



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

June 30, 2018

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org
rizzetta.com

Greyhawk Landing Community Development District

Balance Sheet

As of 6/30/2018

(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	194,453	0	0	194,453	0	0
Investments	431,144	0	892,070	1,323,213	0	0
Investments - Reserves	0	1,033,363	0	1,033,363	0	0
Accounts Receivable	3,501	0	0	3,501	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	314	0	0	314	0	0
Deposits	9,130	0	0	9,130	0	0
Due From Other Funds	0	0	4,271	4,271	0	0
Amount Available-Debt Service	0	0	0	0	0	896,340
Amount To Be Provided-Debt Service	0	0	0	0	0	8,668,660
Fixed Assets	0	0	0	0	26,482,879	0
Total Assets	638,542	1,033,363	896,340	2,568,245	26,482,879	9,565,000
Liabilities						
Accounts Payable	29,488	0	0	29,488	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	12,661	0	0	12,661	0	0
Deposits	0	0	0	0	0	0
Due To Other Funds	4,271	0	0	4,271	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,565,000
Total Liabilities	46,420	0	0	46,420	0	9,565,000
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	258,151	175,888	(17,394)	416,645	0	0
Total Fund Equity & Other Credits	592,122	1,033,363	896,340	2,521,824	26,482,879	0
Total Liabilities & Fund Equity	638,542	1,033,363	896,340	2,568,245	26,482,879	9,565,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 6/30/2018

(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	525	2,454	1,929	(250.59)%
Special Assessments					
Tax Roll	1,189,312	1,189,312	1,203,979	14,667	(1.23)%
Off Roll	7,001	7,001	7,001	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	5,000	3,750	5,785	2,035	(15.70)%
Total Revenues	<u>1,202,013</u>	<u>1,200,588</u>	<u>1,219,219</u>	<u>18,631</u>	<u>(1.43)%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	9,000	8,600	400	28.33%
Financial & Administrative					
Administrative Services	3,900	2,925	2,925	0	25.00%
District Management	27,900	20,925	20,925	0	25.00%
District Engineer	20,000	15,000	15,294	(294)	23.53%
Disclosure Report	2,000	1,500	2,100	(600)	(5.00)%
Trustees Fees	5,567	5,567	5,567	(0)	0.00%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	2,600	1,950	1,950	0	24.99%
Accounting Services	18,500	13,875	13,875	0	24.99%
Auditing Services	3,175	3,175	0	3,175	100.00%
Arbitrage Rebate Calculation	1,000	750	500	250	50.00%
Miscellaneous Mailings	100	75	0	75	100.00%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	2,000	1,500	450	1,050	77.47%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	915	686	0	686	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,460	1,845	1,845	0	25.00%
Legal Counsel					
District Counsel	25,000	18,750	15,529	3,221	37.88%
Law Enforcement					
Deputy	25,000	18,750	16,965	1,785	32.14%
Security Operations					
Security Services & Patrols	195,300	146,475	157,099	(10,624)	19.56%
Guardhouse Maintenance	800	600	995	(395)	(24.37)%
Heat A/C System Maintenance	1,200	900	1,393	(493)	(16.08)%
Misc. Operating Supplies	1,000	750	0	750	100.00%
Security Patrol Vehicle	2,000	1,500	1,285	215	35.73%
Security Camera Maintenance	5,000	3,750	0	3,750	100.00%
Security Monitoring Services	2,000	1,500	2,452	(952)	(22.60)%
Electric Utility Services					
Utility - Recreation Facilities	46,000	34,500	24,901	9,599	45.86%
Utility Services	20,500	15,375	16,531	(1,156)	19.35%
Street Lights	8,500	6,375	7,240	(865)	14.82%
Gas Utility Services					
Utility Services	300	225	96	129	68.00%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	6,000	4,500	3,944	556	34.27%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 6/30/2018

