



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

February 28, 2018

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org
rizzetta.com

Greyhawk Landing Community Development District

Balance Sheet

As of 2/28/2018

(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	188,849	0	0	188,849	0	0
Investments	779,725	0	1,395,858	2,175,583	0	0
Investments - Reserves	0	1,030,490	0	1,030,490	0	0
Accounts Receivable	60,629	0	76,325	136,954	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	1,472,183
Amount To Be Provided-Debt Service	0	0	0	0	0	8,407,817
Fixed Assets	0	0	0	0	26,482,879	0
Total Assets	1,038,334	1,030,490	1,472,183	3,541,007	26,482,879	9,880,000
Liabilities						
Accounts Payable	27,499	0	0	27,499	0	0
Sales Tax Payable	69	0	0	69	0	0
Accrued Expenses Payable	6,749	0	0	6,749	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	34,318	0	0	34,318	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	670,045	173,016	558,449	1,401,510	0	0
Total Fund Equity & Other Credits	1,004,016	1,030,490	1,472,183	3,506,690	26,482,879	0
Total Liabilities & Fund Equity	1,038,334	1,030,490	1,472,183	3,541,007	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 2/28/2018

(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	292	1,036	744	(47.93)%
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	2,083	2,566	483	48.67%
Total Revenues	<u>1,202,013</u>	<u>1,198,688</u>	<u>1,208,665</u>	<u>9,977</u>	<u>(0.55)%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	4,800	200	60.00%
Financial & Administrative					
Administrative Services	3,900	1,625	1,625	0	58.33%
District Management	27,900	11,625	11,625	0	58.33%
District Engineer	20,000	8,333	10,906	(2,573)	45.46%
Disclosure Report	2,000	833	2,000	(1,167)	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	1,083	1,083	0	58.33%
Accounting Services	18,500	7,708	7,708	0	58.33%
Auditing Services	3,175	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	417	500	(83)	50.00%
Miscellaneous Mailings	100	42	0	42	100.00%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	2,000	833	102	732	94.91%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	915	381	0	381	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,460	1,025	1,025	0	58.33%
Legal Counsel					
District Counsel	25,000	10,417	8,017	2,400	67.93%
Law Enforcement					
Deputy	25,000	10,417	11,453	(1,036)	54.19%
Security Operations					
Security Services & Patrols	195,300	81,375	87,129	(5,754)	55.38%
Guardhouse Maintenance	800	333	745	(412)	6.87%
Heat A/C System Maintenance	1,200	500	0	500	100.00%
Misc. Operating Supplies	1,000	417	0	417	100.00%
Security Patrol Vehicle	2,000	833	602	232	69.92%
Security Camera Maintenance	5,000	2,083	0	2,083	100.00%
Security Monitoring Services	2,000	833	1,656	(823)	17.20%
Electric Utility Services					
Utility - Recreation Facilities	46,000	19,167	16,720	2,447	63.65%
Utility Services	20,500	8,542	9,166	(625)	55.28%
Street Lights	8,500	3,542	4,444	(902)	47.72%
Gas Utility Services					
Utility Services	300	125	60	65	80.00%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	6,000	2,500	2,455	45	59.09%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(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	5,208	6,746	(1,537)	46.03%
Stormwater Control					
Aquatic Maintenance	48,000	20,000	22,060	(2,060)	54.04%
Wetland Monitoring & Maintenance	14,500	6,042	5,650	392	61.03%
Lake/Pond Bank Maintenance	1,000	417	5,065	(4,649)	(406.54)%
Fountain Service Repairs & Maintenance	5,000	2,083	4,194	(2,111)	16.12%
Miscellaneous Expense	899	375	300	75	66.62%
Aquatic Plant Replacement	7,000	2,917	0	2,917	100.00%
Stormwater System Maintenance	1,000	417	0	417	100.00%
Other Physical Environment					
Employee - Salaries	103,000	42,917	42,017	900	59.20%
Employee - P/R Taxes	7,200	3,000	3,230	(230)	55.13%
Employee - Workers' Comp	3,200	1,333	3,529	(2,196)	(10.27)%
Employee - ADP Fees	2,470	1,029	1,189	(160)	51.84%
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	2,083	2,765	(682)	44.70%
Landscape Maintenance	280,000	116,667	115,657	1,009	58.69%
Irrigation Maintenance	10,000	4,167	5,654	(1,488)	43.45%
Tree Trimming Services	20,000	8,333	3,800	4,533	81.00%
Well Maintenance	5,000	2,083	0	2,083	100.00%
Holiday Decorations	8,390	8,390	8,540	(150)	(1.78)%
Landscape Replacement Plants, Shrubs, Trees	26,000	10,833	15,902	(5,068)	38.84%
Miscellaneous Expense	500	208	0	208	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	17,000	7,083	10,095	(3,011)	40.62%
Gate Facility Maintenance	8,000	3,333	9,670	(6,337)	(20.87)%
Roadway Repair & Maintenance	2,000	833	816	17	59.20%
Sidewalk Repair & Maintenance	10,000	4,167	1,435	2,732	85.65%
Parking Lot Repair & Maintenance	2,500	1,042	0	1,042	100.00%
Street Sign Repair & Replacement	2,000	833	3,146	(2,313)	(57.30)%
Parks & Recreation					
Security System Monitoring & Maintenance	1,000	417	1,660	(1,243)	(66.00)%
Maintenance & Repair	25,000	10,417	14,793	(4,377)	40.82%
Office Supplies	3,000	1,250	862	388	71.26%
Vehicle Maintenance	2,000	833	1,253	(420)	37.35%
Cable Television & Internet	12,500	5,208	3,796	1,412	69.62%
Pool Repairs	15,000	6,250	2,405	3,845	83.96%
Clubhouse - Facility Janitorial Service	9,000	3,750	3,995	(245)	55.61%
Fitness Equipment Maintenance & Repairs	5,000	2,083	2,935	(851)	41.30%
Pool/Water Park/Fountain Maintenance	1,000	417	0	417	100.00%
Furniture Repair/Replacement	10,000	4,167	1,426	2,741	85.74%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 2/28/2018

