	100.00%
Holiday Decorations	8,390	4,195	8,540	(4,345)	(1.78)%
Landscape Replacement Plants, Shrubs, Trees	26,000	2,167	954	1,213	96.33%
Miscellaneous Expense	500	42	0	42	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	17,000	1,417	5,509	(4,092)	67.59%
Gate Facility Maintenance	8,000	667	20,296	(19,629)	(153.70)%
Roadway Repair & Maintenance	2,000	167	0	167	100.00%
Sidewalk Repair & Maintenance	10,000	833	0	833	100.00%
Parking Lot Repair & Maintenance	2,500	208	0	208	100.00%
Street Sign Repair & Replacement	2,000	167	0	167	100.00%
Parks & Recreation					
Security System Monitoring & Maintenance	1,000	83	540	(456)	46.03%
Maintenance & Repair	25,000	2,083	4,431	(2,348)	82.27%
Office Supplies	3,000	250	208	42	93.06%
Vehicle Maintenance	2,000	167	0	167	100.00%
Cable Television & Internet	12,500	1,042	894	148	92.85%
Pool Repairs	15,000	1,250	852	398	94.32%
Clubhouse - Facility Janitorial Service	9,000	750	799	(49)	91.12%
Fitness Equipment Maintenance & Repairs	5,000	417	734	(317)	85.32%
Pool/Water Park/Fountain Maintenance	1,000	83	0	83	100.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Furniture Repair/Replacement	10,000	833	748	85	92.52%
Playground Equipment and Maintenance	3,000	250	0	250	100.00%
Tennis Court Maintenance & Supplies	1,500	125	0	125	100.00%
Basketball Court Maintenance & Supplies	500	42	0	42	100.00%
Dock Repairs & Maintenance	300	25	0	25	100.00%
Pest Control & Termite Bond	500	42	365	(323)	27.00%
Athletic/Park Court/Field Repairs	3,500	292	0	292	100.00%
Lighting Replacement	2,000	167	0	167	100.00%
Pool Service Contract	23,500	1,958	2,250	(292)	90.42%
Facility Supplies	3,500	292	0	292	100.00%
Clubhouse Miscellaneous Expense	6,000	500	155	345	97.42%
Trail/Bike Path Maintenance	3,500	292	840	(548)	76.00%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>417</u>	<u>8,562</u>	<u>(8,145)</u>	<u>(71.24)%</u>
Total Expenditures	<u>1,202,013</u>	<u>125,979</u>	<u>156,265</u>	<u>(30,286)</u>	<u>87.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,070,809</u>	<u>1,038,029</u>	<u>(32,780)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,070,809</u>	<u>1,038,029</u>	<u>(32,780)</u>	<u>0.00%</u>
Fund Balance- Beginning of Period	0	0	338,360	338,360	0.00%
Fund Balance - End of Period	<u>0</u>	<u>1,070,809</u>	<u>1,376,389</u>	<u>305,580</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	583	583	0.00%
Special Assessments				
Tax Roll	169,939	169,939	0	0.00%
Total Revenues	<u>169,939</u>	<u>170,522</u>	<u>583</u>	<u>0.34%</u>
Expenditures				
Contingency				
Capital Reserves	169,939	0	169,939	100.00%
Total Expenditures	<u>169,939</u>	<u>0</u>	<u>169,939</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	170,522	170,522	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	170,522	170,522	0.00%
Fund Balance- Beginning of Period	0	857,474	857,474	0.00%
Fund Balance - End of Period	<u>0</u>	<u>1,027,996</u>	<u>1,027,996</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2011 - 200

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	62	62	0.00%
Special Assessments				
Tax Roll	470,771	472,379	1,608	0.34%
Total Revenues	<u>470,771</u>	<u>472,441</u>	<u>1,670</u>	<u>0.35%</u>
Expenditures				
Debt Service				
Interest	260,771	0	260,771	100.00%
Principal	210,000	0	210,000	100.00%
Total Expenditures	<u>470,771</u>	<u>0</u>	<u>470,771</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	472,441	472,441	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	472,441	472,441	0.00%
Fund Balance- Beginning of Period	0	376,114	376,114	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>848,555</u></u>	<u><u>848,555</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2013 - 201

