



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

January 31, 2018

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org
rizzetta.com

Greyhawk Landing Community Development District

Balance Sheet

As of 1/31/2018

(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	292,368	0	0	292,368	0	0
Investments	779,350	0	1,383,534	2,162,884	0	0
Investments - Reserves	0	1,029,858	0	1,029,858	0	0
Accounts Receivable	79,478	0	87,993	167,471	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	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	1,471,527
Amount To Be Provided-Debt Service	0	0	0	0	0	8,408,473
Fixed Assets	0	0	0	0	26,482,879	0
Total Assets	1,160,327	1,029,858	1,471,527	3,661,712	26,482,879	9,880,000
Liabilities						
Accounts Payable	62,990	0	0	62,990	0	0
Sales Tax Payable	17	0	0	17	0	0
Accrued Expenses Payable	3,907	0	0	3,907	0	0
Deposits	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,880,000
Total Liabilities	66,914	0	0	66,914	0	9,880,000
Fund Equity & Other Credits						
Beginning Fund Balance	333,971	857,474	913,734	2,105,180	26,482,879	0
Net Change in Fund Balance	759,441	172,384	557,792	1,489,617	0	0
Total Fund Equity & Other Credits	1,093,412	1,029,858	1,471,527	3,594,797	26,482,879	0
Total Liabilities & Fund Equity	1,160,327	1,029,858	1,471,527	3,661,712	26,482,879	9,880,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(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	233	661	427	5.61%
Special Assessments					
Tax Roll	1,189,312	1,189,312	1,198,062	8,750	(0.73)%
Off Roll	7,001	7,001	7,001	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	5,000	1,667	1,550	(117)	69.00%
Total Revenues	<u>1,202,013</u>	<u>1,198,213</u>	<u>1,207,274</u>	<u>9,061</u>	<u>(0.44)%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	4,000	3,800	200	68.33%
Financial & Administrative					
Administrative Services	3,900	1,300	1,300	0	66.66%
District Management	27,900	9,300	9,300	0	66.66%
District Engineer	20,000	6,667	7,319	(652)	63.40%
Disclosure Report	2,000	667	2,000	(1,333)	0.00%
Trustees Fees	5,567	5,253	2,110	3,143	62.09%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	2,600	867	867	0	66.66%
Accounting Services	18,500	6,167	6,167	0	66.66%
Auditing Services	3,175	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	333	0	333	100.00%
Miscellaneous Mailings	100	33	0	33	100.00%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	2,000	667	102	565	94.91%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	915	305	0	305	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,460	820	820	0	66.66%
Legal Counsel					
District Counsel	25,000	8,333	6,691	1,642	73.23%
Law Enforcement					
Deputy	25,000	8,333	9,900	(1,567)	60.40%
Security Operations					
Security Services & Patrols	195,300	65,100	72,570	(7,470)	62.84%
Guardhouse Maintenance	800	267	395	(128)	50.62%
Heat A/C System Maintenance	1,200	400	0	400	100.00%
Misc. Operating Supplies	1,000	333	0	333	100.00%
Security Patrol Vehicle	2,000	667	492	175	75.40%
Security Camera Maintenance	5,000	1,667	0	1,667	100.00%
Security Monitoring Services	2,000	667	1,457	(790)	27.15%
Electric Utility Services					
Utility - Recreation Facilities	46,000	15,333	12,359	2,975	73.13%
Utility Services	20,500	6,833	7,197	(364)	64.89%
Street Lights	8,500	2,833	3,552	(719)	58.21%
Gas Utility Services					
Utility Services	300	100	48	52	84.00%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	6,000	2,000	1,964	36	67.27%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(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>
Water-Sewer Combination Services					
Utility Services	12,500	4,167	5,746	(1,579)	54.03%
Stormwater Control					
Aquatic Maintenance	48,000	16,000	18,584	(2,584)	61.28%
Wetland Monitoring & Maintenance	14,500	4,833	5,650	(817)	61.03%
Lake/Pond Bank Maintenance	1,000	333	666	(332)	33.43%
Fountain Service Repairs & Maintenance	5,000	1,667	4,194	(2,527)	16.12%
Miscellaneous Expense	899	300	300	(0)	66.62%
Aquatic Plant Replacement	7,000	2,333	0	2,333	100.00%
Stormwater System Maintenance	1,000	333	0	333	100.00%
Other Physical Environment					
Employee - Salaries	103,000	34,333	33,595	738	67.38%
