



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

February 28, 2019

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 2/28/2019

(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	185,436	0	0	185,436	0	0
Investments	693,211	0	1,456,606	2,149,818	0	0
Investments - Reserves	0	1,211,977	0	1,211,977	0	0
Accounts Receivable	66,684	0	46,526	113,210	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Bond Prepayments Receivable	0	0	0	0	0	0
Prepaid Expenses	346	0	0	346	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	1,503,132
Amount To Be Provided-Debt Service	0	0	0	0	0	8,061,868
Fixed Assets	0	0	0	0	26,482,879	0
Total Assets	954,807	1,211,977	1,503,132	3,669,916	26,482,879	9,565,000
Liabilities						
Accounts Payable	37,557	0	0	37,557	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	49,482	0	0	49,482	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	9,565,000
Total Liabilities	87,039	0	0	87,039	0	9,565,000
Fund Equity & Other Credits						
Beginning Fund Balance	259,971	1,036,101	898,432	2,194,504	26,482,879	0
Net Change in Fund Balance	607,798	175,876	604,700	1,388,374	0	0
Total Fund Equity & Other Credits	867,769	1,211,977	1,503,132	3,582,877	26,482,879	0
Total Liabilities & Fund Equity	954,807	1,211,977	1,503,132	3,669,916	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 10/1/2018 Through 2/28/2019

(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	5,000	2,083	1,484	(599)	70.32%
Special Assessments					
Tax Roll	1,245,114	1,245,114	1,251,436	6,322	(0.50)%
Off Roll	4,518	4,518	4,518	0	0.00%
Other Miscellaneous Revenues					
Miscellaneous	7,000	2,917	3,169	252	54.72%
Total Revenues	<u>1,261,632</u>	<u>1,254,632</u>	<u>1,260,607</u>	<u>5,975</u>	<u>0.08%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	5,000	4,000	1,000	66.66%
Financial & Administrative					
Administrative Services	4,500	1,875	1,875	0	58.33%
District Management	27,900	11,625	11,625	0	58.33%
District Engineer	22,000	9,167	9,600	(433)	56.36%
Disclosure Report	2,100	2,100	2,000	100	4.76%
Trustees Fees	6,000	6,000	5,913	87	1.45%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	3,750	1,563	1,563	0	58.33%
Accounting Services	18,500	7,708	7,708	0	58.33%
Auditing Services	3,600	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	3,000	3,000	2,750	250	8.33%
Legal Advertising	1,000	417	98	318	90.17%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	208	0	208	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	17,389	(6,973)	30.44%
Law Enforcement					
Deputy	22,000	9,167	4,860	4,307	77.90%
Security Operations					
Security Services & Patrols	210,000	87,500	85,919	1,581	59.08%
Guardhouse Maintenance	800	333	550	(217)	31.25%
Heat A/C System Maintenance	1,000	417	0	417	100.00%
Misc. Operating Supplies	500	208	0	208	100.00%
Security Patrol Vehicle	2,000	833	688	146	65.62%
Security Camera Maintenance	3,000	1,250	0	1,250	100.00%
Security Monitoring Services	2,750	1,146	1,260	(114)	54.18%
Electric Utility Services					
Utility - Recreation Facilities	40,000	16,667	14,963	1,703	62.59%
Utility Services	21,000	8,750	9,296	(546)	55.73%
Street Lights	9,000	3,750	3,679	71	59.12%
Gas Utility Services					
Utility Services	300	125	58	67	80.60%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	6,000	2,500	2,546	(46)	57.56%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 2/28/2019

