

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FLORIDA 33578

RECEIVED

JUN 8 2018

Board of County Commissioners
Manatee County

June 4, 2018

Clerk of the Board of County Commissioners
Manatee County
1112 Manatee Ave. West
Bradenton, FL 34205

Re: GreyHawk Landing Community Development District
Proposed Fiscal Year 2018/2019 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2018/2019 budget (the "Proposed Budget") approved by the Board of Supervisors of the GreyHawk Landing Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same.

The public hearing on the Proposed Budget has been scheduled for August 23, 2018 at 6:00 PM at the GreyHawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, Florida, 34212. Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Grant Phillips

Grant Phillips
District Manager

cc: Jeffrey Evans, Chairman
Andrew Cohen, District Counsel

Enclosure



Rizzetta & Company

GreyHawk Landing Community Development District

greyhawkcdd.org

Proposed Budget for Fiscal Year 2018/2019

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

rizzetta.com

Proposed Budget
GreyHawk Landing Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 04/30/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	\$ 1,837	\$ 3,149	\$ 700	\$ 2,449	\$ 700	\$ -	
14	Special Assessments							
15	Tax Roll*	\$ 1,198,062	\$ 1,198,062	\$ 1,189,312	\$ 8,750	\$ 1,242,401	\$ 53,089	
17	Off Roll*	\$ 7,001	\$ 12,002	\$ 7,001	\$ 5,001	\$ 2,396	\$ (4,605)	
21	Other Miscellaneous Revenues							
24	Miscellaneous Revenues	\$ 4,089	\$ 7,010	\$ 5,000	\$ 2,010	\$ 6,000	\$ 1,000	
31								
32	TOTAL REVENUES	\$ 1,210,989	\$ 1,220,223	\$ 1,202,013	\$ 18,210	\$ 1,251,497	\$ 49,484	
33								
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,210,989	\$ 1,220,223	\$ 1,202,013	\$ 18,210	\$ 1,251,497	\$ 49,484	
37								
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
42	Legislative							
43	Supervisor Fees	\$ 6,800	\$ 11,657	\$ 12,000	\$ 343	\$ 12,000	\$ -	
44	Financial & Administrative							
45	Administrative Services	\$ 2,275	\$ 3,900	\$ 3,900	\$ -	\$ 4,500	\$ 600	
46	District Management	\$ 16,275	\$ 27,900	\$ 27,900	\$ -	\$ 27,900	\$ -	
47	District Engineer	\$ 14,194	\$ 24,333	\$ 20,000	\$ (4,333)	\$ 20,000	\$ -	
48	Disclosure Report	\$ 2,100	\$ 2,100	\$ 2,000	\$ (100)	\$ 2,100	\$ 100	
49	Trustees Fees	\$ 2,110	\$ 2,110	\$ 5,567	\$ 3,457	\$ 6,000	\$ 433	Received Mail Notice
50	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
51	Financial & Revenue Collections	\$ 1,517	\$ 2,601	\$ 2,600	\$ (1)	\$ 3,750	\$ 1,150	
52	Accounting Services	\$ 10,792	\$ 18,501	\$ 18,500	\$ (1)	\$ 18,500	\$ -	
