



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
January 26, 2022**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
239.936.0913**

www.greyhawkcdd.org

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212

Board of Supervisors	Jim Hengel Mark Bush Cheri Ady Scott Jacuk Gregory Perra	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Attorney	Andrew Cohen	Persson, Cohen & Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.greyhawkcdd.org

January 21, 2022

**Board of Supervisors
Greyhawk Landing
Community Development District**

REVISED - AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Wednesday, January 26, 2022 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE COMMENTS**
- 3. CONTINUED BUSINESS ITEMS**
 - A. Review of Questions Related to the Gate Project Tab 1
 - B. Consideration of Main Gate Proposal (under separate cover)
 - C. Update Regarding Play and Spray Contract
- 4. BUSINESS ITEMS**
 - A. Review of January Field Inspection Report..... Tab 2
 - B. Consideration of Reserve Study Proposals Tab 3
 1. Custom Reserves LLC
 2. Dreux Isaac & Associates
 3. Global Solution Partners
 - C. Review and Discussion of Irrigation Automation Proposal Tab 4**
- 5. STAFF REPORTS & UPDATES**
 - A. Aquatic Maintenance Tab 5
 - B. Field Manager Tab 6
 1. Consideration of Bench Proposal from Miller Recreation Tab 7
 2. Consideration of Proposals for Buttercup Glen Fencing..... Tab 8
 3. Consideration of Annual Mulch Installation Proposals..... Tab 9
 - a. Big Earth Landscape Supply
 - b. Southeast Spreading
 - C. Landscape Maintenance
 - D. District Engineer
 - E. District Counsel
 - F. District Manager Tab 10
 1. Presentation of Action Item List
 2. Review of Monthly Financial Statements
 3. Campus Suite Website Audit Report
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 18, 2021 Tab 11
 - B. Consideration of the Operations and Maintenance Expenditures for the Months of November and December 2021 Tab 12
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (239) 936-0913.

Respectfully,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen & Mooney, P.A.

Tab 1

Questions for Greyhawk Gate Project

- Can we use existing arm operators at certain gate locations in lieu of replacing operators that are in still good working condition?

Answer - Yes. If the arm operators are in good working condition we can use the existing operators.

- Swing Gates are a must have and not optional so the quote would be for arms and gates. (Not a question. Just a statement).

Comment – There are multiple options on how we can configure the gates. We can have gates functional at all times or have them open during peak traffic hours and only utilize the arms, etc.

- Can the swing gate currently in place on Blackbird be retro fitted to work with the RFID system?

Answer – Yes. The existing gate on Blackbird can be used. No need to replace.

- Do you feel tag readers are needed at all access points or just the main entrance and maybe Upper Manatee? The goal is to make every access point “Resident Only” with the exception of the main entrance. Not sure if a tag reader at each gate is needed.

Answer – It is at our discretion as to where we want to place LPRs (license plate readers).

- What is the cost of the RFID “stickers”? Are there an allotted number of RFID stickers that are provided with the system? What is the cost of each sticker after that?

Answer – There are no allotted RFID stickers with the system. The cost to GHIL is \$16 per sticker. They can be placed on the headlight or under the rearview mirror. They cannot be transferred from vehicle to vehicle. If someone attempts to remove the stickers it will crack rendering the tag unusable. Tags can be deactivated once someone leaves the community.

- What is your recommendation on the amount of time we should provide from transitioning over from the current system to the new system?

Answer – Maingate felt that 30 – 45 days should be sufficient. This will be predicated on GHIL residents taking the time to register their vehicles and pick up their RFID stickers.

- There have been some concerns voiced about folks who have access to “9-1-1 Remotes” still being able to access the system even after we have switched over to RFID. Is there

any way to prevent this? We also want to make sure that once the RFID transition period is over that the current remotes will no longer to be able to operate the gate arms.

Answer – Currently Manatee County requires both Multicode (clicker) and KNOX technology. This is for EMS vehicles. Within a year the Multicode system is supposed to be phased out rendering clickers useless. Maingate can deactivate the Multicode portion of the system once the county has deemed it OK. For the time being anyone with an EMS clicker, or EMS dipswitch settings, can open the gates/arms.

- A maintenance contract will be needed. Can you please provide us with cost and services provided.

Answer – Maingate will provide preventative maintenance 3 times a year for approximately \$3900. There is a 1 year warranty on all parts and labor. Some manufacturers have additional warranty time on their products

- What is the estimated time from acceptance of contract to completion on project?
- **Answer – Maingate felt that the project could be safely completed within 5 months of receiving the contract and agreed upon specs. This includes permitting.**

- The community is also investigating security camera upgrades. Is this something Main Gate can provide?

Answer – Yes. Maingate has an arm of their business called VACC (Virtual Access Community Control). This is a whole other segment of the security system that is “above my paygrade” and I referred them to Carleen.

Tab 2

GREYHAWK LANDING

FIELD INSPECTION REPORT



January 11, 2022
Rizzetta & Company
John R Toborg – Manager, Field Services



Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of February, all Bahia turf shall receive an application of 1250 lbs. (25 – 50 lb. bags) of 20-0-10 fertilizer with a Pre-Emergent Herbicide. Additionally, all St. Augustine turf shall receive an application of 1050 lbs. (21 – 50 lb. bags) of 20-0-10 fertilizer with a Pre-Emergent Herbicide.
- ❑ In March, all ornamentals shall receive an application of 800 lbs. (16 – 50 lb. bags) of 8-0-10 fertilizer and all palms shall receive an application 750 lbs. (15-50 lb. bags) of 8-0-12+4Mg fertilizer.
- ❑ In April, all Bahia turf shall receive an application of 700 lbs. (14 – 50 lb. bags) of 21-0-0 fertilizer and all St. Augustine turf shall receive an application of 600 lbs. (12 – 50 lb. bags) of 21-0-0 fertilizer.
- ❑ I ask that Yellowstone notify the Field Services Manager & Staff at least 5 days ahead of installation and check in with Staff on day of application so Staff can verify quantity & type.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation, **Orange** indicates FH Staff. **Bold underlined** is information or questions for the BOS.

1. Trim the Petite Salmon Oleanders surrounding the pool deck. Remove dead growth. Also, hanging palm fronds must be removed from all palms on the pool decks upon discovery. (Pic 1)



2. Yellowstone to inspect and diagnose the cause of the mottling on the Mexican Petunia on the pool deck. Treat accordingly. (Pic 2>)

3. I would refrain from heavy cutbacks until threats of freezing weather have passed. The more material on the plant (even if it is already cold-damaged), the better for the remaining plant and roots. Cutting back promotes new growth and new growth is easily damaged by freezing temperatures.

4. Re-position and pin down a flood bubbler on the Sylvester Palm on the right side of the clubhouse entrance so that it applies water to the top of the root ball. (Pic 4>)



Clubhouse, Main Entrance, Brambling, SR 64

- Perhaps Yellowstone can alter the frequency of fertilization on the Sylvester on the right side of the clubhouse entrance so that it is a lesser quantity, but more frequently. This may help this palm to become the same color as the one on the left. (Pic 5)



- Treat all active fire ant mounds and return to the mound once it is dead to re-expose all soil or mulch.
- Has the cause of the browning of the Juniper at the main entrance been identified and, if so, has it been treated. Is this twig blight? It doesn't resemble Spider Mite damage and there were none present. Trim out all brown twigs.



- The back side of the wall separating Brambling from SR 64 needs to be trimmed and cleared of all dead material. This entire

wall buffer is overgrown, weedy and unruly and is highly visible from the residential properties on Brambling. (Pic 8)



- Inspect the Gold Mound at the main entrance for insects that may be causing it to defoliate. I've seen thrips and aphids on this plant type, but it is also highly susceptible to microscopic Root Knot Nematodes. These plants have become "cloud tops".
- Yellowstone to properly prune a broken limb from a tree along the wall on SR 64. There may also be a completely dead Drake Elm tree, however, these trees are deciduous and are currently leafless. If the tree is determined to be dead, Yellowstone can add this tree to their removal proposal. (Pic 10)



SR 64, Main Entrance, Peregrin, Brambling

11. Gold Mound continues to decline to the eastern end of the SR 64 wall. It is also covered with a vine. This entire bed along the wall needs to have its bed edge clearly defined. Hand pull vines coming over the wall from the Brambling side. (Pic 11)



12. Pull a dead Rose Bush in front of the inbound sign monument.

13. Yellowstone to repair a leaking irrigation spray head on the inbound side of the median just inside the main entrance. (Pic 13)



14. Clean up the large Oak tree on the inbound side just past the main entrance. Remove water shoots.

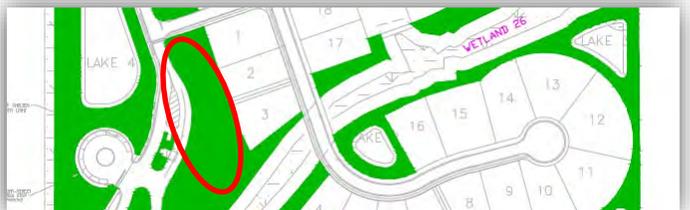
15. Maintain the Viburnum on the berm behind the homes on the inbound side of the main entrance at a consistent height. (see >)

16. Yellowstone to flush cut two dead/dying Tree Ligustrum on either side of the Heron Point entrance at Peregrin. (Pic 16)



17. Include cutting the Pampas Grass at the corners of the Brambling Pond to low mounds when the other ornamental grasses on the property are cut in the early spring.

18. The Sweet Viburnum need to be lowered slightly surrounding the lift station at Brambling & Peregrin. Do not expose the tanks or other machinery in doing so. Remove all dead growth. (Pic 18)



GreyHawk Blvd., Recreation Center, Petrel Trail

19. Remove dead growth from the Variegated Ginger along GreyHawk Blvd. The Ti Plants should also be periodically cut to alternating heights to create various crown heights in the same cluster. (Pic 19)

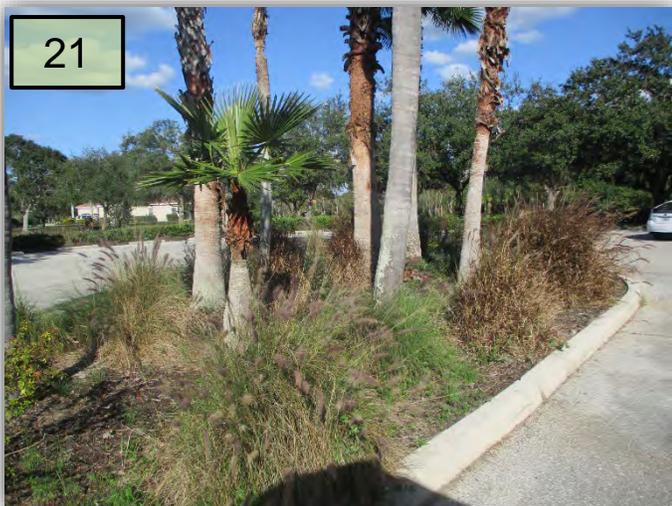


recommend a drenching of a mixture of 0.5 lbs. powdered copper sulfate pentahydrate and 0.25 lbs. fresh hydrated lime to 10 gallons of water. This can sometimes help with Loropetalum decline. (Pic 22)



20. When considering plants to enhance the GreyHawk Blvd. berm plantings, Stromanthe, Wild Coffee, select Crotons (Petra, Mrs. Icton, Gold Dust, Magnificent) should be included. These are all shade preferring or shade tolerant plants.

21. The entire interior planter in the triangular parking lot at the Rec Center needs to be detailed, weeded and trimmed. (Pic 21)



22. Going into spring, rejuve cut the Loropetalum behind the pool area at the Rec Center. It may be suffering from some salts that may be present in well water. Also, I would

23. Continue to trim out all dead/dying brown Juniper between the pond and the pool deck at the Rec. Center.

24. I would recommend cutting the three Hibiscus shrubs between the pool and the pool equipment area to nearly the ground going into spring. These plants typically will react well to a rejuve cut.

