

**Greyhawk Landing Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

**Greyhawk Landing Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2021**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT’S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-26
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	27-28
MANAGEMENT LETTER	29-31
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	32



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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Greyhawk Landing Community Development District  
Manatee County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Greyhawk Landing Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors  
Greyhawk Landing Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Greyhawk Landing Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 6, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Greyhawk Landing Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 6, 2022

**Greyhawk Landing Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

Management's discussion and analysis of Greyhawk Landing Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements is comprised of three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, public safety, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Greyhawk Landing Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$5,092,061 (net position). Net investment in capital assets for the District was \$6,178,204. Unrestricted net position for Governmental Activities was \$(1,161,642). Restricted net position was \$75,499.
- ◆ Governmental activities revenues totaled \$2,669,376 while governmental activities expenses totaled \$2,878,519.

**Greyhawk Landing Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Current assets	\$ 1,660,656	\$ 1,376,212
Restricted assets	4,335,460	950,412
Capital assets	11,326,898	11,998,609
Total Assets	17,323,014	14,325,233
Deferred outflows of resources	206,594	-
Current liabilities	823,547	579,977
Non-current liabilities	11,614,000	8,444,052
Total Liabilities	12,437,547	9,024,029
Net Position		
Net investment in capital assets	6,178,204	5,309,963
Restricted	75,499	146,319
Unrestricted	(1,161,642)	(155,078)
Total Net Position	\$ 5,092,061	\$ 5,301,204

The increase in current assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is related to current year depreciation exceeding current year additions.

The increase in current and long-term liabilities is related to bond refinancing and the issuance of long-term debt in the current year.

The decrease in net position is the result of expenses exceeding revenues in the current year.

**Greyhawk Landing Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Program Revenues		
Charges for services	\$ 2,637,442	\$ 2,499,836
General Revenues		
Miscellaneous	29,160	3,662
Gain on sale of assets	1,200	-
Investment earnings	1,574	27,643
Total Revenues	<u>2,669,376</u>	<u>2,531,141</u>
Expenses		
General government	169,650	170,614
Public safety	295,986	-
Physical environment	1,573,604	2,051,340
Culture/recreation	194,935	-
Interest and other charges	644,344	502,777
Total Expenses	<u>2,878,519</u>	<u>2,724,731</u>
Change in Net Position	(209,143)	(193,590)
Net Position - Beginning of Year	<u>5,301,204</u>	<u>5,494,794</u>
Net Position - End of Year	<u>\$ 5,092,061</u>	<u>\$ 5,301,204</u>

The increase in charges for services is related to a budgeted increase in special assessments.

The increases in public safety and culture/recreation and the decrease in physical environment is related to the reclassification of expenses in the current year.

The increase in interest and other charges is related to the issuance costs of the bond refinancing and the issuance of new debt.



**Greyhawk Landing Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Land and improvements	\$ 5,740,697	\$ 5,740,697
Construction in progress	26,854	-
Buildings	2,379,925	2,379,925
Improvements other than buildings	18,125,305	18,125,305
Equipment	259,517	257,743
Less: accumulated depreciation	<u>(15,205,400)</u>	<u>(14,505,061)</u>
Governmental Activities Capital Assets	<u>\$ 11,326,898</u>	<u>\$ 11,998,609</u>

During the year, depreciation was \$711,765 and additions to construction in progress of \$26,854 and equipment, \$13,200.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded the actual expenditures in the current year primarily because the reserve costs were less than anticipated.

There were no budget amendments in the current year.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In November 2011, the District issued \$6,230,000 Series 2011 Special Assessment Revenue Refunding Bonds. These bonds were issued to refund the Series 2002A Special Revenue Bonds. These Bonds were refunded during the current fiscal year.
- ◆ In May 2013, the District issued \$5,310,000 of Special Assessment Revenue Bonds Series 2013 maturing in May 2044. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2021 was \$4,560,000.

**Greyhawk Landing Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2021**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- ◆ In March 2021, the District issued \$3,944,000 of Special Assessment Revenue Refunding Bonds, Series 2021 maturing in 2033. The Bonds were issued to refund the Series 2011 Special Assessment Revenue Refunding Bonds. The balance outstanding at September 30, 2021 was \$3,781,000.
  
- ◆ In August 2021, the District issued \$3,869,000 of Special Assessment Revenue Bonds, Series 2021, maturing 2036. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the Series 2021 Project. The balance outstanding at September 30, 2021 was \$3,869,000.

**Economic Factors and Next Year's Budget**

Greyhawk Landing Community Development District issued Series 2021 Special Assessment Bonds in the current year. The District will begin construction on the Series 2021 Project. The District cannot yet determine the affect the bond issuance will have on operations for the year ended September 30, 2022.

