



Rizzetta & Company

# **Greyhawk Landing Community Development District**

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**Financial Statements  
(Unaudited)**

**March 31, 2019**

**Prepared by: Rizzetta & Company, Inc.**

**greyhawkcdd.org  
rizzetta.com**

**Greyhawk Landing Community Development District**

Balance Sheet

As of 3/31/2019

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
<b>Assets</b>						
Cash In Bank	87,221	0	0	87,221	0	0
Investments	694,126	0	1,479,385	2,173,511	0	0
Investments - Reserves	0	1,214,037	0	1,214,037	0	0
Accounts Receivable	36,019	0	24,812	60,832	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	1,504,197
Amount To Be Provided-Debt Service	0	0	0	0	0	8,060,803
Fixed Assets	0	0	0	0	26,482,879	0
<b>Total Assets</b>	<b>826,842</b>	<b>1,214,037</b>	<b>1,504,197</b>	<b>3,545,076</b>	<b>26,482,879</b>	<b>9,565,000</b>
<b>Liabilities</b>						
Accounts Payable	21,902	0	0	21,902	0	0
Sales Tax Payable	91	0	0	91	0	0
Accrued Expenses Payable	37,620	0	0	37,620	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
<b>Total Liabilities</b>	<b>59,612</b>	<b>0</b>	<b>0</b>	<b>59,612</b>	<b>0</b>	<b>9,565,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	259,971	1,036,101	898,432	2,194,504	26,482,879	0
Net Change in Fund Balance	507,259	177,936	605,765	1,290,960	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>767,230</b>	<b>1,214,037</b>	<b>1,504,197</b>	<b>3,485,464</b>	<b>26,482,879</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>826,842</b>	<b>1,214,037</b>	<b>1,504,197</b>	<b>3,545,076</b>	<b>26,482,879</b>	<b>9,565,000</b>

See Notes to Unaudited Financial Statements

**Greyhawk Landing Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 3/31/2019

(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>
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	5,000	2,500	2,399	(101)	52.02%
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	3,500	4,467	967	36.19%
<b>Total Revenues</b>	<u>1,261,632</u>	<u>1,255,632</u>	<u>1,262,819</u>	<u>7,187</u>	<u>(0.09)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	6,000	6,600	(600)	45.00%
Financial & Administrative					
Administrative Services	4,500	2,250	2,250	0	50.00%
District Management	27,900	13,950	13,950	0	50.00%
District Engineer	22,000	11,000	9,788	1,212	55.51%
Disclosure Report	2,100	2,100	2,200	(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	1,875	1,875	0	50.00%
Accounting Services	18,500	9,250	9,250	0	49.99%
Auditing Services	3,600	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	500	500	(0)	50.00%
Miscellaneous Mailings	100	50	0	50	100.00%
Public Officials Liability Insurance	3,000	3,000	2,750	250	8.33%
Legal Advertising	1,000	500	98	402	90.17%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	250	0	250	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,460	1,230	1,230	0	50.00%
Legal Counsel					
District Counsel	25,000	12,500	18,889	(6,389)	24.44%
Law Enforcement					
Deputy	22,000	11,000	5,280	5,720	76.00%
Security Operations					
Security Services & Patrols	210,000	105,000	85,982	19,018	59.05%
Guardhouse Maintenance	800	400	800	(400)	0.00%
Heat A/C System Maintenance	1,000	500	0	500	100.00%
Misc. Operating Supplies	500	250	0	250	100.00%
Security Patrol Vehicle	2,000	1,000	815	185	59.27%
Security Camera Maintenance	3,000	1,500	0	1,500	100.00%
Security Monitoring Services	2,750	1,375	1,459	(84)	46.94%
Electric Utility Services					
Utility - Recreation Facilities	40,000	20,000	17,715	2,285	55.71%
Utility Services	21,000	10,500	12,661	(2,161)	39.71%
Street Lights	9,000	4,500	4,415	85	50.94%
Gas Utility Services					
Utility Services	300	150	70	80	76.60%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	6,000	3,000	3,214	(214)	46.42%