53	Auditing Services	\$ -	\$ -	\$ 3,175	\$ 3,175	\$ 3,600	\$ 425	
54	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 1,000	\$ 500	\$ 1,000	\$ -	
55	Miscellaneous Mailings	\$ -	\$ -	\$ 100	\$ 100	\$ 100	\$ -	
59	Public Officials Liability Insurance	\$ 2,750	\$ -	\$ 3,025	\$ 3,025	\$ 3,000	\$ (25)	
60	Legal Advertising	\$ 285	\$ 489	\$ 2,000	\$ 1,511	\$ 1,000	\$ (1,000)	
62	Dues, Licenses & Fees	\$ 175	\$ 300	\$ 175	\$ (125)	\$ 175	\$ -	
63	Miscellaneous Fees	\$ -	\$ -	\$ 915	\$ 915	\$ 500	\$ (415)	
68	Website Hosting, Maintenance, Backup (and	\$ 1,435	\$ 2,460	\$ 2,460	\$ -	\$ 2,460	\$ -	
67	Legal Counsel							
68	District Counsel	\$ 11,678	\$ 20,019	\$ 25,000	\$ 4,981	\$ 25,000	\$ -	
73								
74	Administrative Subtotal	\$ 77,886	\$ 121,869	\$ 135,317	\$ 13,448	\$ 136,585	\$ 1,268	
75								
76	EXPENDITURES - FIELD OPERATIONS							
77								
78	Law Enforcement							
79	Deputy	\$ 14,333	\$ 24,571	\$ 25,000	\$ 429	\$ 25,000	\$ -	
81	Security Operations							
82	Security Services and Patrols	\$ 124,721	\$ 213,807	\$ 195,300	\$ (18,507)	\$ 205,000	\$ 9,700	
84	Guardhouse Maintenance	\$ 745	\$ 1,277	\$ 800	\$ (477)	\$ 800	\$ -	
85	Heat A/C System Maintenance	\$ 370	\$ 634	\$ 1,200	\$ 566	\$ 1,000	\$ (200)	
86	Misc. Operating Supplies	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	
87	Security Patrol Vehicle	\$ 923	\$ 1,582	\$ 2,000	\$ 418	\$ 2,000	\$ -	
88	Security Camera Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 3,000	\$ (2,000)	
89	Security Monitoring Services	\$ 2,054	\$ 3,521	\$ 2,000	\$ (1,521)	\$ 2,750	\$ 750	
90	Electric Utility Services							
91	Utility - Recreation Facilities	\$ 21,205	\$ 36,351	\$ 46,000	\$ 9,649	\$ 40,000	\$ (6,000)	
92	Street Lights	\$ 12,761	\$ 21,876	\$ 20,500	\$ (1,376)	\$ 21,000	\$ 500	
93	Utility Services	\$ 5,747	\$ 9,852	\$ 8,500	\$ (1,352)	\$ 8,500	\$ -	
96	Gas Utility Services							
97	Utility Services	\$ 84	\$ 144	\$ 300	\$ 156	\$ 300	\$ -	
99	Garbage/Solid Waste Control Services							
100	Garbage - Recreation Facility	\$ 3,420	\$ 5,883	\$ 6,000	\$ 137	\$ 6,000	\$ -	
103	Water-Sewer Combination Services							
104	Utility Services	\$ 10,489	\$ 17,981	\$ 12,500	\$ (5,481)	\$ 15,000	\$ 2,500	
111	Stormwater Control							
113	Aquatic Maintenance	\$ 29,012	\$ 49,735	\$ 48,000	\$ (1,735)	\$ 50,000	\$ 2,000	Need to reclassify invoices
114	Wetland Monitoring & Maintenance	\$ 8,825	\$ 15,129	\$ 14,500	\$ (629)	\$ 15,500	\$ 1,000	
115	Lake/Pond Bank Maintenance	\$ 11,015	\$ 18,883	\$ 1,000	\$ (17,883)	\$ 2,000	\$ 1,000	
116	Fountain Service Repairs & Maintenance	\$ 4,194	\$ 7,190	\$ 5,000	\$ (2,190)	\$ 5,000	\$ -	