Employee - P/R Taxes	7,200	2,400	2,578	(178)	64.18%
Employee - Workers' Comp	3,200	1,067	3,955	(2,889)	(23.60)%
Employee - ADP Fees	2,470	823	987	(164)	60.02%
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	1,667	0	1,667	100.00%
Landscape Maintenance	280,000	93,333	96,549	(3,216)	65.51%
Irrigation Maintenance	10,000	3,333	5,654	(2,321)	43.45%
Tree Trimming Services	20,000	6,667	900	5,767	95.50%
Well Maintenance	5,000	1,667	0	1,667	100.00%
Holiday Decorations	8,390	8,390	8,540	(150)	(1.78)%
Landscape Replacement Plants, Shrubs, Trees	26,000	8,667	15,512	(6,845)	40.34%
Miscellaneous Expense	500	167	0	167	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	17,000	5,667	8,695	(3,028)	48.85%
Gate Facility Maintenance	8,000	2,667	7,702	(5,036)	3.72%
Roadway Repair & Maintenance	2,000	667	0	667	100.00%
Sidewalk Repair & Maintenance	10,000	3,333	990	2,343	90.10%
Parking Lot Repair & Maintenance	2,500	833	0	833	100.00%
Street Sign Repair & Replacement	2,000	667	3,146	(2,479)	(57.30)%
Parks & Recreation					
Security System Monitoring & Maintenance	1,000	333	1,660	(1,327)	(66.00)%
Maintenance & Repair	25,000	8,333	13,364	(5,030)	46.54%
Office Supplies	3,000	1,000	707	293	76.43%
Vehicle Maintenance	2,000	667	487	179	75.63%
Cable Television & Internet	12,500	4,167	3,374	793	73.01%
Pool Repairs	15,000	5,000	2,292	2,708	84.72%
Clubhouse - Facility Janitorial Service	9,000	3,000	3,196	(196)	64.48%
Fitness Equipment Maintenance & Repairs	5,000	1,667	2,007	(340)	59.87%
Pool/Water Park/Fountain Maintenance	1,000	333	0	333	100.00%
Furniture Repair/Replacement	10,000	3,333	1,216	2,117	87.84%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(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>
Playground Equipment and Maintenance	3,000	1,000	571	429	80.96%
Tennis Court Maintenance & Supplies	1,500	500	221	279	85.26%
Basketball Court Maintenance & Supplies	500	167	0	167	100.00%
Dock Repairs & Maintenance	300	100	57	43	80.85%
Pest Control & Termite Bond	500	167	634	(467)	(26.82)%
Athletic/Park Court/Field Repairs	3,500	1,167	0	1,167	100.00%
Lighting Replacement	2,000	667	805	(138)	59.75%
Pool Service Contract	23,500	7,833	7,087	746	69.84%
Facility Supplies	3,500	1,167	402	764	88.50%
Clubhouse Miscellaneous Expense	6,000	2,000	895	1,105	85.08%
Trail/Bike Path Maintenance	3,500	1,167	1,790	(623)	48.85%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>1,667</u>	<u>11,562</u>	<u>(9,895)</u>	<u>(131.24)%</u>
Total Expenditures	<u>1,202,013</u>	<u>423,828</u>	<u>447,833</u>	<u>(24,005)</u>	<u>62.74%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>774,385</u>	<u>759,441</u>	<u>(14,944)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>774,385</u>	<u>759,441</u>	<u>(14,944)</u>	<u>0.00%</u>
Fund Balance- Beginning of Period	0	0	333,971	333,971	0.00%
Fund Balance - End of Period	<u>0</u>	<u>774,385</u>	<u>1,093,412</u>	<u>319,027</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,445	2,445	0.00%
Special Assessments				
Tax Roll	169,939	169,939	0	0.00%
Total Revenues	<u>169,939</u>	<u>172,384</u>	<u>2,445</u>	<u>1.44%</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	172,384	172,384	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	172,384	172,384	0.00%
Fund Balance- Beginning of Period	0	857,474	857,474	0.00%
Fund Balance - End of Period	<u>0</u>	<u>1,029,858</u>	<u>1,029,858</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 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	241	241	0.00%
Special Assessments				
Tax Roll	470,771	473,803	3,032	0.64%
Total Revenues	<u>470,771</u>	<u>474,044</u>	<u>3,273</u>	<u>0.70%</u>
Expenditures				
Debt Service				
Interest	260,771	124,250	136,521	52.35%
Principal	210,000	5,000	205,000	97.61%
Total Expenditures	<u>470,771</u>	<u>129,250</u>	<u>341,521</u>	<u>72.55%</u>
Excess of Revenues Over (Under) Expenditures	0	344,794	344,794	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	344,794	344,794	0.00%
Fund Balance- Beginning of Period	0	376,114	376,114	0.00%
Fund Balance - End of Period	<u>0</u>	<u>720,908</u>	<u>720,908</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2013 - 201