25. Remove all dead growth from the Crinum Lilies near the pool deck.

26. Remove landscape and natural growth debris from the Petrel Trail. There are also a few palms encroaching into the trail we should cut back to 3'-4' beyond the trail.

27. At the intersection of Petrel Trail & Greyhawk Blvd., (Deer Walk), the annuals are not flourishing. Are these plants receiving enough water? (Pic 27>)

28. I would cut the Mexican Petunia to the ground in the circular beds at Cara Cara (Owl's Ridge - South). They are in poor condition and re-seed daily and can become invasive.

Cara Cara, Kite Dr., Aster Ave.

29. If the irrigation micro-jets are no longer needed at the boulevard end of the village entrance medians, I would recommend they be moved to the tip of the median to where the annuals were relocated.

30. We need to keep an eye on the annuals the Sand Cranes are plucking out of the ground and make sure to get them re-planted upon discovery.

31. At Cara Cara north, I recommend more frequent, less quantity of Palm Special fertilizer to this palm that may be suffering from "frizzle top", a symptom of nutrient deficiency. Pygmy Dates are not fans of high alkaline soil (which most roadway soil is) and may suffer from Magnesium and Potassium deficiency due to high pH. (Pic 31)



32. The same thing holds true for the Pygmy Date at Kite Drive (Falcon Trace) as was discussed in Item 31.

33. Are the Mammy Crotons planted on either side of the driveways leading into the softball field and soccer field getting the same amount of water and care? At both locations, one side is flourishing significantly better than the other. All four bed lines need to be defined and the beds need to be weeded. (Pic 33)



34. At Aster Ave. (Fox Trails), remove Juniper that are completely blocking the landscape lighting. Here, and elsewhere. (Pic 34)



35. Who will be responsible to refurbish the inbound side of GreyHawk Blvd. at UMRR? (Pic 35>)

North Entrance at UMRR, Penguin & GreyHawk, Buttercup

- 36. Hand pull a large patch of weeds on the inbound side of the north entrance median south of UMRR.
- 37. There is no delineation in the bed lines or between plant species in the northern medians of GreyHawk Blvd. There are also some failing or completely failed Crotons that should be removed.
- 38. Spanish Moss needs to be removed up to a height of 15' per spec.
- 39. At Penguin and GreyHawk Blvd., as you approach the culvert, there is a tree overhanging the trail that needs to be lifted and perhaps pruned back. (Pic 39)



- 40. Inspect some rough turf on the right-side ROW of Honeyflower exiting the CDD-maintained rear tract between phases. Diagnose and treat accordingly. (see below)



- 41. **The sign wall at Buttercup (Sanderling Cove) is partially blocked. Others are nearly completely blocked. It will be extremely difficult to keep these plants below the name of the village on a regular basis. Is the BOS open to receiving proposals for the re-planting of these monuments? (Pic 41)**



- 42. There needs to be more definition to the bed line at the end Buttercup cul-de-sac behind the homes. There is also dead material in Wax Myrtles that need to be removed. Remove all dead, broken limbs. There is currently no mulch in this bed either. (Pic 42>)
- 43. The "Alfalfa" tops need to be trimmed from the Tree Ligustrums. It is preferred to leave a loose 8" - 10" limb growth around the perimeter of the crown instead of a sheared lollipop look. (Pic 43>)

Honey Flower, Rosemary,

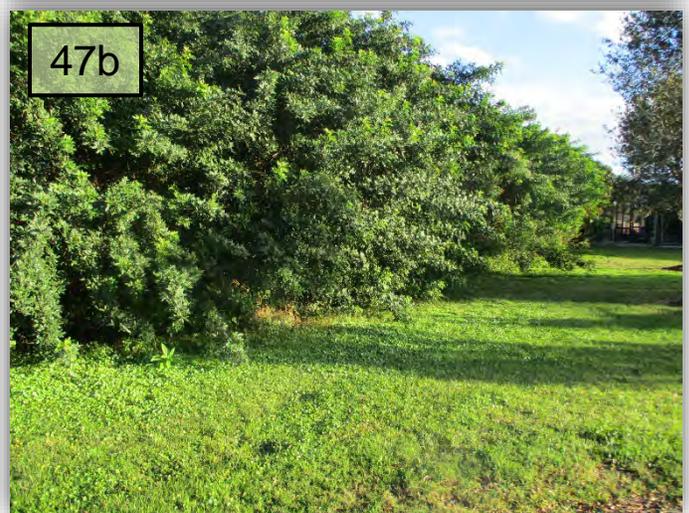
44. Prior to the installation of a new Magnolia at Honey Flower, Yellowstone to verify there is working irrigation in this area. The new tree will require a flood bubbler and a Gator Bag rigged with a flood bubbler to fill the bag every time the irrigation runs. (Pic 44)



45. Tree rings aren't being detailed in many of the trees along Mulberry opposite the clubhouse.

46. The tree shown in Pic 44 <, has been very hard-edged around the tree ring perimeter – almost to the point where surface roots may have been cut. Crews must refrain from this.

47. The Rosemary pocket park needs a lot of attention – turf is in poor condition, there is still dead material in the Wax Myrtles, the natural area needs to be cut back, tall weeds are prevalent. There are also tree rings where trees were removed and never replaced. These should be either replaced with another tree or have to irrigation capped off and turf installed. (Pic 47a & b)



48. Inspect some Fakahatchee Grasses on 117th Street that are brown. I didn't detect any aphids, however, there is brown splotching that could be fungal related. Diagnose and treat accordingly. (Pic 48)



49. Beds along 117th need to be detailed as well – there is no defined edge or delineation between the plant species. The Bottlebrush are being overtaken by the Viburnum and there are a lot of weeds.

Proposals

1. Within the trail beginning at Chantilly & Mulberry, there are a couple large trees that are dead and could pose a danger to real estate and humans if they decide to fall. Would the BOS like Yellowstone to survey all trails and mark those dead trees and provide a proposal for their removals? (Pic 1)



2. Yellowstone to provide a proposal (or include it with the tree removal proposal should the board decide to entertain a larger proposal) to remove two dead palms on either side of the SR 64 wall. (Pic 2)



3. There is a dead Cedar and another half-dead Cedar in the Sweet Viburnum hedge on the east side Buttercup around the perimeter of the church. Yellowstone to provide a proposal to flush cut the dead Cedar and if there is sufficient healthy material in the remaining Cedar, prescribe a treatment program after diagnosing the cause of its decline. (Pic 3)



4. Yellowstone to provide a proposal to cut this large half-dead tree down. It is split down the middle. STAFF can request a proposal from another tree company as well. This tree is behind the homes on the north side of Goldenrod, east of 117th Street. (Pic 4)



Tab 3

PREPARED FOR:

**Greyhawk Landing Community Development
District**

Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



25+
YEARS OF
EXPERIENCE



Belinda Blandon

Senior District Manager

Greyhawk Landing Community Development District
12350 Mulberry Ave
Bradenton Fl

Dear [Board of Directors]:

Thank you for the opportunity to be of service to your community. We take great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Your Reserve Study will include:

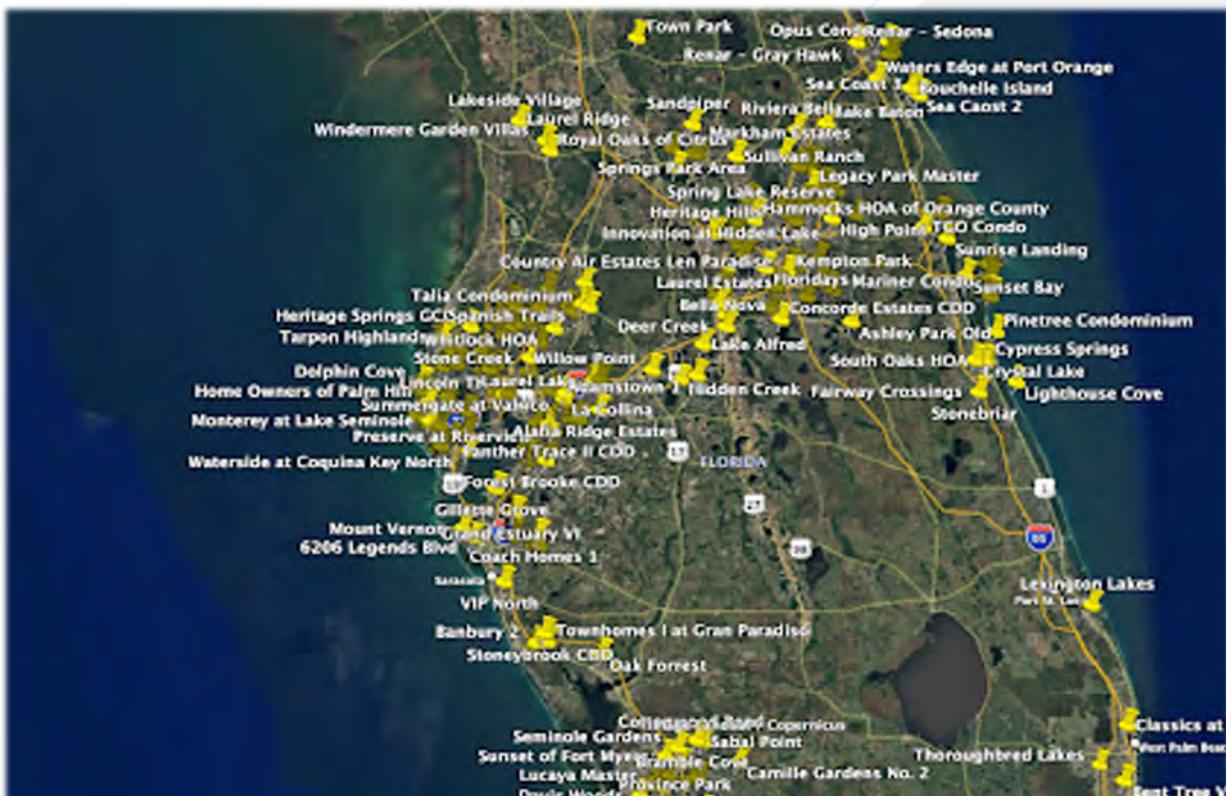
- **Excellent communication** with our team. We listen to our clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, we always listen and hear your concerns.
- **Industry-leading experience** in all varieties of community associations, resorts, commercial properties, country clubs and more! With over 25 years of combined experience in the industry, we take the guess work out of budget season.
- **Timely contract completion** is a must. We understand how important your receivables can be for budget and community meetings. We take great care in saying what we mean and meaning what we say when it comes to timely delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study requires updating every 2 to 3 years to keep up to date with changes in construction costs, inflation and interest rate, and new technology. We put our client relationships at the forefront of our core values.

The Benefits of a Custom Reserves Report

- **Proper and accurate** reserve planning for the future
- **Team review** quality assurance process for every report
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!



Clients Served



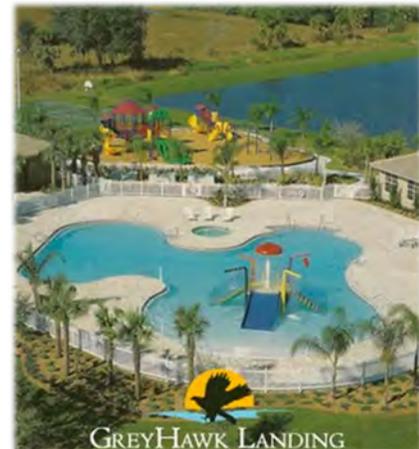
Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over their useful lives.

Scope of Services

Procedures

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Full Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenses and Funding Plan in excel for various Reserve Plan scenarios upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Provide free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.



Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling, and a Professional Engineer (PE) licensed in the State of Florida.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of recent experience is attached.



Please allow approximately four weeks from inspection for report delivery. When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.