(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	9,375	13,307	(3,932)	(6.45)%
Garbage - Recreation Facility	0	0	474	(474)	0.00%
Stormwater Control					
Aquatic Maintenance	48,000	36,000	35,964	36	25.07%
Wetland Monitoring & Maintenance	14,500	10,875	9,525	1,350	34.31%
Lake/Pond Bank Maintenance	1,000	750	11,015	(10,265)	(1,001.54)%
Fountain Service Repairs & Maintenance	5,000	3,750	4,194	(444)	16.12%
Miscellaneous Expense	899	674	300	374	66.62%
Aquatic Plant Replacement	7,000	5,250	3,000	2,250	57.14%
Stormwater System Maintenance	1,000	750	0	750	100.00%
Other Physical Environment					
Employee - Salaries	103,000	77,250	79,698	(2,448)	22.62%
Employee - P/R Taxes	7,200	5,400	6,118	(718)	15.02%
Employee - Workers' Comp	3,200	2,400	3,529	(1,129)	(10.27)%
Employee - ADP Fees	2,470	1,852	2,134	(281)	13.60%
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	3,750	4,260	(510)	14.80%
Landscape Maintenance	280,000	210,000	234,852	(24,852)	16.12%
Irrigation Maintenance	10,000	7,500	17,311	(9,811)	(73.11)%
Tree Trimming Services	20,000	15,000	7,825	7,175	60.87%
Well Maintenance	5,000	3,750	0	3,750	100.00%
Holiday Decorations	8,390	8,390	8,540	(150)	(1.78)%
Landscape Replacement Plants, Shrubs, Trees	26,000	19,500	22,570	(3,070)	13.19%
Miscellaneous Expense	500	375	0	375	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	17,000	12,750	16,981	(4,231)	0.11%
Gate Facility Maintenance	8,000	6,000	15,509	(9,509)	(93.86)%
Roadway Repair & Maintenance	2,000	1,500	816	684	59.20%
Sidewalk Repair & Maintenance	10,000	7,500	5,800	1,700	42.00%
Parking Lot Repair & Maintenance	2,500	1,875	0	1,875	100.00%
Street Sign Repair & Replacement	2,000	1,500	5,254	(3,754)	(162.71)%
Parks & Recreation					
Security System Monitoring & Maintenance	1,000	750	1,952	(1,202)	(95.24)%
Maintenance & Repair	25,000	18,750	24,512	(5,762)	1.95%
Office Supplies	3,000	2,250	3,401	(1,151)	(13.35)%
Vehicle Maintenance	2,000	1,500	1,267	233	36.65%
Cable Television & Internet	12,500	9,375	7,578	1,797	39.37%
Pool Repairs	15,000	11,250	16,904	(5,654)	(12.69)%
Clubhouse - Facility Janitorial Service	9,000	6,750	7,191	(441)	20.10%
Fitness Equipment Maintenance & Repairs	5,000	3,750	5,715	(1,965)	(14.29)%
Pool/Water Park/Fountain Maintenance	1,000	750	0	750	100.00%
Furniture Repair/Replacement	10,000	7,500	2,236	5,264	77.64%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 6/30/2018

(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	2,250	571	1,679	80.96%
Tennis Court Maintenance & Supplies	1,500	1,125	221	904	85.26%
Basketball Court Maintenance & Supplies	500	375	0	375	100.00%
Dock Repairs & Maintenance	300	225	57	168	80.85%
Pest Control & Termite Bond	500	375	872	(497)	(74.46)%
Athletic/Park Court/Field Repairs	3,500	2,625	0	2,625	100.00%
Lighting Replacement	2,000	1,500	1,061	439	46.93%
Pool Service Contract	23,500	17,625	17,187	438	26.86%
Facility Supplies	3,500	2,625	402	2,223	88.50%
Clubhouse Miscellaneous Expense	6,000	4,500	2,566	1,934	57.23%
Trail/Bike Path Maintenance	3,500	2,625	3,220	(595)	8.00%
Contingency					
Miscellaneous Contingency	<u>5,000</u>	<u>3,750</u>	<u>11,562</u>	<u>(7,812)</u>	<u>(131.24)%</u>
Total Expenditures	<u>1,202,013</u>	<u>911,502</u>	<u>961,069</u>	<u>(49,566)</u>	<u>20.05%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>289,086</u>	<u>258,151</u>	<u>(30,935)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>289,086</u>	<u>258,151</u>	<u>(30,935)</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>289,086</u>	<u>592,122</u>	<u>303,036</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5,949	5,949	0.00%
Special Assessments				
Tax Roll	169,939	169,939	0	0.00%
Total Revenues	<u>169,939</u>	<u>175,888</u>	<u>5,949</u>	<u>3.50%</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	175,888	175,888	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	175,888	175,888	0.00%
Fund Balance- Beginning of Period	0	857,474	857,474	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>1,033,363</u></u>	<u><u>1,033,363</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2011 - 200