**Greyhawk Landing Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 3/31/2019

(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	7,500	8,759	(1,259)	41.60%
Stormwater Control					
Aquatic Maintenance	55,000	27,500	22,861	4,639	58.43%
Wetland Monitoring & Maintenance	14,500	7,250	8,750	(1,500)	39.65%
Lake/Pond Bank Maintenance	2,000	1,000	28,095	(27,095)	(1,304.75)%
Midge Fly Treatments	30,000	15,000	18,009	(3,009)	39.97%
Fountain Service Repairs & Maintenance	5,000	2,500	120	2,380	97.60%
Miscellaneous Expense	500	250	0	250	100.00%
Aquatic Plant Replacement	10,000	5,000	6,000	(1,000)	40.00%
Stormwater System Maintenance	1,000	500	0	500	100.00%
Other Physical Environment					
Employee - Salaries	107,000	53,500	60,562	(7,062)	43.40%
Employee - P/R Taxes	8,000	4,000	4,654	(654)	41.82%
Employee - Workers' Comp	2,500	2,500	2,860	(360)	(14.41)%
Employee - ADP Fees	2,500	1,250	1,457	(207)	41.70%
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	2,500	0	2,500	100.00%
Landscape Maintenance	285,000	142,500	148,318	(5,818)	47.95%
Irrigation Maintenance	10,000	5,000	11,307	(6,307)	(13.06)%
Tree Trimming Services	20,000	10,000	18,678	(8,678)	6.61%
Well Maintenance	3,000	1,500	0	1,500	100.00%
Holiday Decorations	8,540	8,540	10,462	(1,922)	(22.50)%
Landscape Replacement Plants, Shrubs, Trees	30,000	15,000	9,614	5,386	67.95%
Miscellaneous Expense	500	250	0	250	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	20,000	10,000	12,868	(2,868)	35.66%
Gate Facility Maintenance	12,000	6,000	12,672	(6,672)	(5.59)%
Roadway Repair & Maintenance	1,500	750	0	750	100.00%
Sidewalk Repair & Maintenance	10,000	5,000	16,114	(11,114)	(61.14)%
Parking Lot Repair & Maintenance	1,500	750	0	750	100.00%
Street Sign Repair & Replacement	2,500	1,250	1,031	219	58.76%
Parks & Recreation					
Security System Monitoring & Maintenance	2,000	1,000	1,214	(214)	39.28%
Maintenance & Repair	25,000	12,500	38,067	(25,567)	(52.26)%
Office Supplies	3,000	1,500	1,127	373	62.42%
Vehicle Maintenance	2,000	1,000	3,920	(2,920)	(96.00)%
Cable Television & Internet	11,000	5,500	5,212	288	52.61%
Pool Repairs	15,000	7,500	26,293	(18,793)	(75.28)%
Clubhouse - Facility Janitorial Service	9,600	4,800	5,024	(224)	47.66%
Fitness Equipment Maintenance & Repairs	6,000	3,000	5,263	(2,263)	12.29%
Pool/Water Park/Fountain Maintenance	1,000	500	550	(50)	45.00%
Furniture Repair/Replacement	5,000	2,500	3,400	(899)	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 3/31/2019

(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	1,000	0	1,000	100.00%
Tennis Court Maintenance & Supplies	1,500	750	2,196	(1,446)	(46.42)%
Basketball Court Maintenance & Supplies	500	250	769	(519)	(53.80)%
Dock Repairs & Maintenance	300	150	0	150	100.00%
Pest Control & Termite Bond	1,200	600	252	348	78.96%
Athletic/Park Court/Field Repairs	2,000	1,000	0	1,000	100.00%
Lighting Replacement	2,000	1,000	0	1,000	100.00%
Pool Service Contract	23,500	11,750	13,500	(1,750)	42.55%
Facility Supplies	1,500	750	201	549	86.60%
Clubhouse Miscellaneous Expense	3,500	1,750	3,629	(1,879)	(3.68)%
Trail/Bike Path Maintenance	3,500	1,750	15,643	(13,893)	(346.94)%
Contingency					
Miscellaneous Contingency	<u>7,407</u>	<u>3,704</u>	<u>0</u>	<u>3,704</u>	<u>100.00%</u>
Total Expenditures	<u>1,261,632</u>	<u>649,499</u>	<u>755,560</u>	<u>(106,061)</u>	<u>40.11%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>606,133</u>	<u>507,259</u>	<u>(98,874)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>606,133</u>	<u>507,259</u>	<u>(98,874)</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>606,133</u></u>	<u><u>767,230</u></u>	<u><u>161,097</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 3/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	7,997	7,997	0.00%
Special Assessments				
Tax Roll	169,939	169,939	0	0.00%
Total Revenues	<u>169,939</u>	<u>177,936</u>	<u>7,997</u>	<u>4.71%</u>
<b>Expenditures</b>				
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	<u>0</u>	<u>177,936</u>	<u>177,936</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>177,936</u>	<u>177,936</u>	<u>0.00%</u>
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>1,214,037</u></u>	<u><u>1,214,037</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 3/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	3,760	3,760	0.00%
Special Assessments				
Tax Roll	470,771	473,676	2,906	0.61%
<b>Total Revenues</b>	<u>470,771</u>	<u>477,436</u>	<u>6,666</u>	<u>1.42%</u>
<b>Expenditures</b>				
Debt Service				
Interest	250,771	119,670	131,101	52.27%
Principal	220,000	0	220,000	100.00%
<b>Total Expenditures</b>	<u>470,771</u>	<u>119,670</u>	<u>351,101</u>	<u>74.58%</u>
Excess of Revenues Over (Under) Expenditures	0	357,766	357,766	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	357,766	357,766	0.00%
Fund Balance- Beginning of Period	0	369,627	369,627	0.00%
<b>Fund Balance - End of Period</b>	<u><u>0</u></u>	<u><u>727,393</u></u>	<u><u>727,393</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 3/31/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	7,571	7,571	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%
<b>Total Revenues</b>	<u>368,435</u>	<u>388,726</u>	<u>20,291</u>	<u>5.51%</u>
<b>Expenditures</b>				
Debt Service				
Interest	278,435	140,728	137,707	49.45%
Principal	90,000	0	90,000	100.00%
<b>Total Expenditures</b>	<u>368,435</u>	<u>140,728</u>	<u>227,707</u>	<u>61.80%</u>
Excess of Revenues Over (Under) Expenditures	0	247,999	247,999	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	247,999	247,999	0.00%
Fund Balance- Beginning of Period	0	528,805	528,805	0.00%
Fund Balance - End of Period	<u>0</u>	<u>776,804</u>	<u>776,804</u>	<u>0.00%</u>