Components to be Included but not limited to in Your Custom Reserve Study

- ✓ **Property Site Components**
 - Asphalt Pavement
 - Fishing Pier
 - Gate System
 - Irrigation
 - Maintenance Building
 - Nature Trails
 - Playground Equipment
 - Recreational Courts
 - Signage
 - Storm Water System
 - Walls and Fences
- ✓ **Clubhouse Components**
 - HVAC Units
 - Interior Renovations
 - Roofs
 - Windows and Doors
- ✓ **Pool Components**
 - Deck
 - Equipment
 - Furniture
 - Resurfacing
 - Water Features

Professional Fees

Fee estimates are based on the components summarized under the scope of services. The fee for this Full Reserve Study is **\$4,400**.

OPTIONAL future services are available upon request as depicted below. If your Association is interested in any of the following services, **please check the appropriate box** and we can provide pricing upon completion of the current reserve study.

-  Annual Review of the 30-year expenses and funding plan(s) only
-  Non-site update
-  Update with site visit

Please note that a non-site update can only be conducted one time between site visits.

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, please sign and return this page along with a 50% retainer deposit. We will contact you to schedule a site visit and inspection upon receipt of the retainer payment. The remaining balance will be due upon receipt of the report.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com

This letter sets forth the understanding of the Association and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.



Accepted By

Title

Date

EXPERIENCE – Paul Grifoni, RS, PRA

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Legends Bay Community Development District A planned unit development located in Bradenton, FL, 250 homes established in 2007 that contains subsurface utilities, ponds, signage, fences and perimeter walls.

Lake Club Homeowners' Association is a large, planned unit development located in Lakewood Ranch, FL. Lake Club was established in 2005. The development contains a clubhouse with two pools, tennis center and property site components located throughout the community.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

Southshore Falls Homeowners Association is a planned unit development established in 2004 and located in Apollo Beach, FL and is responsible for the common elements shared by 866 homes within 308 Single Family, 58 Quad and 163 Villa buildings. The amenity center includes a 14,000 square foot clubhouse, lagoon-style pool, fitness center, café, tennis and bocce courts.

Grand Estuary V at River Strand Condos are an apartment style Association established in 2012 and located in Bradenton, FL and is responsible for the common elements shared by 60 property owners within two four-story buildings. The development contains building services, exterior building, and property site components.

Tampa Bay Golf and Country Club is a 1,500 home planned unit development located in San Antonio FL and established in 2000. The development contains two golf courses, a clubhouse, two pools, a community center, a welcome center, and property site and maintenance components.

1st Time Reserve Study Proposal



Greyhawk Landing CDD
12350 Mulberry Avenue
Bradenton, FL 34212

January 11, 2022

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Introduction

January 11, 2022

Board of Directors
Greyhawk Landing CDD
12350 Mulberry Avenue
Bradenton, FL 34212

Dear Boardmembers:

For over twenty-five years, Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with degrees in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Service – Email us or call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

Sincerely,

A handwritten signature in black ink, appearing to read "Dreux Isaac". The signature is fluid and cursive, with a large initial "D" and "I".

Dreux Isaac
President

Proposal

DATE: January 11, 2022 (To be done in **2022**)

CLIENT: Greyhawk Landing CDD
12350 Mulberry Avenue, Bradenton, FL 34212

PROPERTY: Greyhawk Landing CDD
12350 Mulberry Avenue, Bradenton, FL 34212

INTRODUCTION: Dreux Isaac & Associates, Inc. will perform a First Time Reserve Study of the property listed in this proposal. The Reserve Study Report we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each First Time Reserve Study Report will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information. The report will also comply with auditing guidelines from the American Institute of Certified Public Accountants, which require full disclosure on the adequacy of reserves.

SCOPE OF WORK: **On-Site Survey** – We will perform an on-site survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity and condition. Photographs and measurements will be taken as needed.

Physical Analysis – We will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any possible reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – We will input current reserve financial data including budget contributions and fiscal year end balances. From there future reserve contribution amounts will be calculated. Finally we will analyze, adjust and finalize study findings and recommendations.

Report Preparation – We will prepare and send to the client a pdf copy. **No reports** will be printed (only a pdf copy will be sent) unless requested. Each Reserve Study Report will include a summary of recommendations and findings, a straight line segregated reserve component plan and schedule, a thirty year cash flow plan and schedule, supporting charts, graphs and property photographs.

Proposal

UPDATE REPORT: For future years (and budgets) clients who have had a First Time Reserve Study Report prepared by our firm will have the open-ended option of requesting a Reserve Study Update Report. In each update report, any reserve related changes made to property since the time the last report was prepared will be reviewed. Based on the latest available data, all reserve component costs and life expectancies will be adjusted accordingly. Current financial data will be entered in and a new analysis will be performed. The update report will be prepared in our office without an on-site visit. Future site visits may be recommended when substantial changes are made to the property and/or to observe the present condition and rate of deterioration of the reserve components.

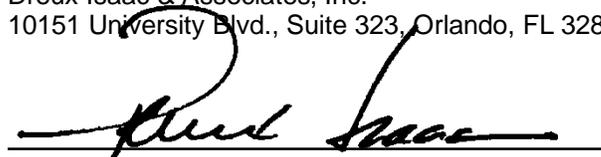
FEES: First Time Reserve Study Fee: **\$22,000.00** First Year Update Fee: **\$4,400.00**

The First Year Update Fee is an open option for the client, and shown for information purposes only. Acceptance of this proposal does not include acceptance of the First Year Update Reports.

FEE PAYMENT: The First Time Reserve Study fee payment is as follows: 50% is due upon completion of the on-site visual observation inspection portion of the work. The remaining 50% balance is due upon the client's receipt of the pdf. You have 30 days to make any corrections or revisions. We do one set of changes to account for errors/omissions and then charge thereafter for any additional changes. After 30 days, payment will be considered "past due". **No reports** will be printed (only a pdf copy will be sent) unless requested.

TIME FRAME: As of this proposal date, the estimated starting and completion time frame for the work proposed will be in **August of 2022**.

CONTRACTOR: Dreux Isaac & Associates, Inc.
10151 University Blvd., Suite 323, Orlando, FL 32817



Dreux Isaac, President

January 11, 2022

Date

ACCEPTED: Greyhawk Landing CDD

Authorized Signature

Date

Name (Please Print)

Position/Title

Company Facts & References

Established: 1989

Experience: Over 30 years of performing reserve studies, insurance appraisals and turnover reports
Over 1,800 clients throughout the United States
Over 6,000 reports prepared

Qualifications: Certified Construction Inspectors (CCI)
Certified Construction Consultants (CCC)
Certified Marshall & Swift Appraisers

Protection: Workers comp, Liability and E&O insurance coverage

Affiliations: Community Association Institute Business Member (CAI)
Space Coast Communities Association (SCCA)

Website: www.dia-corp.com

Address: 10151 University Boulevard, Suite 323
Orlando, FL 32817

Phone: (800) 866-9876 (407) 695-5226 (407) 695-3865 Fax

References

Peter Costello, General Manager
Glen Eagle Golf & Country Club, Inc.
Naples, FL 34104
(239) 353-9427
peter@gleneaglecountryclub.com

Silvia Erro, General Manager
Jade Residences
Miami, FL 33131
(305) 533-1945
serro@jaderesidence.com

Stacey Fryrear, Property Manager
Baldwin Park
Orlando, FL
(407) 740-5838
sfryrear@baldwinparkpoa.com

Park Place Owners Association
Pembroke Pines, FL 33026
(954) 431-4007

Key Personnel Backgrounds



Dreux Isaac

President

Dreux Isaac is the president, founder, and owner of Dreux Isaac & Associates, Inc., a company that specializes in capital reserve planning and insurance value appraising. Dreux has over 28 years of experience in the construction industry as an architect, insurance appraiser and capital reserve analyst.

In addition to performing thousands of reserve studies and insurance appraisals, over the past 25 years Dreux has been a speaker at numerous seminars, continuing education courses, and various organization meetings involved in the resort and community association industry, as well as a guest on local TV shows in Sarasota and Ft. Myers, Florida. He is current President of Talman Homeowners Association and was past president at Eagles Point Homeowners Association where he previously lived.

Dreux has a Bachelor of Architecture degree from Louisiana State University (LSU) and is a member of the Community Association Institute (CAI), Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC). Dreux has also been a member of the American Association of Cost Engineers (AACE), the American Society of Appraisers (ASA), Jaycees International, the Foundation for Architectural Education at Louisiana State University.

Dreux was born and raised in New Orleans, Louisiana, but moved to Florida in 1986. He currently lives in Winter Park, FL with his wife Donna and their three boys; Dylan, Derek, and Dalas.



DJ Muehlstedt

Staff Engineer

DJ Muehlstedt was hired in 2005 and since then has performed hundreds of reserve studies and insurance appraisals for condominium, timeshares, homeowners associations, golf and country clubs, commercial and religious properties throughout Florida, the Eastern United States and the Bahamas.

Originally from Iowa, DJ holds a Bachelor of Science degree in Civil Engineering from the University of Iowa. Before joining Dreux Isaac & Associates, DJ worked as a civil engineer performing commercial and residential property inspections for firms in Denver, Colorado and Lakeland, Florida.

DJ is a member of the Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC), and a Certified Marshall & Swift Appraiser.

DJ currently resides in Orlando with his wife Marie and their daughter Olivia.

Featured Large Scale Clients (1000 or more units)

The Country Club at Mirasol Community

11300 Mirasol Boulevard
Palm Beach Gardens, FL 33418
<http://www.mirasolcc.com/>

Alison Peters, Property Manager
(561) 626-8283
mirasol@langmanagement.com

Homeowner association, 1170 units, gated community,
private roads, dock

Services provided: reserve studies



Gleneagles Country Club, Inc.

7667 Victory Lane
Delray Beach, FL 33446
www.gleneagles.cc

Michael Eustace, Property Manager
(561) 637-1214
meustace@gleneagles.cc

Private country club community, 1082 homes, gated, 2-
18 hole golf courses, 65,000 sq ft clubhouse, 8 pools, 21
har-tru courts

Services provided: reserve studies



Wycliffe Golf and Country Club, Inc.

4650 Wycliffe Country Club Boulevard
Wellington, FL 33449
www.wycliffecc.com

Alex Jewell, Director of Finance
(561) 964-9200 x107
a.jewell@wycliffecc.com

Private club and community, 1045 homes, 2-18 hole
golf courses, 71,000 sq ft clubhouse, 16 hard-tru
tennis courts, pool facility

Services provided: reserve studies



Large Scale Clients (1000 or more units)

No	Name	Address
1	Bonita Bay Community	3531 Bonita Bay Blvd, Bonita Springs, FL 34134
2	Delray Villas Recreation Association	13773 Circular Drive, Delray Beach, FL 33484
3	Durbin Crossing CDD	145 South Durbin Parkway, St. Johns, FL 32259
4	Forest Ridge Master HOA	Pine Isles Road, Davie, FL 33328
5	Glen Eagle Golf & Country Club	1403 Glen Eagle Blvd., Naples, FL 34104
6	Gleneagles Country Club	7667 Victory Lane, Delray Beach, FL 33446
7	Highlands HOA	2200 Shepard Road, Winter Springs, FL 32708
8	Lexington Community Association	16257 Willowcrest Way, Ft. Myers, FL 33908
9	Mirasol Master Maintenance Association	11600 Mirasol Way, Palm Beach Gardens, FL 33418
10	Moors Master Maintenance Association	17321 NW 66th Court, Miami, FL 33015
11	Ocean Hammock POA	Hammock Dunes Parkway, Palm Coast, FL 32137
12	Pelican Bay Homeowners	101 Sea Hawk Drive, Daytona Beach, FL 32119
13	Saint Johns Northwest Residential POA	Royal Pines Parkway, St. Augustine, FL 32092
14	Saint Johns Six Mile Creek North POA	Registry Blvd., St. Augustine, FL 32092
15	Spruce Creek POA	212-1 Cessna Blvd., Port Orange, FL 32128
16	Sunset Lakes Master	18600 Sunrise Avenue, Miramar, FL 33029
17	Sutton Lakes Owners Association	Sutton Lakes Blvd., Jacksonville, FL 32246
18	The Country Club at Mirasol Community	11300 Mirasol Blvd., Palm Beach Gardens, FL 33418
19	The Great Outdoors	100 Plantation Drive, Titusville, FL 32780
20	The Landings Yacht, Golf & Tennis Club	4420 Flagship Drive, Ft. Myers, FL 33919
21	The Ridges Maintenance Association	South Post & Bonaventure, Weston, FL 33326
22	University Park Community	7671 Park Blvd., University Park, FL 34201
23	Ventura Country Club Community HOA	3333 Woodgate Blvd., Orlando, FL 32822
24	Victoria Gardens HOA	1431 Orange Camp Road, DeLand, FL 32724
25	Village Walk of Sarasota HOA	8109 Camminare Drive, Sarasota, FL 34238
26	Vista Lakes Community	8841 Lee Vista Blvd., Orlando, FL 32829
27	Waters Edge at Port Orange HOA	Waters Edge Blvd., Port Orange, FL 32128
28	Wycliffe Golf and Country Club	4650 Wycliffe Country Club Blvd, Wellington, FL 33449