**Request for Information**

The financial report is designed to provide a general overview of Greyhawk Landing Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Greyhawk Landing Community Development District's Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**Greyhawk Landing Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2021**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 1,443,133
Investments	180,072
Prepaid expenses	28,321
Deposits	9,130
Total Current Assets	1,660,656
Non-Current Assets	
Restricted Assets	
Investments	4,335,460
Capital Assets, Not Being Depreciated	
Land and improvements	5,740,697
Construction in progress	26,854
Capital Assets, Being Depreciated	
Buildings	2,379,925
Improvements other than buildings	18,125,305
Equipment	259,517
Less: accumulated depreciation	(15,205,400)
Total Non-Current Assets	15,662,358
Total Assets	17,323,014
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding	206,594
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	76,931
Bonds payable, current	596,000
Accrued interest	150,616
Total Current Liabilities	823,547
Non-Current Liabilities	
Bonds payable	11,614,000
Total Liabilities	12,437,547
 <b>NET POSITION</b>	
Net investment in capital assets	6,178,204
Restricted for debt service	75,499
Unrestricted	(1,161,642)
Total Net Position	\$ 5,092,061

See accompanying notes to financial statements.



**Greyhawk Landing Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 1,443,133	\$ -	\$ -	\$ 1,443,133
Investments	180,072	-	-	180,072
Prepaid expenses	28,321	-	-	28,321
Deposits	9,130	-	-	9,130
Restricted assets				
Investments, at fair value	-	645,602	3,689,858	4,335,460
Total Assets	\$ 1,660,656	\$ 645,602	\$ 3,689,858	\$ 5,996,116
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 72,830	\$ -	\$ 4,101	\$ 76,931
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid expenses	28,321	-	-	28,321
Deposits	9,130	-	-	9,130
Restricted:				
Debt service	-	645,602	-	645,602
Capital projects	-	-	3,685,757	3,685,757
Unassigned	1,550,375	-	-	1,550,375
Total Fund Balances	1,587,826	645,602	3,685,757	5,919,185
Total Liabilities and Fund Balances	\$ 1,660,656	\$ 645,602	\$ 3,689,858	\$ 5,996,116

See accompanying notes to financial statements.

**Greyhawk Landing Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2021**

Total Governmental Fund Balances	\$ 5,919,185
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements (\$5,740,697), construction in progress, (\$26,854), buildings (\$2,379,925), improvements other than buildings (\$18,125,305) and equipment (\$259,517) net of accumulated depreciation (\$15,205,400) used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	11,326,898
Deferred outflows of resources do not provide current resources, and therefore, are not recognized at the fund level. This is the amount of the deferred amount on refunding.	206,594
Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(12,210,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(150,616)</u>
Net Position of Governmental Activities	<u><u>\$ 5,092,061</u></u>

See accompanying notes to financial statements.

**Greyhawk Landing Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 1,790,120	\$ 847,322	\$ -	\$ 2,637,442
Investment income	306	1,267	1	1,574
Miscellaneous	29,160	-	-	29,160
Total Revenues	<u>1,819,586</u>	<u>848,589</u>	<u>1</u>	<u>2,668,176</u>
Expenditures				
Current				
General government	169,650	-	-	169,650
Public safety	295,986	-	-	295,986
Physical environment	861,839	-	-	861,839
Culture/recreation	194,935	-	-	194,935
Capital outlay	38,854	-	-	38,854
Debt service				
Principal	-	4,443,000	-	4,443,000
Interest	-	385,662	-	385,662
Other	-	285,812	166,199	452,011
Total Expenditures	<u>1,561,264</u>	<u>5,114,474</u>	<u>166,199</u>	<u>6,841,937</u>
Excess of revenues over/(under) expenditures	<u>258,322</u>	<u>(4,265,885)</u>	<u>(166,198)</u>	<u>(4,173,761)</u>
Other Financing Sources/(Uses)				
Issuance of long-term debt	<u>-</u>	<u>3,961,045</u>	<u>3,851,955</u>	<u>7,813,000</u>
Net change in fund balances	258,322	(304,840)	3,685,757	3,639,239
Fund Balances - Beginning of Year	<u>1,329,504</u>	<u>950,442</u>	<u>-</u>	<u>2,279,946</u>
Fund Balances - End of Year	<u><u>\$ 1,587,826</u></u>	<u><u>\$ 645,602</u></u>	<u><u>\$ 3,685,757</u></u>	<u><u>\$ 5,919,185</u></u>

See accompanying notes to financial statements.