Proposed Budget
GreyHawk Landing Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 04/30/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
117	Miscellaneous Expense	\$ 300	\$ 514	\$ 899	\$ 385	\$ 500	\$ (399)	
118	Aquatic Plant Replacement	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ 10,000	\$ 3,000	
119	Stormwater System Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
125	Other Physical Environment							
126	Employee - Salaries	\$ 62,963	\$ 107,937	\$ 103,000	\$ (4,937)	\$ 103,000	\$ -	
127	Employee - P/R Taxes	\$ 4,838	\$ 8,294	\$ 7,200	\$ (1,094)	\$ 8,000	\$ 800	
128	Employee - Workers Comp	\$ 3,529	\$ 6,050	\$ 3,200	\$ (2,850)	\$ 2,500	\$ (700)	
129	Employee - ADP Fees	\$ 1,604	\$ 2,750	\$ 2,470	\$ (280)	\$ 2,500	\$ 30	
130	General Liability Insurance	\$ 3,576		\$ 3,850	\$ 3,850	\$ 3,650	\$ (200)	
131	Property Insurance	\$ 9,653		\$ 10,787	\$ 10,787	\$ 10,000	\$ (787)	
134	Entry & Walls Maintenance	\$ 4,280	\$ 7,303	\$ 5,000	\$ (2,303)	\$ 5,000	\$ -	
135	Landscape Maintenance	\$ 159,691	\$ 273,756	\$ 280,000	\$ 6,244	\$ 277,000	\$ (3,000)	
143	Irrigation Maintenance	\$ 9,256	\$ 15,867	\$ 10,000	\$ (5,867)	\$ 10,000	\$ -	
144	Tree Trimming Services	\$ 7,100	\$ 12,171	\$ 20,000	\$ 7,829	\$ 20,000	\$ -	
145	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 3,000	\$ (2,000)	
146	Holiday Decorations	\$ 8,540	\$ 14,640	\$ 8,390	\$ (6,250)	\$ 8,540	\$ 150	
147	Landscape Replacement Plants, Shrubs, Trees	\$ 20,956	\$ 35,925	\$ 26,000	\$ (9,925)	\$ 26,000	\$ -	
151	Miscellaneous Expense	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
153	Road & Street Facilities							
156	Street Light Decorative Light Maintenance	\$ 14,001	\$ 24,002	\$ 17,000	\$ (7,002)	\$ 20,000	\$ 3,000	
157	Gate Facility Maintenance	\$ 12,500	\$ 21,429	\$ 8,000	\$ (13,429)	\$ 12,000	\$ 4,000	
151	Roadway Repair & Maintenance	\$ 816	\$ 1,399	\$ 2,000	\$ 601	\$ 1,500	\$ (500)	
158	Sidewalk Repair & Maintenance	\$ 5,140	\$ -	\$ 10,000	\$ 10,000	\$ 7,500	\$ -	
159	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 1,500	\$ (1,000)	
160	Street Sign Repair & Replacement	\$ 3,146	\$ 5,393	\$ 2,000	\$ (3,393)	\$ 2,500	\$ 500	
162	Parks & Recreation							
186	Security System Monitoring & Maintenance	\$ 1,952	\$ 3,346	\$ 1,000	\$ (2,346)	\$ 2,000	\$ 1,000	
188	Maintenance & Repairs	\$ 18,809	\$ 32,244	\$ 25,000	\$ (7,244)	\$ 25,000	\$ -	
194	Office Supplies	\$ 1,668	\$ 2,859	\$ 3,000	\$ 141	\$ 3,000	\$ -	
195	Vehicle Maintenance	\$ 1,267	\$ 2,172	\$ 2,000	\$ (172)	\$ 2,000	\$ -	
196	Cable, Television, & Internet	\$ 5,898	\$ 10,111	\$ 12,500	\$ 2,389	\$ 11,000	\$ (1,500)	
197	Pool Repairs	\$ 5,845	\$ 10,020	\$ 15,000	\$ 4,980	\$ 15,000	\$ -	
198	Clubhouse-Facility Janitorial Service	\$ 5,593	\$ 9,588	\$ 9,000	\$ (588)	\$ 9,600	\$ 600	Approved increase after last year budget approved
199	Fitness Equipment Maintenance & Repairs	\$ 3,485	\$ 5,974	\$ 5,000	\$ (974)	\$ 5,000	\$ -	
200	Pool/Water Park/Fountain Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
201	Furniture Repair/Replacement	\$ 2,236	\$ 3,833	\$ 10,000	\$ 6,167	\$ 5,000	\$ (5,000)	
202	Playground Equipment & Maintenance	\$ 571	\$ 979	\$ 3,000	\$ 2,021	\$ 2,000	\$ (1,000)	
203	Tennis Court Maintenance & Supplies	\$ 221	\$ 379	\$ 1,500	\$ 1,121	\$ 1,500	\$ -	
204	Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
205	Dock Repairs & Maintenance	\$ 57	\$ 98	\$ 300	\$ 202	\$ 300	\$ -	
206	Pest Control & Termite Bond	\$ 753	\$ 1,291	\$ 500	\$ (791)	\$ 1,200	\$ 700	
207	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 2,000	\$ (1,500)	
208	Lighting Replacement	\$ 1,061	\$ 1,819	\$ 2,000	\$ 181	\$ 2,000	\$ -	
209	Pool Service Contract	\$ 12,687	\$ 21,749	\$ 23,500	\$ 1,751	\$ 23,500	\$ -	
210	Facility Supplies	\$ 402	\$ -	\$ 3,500	\$ 3,500	\$ 1,500	\$ -	
211	Clubhouse Miscellaneous Expense	\$ 2,224	\$ 3,813	\$ 6,000	\$ 2,187	\$ 3,500	\$ (2,500)	
212	Trail/Bike Path Maintenance	\$ 3,220	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	
218	Contingency							
220	Miscellaneous Contingency	\$ 11,562	\$ 19,821	\$ 5,000	\$ (14,821)	\$ 55,272	\$ 50,272	
223								
224	Field Operations Subtotal	\$ 661,278	\$ 1,095,921	\$ 1,066,696	\$ (29,225)	\$ 1,114,912	\$ 52,716	
225								
226	Contingency for County TRIM Notice							
227								
228	TOTAL EXPENDITURES	\$ 739,164	\$ 1,217,789	\$ 1,202,013	\$ (15,776)	\$ 1,251,497	\$ 53,984	
229								
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ 471,825	\$ 2,433	\$ -	\$ 2,433	\$ -	\$ (4,500)	
231								