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,137	1,137	0.00%
Special Assessments				
Tax Roll	267,345	269,067	1,722	0.64%
Off Roll	101,090	101,090	0	0.00%
Total Revenues	<u>368,435</u>	<u>371,294</u>	<u>2,859</u>	<u>0.78%</u>
Expenditures				
Debt Service				
Interest	283,435	143,295	140,140	49.44%
Principal	85,000	15,000	70,000	82.35%
Total Expenditures	<u>368,435</u>	<u>158,295</u>	<u>210,140</u>	<u>57.04%</u>
Excess of Revenues Over (Under) Expenditures	0	212,999	212,999	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	212,999	212,999	0.00%
Fund Balance- Beginning of Period	0	537,620	537,620	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>750,619</u></u>	<u><u>750,619</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing CDD
Investment Summary
January 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2018</u>
The Bank of Tampa	Money Market	\$ 224,946
The Bank of Tampa ICS Program:		
Bofi Federal Bank	Money Market	5
First Tennessee Bank National Association	Money Market	39
Flushing Bank	Money Market	245,113
Fulton Bank, N.A.	Money Market	55,004
Mutual of Omaha Bank	Money Market	245,157
United Bank	Money Market	9,086
	Total General Fund Investments	\$ 779,350
The Bank of Tampa ICS Program Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 245,162
Capital Bank	Money Market	66
Eagle Bank	Money Market	6
Flushing Bank	Money Market	33
Fulton Bank, N.A.	Money Market	58,239
Genesee Regional Bank	Money Market	245,161
Great Southern Bank	Money Market	245,103
Merchants Bank of Indiana	Money Market	1
United Bank	Money Market	32,573
Western Alliance Bank	Money Market	5
The Bank of Tampa ICS Program Road Reserve:		
Bank of China, New York, NY	Money Market	4
Great Southern Bank	Money Market	3
United Bank	Money Market	203,502
	Total Reserve Fund Investments	\$ 1,029,858
US Bank S2011 Reserve	US Bank Money Market Ct	\$ 228,431
US Bank S2011 Revenue	US Bank Money Market Ct	448,816
US Bank S2011 Prepayment	US Bank Money Market Ct	18,559
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	370,090
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	317,638
	Total Debt Service Fund Investments	\$ 1,383,534

Greyhawk Landing Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	ARB236	72,476.93
11/27/2017	Greyhawk Landing West, LLC	985-18-06	<u>7,001.00</u>
		Total 001 - General Fund	79,477.93

Greyhawk Landing Community Development District

Summary A/R Ledger

200 - Debt Service Fund-Series 2011

From 1/1/2018 Through 1/31/2018

<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>25,102.14</u>
		Total 200 - Debt Service Fund-Series 2011	25,102.14

Greyhawk Landing Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2013

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	ARB236	14,255.20
11/17/2017	Dale E Hibbard	985-18-04	716.10
11/17/2017	Greyhawk Landing West, LLC	985-18-01	43,742.05
11/17/2017	Karen M Reno	985-18-05	716.10
11/17/2017	Sam Rodgers Properties, Inc.	985-18-02	3,461.17
		Total 201 - Debt Service Fund-Series 2013	62,890.62
			<hr/>
Report Balance			167,470.69
			<hr/> <hr/>