**Greyhawk Landing Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2021**

Net Change in Fund Balances - Total Governmental Funds \$ 3,639,239

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$38,854, and gain on sale of capital assets, \$1,200, was exceeded by depreciation, \$(711,765), in the current period. (671,711)

The issuance of long-term debt is recorded as an other financing source at the fund level, however, it increases liabilities at the government-wide level. (7,813,000)

The deferred amount on refunding is recognized as other debt service costs at the fund level, however, at the government-wide level, it is recognized as a deferred outflow of resources. 148,077

Repayments of bond principal are expenditures at the fund level, but the repayment reduces long-term liabilities at the government-wide level. 4,443,000

The deferred amount on refunding is reflected as an expenditure at the fund level, however, they are reflected as a deferred outflow of resources amortized over the life of the bond at the government-wide level and amortized over the debt service period as interest. This is the current period interest. (7,431)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental funds level, interest expenditures are reported when due. This is the change in accrued interest in the current period. 52,683

Change in Net Position of Governmental Activities \$ (209,143)

See accompanying notes to financial statements.



**Greyhawk Landing Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2021**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 1,769,587	\$ 1,769,587	\$ 1,790,120	\$ 20,533
Investment income	-	-	306	306
Miscellaneous	-	-	29,160	29,160
Total Revenues	<u>1,769,587</u>	<u>1,769,587</u>	<u>1,819,586</u>	<u>49,999</u>
Expenditures				
Current				
General government	154,515	154,515	169,650	(15,135)
Public Safety	292,800	292,800	295,986	(3,186)
Physical environment	1,139,572	1,139,572	861,839	277,733
Culture/recreation	182,700	182,700	194,935	(12,235)
Capital outlay	-	-	38,854	(38,854)
Total Expenditures	<u>1,769,587</u>	<u>1,769,587</u>	<u>1,561,264</u>	<u>208,323</u>
Net Change in Fund Balances	-	-	258,322	258,322
Fund Balance - Beginning of Year	-	-	1,329,504	1,329,504
Fund Balance - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,587,826</u>	<u>\$ 1,587,826</u>

See accompanying notes to financial statements.

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on July 21, 2001, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Manatee County Ordinance #01-43 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Greyhawk Landing Community Development District. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Greyhawk Landing Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

*Nonspendable Fund Balance* – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

*Restricted Fund Balance* – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

*Assigned Fund Balance* – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

*Unassigned Fund Balance* – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

*Fund Balance Spending Hierarchy* – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Pledged Revenues.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Restricted Assets**

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land, buildings, improvements other than buildings and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets range from 5 to 30 years.

**d. Deferred Outflow of Resources**

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$1,570,159 and the carrying value was \$1,443,133. Exposure to custodial credit risk was as follows: The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance Corporation (FDIC) or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
US Bank Money Market	N/A	\$ 3,770,121
FLCLASS	47 days*	180,072
First American Treasury Obligation CI Y	13 days *	565,339
Total		<u>\$ 4,515,532</u>

\* Weighted Average Maturity



**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in US Bank Money Market and First American Treasury Obligation Fund are Level 1 assets.

The investments in FLCLASS, an external investment pool, are reported at fair value as the pool does not meet all the requirements outlined in GASB 79.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in money markets and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The First American Treasury Obligation Fund is an authorized investment under Section 218.415, Florida Statutes. As of September 30, 2021, the District's investments in the First American Treasury Obligation Fund and FLCLASS are rated AAAM by Standard & Poor's. The investments in US Bank Money Market are not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligation Fund are 13% and FLCLASS are 4% and the investments in US Bank Money Market are 83% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE C – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Disposals	Balance September 30, 2021
<b><u>Governmental activities:</u></b>				
Capital assets, not being depreciated:				
Land and land improvements	\$ 5,740,697	\$ -	\$ -	\$ 5,740,697
Construction in progress	-	26,854	-	26,854
Total Capital Assets, Not Depreciated	<u>5,740,697</u>	<u>26,854</u>	<u>-</u>	<u>5,767,551</u>
Capital assets, being depreciated:				
Buildings	2,379,925	-	-	2,379,925
Improvements other than buildings	18,125,305	-	-	18,125,305
Equipment	257,743	13,200	(11,426)	259,517
Total Capital Assets, Being Depreciated	<u>20,762,973</u>	<u>13,200</u>	<u>(11,426)</u>	<u>20,764,747</u>
Less accumulated depreciation for:				
Buildings	(958,828)	(80,317)	-	(1,039,145)
Improvements other than buildings	(13,269,940)	(629,650)	-	(13,899,590)
Equipment	(276,293)	(1,798)	11,426	(266,665)
Total Accumulated Depreciation	<u>(14,505,061)</u>	<u>(711,765)</u>	<u>11,426</u>	<u>(15,205,400)</u>
Total Capital Assets Depreciated, Net	<u>6,257,912</u>	<u>(698,565)</u>	<u>-</u>	<u>5,559,347</u>
Governmental Activities Capital Assets	<u>\$ 11,998,609</u>	<u>\$ (671,711)</u>	<u>\$ -</u>	<u>\$ 11,326,898</u>

Current year depreciation of \$711,765 was charged to physical environment.