From 10/1/2017 Through 10/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	268	268	0.00%
Special Assessments				
Tax Roll	267,345	268,258	913	0.34%
Off Roll	101,090	0	(101,090)	(100.00)%
Total Revenues	<u>368,435</u>	<u>268,526</u>	<u>(99,909)</u>	<u>(27.12)%</u>
Expenditures				
Debt Service				
Interest	283,435	0	283,435	100.00%
Principal	85,000	0	85,000	100.00%
Total Expenditures	<u>368,435</u>	<u>0</u>	<u>368,435</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	268,526	268,526	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	268,526	268,526	0.00%
Fund Balance- Beginning of Period	0	537,620	537,620	0.00%
Fund Balance - End of Period	<u>0</u>	<u>806,146</u>	<u>806,146</u>	<u>0.00%</u>

Greyhawk Landing CDD
Investment Summary
October 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2017</u>
The Bank of Tampa	Money Market	\$ 44,822
The Bank of Tampa ICS Program:		
Flushing Bank	Money Market	2
Western Alliance Bank	Money Market	103,922
	Total General Fund Investments	\$ 148,746
The Bank of Tampa ICS Program Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 245,167
EagleBank	Money Market	104,698
Morton Community Bank	Money Market	5
Pinnacle Bank	Money Market	245,162
Western Alliance Bank	Money Market	59,926
The Bank of Tampa ICS Program Road Reserve:		
EagleBank	Money Market	121,749
Mutual of Omaha Bank	Money Market	27
Pinnacle Bank	Money Market	4
Western Alliance Bank	Money Market	81,319
	Total Reserve Fund Investments	\$ 858,057
US Bank S2011 Reserve	US Bank Money Market Ct	\$ 229,140
US Bank S2011 Revenue	US Bank Money Market Ct	142,599
US Bank S2011 Prepayment	US Bank Money Market Ct	4,437
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	371,013
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	152,930
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	13,945
	Total Debt Service Fund Investments	\$ 914,064

Greyhawk Landing Community Development District

Summary A/R Ledger

001 - General Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	ARB236	<u>1,189,308.42</u>
		Total 001 - General Fund	1,189,308.42

Greyhawk Landing Community Development District

Summary A/R Ledger

005 - Reserve Fund

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	ARB236	<u>169,939.00</u>
		Total 005 - Reserve Fund	169,939.00

Greyhawk Landing Community Development District

Summary A/R Ledger

200 - Debt Service Fund-Series 2011

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	ARB236	<u>470,770.66</u>
		Total 200 - Debt Service Fund-Series 2011	470,770.66

Greyhawk Landing Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2013

From 10/1/2017 Through 10/31/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	ARB236	<u>267,345.09</u>
		Total 201 - Debt Service Fund-Series 2013	<u>267,345.09</u>
Report Balance			<u><u>2,097,363.17</u></u>