Partial Client List

Southeast Florida

1000 Island Boulevard, Aventura
1680 Michigan, Miami Beach
18101 Collins Avenue, Sunny Isles Beach
2080 Ocean Drive, Hallandale
2800 Island Boulevard, Williams Island
4000 Island, Aventura
5000 Bayview, Fisher Island
5100 Bayview, Fisher Island
5600, Miami Beach
70 Park Drive at Bal Harbour, Bal Harbour
7400 Oceanside, Fisher Island
7600 Oceanside, Fisher Island
Acqualina, Sunny Isles
Admiral Towers, Miami Beach
Admirals Cove Master POA, Jupiter
Alexandra Village, Boynton Beach
Andalusia, Coral Gables
Apogee, Miami Beach
Atlantic Coral Harbor, Islamorada
Atlantic II at the Point, Aventura
Atlantic III at the Point, Aventura
Avant Garde, Hallandale
Bayside Village East, Fisher Island
Bayside Village, Fisher Island
Bayview No One, Fisher Island
Bayview No Three, Fisher Island
Bayview No Two, Fisher Island
Beach Club Three, Hallandale
Beach Beach Club Villas II, North Miami Beach
Bel-Aire On The Ocean, Miami Beach
Bellavista Village, Boynton Beach
Biltmore II, Coral Gables
Blue & Green Diamond Master, Miami Beach
Blue Diamond, Miami Beach
Boynton Lakes North, Boynton Beach
Brickell Bay Club, Miami
Brickell East, Miami
Brickell Mar, Miami
Brickell Place Phase II, Miami
Brickell Town House, Miami
Canada House Beach Club, Pompano Beach
Carbonell, Miami
Carrington at Coconut Creek, Coconut Creek
City Place Tower, West Palm Beach
Coastal Towers, Sunny Isles Beach
Coconut Bay Resort, Ft Lauderdale
Coconut Mallory Marina and Resort, Key West
Continuum on South Beach Master, Miami Beach
Continuum on South Beach South Tower, Miami Beach
Coral Ridge Towers South, Ft Lauderdale
Coronado, Aventura
Country Walk Estate Homes, Miami
Country Walk Master, Miami
Country Walk Patio Homes, Miami
Courts Brickell Key, Miami
Courvoisier Courts, Miami
Cypress Bend VII, Pompano Beach
Cypress Head Club, Parkland
Cypress Lake of Martin County, Palm City
Cypress Lakes Master, West Palm Beach
Diamante Village, Boynton Beach
Emerald Pointe Community, Delray Beach
Ensenada, Aventura
Excelente Village, Boynton Beach
Fairways at Mariner Sands, Stuart
Finnish-American Rest Home, Lake Worth
First Sunrise LC, West Palm Beach
Forest Ridge Master, Davie
Gables Point I, Miami
Gables Point II, Miami
Gables Point III, Miami
Gables Point Reclands Master, Miami
Galeria, Miami Beach
Giardino Village, Boynton Beach
Golden Lakes Village A, West Palm Beach
Green Diamond, Miami Beach
Grove Isle, Coconut Grove
Grovenor House, Coconut Grove
Gulfstream, Boynton Beach
Hammocks Community, Miami
Hamptons South, Aventura
Harbor Club South Bldg No 1, Marathon
Harborview, Fisher Island
ICON, Miami Beach
Illustre Village, Boynton Beach
Imagination Farms Community, Davie
Imperial at Brickell, Miami
Jackson Tower Las Olas, Ft Lauderdale
Jade Residences at Brickell Bay, Miami
Jefferson Corners at Heritage Ridge, Stuart
Kings Creek South, Miami
Kings Point Imperial, Sunny Isles Beach
La Tour, Miami Beach
Lago Del Rey 2, Delray Beach
Lago Del Rey Central Maint, Delray Beach
Lago Del Reyminium 10, Delray Beach
Lake Emerald, Oakland Park
Lake Tower, Key Biscayne
Lake Villa Three, Key Biscayne
Lake Villa Two, Key Biscayne
Lake Villa, Key Biscayne Lakeridge Townhomes, Miami
Lakes of the Meadow Master, Miami
Lakes of the Meadow Neighborhoods, Miami
Las Salinas, Key West
Le Club International, Ft Lauderdale
LExcellence, Miami Beach
LHermitage II, Ft Lauderdale
Lucente Village, Boynton Beach
Maison Grande, Miami Beach
Majestic Isles, Boynton Beach
Marbella of Miami, Miami
Marina Village No Three, Fisher Island
Marina Village No Two, Fisher Island
Marina Village, Fisher Island
MarinaBlue, Miami
Mariner Village Gardens, Aventura
Michael-Ann Russell Jewish Community Ctr, N Miami Bch
Millennium, Sunny Isles Beach
Mizner Court, Boca Raton
Mizner Place at Weston Town Center, Weston
Mizner Tower, Boca Raton
Mizner Village Maintenance, Boca Raton
Moorings at Lantana No Three, Lake Worth
Moors Pointe, Miami
Murano Grande at Portofino Master, Miami Beach
Murano Grande at Portofino, Miami Beach
Mystic Pointe Tower 300, Aventura
Mystic Pointe Tower 500, Aventura
Mystic Pointe Tower 600, Aventura
Mystic Pointe Townhouses, North Miami Beach
Neo Lofts, Miami
Nola Lofts I, Ft Lauderdale
North Tower at the Point, Aventura
Northtree Community, Lake Worth
Nuriver Landing, Ft Lauderdale
Oasis Singer Island, Singer Island
Ocean Club Community, Key Biscayne
Ocean Club Jupiter, Jupiter
Ocean Three, Sunny Isles Beach
Ocean Trail No II, Jupiter
Ocean Two, Sunny Isles Beach
Oceania V, Sunny Isles
Oceanside No Five, Fisher Island
Oceanside No Four, Fisher Island
Oceanside No Three, Fisher Island
Oceanside No Two, Fisher Island
Oceanside, Fisher Island
Old Port Cove Lake Point Tower, N Palm Beach
Old Port Cove Towers, North Palm Beach
One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores
Palm-Aire Country Club No 6, Pompano Beach
Palmetto Place at Mizner Park, Boca Raton
Park Place, Pembroke Pines
Pembroke Cove Apts, Pembroke Pines
Pembroke Falls, Pembroke Pines
Phoenix Towers, Singer Island
Pipers Landing Garden Apts Area Nine, Palm City
Pipers Landing Garden Apts Area Three, Palm City
Pipers Landing POA, Palm City
Pipers Landing, Palm City
Plantation Beach Club, Stuart
Platina Community Master, Boynton Beach
Playa Del Sol, Ft Lauderdale
Plaza Del Prado, North Miami Beach
Plaza of Bal Harbour, Bal Harbour
Poinciana Island Yacht and Racquet Club, Sunny Isles
Porta Bella Yacht & Tennis Club, Boca Raton
Porto Vita POA, Miami
Portofino Tower, Miami Beach
Portofino/South Pointe Master, Miami Beach
Portsviue at The Waterways Harbor Towers, Aventura
Portsviue at The Waterways Harborside, Aventura
Portsviue at The Waterways Master, Aventura
Portsviue at The Waterways Tower 1, Aventura
Portsviue at The Waterways Townhomes, Aventura
Presidential Place, Boca Raton
Puerta De Palmas, Coral Gables
Quadomain, Hollywood
Regent Park, Hollywood
Resort Villa One, Key Biscayne
Resort Villa, Key Biscayne
Runaway Bay Apts, Ft Lauderdale
Sandy Lane Master, Miami Beach
Sea Air Towers, Hollywood
SeaSide Residences, Key West
Seaside Villas, Fisher Island
Seaside, Fisher Island
Sherwood Lakes, Lake Worth
Shoma Homes Keys Gate, Homestead
Silver Seas Beach Club, Ft Lauderdale
Skyline on Brickell, Miami
Snapper Creek Townhouse, Miami
Snug Harbor Yacht Club, Stuart
South Bay Club, Miami Beach
South Pointe Towers I, Miami Beach
Stratford Arms, Boca Raton
Summerspell, Miramar Beach
Summit Tower, Hollywood Beach
Sunset Harbour North, Miami Beach
Sunset Trace, Palm City
Symphony Master, Ft Lauderdale
The 2100, Palm Beach
The 3560, Palm Beach
The Admirals Walk, Boca Raton
The Amethyst, Miami Beach
The Beresford, Boca Raton
The Carriage Club North, Miami Beach
The Coconut Grove Bayshore, Coconut Grove
The Courtyards at The Point, Aventura
The Courtyards in Cityplace, West Palm Beach
The Crossings, Miami
The Emeraldbay at Key Colony, Key Biscayne
The Floridian of Miami Beach, Miami Beach
The Gables and Club, Coral Gables
The Golf Village at Admirals Cove Master, Jupiter
The Jockey Club Apt, Miami
The Lands of The President Two, W Palm Beach

Partial Client List

The Loxahatchee Club, Jupiter
The Marina at the Bluffs, Jupiter
The Metropolitan, Miami
The Moors Master Maintenance, Miami
The of Harbour Isles, North Palm Beach
The Palm Yacht Beach Club, Lauderdale By The Sea
The Palms 2100 Master, Ft Lauderdale
The Palms 2100 Tower One, Ft Lauderdale
The Palms 2100 Tower Two, Ft Lauderdale
The Palms 2100 Townhouses, Ft Lauderdale
The Palms of Islamorada, Islamorada
The Parc, Aventura
The Point of Aventura Maintenance, Aventura
The Prado, West Palm Beach
The Ridges Maintenance, Weston
The Tides, Hollywood
The Village of Stuart, Stuart
The Waterfront on the Ocean, Juno Beach
The Yacht Club at Portofino, Miami Beach
The Yacht Club, Aventura
Three Tequesta Point, Miami
Tiffany Lakes, Mangonia Park
Tivoli Trace, Deerfield Beach
Toscano, Miami
Town Park Village No 1, Miami
Turnberry Ocean Colony S Twr, Sunny Isles Beach
Turnberry on the Green, Aventura
Tuscany No 6, Miramar
Vacation Village at Bonaventure Master, Weston
Vacation Village at Bonaventure, Weston
Vacation Village at Weston, Weston
Vacation Village Registration, Weston
Venetia, Miami
Venetian Palms, Miami
Villa Regina, Miami
Village Homes Maintenance, Miami
Waterview, Aventura
Willoughby Community, Stuart
Willoughby Golf Club, Stuart
Windchime Lakes, Boynton Beach
Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center
Acadia, Sun City Center
Admirals Bay, Ft Myers Beach
Admiralty Point, Naples
Aloha Kai, Sarasota
Alta Mar, Ft Myers
Amberwood Lake, Ft Myers
Andover A of Kings Pointe, Sun City Center
Andover B of Kings Point, Sun City Center
Andover C, Sun City Center
Andover D of Kings Point, Sun City Center
Andover E of Kings Point, Sun City Center
Andover F of Kings Point, Sun City Center
Andover G, Sun City Center
Andover H of Kings Point, Sun City Center
Andover I of Kings Point, Sun City Center
Anna Maria, Cape Coral
Ariel, Ft Myers
Avalon Bay, Ft Myers
Bahia Del Sol, Ruskin
Ballantrae, Sarasota
Barefoot Pelican, Naples
Bay Colony Community, Naples
Bay Colony Golf Club, Naples
Bay Colony Shores POA, Naples