(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	1,250	571	679	80.96%
Tennis Court Maintenance & Supplies	1,500	625	221	404	85.26%
Basketball Court Maintenance & Supplies	500	208	0	208	100.00%
Dock Repairs & Maintenance	300	125	57	68	80.85%
Pest Control & Termite Bond	500	208	753	(545)	(50.64)%
Athletic/Park Court/Field Repairs	3,500	1,458	0	1,458	100.00%
Lighting Replacement	2,000	833	805	28	59.75%
Pool Service Contract	23,500	9,792	8,187	1,605	65.16%
Facility Supplies	3,500	1,458	402	1,056	88.50%
Clubhouse Miscellaneous Expense	6,000	2,500	1,172	1,328	80.46%
Trail/Bike Path Maintenance	3,500	1,458	3,220	(1,762)	8.00%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>2,083</u>	<u>11,562</u>	<u>(9,479)</u>	<u>(131.24)%</u>
Total Expenditures	<u>1,202,013</u>	<u>520,665</u>	<u>538,620</u>	<u>(17,955)</u>	<u>55.19%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>678,023</u>	<u>670,045</u>	<u>(7,978)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>678,023</u>	<u>670,045</u>	<u>(7,978)</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>678,023</u>	<u>1,004,016</u>	<u>325,993</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3,077	3,077	0.00%
Special Assessments				
Tax Roll	169,939	169,939	0	0.00%
Total Revenues	<u>169,939</u>	<u>173,016</u>	<u>3,077</u>	<u>1.81%</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	173,016	173,016	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	173,016	173,016	0.00%
Fund Balance- Beginning of Period	0	857,474	857,474	0.00%
Fund Balance - End of Period	<u>0</u>	<u>1,030,490</u>	<u>1,030,490</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 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	357	357	0.00%
Special Assessments				
Tax Roll	470,771	473,803	3,032	0.64%
Total Revenues	<u>470,771</u>	<u>474,160</u>	<u>3,389</u>	<u>0.72%</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	344,910	344,910	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	344,910	344,910	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>721,024</u></u>	<u><u>721,024</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 2/28/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,677	1,677	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>371,834</u>	<u>3,399</u>	<u>0.92%</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	213,539	213,539	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	213,539	213,539	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>751,159</u></u>	<u><u>751,159</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing CDD
Investment Summary
February 28, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2018</u>
The Bank of Tampa	Money Market	\$ 224,981
The Bank of Tampa ICS Program:		
Eagle Bank	Money Market	45
First Tennessee Bank National Association	Money Market	19
Flushing Bank	Money Market	245,150
Pinnacle Bank	Money Market	28
Simmons Bank	Money Market	64,427
United Bank	Money Market	245,044
Western Alliance Bank	Money Market	31
	Total General Fund Investments	\$ 779,725
The Bank of Tampa ICS Program Capital Reserve:		
Bank of China, New York, NY	Money Market	\$ 16,038
Capital Bank	Money Market	245,129
Eagle Bank	Money Market	245,106
Pinnacle Bank	Money Market	34
Simmons Bank	Money Market	75,421
United Bank	Money Market	10
Western Alliance Bank	Money Market	245,118
The Bank of Tampa ICS Program Road Reserve:		
Bank of China, New York, NY	Money Market	98,363
Simmons Bank	Money Market	105,180
United Bank	Money Market	90
Western Alliance Bank	Money Market	1
	Total Reserve Fund Investments	\$ 1,030,490
US Bank S2011 Reserve	US Bank Money Market Ct	\$ 228,431
US Bank S2011 Revenue	US Bank Money Market Ct	455,460
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	323,318
	Total Debt Service Fund Investments	\$ 1,395,858