(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	15,000	6,250	6,665	(415)	55.56%
Stormwater Control					
Aquatic Maintenance	55,000	22,917	18,261	4,656	66.79%
Wetland Monitoring & Maintenance	14,500	6,042	5,650	392	61.03%
Lake/Pond Bank Maintenance	2,000	833	29,396	(28,562)	(1,369.77)%
Midge Fly Treatments	30,000	12,500	0	12,500	100.00%
Fountain Service Repairs & Maintenance	5,000	2,083	120	1,963	97.60%
Miscellaneous Expense	500	208	0	208	100.00%
Aquatic Plant Replacement	10,000	4,167	6,000	(1,833)	40.00%
Stormwater System Maintenance	1,000	417	0	417	100.00%
Other Physical Environment					
Employee - Salaries	107,000	44,583	51,131	(6,548)	52.21%
Employee - P/R Taxes	8,000	3,333	3,931	(598)	50.85%
Employee - Workers' Comp	2,500	2,500	2,997	(497)	(19.88)%
Employee - ADP Fees	2,500	1,042	1,245	(204)	50.19%
General Liability Insurance	3,650	3,650	3,576	74	2.02%
Property Insurance	10,000	10,000	9,653	347	3.47%
Entry & Walls Maintenance	5,000	2,083	0	2,083	100.00%
Landscape Maintenance	285,000	118,750	123,077	(4,327)	56.81%
Irrigation Maintenance	10,000	4,167	5,613	(1,446)	43.87%
Tree Trimming Services	20,000	8,333	18,678	(10,345)	6.61%
Well Maintenance	3,000	1,250	0	1,250	100.00%
Holiday Decorations	8,540	8,540	10,462	(1,922)	(22.50)%
Landscape Replacement Plants, Shrubs, Trees	30,000	12,500	9,614	2,886	67.95%
Miscellaneous Expense	500	208	0	208	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	20,000	8,333	11,083	(2,750)	44.58%
Gate Facility Maintenance	12,000	5,000	11,675	(6,675)	2.70%
Roadway Repair & Maintenance	1,500	625	0	625	100.00%
Sidewalk Repair & Maintenance	10,000	4,167	16,114	(11,947)	(61.14)%
Parking Lot Repair & Maintenance	1,500	625	0	625	100.00%
Street Sign Repair & Replacement	2,500	1,042	1,031	11	58.76%
Parks & Recreation					
Security System Monitoring & Maintenance	2,000	833	1,214	(381)	39.28%
Maintenance & Repair	25,000	10,417	31,918	(21,501)	(27.67)%
Office Supplies	3,000	1,250	900	350	70.00%
Vehicle Maintenance	2,000	833	3,377	(2,544)	(68.85)%
Cable Television & Internet	11,000	4,583	4,275	308	61.13%
Pool Repairs	15,000	6,250	26,293	(20,043)	(75.28)%
Clubhouse - Facility Janitorial Service	9,600	4,000	4,225	(225)	55.98%
Fitness Equipment Maintenance & Repairs	6,000	2,500	2,658	(158)	55.70%
Pool/Water Park/Fountain Maintenance	1,000	417	0	417	100.00%
Furniture Repair/Replacement	5,000	2,083	3,400	(1,316)	32.00%

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 2/28/2019

(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	2,000	833	0	833	100.00%
Tennis Court Maintenance & Supplies	1,500	625	2,196	(1,571)	(46.42)%
Basketball Court Maintenance & Supplies	500	208	769	(561)	(53.80)%
Dock Repairs & Maintenance	300	125	0	125	100.00%
Pest Control & Termite Bond	1,200	500	126	374	89.48%
Athletic/Park Court/Field Repairs	2,000	833	0	833	100.00%
Lighting Replacement	2,000	833	0	833	100.00%
Pool Service Contract	23,500	9,792	11,250	(1,458)	52.12%
Facility Supplies	1,500	625	201	424	86.60%
Clubhouse Miscellaneous Expense	3,500	1,458	3,352	(1,893)	4.24%
Trail/Bike Path Maintenance	3,500	1,458	15,643	(14,185)	(346.94)%
Contingency					
Miscellaneous Contingency	<u>7,407</u>	<u>3,086</u>	<u>0</u>	<u>3,086</u>	<u>100.00%</u>
Total Expenditures	<u>1,261,632</u>	<u>548,076</u>	<u>652,809</u>	<u>(104,733)</u>	<u>48.26%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>706,556</u>	<u>607,798</u>	<u>(98,758)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>706,556</u>	<u>607,798</u>	<u>(98,758)</u>	<u>0.00%</u>
Fund Balance- Beginning of Period	0	0	259,971	259,971	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>706,556</u></u>	<u><u>867,769</u></u>	<u><u>161,213</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5,937	5,937	0.00%
Special Assessments				
Tax Roll	169,939	169,939	0	0.00%
Total Revenues	<u>169,939</u>	<u>175,876</u>	<u>5,937</u>	<u>3.49%</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	175,876	175,876	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	175,876	175,876	0.00%
Fund Balance- Beginning of Period	0	1,036,101	1,036,101	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>1,211,977</u></u>	<u><u>1,211,977</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 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3,651	3,651	0.00%
Special Assessments				
Tax Roll	470,771	473,676	2,906	0.61%
Total Revenues	<u>470,771</u>	<u>477,328</u>	<u>6,557</u>	<u>1.39%</u>
Expenditures				
Debt Service				
Interest	250,771	119,670	131,101	52.27%
Principal	220,000	0	220,000	100.00%
Total Expenditures	<u>470,771</u>	<u>119,670</u>	<u>351,101</u>	<u>74.58%</u>
Excess of Revenues Over (Under) Expenditures	0	357,658	357,658	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	357,658	357,658	0.00%
Fund Balance- Beginning of Period	0	369,627	369,627	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>727,284</u></u>	<u><u>727,284</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 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6,615	6,615	0.00%
Special Assessments				
Tax Roll	346,713	348,853	2,140	0.61%
Prepayments	0	10,580	10,580	0.00%
Off Roll	21,722	21,722	0	0.00%
Total Revenues	<u>368,435</u>	<u>387,770</u>	<u>19,335</u>	<u>5.25%</u>
Expenditures				
Debt Service				
Interest	278,435	140,728	137,707	49.45%
Principal	90,000	0	90,000	100.00%
Total Expenditures	<u>368,435</u>	<u>140,728</u>	<u>227,707</u>	<u>61.80%</u>
Excess of Revenues Over (Under) Expenditures	0	247,042	247,042	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	247,042	247,042	0.00%
Fund Balance- Beginning of Period	0	528,805	528,805	0.00%
Fund Balance - End of Period	<u>0</u>	<u>775,848</u>	<u>775,848</u>	<u>0.00%</u>