Bay Forest, Naples
Bay Harbor Community, Bonita Springs
Bay Harbor, Ft Myers
Bay Hollow, Bradenton
Bay Isles, Longboat Key
Bay Plaza, Sarasota
Bay Pointe at Bonita Bay, Bonita Springs
Bay Village Club, Ft Myers Beach
Bays Bluff, Sarasota
Bayshore Regency, Tampa
Bayshore, Cape Coral
Bayshores of Vanderbilt Beach, Naples
Bayview Homes I, Sarasota
Baywood Colony Southwood Apts I, Sarasota
Beach Terrace, Sarasota
Beach View at Boca Bay, Boca Grande
Beach Villas III, Captiva
Beachway, Sarasota
Bedford A, Sun City Center
Bedford B, Sun City Center
Bedford C, Sun City Center
Bedford D, Sun City Center
Bedford E, Sun City Center
Bedford F, Sun City Center
Bedford G, Sun City Center
Bedford H, Sun City Center
Bedford J, Sun City Center
Beechwood Cove, Sarasota
Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers
Bermuda Club, Ft Myers
Bermuda Pointe, Bonita Springs
Bird Bay Community, Venice
Bird Bay Village Phase 1, Venice
Bird Bay Village Phase 2, Venice
Bird Bay Village Phase 4, Venice
Bird Bay Village Phase 5, Venice
Blackburn Harbor, Osprey
Blind Pass, Sanibel
Boathouse on Longboat, Longboat Key
Boca Bay Master, Boca Grande
Boca Bay Pass Club, Boca Grande
Boca Grande Health Clinic Foundation, Boca Grande
Boca Grande Health Clinic, Boca Grande
Boca Grove, Bradenton
Boca Vista at Burnt Store Lakes, Punta Gorda
Bonita Beach Club, Bonita Springs
Brandywine, Ft Myers
Brenson Mar, Cape Coral
Brookfield, Sun City Center
Brookshire Village I, Ft Myers
Brookshire Village II, Ft Myers
Brookshire Village IV, Ft Myers
Calais at Pelican Bay, Naples
Caloosa Isles II, Ft Myers
Cambridge A, Sun City Center
Cambridge B, Sun City Center
Cambridge C, Sun City Center
Cambridge E, Sun City Center
Cambridge F, Sun City Center
Cambridge H, Sun City Center
Cambridge I, Sun City Center
Cambridge J, Sun City Center
Cambridge K, Sun City Center
Cambridge L, Sun City Center
Cambridge M, Sun City Center
Cane Palm Beach, Ft Myers Beach
Canton Court D, Sun City Center
Captains Bay North One, Ft Myers Beach
Captains Bay North Two, Ft Myers Beach

Captains Bay South, Ft Myers Beach
Captains Harbour, Cape Coral
Cardinal Cove, Ft Myers
Carrington Place, Sarasota
Casa Del Sol, Sarasota
Casa Ybel Beach and Racquet Club Phase IJK, Sanibel
Casa Ybel Resort Limited Partnership, Sanibel
Casarina, Sarasota
Castel Del Mare, Sarasota
Cedar Hammock Golf & Country Club, Naples
Chandlers Forde, Sarasota
Chiltington Court, Naples
Cinnamon Cove Terrace I, Ft Myers
Cinnamon Cove Terrace III, Ft Myers
Clipper Bay, Cape Coral
Clipper Cove Village, Ft Myers
Clipper Cove Village, Punta Gorda
Club Brittany at Park Shore, Naples
Club Harbour, Cape Coral
Club Regency, Marco Island
Cobblestone Court I, Naples
Colonial Wests, Ft Myers
Colony Bay One, Tampa
Condo of Sand Cay, Longboat Key
Coral Del Rio, Cape Coral
Coreys Landing, Longboat Key
Corinth, Sun City Center
Corkscrew Woodlands, Estero
Coronado, Ft Myers
Country Pines of North Fort Myers, N Ft Myers
Countryside Master, Naples
Courtside Landings, Punta Gorda
Courtyard Landings III, Punta Gorda
Courtyard Landings, Punta Gorda
Crescent Arms, Sarasota
Crescent Beach, Marco Island
Crescent Royale, Sarasota
Crossings II at Bonita Bay, Bonita Springs
Cypress Lake Country Club, Ft Myers
Cypress Lake Estates, Ft Myers
Cypress Lake Gardens, Ft Myers
Deer Creek Community, Sarasota
Devonshire, Sun City Center
Dolphin Towers, Sarasota
Dolphin Watch, Ft Myers Beach
Dorchester A of Kings Point, Sun City Center
Dorchester B of Kings Point, Sun City Center
Dorchester C of Kings Point, Sun City Center
Dorchester D of Kings Point, Sun City Center
Eagle Creek Golf & Country Club, Naples
Eagles Nest at Bonita Bay, Bonita Springs
Eagles Nest, Marco Island
Eagles Point at the Landings III, Sarasota
Eden House, Ft Myers Beach
Edinburgh, Sun City Center
Egret Landing at Tampa Bay, San Antonio
Egrets Landing at Bonita Bay, Bonita Springs
Emerald Cove at Cape Coral Community, Cape Coral
Emerald Pointe, Punta Gorda en Provence, Longboat Key
Enclave at Palmira I, Bonita Springs
Enclave Neighborhood, Bonita Springs
Enclave of Naples, Naples
Englewood Beach, Englewood
Estero Bayside, Ft Myers Beach
Estero Sands, Ft Myers Beach
Fairbourne, Sun City Center
Fairfield A, Sun City Center
Fairfield B, Sun City Center
Fairfield C, Sun City Center

Partial Client List

Fairfield D, Sun City Center
Fairfield E, Sun City Center
Fairfield F, Sun City Center
Fairfield G, Sun City Center
Fairfield H, Sun City Center
Fairway Bay Common Shared Facility, Longboat Key
Fairway Bay I, Longboat Key
Fairway Bay II, Longboat Key
Fairway Bay III, Longboat Key
Fairway Trace at Peridia II, Bradenton
Fairway Villas Property, North Port
Fairway Woods, Sarasota
Falling Waters Master Rec Facilities, Naples
Falling Waters Master, Naples
First Lido, Sarasota
First Presbyterian Church of Naples, Naples
First United Methodist Church, Ft Myers
Forest Glen Golf & Country Club Master, Naples
Four Winds Marina North, Bokeelia
Four Winds Marina, Bokeelia
Foxfire Community, Naples
Foxmoor, North Ft Myers
Gateway Golf & Country Club, Ft Myers
Glades Golf & Country Club, Naples
Glades Golf and Country Club, Naples
Gladiolus Gardens Rec and Maint, Ft Myers
Gladiolus Gardens Section V, Ft Myers
Gladiolus Gardens Section X, Ft Myers
Gladiolus Gardens Section XI, Ft Myers
Glen Eagle Golf & Country Club, Naples
Glen Oaks Manor Home, Sarasota
Gleneagles IV, Naples
Gloucester A, Sun City Center
Gloucester B, Sun City Center
Gloucester C, Sun City Center
Gloucester D, Sun City Center
Gloucester E, Sun City Center
Gloucester F, Sun City Center
Gloucester G, Sun City Center
Gloucester H, Sun City Center
Gloucester J, Sun City Center
Gloucester K, Sun City Center
Gloucester L, Sun City Center
Gloucester M, Sun City Center
Gloucester N, Sun City Center
Gloucester P, Sun City Center
Gramercy, Naples
Grand Bay/LBK Community, Longboat Key
Grand Bay/LBK I, Longboat Key
Grand Bay/LBK II, Longboat Key
Grand Bay/LBK III, Longboat Key
Grand Bay/LBK IV, Longboat Key
Grand Bay/LBK V, Longboat Key
Grand Bay/LBK VI, Longboat Key
Grand Vista at Riverwood, Port Charlotte
Grande Bay at Boca Bay, Boca Grande
Grantham, Sun City Center
Greenbriar VI at Bonita Bay, Bonita Springs
Greengate Community, Ft Myers
Greengate IV, Ft Myers
Gulf Reflections, Ft Myers
Gulf Sandss of Mansota Key, Englewood
Hacienda de Ybor Apt Community, Tampa
Hacienda Villas, Tampa
Hamilton Club, Sarasota
Hammock Isle at Bonita Bay, Bonita Springs
Harbor Isles, Venice
Harbor Place at Peppertree, Ft Myers
Harborshore at Boca Bay, Boca Grande
Harborside at Boca Bay, Boca Grande
Harbortown, Ft Myers
Harbour Court, Longboat Key
Harbour Landings Estates, Cortez
Harbour Landings, Ft Myers
Harbour Links, Ft Myers
Harbour Pointe, Ft Myers Beach
Harbourtowne, Cape Coral
Heather Ridge II of Brookshire, Ft Myers
Heritage Oaks Golf & Country Club, Sarasota
Heritage Palms Golf & Country Club, Ft Myers
Hibiscus Pointe, Ft Myers Beach
Hickory Shores, Bonita Beach
Hidden Harbour One, Ft Myers
High Point Country Club Group Eleven, Naples
High Point Country Club Group Fourteen, Naples
High Point Country Club Group One, Naples
High Point Country Club Group Ten, Naples
High Point Country Club Group Two, Naples
High Point Country Club, Naples
Highgate A, Sun City Center
Highgate B, Sun City Center
Highgate C, Sun City Center
Highgate D, Sun City Center
Highgate E, Sun City Center
Highgate F, Sun City Center
Highgate II, Sun City Center
Highgate III, Sun City Center
Highgate IV, Sun City Center
Highland Woods Golf & Country Club, Bonita Springs
Hudson Harbour, Sarasota
Huntington at Sun City Center, Sun City Center
Huron Cove, Marco Island
Hurricane House, Sanibel
Idlewood, Sun City Center
Inn On The Beach, Longboat Key
Insurance Service of Sarasota, Osprey
Inverness at Sun City Center, Sun City Center
Ironwood Business Park, Sarasota
Island Beach, Ft Myers Beach
Island Pines Recreation, Ft Myers Beach
Island Reef, Ft Myers Beach
Island Winds Bath and Racquet Club, Ft Myers Beach
Jameson, Sun City Center
Japanese Gardens, Venice
Jetty Villas, Venice
Kahlua, Ft Myers Beach
Kelly Greens Community IV, Ft Myers
Kelly Greens Single Family I, Ft Myers
Kelly Greens Terrace V, Ft Myers
Kelly Greens Verandas I, Ft Myers
Kelly Greens Verandas II, Ft Myers
Kelly Greens Verandas III, Ft Myers
Kelly Greens Verandas IV, Ft Myers
Kelly Greens Verandas V, Ft Myers
Kelly Greens Verandas VI, Ft Myers
Kelly Greens Verandas VII, Ft Myers
Kensington, Sun City Center
Key Harbour, Ft Myers
Key Royal, Naples
Kings Point, Sun City Center
Kingsmere, Sarasota
Kingston Arms, Sarasota
Krain Residence, Longboat Key
La Bellasara, Sarasota
La Firenze, Longboat Key
Lake Louise, Cape Coral
Lake Pointe Apts Ltd, Tampa
Lakebridge, Bradenton
Lakemont Cove, Bonita Springs
Lakeshore Village, Sarasota
Lakeside Vista, Ft Myers
L'Ambiance at Longboat Key Club, Longboat Key
Lancaster I, Sun City Center
Lancaster II, Sun City Center
Lancaster III, Sun City Center
Lancaster IV, Sun City Center
Laurel Villas, Venice
Le Ciel Park Tower, Naples
LElegance on Lido Beach, Sarasota
Lido Beach Club, Sarasota
Lido Towers, Sarasota
Limetree Beach Resort, Sarasota
Linkside Village I, Port Richey
Little Hickory Bay, Bonita Springs
Longboat Beachcomber, Longboat Key
Longboat Terrace, Longboat Key
Longboat Village, Ft Myers
Longshore Lake Foundation, Naples
Lovers Key Beach Club, Ft Myers Beach
Lyndhurst, Sun City Center
Manchester I, Sun City Center
Manchester II, Sun City Center
Manchester III, Sun City Center
Manchester IV, Sun City Center
Manhattan Palms, Tampa
Mansion La Palma at Bay Colony, Naples
Marina Bay, Longboat Key
Marina Del Sol, Sarasota
Marina North Shore, Punta Gorda
Marina Terrace, Ft Myers
Marina Village at Snug Harbor, Ft Myers Beach
Marinatown Village A, Ft Myers
Mariner Pointe, Sanibel
Mariners Boathouse and Beach Resort, Ft Myers Beach
Mariners Cove, Naples
McGregor Woods, Ft Myers
Meadowlake, Sarasota
Merano at the Colony, Bonita Springs
Meridian at the Oaks Preserve Commons, Osprey
Meridian I at The Oaks Preserve, Osprey
Meridian II at The Oaks Preserve, Osprey
Meridian III at The Oaks Preserve, Osprey
Meridian IV at The Oaks Preserve, Osprey
Meridian V at The Oaks Preserve, Osprey
Meridian VI at The Oaks Preserve, Osprey
Midnight Cove II, Sarasota
Midnight Cove, Sarasota
Miromar Lakes Master, Estero
Mission Lakes of Venice, Venice
Mission Monterey, Ft Myers
Mont Claire at Pelican Marsh, Naples
Myerlee Manor, Ft Myers
Nantucket I, Sun City Center
Nantucket II, Sun City Center
Nantucket III, Sun City Center
Nantucket IV, Sun City Center
Nantucket V, Sun City Center
Naples Four Winds, Naples
Naples Heritage Golf & Country Club, Naples
Naples Lakes Country Club, Naples
New Approach, Ft Myers
North Bay, Boca Grande
North Shore Place, North Ft Myers
North Village, Boca Grande
Office Buildings, LeHigh
Old Bridge Village Co-op, North Ft Myers
Orchid Beach Club Residences, Sarasota