**NOTE D – LONG-TERM DEBT**

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 8,840,000
Issuance of long-term debt	7,813,000
Principal payments	<u>(4,443,000)</u>
Long-term debt at September 30, 2021	<u>\$ 12,210,000</u>

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

Long-term debt is comprised of the following:

Special Assessment Bonds

\$5,310,000 Series 2013 Bonds, interest rates from 5% to 6%, maturing May 1, 2044, Current portion is \$100,000.	\$ 4,560,000
\$3,944,000 Series 2021 Revenue Refunding Bonds, interest at 2%, maturing May 1, 2033. Current portion is \$282,000.	3,781,000
\$3,869,000 Series 2021 Bonds, interest at 2.6%, maturing May 1, 2036. Current portion is \$214,000.	<u>3,869,000</u>
Total Long-Term Debt	<u><u>\$ 12,210,000</u></u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 596,000	\$ 408,032	\$ 1,004,032
2023	611,000	425,080	1,036,080
2024	628,000	408,396	1,036,396
2025	645,000	391,186	1,036,186
2026	667,000	373,450	1,040,450
2027-2031	3,632,000	1,563,783	5,195,783
2032-2036	3,136,000	1,005,016	4,141,016
2037-2041	1,305,000	541,500	1,846,500
2042-2044	<u>990,000</u>	<u>121,200</u>	<u>1,111,200</u>
Totals	<u><u>\$ 12,210,000</u></u>	<u><u>\$ 5,237,643</u></u>	<u><u>\$ 17,447,643</u></u>

In March 2021, the District issued \$3,944,000 of Series 2021 Special Assessment Revenue Refunding Bonds which retired the Series 2011 Special Assessment Revenue Refunding Bonds. The current refunding of the Series 2011 Special Assessment Revenue Refunding Bonds resulted in a deferred amount on refunding of \$214,025. As a result of this transaction, the District decreases its aggregate debt payment by \$595,661 over the next 12 years and realized an economic gain of approximately \$450,150.

**Greyhawk Landing Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2021**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

Significant Bond Provisions

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

**Special Assessment Bonds, Series 2013**

Reserve Fund – The 2013 Reserve Account is funded from the proceeds of the Series 2013 Bonds in an amount equal to the maximum annual debt service requirement on outstanding Series 2013 Bonds after taking into account the amount in the Series 2013 Prepayment Account.

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2013 Special Assessment Bonds	\$ 365,000	\$ 365,000

**NOTE E – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2020-2021 fiscal year were levied in October 2020. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

**NOTE F – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Greyhawk Landing Community Development District  
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Greyhawk Landing Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 6, 2022.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Greyhawk Landing Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Greyhawk Landing Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Greyhawk Landing Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To the Board of Supervisors  
Greyhawk Landing Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Greyhawk Landing Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 6, 2022



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
Greyhawk Landing Community Development District  
Manatee County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Greyhawk Landing Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 6, 2022.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 6, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Greyhawk Landing Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Greyhawk Landing Community Development District did not meet one of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors  
Greyhawk Landing Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the Greyhawk Landing Community Development District. It is management's responsibility to monitor the Greyhawk Landing Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Greyhawk Landing Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 2
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 4
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$7,982
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$382,422
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: There were no amendments to the FY 2021 budget.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Greyhawk Landing Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$1,235.44 - \$1,853.15 and Debt Service \$497.74 - \$2,100.24
- 2) The amount of special assessments collected by or on behalf of the District: \$2,637,442.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2013, \$4,560,000 matures May, 2044, Series 2021 Refunding, \$3,781,000 matures May 2033, and Series 2021 \$3,869,000 matures May 2036.



To the Board of Supervisors  
Greyhawk Landing Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 6, 2022



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## INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors  
Greyhawk Landing Community Development District  
Manatee County, Florida

We have examined Greyhawk Landing Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Greyhawk Landing Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Greyhawk Landing Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Greyhawk Landing Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Greyhawk Landing Community Development District's compliance with the specified requirements.

In our opinion, Greyhawk Landing Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 6, 2022