Greyhawk Landing Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2018 Through 2/28/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	ARB236	53,628.33
11/27/2017	Greyhawk Landing West, LLC	985-18-06	<u>7,001.00</u>
		Total 001 - General Fund	60,629.33

Greyhawk Landing Community Development District

Summary A/R Ledger

200 - Debt Service Fund-Series 2011

From 2/1/2018 Through 2/28/2018

<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>18,573.99</u>
		Total 200 - Debt Service Fund-Series 2011	18,573.99

Greyhawk Landing Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2013

From 2/1/2018 Through 2/28/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Manatee County Tax Collector	ARB236	10,547.94
11/17/2017	Greyhawk Landing West, LLC	985-18-01	43,742.05
11/17/2017	Sam Rodgers Properties, Inc.	985-18-02	3,461.17
		Total 201 - Debt Service Fund-Series 2013	57,751.16
			<hr/>
Report Balance			136,954.48
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Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 2/1/2018 Through 2/28/2018

<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
Fitness Logic, Inc.	2/8/2018	79650	Fitness Equipment Repairs	248.00
Fitness Logic, Inc.	2/8/2018	79651	Fitness Equipment Repairs	386.11
Fitness Logic, Inc.	2/8/2018	79652	Fitness Equipment Repairs	199.30
Gorilla Kleen, LLC	2/20/2018	13372	Power Wash Walls	2,765.00
State Alarm Inc.	2/20/2018	169457	Installed Mobotix M25 Camera	1,967.86
Gorilla Kleen, LLC	2/21/2018	14136	Power Wash Landscape Curbing	445.00
Universal Protection Service, LLC	2/22/2018	7723551	Security 02/09/18- 02/22/18	7,290.25
Fitness Logic, Inc.	2/22/2018	79972	Fitness Equipment Repairs	94.90
Bright House Networks, LLC	2/25/2018	046721701022518	Guardhouse Internet 03/18	77.95
MCSO	2/27/2018	36485	Security/Escort/Traffic Service 03/18	1,552.50
			Total 001 - General Fund	27,498.87
Report Total				27,498.87

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
February 28, 2018

Balance Sheet

1. Trust statement activity has been recorded through 02/28/18.
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.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice ARB236 in the amount of \$8,508.04 was received in March 2018.
6. Debt Service Fund 200 – Payment for Invoice ARB236 in the amount of \$2,946.73 was received in March 2018.
7. Debt Service Fund 201 – Payment for Invoice ARB236 in the amount of \$1,673.41 was received in March 2018.