Partial Client List

Oxford I, Sun City Center
Oxford II, Sun City Center
Paddle Creek, Ft Myers
Palm Avenue Baptist Tower, Tampa
Palm Harbor Club at Bay Beach, Ft Myers Beach
Palmetto Ridge at the Brooks, Bonita Springs
Park Plaza, Naples
Park Shore Resort, Naples
Park View III, Cape Coral
Pavese Garner Attorney at Law, Ft Myers
Pavilion Club, Naples
Pelican Bay Foundation, Naples
Pelican Cove, Sarasota
Pelican Marsh Golf Club, Naples
Pelican Watch, Ft Myers Beach
Peppertree Bay, Siesta Key
Pine Grove, Ft Myers
Pinebrook-Ironwood Recreation, Bradenton
Pipers Grove, Naples
Plantation Beach Club II, Captiva
Plantation Beach Club III, Captiva
Plantation Beach Club, Captiva
Plantation Beach Club, Port Charlotte
Plantation House, Captiva
Plantation Village of Sanibel, Sanibel
Pointe Estero, Ft Myers Beach
Porta Vecchio at Mediterra Neighborhood, Naples
Portobello, Longboat Key
Ports of Iona, Ft Myers
Portsmith, Sun City Center
Princess Del Mar, Marco Island
Princeton, Sun City Center
Promenade, Longboat Key
Prosperity Point Master, Punta Gorda
Provincetown, Ft Myers
Quail Creek Village Foundation, Naples
Radison I, Sun City Center
Radison II, Sun City Center
Raintree Village No 4, Temple Terrace
Raintree Village POA, Temple Terrace
Reflection Lakes Master, Ft Myers
Reflection Lakes Two, Ft Myers
Regatta Pointe, Palmetto
Regency House, Sarasota
RHC Master, Valrico
River View Villas, Cape Coral
Rivers Edge 2, Ft Myers
Rivers Edge 3, Ft Myers
Riverside Yacht Club Estates, Ft Myers
Riverwalk Cove, Ft Myers
Riviera Club Village, Sarasota
Riviera Club, Ft Myers Beach
Rosewood at the Gardens, Sarasota
Royal Beach Club, Ft Myers Beach
Royal Vista, Cape Coral
Royal Wood Master, Naples
Ruby at Sunstone, Naples
San Carlos Springs, Ft Myers
San Marino Bays, Tampa
Sanctuary I at Longboat Key Club, Longboat Key
Sanctuary II at Longboat Key Club, Longboat Key
Sanctuary III at Longboat Key Club, Longboat Key
Sanctuary IV at Longboat Key Club, Longboat Key
Sandalfort, Sanibel
Sandpiper Apts, Venice
Sanibel Beach Club, Sanibel
Sanibel Harbour Tower South, Ft Myers
Sanibel Siesta Apt, Sanibel
Sarabande, Sarasota
Sarasota Harbor East Apts, Sarasota
Saturnia Lakes, Naples
Savannah at Turtle Rock, Sarasota
Savannah Trace, Tampa
Sea Isles of Bonita Beach, Bonita Springs
Seagrove at Siesta Key, Siesta Key
Seascape of Little Hickory Island, Bonita Springs
Seawatch, Ft Myers Beach
Senior Friendship Centers, Naples
Senior Friendship Centers, Sarasota
Senior Friendship Centers, Venice
Serenade on Palmer Ranch, Sarasota
Seven Lakes, Ft Myers
Shorewood of Sanibel, Sanibel
Siesta Towers, Sarasota
Silver King, Boca Grande
Silverleaf at Seven Oaks, Wesley Chapel
Smugglers Cove, Ft Myers Beach
Snug Harbor, Sanibel
Solamar, Naples
Somerset Cay, Sarasota
South Bay at Boca Bay, Boca Grande
South Gate Village Green Section Four, Sarasota
South Pointe Villas Master, Ft Myers
South Pointe Villas Phase II, Ft Myers
South Pointe Villas Phase III, Ft Myers
South Pointe Villas Phase IV, Ft Myers
South Seas Club, Captiva
Southampton I, Sun City Center
Southampton II, Sun City Center
Spanish Main Yacht Club, Longboat Key
Spring Lake Community, Ft Myers
Spring Lake II, Ft Myers
Spring Lake, Ft Myers SRQ Park, Sarasota
St Croix, Sanibel Island
Steamboat Bend East, Ft Myers
Stonebridge Country Club Community, Naples
Stoneybrook Clubside South, Sarasota
Stoneybrook Fairway Verandas I, Sarasota
Stoneybrook Golf & Country Club, Sarasota
Stoneybrook Greens Commons, Sarasota
Stoneybrook Veranda Greens North I, Sarasota
Stoneybrook Veranda Greens North II, Sarasota
Stoneybrook Verandas I, Sarasota
Strawberry Ridge, Valrico
Summerlin Village, Ft Myers
Sundial East, Sanibel
Sundial of Sanibel, Sanibel
Sunrise Bay Resort and Club, Marco Island
Sunset Beach, Longboat Key Surftrider Beach Club,
Sanibel Surfsong, Ft Myers Beach Surfwalk, Marco Island
Tamarind Gulf and Bay, Englewood
Tangerine Bay Club, Longboat Key
TBM Properties & Smoot Properties, Ft Myers
Terrace I at Lakeside Greens, Ft Myers
Terrace II at Lakeside Greens, Ft Myers
Terrace III at Lakeside Greens, Ft Myers
Terraverde 1, Ft Myers
Terraverde 2, Ft Myers
Terraverde 3, Ft Myers
Terraverde 4, Ft Myers Tessera, Sarasota
The Alagon on Bayshore, Tampa
The Bayou, Ana Maria
The Beaches, Longboat Key
The Boardwalk Caper III, Ft Myers Beach
The Boardwalk Caper IV, Ft Myers Beach
The Caper Beach Club, Ft Myers Beach
The Castillian, Longboat Key
The Club at Crystal Lake II, Ft Myers
The Club at Crystal Lake III, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club Pelican Bay, Naples
The Cottages at South Seas Plantation, Captiva
The Country Club of Naples, Naples
The Embassy House, Sarasota
The Enclave at Fiddlesticks Neighborhood, Ft Myers
The Encore, Sarasota
The Estates at Bay Colony Golf Club, Naples
The Foundation of Pelican Marsh, Naples
The Glasser-Schoenbaum Human Svcs Ctr, Sarasota
The Grande Riviera, Sarasota
The Habitat, Marco Island
The Hamptons at Bonita Bay, Bonita Springs
The Harbour Club at Lighthouse Bay, Bonita Springs
The Heron at the Sanctuary III, Sanibel
The Isles of Caloosa, Ft Myers
The Isles Recreation, Ft Myers
The Knolls of Kings Point II, Sun City Center
The Knolls of Kings Point III, Sun City Center
The Knolls of Kings Point, Sun City Center
The Landings Carriagehouse, Sarasota
The Landings Racquet Club, Sarasota
The Landings Yacht Golf and Tennis Club, Ft Myers
The Landings, Sarasota
The Miles Building, Ft Myers
The Monaco Beach Club, Naples
The Moorings at Edgewater, Bradenton
The Moorings Country Club, Naples
The Oaks Preserve Management, Osprey
The Olde Hickory Golf & Country Club, Ft Myers
The Olde Hickory Verandas Common, Ft Myers
The Olde Hickory Verandas I, Ft Myers
The Olde Hickory Verandas II, Ft Myers
The Olde Hickory Verandas III, Ft Myers
The Olde Hickory Villas, Ft Myers
The Players Club, Longboat Key
The Regency, Ft Myers
The Sanctuary at Longboat Key Club, Longboat Key
The Sand Caper, Ft Myers Beach
The Sanibel Cottages, Sanibel
The Shore, Longboat Key
The Shores at Gulf Harbour III, Ft Myers
The Somerset, Marco Island
The Strand at Bay Colony, Naples
The Sun Caper, Ft Myers Beach
The Surf Club of Marco, Marco Island
The Venice Golf & Country Club Master, Venice
The Villas at Deer Creek, Sarasota
The Villas at Pinebrook, Bradenton
The Water Club, Longboat Key
The Waterfront at Main Street, Bradenton
The Waterfront, Bradenton
The Waterway, Bradenton
The Woods at Pinebrook, Bradenton
Tortuga Beach Club, Sanibel
Town & River Phase One, Ft Myers
Tremont I, Sun City Center
Tremont II, Sun City Center
Tuckaweye, Bonita Springs
Turtle Rock Community, Sarasota
Tuscana, Sarasota
Tuscany Bay POA, Gibsonton
University Park Community, University Park
Vanderbilt Beach & Harbour Club, Naples
Vanderbilt Gulfside, Naples
Vasari Country Club Master, Bonita Springs
Veinte, Longboat Key