From 10/1/2017 Through 6/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	805	805	0.00%
Special Assessments				
Tax Roll	470,771	475,852	5,081	1.07%
Total Revenues	<u>470,771</u>	<u>476,657</u>	<u>5,886</u>	<u>1.25%</u>
Expenditures				
Debt Service				
Interest	260,771	248,388	12,383	4.74%
Principal	210,000	235,000	(25,000)	(11.90)%
Total Expenditures	<u>470,771</u>	<u>483,388</u>	<u>(12,617)</u>	<u>(2.68)%</u>
Excess of Revenues Over (Under) Expenditures	0	(6,731)	(6,731)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(6,731)	(6,731)	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>369,384</u></u>	<u><u>369,384</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 6/30/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4,164	4,164	0.00%
Special Assessments				
Tax Roll	267,345	270,231	2,886	1.07%
Off Roll	101,090	101,090	0	0.00%
Total Revenues	<u>368,435</u>	<u>375,484</u>	<u>7,049</u>	<u>1.91%</u>
Expenditures				
Debt Service				
Interest	283,435	286,148	(2,713)	(0.95)%
Principal	85,000	100,000	(15,000)	(17.64)%
Total Expenditures	<u>368,435</u>	<u>386,148</u>	<u>(17,713)</u>	<u>(4.81)%</u>
Excess of Revenues Over (Under) Expenditures	0	(10,663)	(10,663)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(10,663)	(10,663)	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>526,957</u></u>	<u><u>526,957</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing CDD
Investment Summary
June 30, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2018</u>
The Bank of Tampa	Money Market	\$ 125,094
The Bank of Tampa ICS Program:		
Great Western Bank	Money Market	245,173
Illinois National Bank	Money Market	16
Mutual of Omaha	Money Market	46
United Bank	Money Market	60,815
	Total General Fund Investments	\$ 431,144
The Bank of Tampa ICS Program Capital Reserve:		
Flushing Bank	Money Market	\$ 24
Great Southern Bank	Money Market	10
Illinois National Bank	Money Market	14
Mutual of Omaha	Money Market	151,570
Stifel Bank and Trust	Money Market	1
United Bank	Money Market	52,584
The Bank of Tampa ICS Program Road Reserve:		
Enterprise Bank and Trust Company	Money Market	245,188
Flushing Bank	Money Market	59
Great Southern Bank	Money Market	245,165
Mutual of Omaha	Money Market	93,554
Stifel Bank and Trust	Money Market	3
The Park National Bank	Money Market	245,188
United Bank	Money Market	3
	Total Reserve Fund Investments	\$ 1,033,363
US Bank S2011 Reserve	US Bank Money Market Ct	\$ 228,275
US Bank S2011 Revenue	US Bank Money Market Ct	138,385
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	369,205
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	155,320
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	885
	Total Debt Service Fund Investments	\$ 892,070

Greyhawk Landing Community Development District

Summary A/R Ledger

001 - General Fund

From 6/1/2018 Through 6/30/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
11/27/2017	Greyhawk Landing West, LLC	985-18-06	<u>3,500.50</u>
		Total 001 - General Fund	<u>3,500.50</u>
Report Balance			<u><u>3,500.50</u></u>

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 6/1/2018 Through 6/30/2018

<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	79647	Fitness Equipment Repair	381.11
Fitness Logic, Inc.	3/16/2018	80479	Quarterly Maintenance 03/18	145.00
Fitness Logic, Inc.	4/18/2018	81250	Monthly Maintenance and Cleaning 04/18	125.00
Waste Pro USA, Inc.	4/20/2018	0000224301	Waste Services GHW 05/18	16.50
Fitness Logic, Inc.	5/16/2018	81849	Monthly Maintenance and Cleaning 05/18	125.00
Waste Pro USA, Inc.	5/20/2018	0000226706	Waste Services GHW 06/18	16.50
Fitness Logic, Inc.	5/24/2018	82012	Fitness Equipment Repair	465.98
Fitness Logic, Inc.	6/13/2018	82375	Monthly Maintenance and Cleaning 06/18	125.00
Universal Protection Service, LLC	6/14/2018	8003086	Security 06/01/18-06/14/18	8,459.92
Wholesale Landscape Supply, Inc.	6/18/2018	1291629	Mulch and Delivery	535.90
Wholesale Landscape Supply, Inc.	6/20/2018	062018Credit	Return Mulch-Credit	(174.30)
Waste Pro USA, Inc.	6/20/2018	0000234283	Waste Services GHW 07/18	16.50
Clarence Oliver Kyte, Jr.	6/21/2018	OK062118	Board of Supervisors Meeting 06/21/18	200.00
Verizon Wireless	6/21/2018	9809527573	Telephone Services 06/18	39.27
Michael Plaia	6/21/2018	MP062118	Board of Supervisors Meeting 06/21/18	200.00
Jeffrey P. Evans	6/21/2018	JE062118	Board of Supervisors Meeting 06/21/18	200.00
Dennis M. Smith	6/21/2018	DS062118	Board of Supervisors Meeting 06/21/18	200.00
Bright House Networks, LLC	6/25/2018	046721701062518	Guardhouse Internet 07/18	77.95
Frontier Florida LLC	6/25/2018	062013-5 07/18	Frontier Services GHW 07/18	357.16
MCSO	6/27/2018	37026	Security/Escort/Traffic Service 07/18	1,440.00
Chucko's Stucko, LLC	6/27/2018	433949	Stucco and Paint	250.00

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 6/1/2018 Through 6/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Frontier Florida LLC	6/28/2018	941-708-3290-042407... 07/18	Frontier Services 07/18	67.79
Persson & Cohen, P.A.	6/28/2018	Persson 06/18	General/Monthly Legal Services 06/18	1,830.64
Gator Air Conditioning, Inc.	6/29/2018	0002022604	Air Conditioner Repair	983.00
Florida Department of Revenue	6/30/2018	Sales Tax 06/18	Sales & Use Tax 06/18	69.91
Schappacher Engineering, LLC	7/5/2018	1146	Engineering Services 06/18	862.50
			Total 001 - General Fund	29,488.33
Report Total				29,488.33

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
June 30, 2018

Balance Sheet

1. Trust statement activity has been recorded through 06/30/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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.