Proposed Budget
GreyHawk Landing Community Development District
Reserve Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 04/30/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
1								
2	REVENUES							
3								
12	Interest Earnings							
13	Interest Earnings	\$ 4,456	\$ 7,639	\$ -	\$ 7,639	\$ -	\$ -	
4	Special Assessments							
5	Tax Roll*	\$ 169,939	\$ 169,939	\$ 169,939	\$ -	\$ 160,843	\$ (9,096)	
12								
13	TOTAL REVENUES	\$ 169,939	\$ 169,939	\$ 169,939	\$ -	\$ 160,843	\$ (9,096)	
14								
16								
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 169,939	\$ 169,939	\$ 169,939	\$ -	\$ 160,843	\$ (9,096)	
18								
19	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
20								
21	EXPENDITURES							
22								
23	Contingency							
24	Capital Reserves	\$ -	\$ -	\$ 169,939	\$ 169,939	\$ 160,843	\$ (9,096)	
26								
27	TOTAL EXPENDITURES	\$ -	\$ -	\$ 169,939	\$ 169,939	\$ 160,843	\$ (9,096)	
28								
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ 169,939	\$ 169,939	\$ -	\$ 169,939	\$ -	\$ -	
30								

Budget Template
GreyHawk Landing Community Development District
Debt Service
Fiscal Year 2018/2019

Chart of Accounts Classification	Series 2011	Series 2013	Budget for 2018/2019
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$470,770.66	\$368,434.92	\$839,205.58
TOTAL REVENUES	\$470,770.66	\$368,434.92	\$839,205.58
EXPENDITURES			
Administrative			
Financial & Administrative			
Bank Fees			\$0.00
Debt Service Obligation	\$470,770.66	\$368,434.92	\$839,205.58
Administrative Subtotal	\$470,770.66	\$368,434.92	\$839,205.58
TOTAL EXPENDITURES	\$470,770.66	\$368,434.92	\$839,205.58
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

Gross assessments

\$902,371.59

Notes:

Tax Roll Collection Costs and Early Payment Discount is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received

Greyhawk Landing Community Development District

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2018/2019 O&M Budget	\$1,412,340.00
Collection Cost and Early Payment Discount @ 7%	\$106,305.16
2018/2019 Total:	<u>\$1,518,645.16</u>

2017/2018 O&M Budget	\$1,359,251.00
2018/2019 O&M Budget	\$1,412,340.00
Total Difference:	<u>\$53,089.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2017/2018	2018/2019	\$	%
Series 2011 Debt Service - Single Family 60'	\$497.74	\$497.74	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,041.00	\$1,041.00	\$0.00	0.00%
Total	\$1,538.74	\$1,538.74	\$0.00	0.00%
Series 2011 Debt Service - Single Family 70'	\$580.70	\$580.70	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,214.49	\$1,214.49	\$0.00	0.00%
Total	\$1,795.19	\$1,795.19	\$0.00	0.00%
Series 2011 Debt Service - Single Family 80'	\$862.00	\$862.00	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$1,384.52	\$1,384.52	\$0.00	0.00%
Total	\$2,046.52	\$2,046.52	\$0.00	0.00%
Series 2011 Debt Service - Single Family 90'	\$746.61	\$746.61	\$0.00	0.00%
Operations/Maintenance - Single Family 90'	\$1,561.49	\$1,561.49	\$0.00	0.00%
Total	\$2,308.10	\$2,308.10	\$0.00	0.00%
Series 2011 Debt Service - Single Family 120'	\$846.16	\$846.16	\$0.00	0.00%
Operations/Maintenance - Single Family 120'	\$1,769.69	\$1,769.69	\$0.00	0.00%
Total	\$2,615.85	\$2,615.85	\$0.00	0.00%
Series 2013 Debt Service - Single Family 60'	\$770.00	\$770.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,041.00	\$1,041.00	\$0.00	0.00%
Total	\$1,811.00	\$1,811.00	\$0.00	0.00%
Series 2013 Debt Service - Single Family 70'	\$898.34	\$898.34	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$1,214.49	\$1,214.49	\$0.00	0.00%
Total	\$2,112.83	\$2,112.83	\$0.00	0.00%

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

⁽⁴⁾ Annual assessment that will appear on November 2018 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).