Partial Client List

Venice Golf & Country Club, Venice
Viking, Cape Coral
Villa Capri, Ft Myers
Villa Del Mar, Ft Myers Beach
Villa Di Lancia, Longboat Key
Villa La Palma, Naples
Villa Palmeras at Prestancia, Sarasota
Villa Serena, Riverview
Village on Golden Pond at Breckenridge, Estero
Village Walk, Sarasota
Villas on Golden Beach, Venice
Villeroy, Sun City Center
Vistas on Beneva, Sarasota
Vizzaya at Bay Colony, Naples
Water Crest of Falling Waters, Naples
Watercrest, Bradenton
Wedgewood, Sanibel
Whiskey Creek Village Green Section Eight, Ft Myers
Whiskey Creek Village Green Section Fourteen, Ft Myers
Whiskey Creek Village Green Section Ten, Ft Myers
Whiskey Creek Village Green Section Two, Ft Myers
Whispering Sands, Sarasota
White Sands Club, Naples
Wilderness Country Club, Naples
Wilderness, Naples
Wildewood Springs, Bradenton
Winding Oaks, Longboat Key
Windsong, Bonita Beach
Woodside Village West, Sarasota
Worthington, Sun City Center
Wyldeewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach
89 Oceanfront, Ormond Beach
Alhambra at Poinciana, Kissimmee
Alhambra Villas, Kissimmee
Anthem Park, St Cloud
Artesia Townhomes, Cape Canaveral
Artesia, Cape Canaveral
Artisan Club, Celebration
Ashbury Park, Orlando
Aspenwood at Grenelefe, Grenelefe
Baldwin Park Commercial, Orlando
Baldwin Park Commercial-MBD, Orlando
Baldwin Park Commercial-Village Center, Orlando
Baldwin Park Joint Committee, Orlando
Baldwin Park Residential, Orlando
Baldwin Park Residential-Cambridge, Orlando
Baldwin Park Residential-Common, Orlando
Baldwin Park Residential-ISSA 22, Orlando
Baldwin Park Residential-ISSA 28, Orlando
Baldwin Park Residential-Live/Work, Orlando
Baldwin Park Residential-Recreation, Orlando
Baldwin Park Residential-Rey City Homes 2, Orlando
Baldwin Park Residential-Rey City Homes, Orlando
Bali, Winter Garden
Banana Bay, Cocoa Beach
Beachwalker At Harbourside, South Pasadena
Bear Creek Manufactured, Ormond Beach
Bella Playa, Indian Shores
Bellevue Biltmore Villas Bayshore, Belleair
Bellevue Biltmore Villas Oak, Belleair
Bellevue Biltmore Villas South Garden, Belleair
Bermuda Bay Beach, St Petersburg
Bermuda Bay Club, Bradenton Beach
Boca Ciega Residents, Largo
Bouchelle Island I, New Smyrna Beach
Breakaway Trails, Ormond Beach

Bridgewater Neighborhood, Heathrow
Briercliff Commons, Orlando
Brookside Bluff, Zolfo Springs
Bryans Spanish Cove, Orlando
Cabana Club, Clearwater
Cape Caribe, Cape Canaveral
Carefree Country Club, Winter Haven
Caya Costa Community, St Petersburg
Centre Court Ridge, Reunion
Chapman Lakes, Oviedo
Chateaus at Magnolia Pointe,
Clermont Ciega Cove, South Pasadena
Clearwater Key, Clearwater
Coconut Palms Beach Resort II, New Smyrna Beach
Coconut Palms Beach Resort, New Smyrna Beach
Colony Surf, Clearwater
Commodore Beach Club, Maderia Beach
Coral Pointe at Harbourside, St Petersburg
Corbett Development, Clearwater
Cranes Roost, Altamonte Springs
Crescent Beach Club Two 8-A LLC, Clearwater
Cristal, Indian Harbour Beach
Cross Creek of Ocoee, Ocoee
Crystal Lake, Palm Harbor
Curlew Landings South, Indian Rocks Beach
Cypress Creek Village Unit Two, Orlando
Cypress Creek Village, Orlando
Cypress Lakes Assoc & Big Cypress Golf, Lakeland
Daytona Beach Riverhouse, Daytona Beach
Devon Green Neighborhood, Heathrow
Dunedin Pines, Dunedin
Edgewater Harbor, Indian Shores
Eloise Pointe Estates, Winter Haven
Emerald Seas, Cocoa Beach
Fairway Village Residents, Largo
Florenca, St Petersburg
Forest Lakes of Cocoa, Cocoa
Forest Lakes, Oldsmar
Fountain Beach, Daytona Beach
Fountain Parke at Lake Mary, Lake Mary
Foxhaven Neighborhood, Orlando
Georgetown East, Safety Harbor
Georgian Inn Beach Club, Ormond Beach
Golfside Villas, Winter Park
Grand Lake Resort, Kissimmee
Greenbriar at Tuscowilla, Winter Springs
Greystone Town Homes, Sanford
Gulf Gate, St Petersburg
Hampton Hills Estates, Debar
Harbor Pointe, Titusville
Hawks Landing at Pelican Bay, Daytona Beach
Heathrow Lakes Maintenance, Heathrow
Heathrow Master, Heathrow
Heathrow Woods, Heathrow
Heritage Crossing, Reunion
Heron Cove, Lake Mary
Hidden Springs, Altamonte Springs
Highlands of Innisbrook, Palm Harbor
Home of Palm Hill, Largo
Hunters Creek Community, Orlando
Hunters Creek Town Center POA, Orlando
Hunters Creek Tract 181, Orlando
Hyde Park, Winter Garden
Images, Kissimmee
Indian River Club, Rockledge
Island Oaks of Merritt Island, Merritt Island
Island Pointe of Merritt Island, Merritt Island
Islander Beach Club, New Smyrna Beach
Jameson Place, Rockledge

Jefferson Green at Anthem Park, St Cloud
Joyce Ann Apts, Pinellas Park
Kingstown Reef, Orlando
Knights Landing Apts, Orlando
Lake Griffin Harbor, Leesburg
Lake Ridge Villas S at Fleming Island, Orange Park
Lake Underhill Ltd, Orlando
Lasereño, Largo
Lauren Manor West, Saint Petersburg
Lemon Tree, Orlando
Lighthouse Shores Townhomes, Ponce Inlet
LOVO, Kissimmee
Madeira Place, Madeira Beach
Madeira Villa North, Ormond Beach
Mai Kai, Orlando
Majestic Park Homes, Seminole
Mandalay Beach Club, Clearwater
Mariners Pass, St Petersburg
Maverick, Ormond Beach
Middlebrook Pines, Orlando
Moontide, New Smyrna Beach
Mt Olive Shores Lot of Polk County, Polk City
Muirfield Village Neighborhood, Heathrow
Normandy, Clearwater
Oak Lake Park I & II, Clearwater
Oaks Landing Ltd, Bartow Oakwater, Kissimmee
Ocean Beach Club, New Smyrna Beach
Ocean Inlet Yacht Club, New Smyrna Beach
Ocean Sands Beach Club, New Smyrna Beach
OceanQuest, Ponce Inlet
Oceans Two, Daytona Beach Shores
Oceanside Golf and Country Club, Ormond Beach
Oleander Pointe, Cocoa
One Kapok Terrace, Clearwater
ORBIT, Kissimmee
Osprey Pointe at Dolphin Cay, St Petersburg
Palmas de Majorca, Cocoa Beach
Park Lake Villas, Maitland
Park Maitland Villas, Maitland
Park West of Winter Park, Winter Park
Parkshore Plaza, St Petersburg
Parkway International, Kissimmee
Pasadena Cove, South Pasadena
Patriot Square, St Petersburg
Pelican Bay Yacht Club Bldg A, Gulfport
Pine Ridge at Lake Tarpon Village II, Tarpon Springs
Plantation Bay Community, Ormond Beach
Plantation Village I, Orlando
Poinciana Golf Villas II, Kissimmee
Pointe Alexis Recreation, Tarpon Springs
Pointe West, New Port Richey
Ponce de Leon Towers, New Smyrna Beach
Princess, Madeira Beach
Prospect Towers, Clearwater
Punta Gorda Isles Section 22, Punta Gorda
Ranger (Sailboat Key-Group III), South Pasadena
Redington Towers No 1, Redington Shores
Regency Green Neighborhood, Heathrow
Reunion Grande, Reunion
Riverside of DeBary, DeBary
Riverside, Daytona Beach
Riverwood Plantation, Port Orange
Riverwoods, Titusville
Royal Floridian Resort, Ormond Beach
Royal Harbor POA, Tavares
Ruby Lake, Winter Haven
Salem Square, Palm Harbor
Sand Dunes Oceanfront, Cape Canaveral
Santa Maria, South Pasadena

Partial Client List

Savannah Condominium, South Pasadena
SC, Ponce Inlet
Scottish Highlands, Leesburg
Sea Havens, Daytona Beach
Shores Sea Villas IV, New Smyrna Beach
Sea Villas, New Smyrna Beach
Seaport Master, Cape Canaveral
Seaside at Belleair II, Belle Air
Seminole Garden Apts, Sanford
Seminole Hill Villas, Seminole
Seminole Woods Community, Geneva
Seven Eagles, Reunion
Seville 7, Clearwater
Sheoah Highlands, Winter Springs
Shipwatch Seven, Largo
Shorehom By The Sea, New Smyrna Beach
Silver Lake Resort, Kissimmee
Solana Lake, Cape Canaveral
Solana On The River, Cape Canaveral
Solana Shores, Cape Canaveral
South Bay, Orlando
Southpoint of Daytona, Ponce Inlet
Springwood Village, Longwood
Spruce Creek POA, Port Orange
St Andrews, Oldsmar
St Tropez IV, Clearwater
Starlight Tower, St Petersburg Beach
Stonebridge Commons Community, Orlando
Stonebridge Maintenance, Heathrow
Strathmore Gate East at Lake St George, Palm Harbor
Sunisands Beach Club, New Smyrna Beach
Sunshine on Indian Shores, Indian Shores
Sunshine Towers Apt Residences, Clearwater
Terra, Kissimmee
The Anchorage, Cocoa Beach
The Ashley, Daytona Beach Shores
The Bluffs, Sebring
The Bordeaux, Ocoee
The Cedar Island Club, New Smyrna Beach
The Constellation, St Petersburg Beach
The Courageous, St Petersburg Beach
The Crescent Beach Club at Sand Key, Clearwater
The Crescent Beach Club at Sand Key, Clearwater
The Cypress Pointe Resort at Lake Buena Vista, Orlando
The Cypress Pointe Resort II, Orlando
The Enclave at Orlando, Orlando
The Grand Coquina, Daytona Beach Shores
The Grande Verandahs on the Bay, St Petersburg
The Grande, Orlando
The Great Outdoors, Titusville
The Hamptons, Heathrow
The Intrepid, St Petersburg Beach
The Lakes Villas I, Clearwater
The Mediterranean, Daytona Beach
The Meridian, Cocoa Beach
The Ocean Ritz of Daytona, Daytona Beach
The Oceans Cloverleaf North, Daytona Beach Shores
The of Eden Isle, St Petersburg
The Peninsula, Daytona Beach Shores
The Residences of Winter Park, Winter Park
The Resort on Cocoa Beach, Cocoa Beach
The Sherwin, Daytona Beach Shores
The Springs Community, Longwood
The Townhomes of Lake Seminole No 4, Seminole
The Village at Melbourne, Melbourne
The Villages of Seaport, Cape Canaveral
The Villas at East Park, Orlando
The Weatherly, St Petersburg Beach
Thornton Park Central, Orlando