**Greyhawk Landing CDD**  
**Investment Summary**  
**March 31, 2019**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2019</u>
The Bank of Tampa	Money Market	\$ 185,508
The Bank of Tampa ICS Program:		
BOKF, National Association	Money Market	24
Capitol Bank	Money Market	245,056
First National Bank of Omaha	Money Market	245,390
The Park National Bank	Money Market	18,122
Western Alliance Bank	Money Market	26
	<b>Total General Fund Investments</b>	<b>\$ 694,126</b>
The Bank of Tampa ICS Program Capital Reserve:		
BOKF, National Association	Money Market	\$ 245,087
EagleBank	Money Market	5,042
Pinnacle Bank	Money Market	245,414
The Huntington National Bank	Money Market	245,416
The Park National Bank	Money Market	21,418
United Bank	Money Market	245,417
Western Alliance Bank	Money Market	61
The Bank of Tampa ICS Program Road Reserve:		
BOKF, National Association	Money Market	305
The Park National Bank	Money Market	205,877
	<b>Total Reserve Fund Investments</b>	<b>\$ 1,214,037</b>
US Bank S2011 Reserve	US Bank Money Market Ct	\$ 228,275
US Bank S2011 Revenue	US Bank Money Market Ct	465,397
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	383,325
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	11,465
	<b>Total Debt Service Fund Investments</b>	<b>\$ 1,479,385</b>

**Greyhawk Landing Community Development District**

Summary A/R Ledger

001 - General Fund

From 3/1/2019 Through 3/31/2019

<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>36,019.25</u>
		Total 001 - General Fund	36,019.25

**Greyhawk Landing Community Development District**

Summary A/R Ledger

200 - Debt Service Fund-Series 2011

From 3/1/2019 Through 3/31/2019

<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>12,003.49</u>
		Total 200 - Debt Service Fund-Series 2011	12,003.49

**Greyhawk Landing Community Development District**

Summary A/R Ledger

201 - Debt Service Fund-Series 2013

From 3/1/2019 Through 3/31/2019

<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	8,840.34
10/17/2018	Greyhawk Landing West, LLC	985-19-01	<u>3,968.43</u>
		Total 201 - Debt Service Fund-Series 2013	<u>12,808.77</u>
Report Balance			<u><u>60,831.51</u></u>

**Greyhawk Landing Community Development District**

Aged Payables by Invoice Date

Aging Date - 6/1/2014

001 - General Fund

From 3/1/2019 Through 3/31/2019

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
Schappacher Engineering, LLC	3/15/2019	1299	Engineering Services 02/19	587.50
Mark E Bush	3/21/2019	MB032119	Board of Supervisors Meeting 03/21/19	200.00
Verizon Wireless	3/21/2019	9826663707	Telephone Services 03/19	29.42
Lindsay Rushmore	3/21/2019	LR032119	Board of Supervisors Meeting 03/21/19	200.00
Dennis M. Smith	3/21/2019	DS032119	Board of Supervisors Meeting 03/21/19	200.00
James Hengel	3/21/2019	JH032119	Board of Supervisors Meeting 03/21/19	200.00
LaPensee Plumbing, Inc.	3/21/2019	355579	Service Call 03/19	113.00
LaPensee Plumbing, Inc.	3/22/2019	355597	Service Call 03/19	191.20
LaPensee Plumbing, Inc.	3/22/2019	355599	Service Call 03/19	1,476.44
A N J Excavation LLC	3/22/2019	6B	Pond Bank Restoration 03/19	2,950.00
Bright House Networks, LLC	3/25/2019	046721701032519	Guardhouse Internet 04/19	82.95
Manatee County Utilities Department	3/25/2019	MCUD Summary 03/19	Garbage/Utility Services 03/19	2,745.96
Fitness Logic, Inc.	3/26/2019	87933	Fitness Equipment Repair 03/19	39.50
Tina C Paige	3/26/2019	032619 Paige	Return Rental Fee for Event Cancellation 03/19	106.80
Frances Cortes	3/28/2019	032819 Cortes	Return Rental Fee for Event Cancellation 03/19	106.80
Disclosure Services, LLC	3/28/2019	2	Amortization Schedule Series 2011 & 2013 05/1/19	200.00
			Total 001 - General Fund	21,901.57
Report Total				21,901.57

**Greyhawk Landing Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2019**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/19.
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.