Greyhawk Landing CDD
Investment Summary
February 28, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2019</u>
The Bank of Tampa	Money Market	\$ 185,457
The Bank of Tampa ICS Program:		
First National Bank of Omaha	Money Market	10
Legacy Texas Bank	Money Market	24
Pinnacle Bank	Money Market	17,340
Renaissant Bank	Money Market	245,293
The Park National Bank	Money Market	245,040
Western Alliance Bank	Money Market	47
	Total General Fund Investments	\$ 693,211
The Bank of Tampa ICS Program Capital Reserve:		
First National Bank of Omaha	Money Market	\$ 13
Flushing Bank	Money Market	245,317
Legacy Texas Bank	Money Market	2,553
Pinnacle Bank	Money Market	22,358
The Huntington National Bank	Money Market	245,317
United Bank	Money Market	245,317
Western Alliance Bank	Money Market	245,270
The Bank of Tampa ICS Program Road Reserve:		
First National Bank of Omaha	Money Market	12
Legacy Texas Bank	Money Market	209
Pinnacle Bank	Money Market	205,611
	Total Reserve Fund Investments	\$ 1,211,977
US Bank S2011 Reserve	US Bank Money Market Ct	\$ 228,275
US Bank S2011 Revenue	US Bank Money Market Ct	455,069
US Bank S2011 Prepayment	US Bank Money Market Ct	21,718
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	369,205
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	370,874
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	11,465
	Total Debt Service Fund Investments	\$ 1,456,606

Greyhawk Landing Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2019 Through 2/28/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Manatee County Tax Collector	FY18-19	<u>66,683.97</u>
		Total 001 - General Fund	66,683.97

Greyhawk Landing Community Development District

Summary A/R Ledger

200 - Debt Service Fund-Series 2011

From 2/1/2019 Through 2/28/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Manatee County Tax Collector	FY18-19	<u>22,222.58</u>
		Total 200 - Debt Service Fund-Series 2011	22,222.58

Greyhawk Landing Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2013

From 2/1/2019 Through 2/28/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Manatee County Tax Collector	FY18-19	16,366.49
10/17/2018	Greyhawk Landing West, LLC	985-19-01	<u>7,936.87</u>
		Total 201 - Debt Service Fund-Series 2013	<u>24,303.36</u>
Report Balance			<u><u>113,209.91</u></u>

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 2/1/2019 Through 2/28/2019

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
Aquagenix	11/24/2018	4039180	Plants 11/18	3,500.00
MCSO	1/3/2019	CM37763	Security/Escort/Traffic Service Credit 12/18	(1,440.00)
Aquagenix	1/19/2019	4041985	Pond Lightbulb 01/19	120.00
Aquagenix	2/1/2019	4042721	Monthly Aquatic Maintenance 02/19	2,881.00
Andrews Family Pool Service, LLC	2/8/2019	232	Service Call 02/19	500.00
Securt Holdings LLC	2/13/2019	12237021319	Service Call 02/19	319.95
Olive Branch Enterprises of Florida Inc.	2/14/2019	7367	Tree Service 02/19	2,400.00
Olive Branch Enterprises of Florida Inc.	2/14/2019	7368	Tree Service 02/19	1,200.00
Andrews Family Pool Service, LLC	2/18/2019	241	Service Call 02/19	530.00
Andrews Family Pool Service, LLC	2/18/2019	242	Service Call 02/19	275.00
Schappacher Engineering, LLC	2/20/2019	1279	Engineering Services 01/19	2,400.00
Verizon Wireless	2/21/2019	9824674272	Telephone Services 02/19	53.11
Manatee County Utilities Department	2/22/2019	MCUD Summary 02/19	Garbage/Utility Services 02/19	1,668.01
Olive Branch Enterprises of Florida Inc.	2/22/2019	7396	Tree Service 02/19	3,003.00
Securt Holdings LLC	2/22/2019	12282022219	Service Call 02/19	449.60
MCSO	2/23/2019	37925	Security/Escort/Traffic Service 02/19	1,620.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	2/25/2019	6469	Service Call 02/19	770.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	2/25/2019	6470	Service Call 02/19	635.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	2/25/2019	6478	Service Call 02/19	860.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	2/25/2019	6479	Service Call 02/19	675.00
Tanner Fire and Safety Equipment, Inc.	2/28/2019	156859	Annual Svc Insp/Cert of Port Fire Ext 02/19	207.45
Landscape Maintenance Professionals, Inc.	2/28/2019	141756	Pest Control 02/19	1,378.00

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 2/1/2019 Through 2/28/2019

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Fitness Logic, Inc.	2/28/2019	87420	Fitness Equipment Repair 02/19	1,043.07
Florida Department of Revenue	3/1/2019	Sales Tax 02/19	Sales & Use Tax 02/19	36.70
			Total 001 - General Fund	37,556.89
Report Total				37,556.89

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

Balance Sheet

1. Trust statement activity has been recorded through 02/28/19.
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 FY18-19 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.