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Com-Pac Filtration, Inc.	6/12/2014	25272 Final Pmt	Final Pmt - For Refurbishment of Spray & Play	12,472.00
Aquagenix	1/1/2018	4002950	Quarterly Mitigation & Wetland Maintenance 01/18	2,475.00
Aquagenix	1/1/2018	4003014	Monthly Aquatic Maintenance 01/18	2,881.00
Aquagenix	1/1/2018	4003015	Monthly Aquatic Maintenance GHW 01/18	595.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	1/1/2018	5460	Street Lights Maintenance 01/18	1,400.00
State Alarm Inc.	1/1/2018	167630	Monthly Alarm Monitoring Service 01/18	151.00
State Alarm Inc.	1/1/2018	167631	Fire Alarm Monitoring GHW 01/18	25.00
State Alarm Inc.	1/1/2018	167632	Burg Alarm Monitoring GHW 01/18	23.00
TFR Cleaning Services Inc.	1/1/2018	49592	Janitorial Services 01/18	799.00
A-NIKS LLC	1/10/2018	37004	Refill Service 01-08-18	185.00
BrightView Landscape Services, Inc.	1/10/2018	5568721	Landscape Maintenance 01/18	19,107.75
BrightView Landscape Services, Inc.	1/16/2018	3172260	Irrigation Repairs	460.50
BrightView Landscape Services, Inc.	1/16/2018	3172261	Irrigation Repairs	204.00
BrightView Landscape Services, Inc.	1/16/2018	3172265	Irrigation Repairs	147.00
Casey's Tree Service, LLC	1/18/2018	1400	Removed 52 Pine Trees from Greyhawk Blvd	5,000.00
Wholesale Landscape Supply, Inc.	1/19/2018	1250857	Mulch Delivery	389.60
Gorilla Kleen, LLC	1/19/2018	13802	Roof Cleaning - Guardhouse	395.00
Gorilla Kleen, LLC	1/19/2018	13817	Power Wash Curbing and Sidewalks	990.00
Waste Pro USA, Inc.	1/20/2018	0000210783	Waste Services GHW 02/18	16.50
Verizon Wireless	1/21/2018	9800325070	Telephone Services 01/18	34.40
Fitness Logic, Inc.	1/23/2018	79337	Fitness Equipment Repairs	135.00

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Andrews Aqua Services	1/23/2018	55	Monthly Pool Maintenance GHW 01/18	500.00
Andrews Aqua Services	1/23/2018	56	Monthly Pool Maintenance 01/18	1,100.00
Anthony M. Francis	1/25/2018	TF012518	Board of Supervisors Meeting 01/25/18	200.00
Bright House Networks, LLC	1/25/2018	046721701012518	Guardhouse Internet 02/18	77.95
Dennis M. Smith	1/25/2018	DS012518	Board of Supervisors Meeting 01/25/18	200.00
Universal Protection Service, LLC	1/25/2018	7650612	Security 01/12/18- 01/25/18	7,152.52
Jeffrey P. Evans	1/25/2018	JE012518	Board of Supervisors Meeting 01/25/18	200.00
Manatee County Utilities Department	1/25/2018	MCUD Summary 01/18	Garbage/Utility Services 01/18	1,936.62
Michael Plaia	1/25/2018	MP012518	Board of Supervisors Meeting 01/25/18	200.00
Frontier Florida LLC	1/25/2018	062013-5 02/18	Frontier Services GHW 02/18	356.83
Frontier Florida LLC	1/28/2018	941-708-3290-042407... 02/18	Frontier Services 02/18	64.07
Olive Branch Enterprises of Florida Inc.	1/29/2018	6571	Grind Three Stumps Near Guardhouse	900.00
Persson & Cohen, P.A.	2/1/2018	Persson 01/18	General/Monthly Legal Services 01/18	2,146.28
Florida Patio Furniture, Inc.	2/1/2018	43591A	Replaced Six Table Tops	70.00
			Total 001 - General Fund	62,990.02
Report Total				62,990.02

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
January 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 01/31/18.
2. See EMMA (Electronic Municipal Market Access) at <http://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.