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 10/1/2017 Through 10/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Com-Pac Filtration, Inc.	6/12/2014	25272 Final Pmt	Final Pmt - For Refurbishment of Spray & Play	12,472.00
State Alarm Inc.	5/31/2017	159533	Service 05/17	539.70
State Alarm Inc.	6/13/2017	160643	Fire Alarm Inspection GHW	125.00
Aquagenix	7/15/2017	1307826	Trash Pick Up Along the Boulevard	300.00
Bright House Networks, LLC	9/25/2017	046721701092517	Guardhouse Internet 10/17	77.95
Securt Holdings LLC	9/28/2017	9570092717	Service Call	686.50
Florida Patio Furniture, Inc.	10/1/2017	42718	42' Fiberglass Tops with Hole	468.00
Trimmers Holiday Decor Inc.	10/2/2017	2017-602	Holiday Decor 2017	8,540.00
Universal Protection Service, LLC	10/5/2017	7367957	Security 09/22/17-10/05/17	7,461.26
Say No to Bugs, Inc.	10/6/2017	107169	Annual Pest Control	365.00
Securt Holdings LLC	10/13/2017	9632101317	Service Call	190.00
Jeffrey P. Evans	10/17/2017	10/12/17 Evans	Return of Rental fee for Event Cancellation	214.00
A-NIKS LLC	10/17/2017	35832	Refill Service 10/16/17	154.64
Universal Protection Service, LLC	10/19/2017	7404878	Security 10/06/17-10/19/17	7,346.53
BrightView Landscape Services, Inc.	10/20/2017	3093086	Replace Battery Controllers	408.29
BrightView Landscape Services, Inc.	10/20/2017	3093087	Irrigation Repairs	528.63
BrightView Landscape Services, Inc.	10/20/2017	3093088	Irrigation Repairs	815.56
Waste Pro USA, Inc.	10/20/2017	0000196993	Waste Services GHW 11/17	16.50
Aquagenix	10/21/2017	1317904	Supply & Install Electric Cable for Fountain	665.63
Verizon Wireless	10/21/2017	9794946973	Telephone Services 10/17	28.57
Manatee County Utilities Department	10/25/2017	MCUD Summary 10/17	Garbage/Utility Services 10/17	2,199.27
Bright House Networks, LLC	10/25/2017	046721701102517	Guardhouse Internet 11/17	77.95
Florida Patio Furniture, Inc.	10/25/2017	43216	Resling Flat Tube Lounges	280.00
Frontier Florida LLC	10/25/2017	062013-5 11/17	Frontier Services GHW 11/17	351.16

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 10/1/2017 Through 10/31/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Anthony M. Francis	10/26/2017	TF102617	Board of Supervisors Meeting 10/26/17	200.00
Arrow Fence Systems, Inc.	10/26/2017	0016956-IN	Installation of PVC Privacy Fence	12,300.00
MCSO	10/26/2017	36058	Security/Escort/Traffic Service 10/17	2,160.00
MCSO	10/26/2017	36059	Security/Escort/Traffic Service 11/17	2,340.00
Michael Plaia	10/26/2017	MP102617	Board of Supervisors Meeting 10/26/17	200.00
Jeffrey P. Evans	10/26/2017	JE102617	Board of Supervisors Meeting 10/26/17	200.00
LaPensee Plumbing, Inc.	10/26/2017	318667	Pool Repair	178.93
Dennis M. Smith	10/26/2017	DS102617	Board of Supervisors Meeting 10/26/17	200.00
Clarence Oliver Kyte, Jr.	10/26/2017	OK102617	Board of Supervisors Meeting 10/26/17	200.00
Wholesale Landscape Supply, Inc.	10/26/2017	1230914	Mulch	706.00
Frontier Florida LLC	10/28/2017	941-708-3290-042407... 11/17	Frontier Services 11/17	63.98
Securt Holdings LLC	10/30/2017	9704103017	Service Call	95.75
BrightView Landscape Services, Inc.	10/31/2017	3102242	Install Valve, Battery Control	501.29
BrightView Landscape Services, Inc.	10/31/2017	3102243	Replace Bad Decoder	307.45
BrightView Landscape Services, Inc.	10/31/2017	3102449	Remove and Replace St Augustine	710.00
Bradenton Herald, Inc.	10/31/2017	T132283429 10/13/17	Legal Advertising 10/17	101.79
Persson & Cohen, P.A.	11/1/2017	Persson 10/17	General/Monthly Legal Services 10/17	1,641.28
			Total 001 - General Fund	66,418.61
Report Total				66,418.61

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
October 31, 2017

Balance Sheet

1. Trust statement activity has been recorded through 10/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice FY17-18 in the amount of \$121,854.54 was received in November 2017.
6. Debt Service Fund 200 – Payment for Invoice FY17-18 in the amount of \$42,203.90 was received in November 2017.
7. Debt Service Fund 201 – Payment for Invoice FY17-18 in the amount of \$23,967.10 was received in November 2017