Tidesfall, Ormond Beach
Tortoise Island, Satellite Beach
Traders Inn Beach Club, Ormond Beach
Trails West, Deland
Tropic Shores, Daytona Beach Shores
Tropic Sun Towers, Ormond Beach
Twenty One Riverside, Cocoa
Ultimar Three, Clearwater
Ultimar, Clearwater
Vacation Village at Parkway, Kissimmee
Vacation Villas at Fantasyworld Two, Kissimmee
Vacation Villas at Fantasyworld, Kissimmee
Venetian Bay Villages, Kissimmee
Ventura Country Club Community, Orlando
Ventura Village, Orlando
Victoria Gardens, DeLand
Victoria Park Community Council, DeLand
Villa Villar, DeLand
Village on the Green I, Clearwater
Villas at Fortune Place, Kissimmee
Vista Lakes Community, Orlando
Vittoria, Treasure Island
Waterford Lakes Community, Orlando
Waterstreet at Celebration, Celebration
Wekiva Village, Apopka
Wesmere, Ocoee
Westshore Place, Indian Shores
Whitley Bay West, Cocoa
Whitley Bay, Cocoa
Wildwood Homes, Winter Springs
Willowbrook Neighborhood, Heathrow
Wimbledon Park No 1, Orlando
Winding Wood IX, Clearwater
Windrush Bay, Tarpon Springs
Wintermere Harbor, Winter Garden
Woodside Village, Clearwater
Yacht & Tennis Club, St Pete Beach
Yale Townhouse Apts, Orlando
Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach
Amberwood at Fleming Island, Jacksonville
Atlantic East, St Augustine
Belleza at Ponte Vedra, Ponte Vedra Beach
Brighton Park, Jacksonville
Brightwater, Jacksonville
Camachee Island 1, St Augustine
Canopy Walk, Palm Coast
Carrington Place at Fleming Island, St Augustine
Cinnamon Beach at Ocean Hammock, Palm Coast
Clearview Townhouses, Jacksonville
Clifton Village, Jacksonville
Colony Reef Club, St Augustine
Crescent Beach Ocean House, St Augustine
Cypress Bridge, Ponte Vedra Beach
Cypress Trace Master, Jacksonville
Deercreek Country Club, Jacksonville
Deermeadows Baptist Church, Jacksonville
Drayton Park, Jacksonville
East Hampton, Jacksonville
Fleming Island Plantation CDD, Orange Park
Florida Club, St Augustine
Golfview, Jacksonville
Greenfield, Jacksonville
Hammock Grove, Jacksonville
Harbour Island at Marsh Landing, Ponte Vedra Beach
Hawthorn, Jacksonville
Horizons at Stonebridge Village I, Jacksonville
Horizons at Stonebridge Village II, Jacksonville
Horizons at Stonebridge Village III, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Julington Creek Plantation POA, Jacksonville
Kingston Dunes, St Augustine Beach
Las Palmas on the Intracoastal, St Augustine
Little Bay Harbor, Ponte Vedra Beach
Magnolia Point Community, Green Cove Springs
Mariners Watch, St Augustine
Marsh Landing at Sawgrass I, Ponte Vedra Beach
Marsh Landing at Sawgrass II, Ponte Vedra Beach
Marsh Landing at Sawgrass III, Ponte Vedra Beach
Marsh Landing at Sawgrass IV, Ponte Vedra Beach
Marsh Landing at Sawgrass Master, Ponte Vedra Beach
Marsh Landing at Sawgrass V, Ponte Vedra Beach
Marsh Landing at Sawgrass VI, Ponte Vedra Beach
Marsh Landing at Sawgrass VII, Ponte Vedra Beach
Marsh Landing at Sawgrass VIII, Ponte Vedra Beach
Merrill Pines, Jacksonville
Miravista at Harbortown, Jacksonville
Moultrie Trails, St Augustine
Ocean Breeze (Ocean Beach Club II), Flagler Beach
Ocean Gate Phase 1, St Augustine
Ocean Hammock POA, Palm Coast
Ocean Palms, St Augustine
Ocean Village Club, St Augustine
Ocean Villas, St Augustine Beach
Old Ponte Vedra Beach, Ponte Vedra Beach
Osprey Branch, Jacksonville
Oxford Chase, Jacksonville
Palm Coast Resort, Palm Coast
Pelican Reef, St Augustine
Pier Point South, St Augustine Beach
Pottsborg Crossing, Jacksonville
Quail Point I, Ponte Vedra Beach
Queens Harbour Yacht & Country Club, Jacksonville
Regency Wood, Jacksonville
Royal Pines, St Augustine
Saint Johns NW Commercial POA, St Augustine
Saint Johns NW Master, St Augustine
Saint Johns NW Residential POA, St Augustine
Saint Johns SE Master, St Augustine
Saint Johns-Six Mile Creek North POA, St Augustine
Salt Creek, Ponte Vedra Beach
Sawgrass Island, Ponte Vedra
Sawgrass, Ponte Vedra Beach
Sawmill Lakes Maintenance, Ponte Vedra Beach
Sea Place I, St Augustine
Sea Place III, St Augustine
Sea Place Master, St Augustine
Sea Winds, St Augustine
Seagate North, St Augustine
Seagate, St Augustine
Seaquest, Jacksonville Beach
Seascape, Jacksonville Beach
Seaside at Anastasia, St Augustine Beach
Sebastian Harbor Villas, St Augustine
Six Thousand, Jacksonville
Southern Grove, Jacksonville
Southwood, St Augustine
St Andrews Place, St Augustine
St Augustine Beach and Tennis Club, St Augustine
St Augustine Ocean & Racquet Club, St Augustine
St Augustine Ocean Resort Co-op, St Augustine
St Augustine Shores Service Corp, St Augustine
Stonebridge Village Master, Jacksonville
Summer Grove, Jacksonville

Partial Client List

Summer Island, St Augustine
Sweetwater by Del Webb Carriage Homes, Jacksonville
Sweetwater by Del Webb Master, Jacksonville
The Alexandria, Jacksonville
The Amenities for the Residences, St Augustine
The Barefoot Trace, St Augustine Beach
The Conquistador Apts, St Augustine
The Crossings at Cypress Trace, Jacksonville
The Greens, St Augustine
The Hampton Glen at Deerwood, Jacksonville
The Landmark, Jacksonville Beach
The Oakbridge, Ponte Vedra Beach
The Ocean Villas at Serenata Bch, Ponte Vedra Beach
The One Bedrooms at Hammock Beach, Palm Coast
The Overlook at Baymeadows, Jacksonville
The Palms at Marsh Landing, Jacksonville
The Plantation, Ponte Vedra Beach
The Preserve on Anastasia Island, St Augustine
The Ravines Community, Middleburg
The Reserve at Pointe Meadows, Jacksonville
The Residences at World Golf Village, St Augustine
The Residences II at World Golf Village, St Augustine
The Sanctuary at Palm Coast, Palm Coast
The Sawgrass Players Club, Ponte Vedra Beach
The Seasons at Kensington, Jacksonville
The Seasons at Mill Cove, Jacksonville
The Woods Community, Jacksonville
Timber Run, Jacksonville
Turnberry, St Augustine
Villa San Marco, St Augustine
Villas at Marsh Landing, Jacksonville Beach
Villas of Timberlin Parc, Jacksonville
Vista Cove, St Augustine
Vistas at Stonebridge Village I, Jacksonville
Windjammer, St Augustine
Wolf Creek, Jacksonville
World Golf Village POA, St Augustine

The Pearl, Navarre Beach
The Summit, Panama City Beach
Tivoli by the Sea II, Miramar Beach
Tivoli by the Sea III, Miramar Beach
Tivoli by the Sea, Miramar Beach
WaterColor Community, Santa Rosa Beach
WaterColor Gulfside Villas, Santa Rosa Beach
WaterColor Private Residence Club, Santa Rosa Beach
WaterColor Towncenter Community, Santa Rosa Beach
WaterSound Beach Community, WaterSound
WaterSound Beach Gatehouse, WaterSound
Waterview Towers, Destin

Out of State

Commodore Horizontal Property Regime, Hilton Head, SC
Cullasaja Club, Highlands, NC
Cullasaja, Highlands, NC
Laurel Point, Gatlinburg, TN
Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC
Ocean Palms, Hilton Head Island, SC
Southwind at Shipyard, Hilton Head, SC
Southwind II at Shipyard, Hilton Head, SC
Spinnaker at Shipyard, Hilton Head, SC
Sunrise Ridge, Pigeon Forge, TN
The Beach Club, St Simons, GA
The Council Village at Palmetto Dunes, Hilton Head, SC
The Ford Plantation, Richmond Hill, VA
The Plaza in Clayton, Clayton, MO
Vacation Village in the Berkshires, Hancock, MA
Williamsburg Plantation, Williamsburg, VA

Florida Panhandle

Association of Southbay by the Gulf, Destin
Bayview Waters, Ft Walton Beach
Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach
Breakers East, Destin
Capistrano, Panama City Beach
Cassine Garden Townhomes, Seagrove Beach
Compass Point at Watersound, WaterSound
Compass Pointe II, WaterSound
Crescent Keel, WaterSound
Crystal Dunes, Destin
Dolphin Point, Destin
Eden III, Pensacola Eden, Pensacola
Emerald Dunes, Destin
Golf Villas at Regatta Bay, Destin
Islander Beach Resort &, Ft Walton Beach
Lands End of Perdido Key, Pensacola
Largo Mar, Panama City Beach
Marina Bay Resort, Ft Walton Beach
Navarre Towers, Navarre
Oceania, Destin
Perdido Sun, Pensacola
Sandpiper Cove, Destin
Seascape Resorts, Destin
Seminole Legends, Tallahassee
Shipwatch, Pensacola
Siesta Key Chapel, Sarasota
Sugar Dunes, Navarre Beach
The Crossings at Watersound, WaterSound
The Palms at Seagrove, Seagrove Beach



Reserve Studies

Turnover Reports



Insurance Appraisals





10151 university boulevard, suite 323
orlando, florida 32817

800.866.9876
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Dear Board Members, Managers and Unit Owners,

For twenty years we have been serving community associations throughout Florida and the Southeast United States by performing reserve studies and insurance appraisals. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

- **Experience** - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.
- **Training** - All technical work is performed by professionals with degrees in engineering or architecture.
- **Accuracy** - All our reports are based on local data and conditions which we continuously monitor.
- **Understandability** - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.
- **Compliance** - The reports we prepare will comply with all governing regulations for your association. Our insurance appraisals are accepted by Citizens and all insurance carriers. Our reserve studies meet all Florida Statute requirements. We can even provide Florida condominiums with a certified study that meets the new 5-year engineering report regulation.
- **Safety** - We carry errors and omissions, liability and workers compensation insurance.
- **Service** - Call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

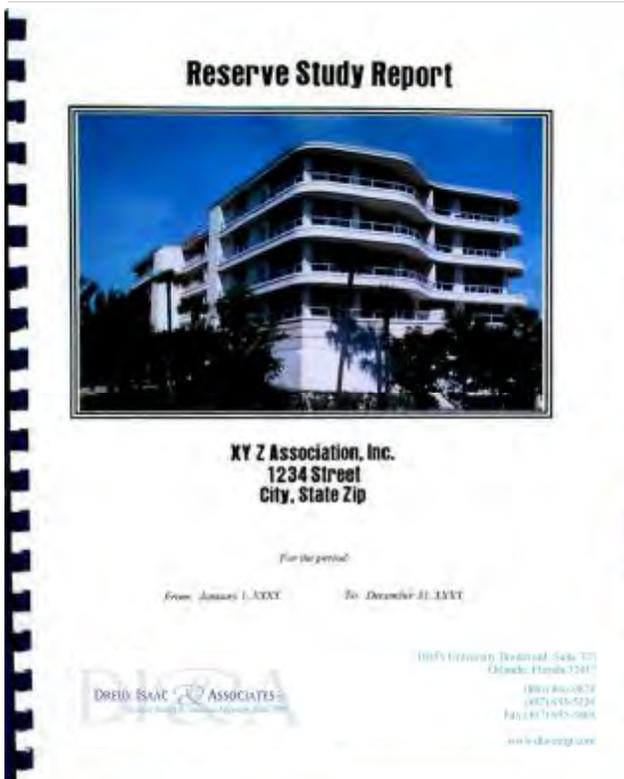
If you have a question for us, or would like a free no obligation quote, please feel free to contact us anytime. To learn more about us, please visit our website at www.dia-corp.com where you can also view and download sample reports.

Sincerely,

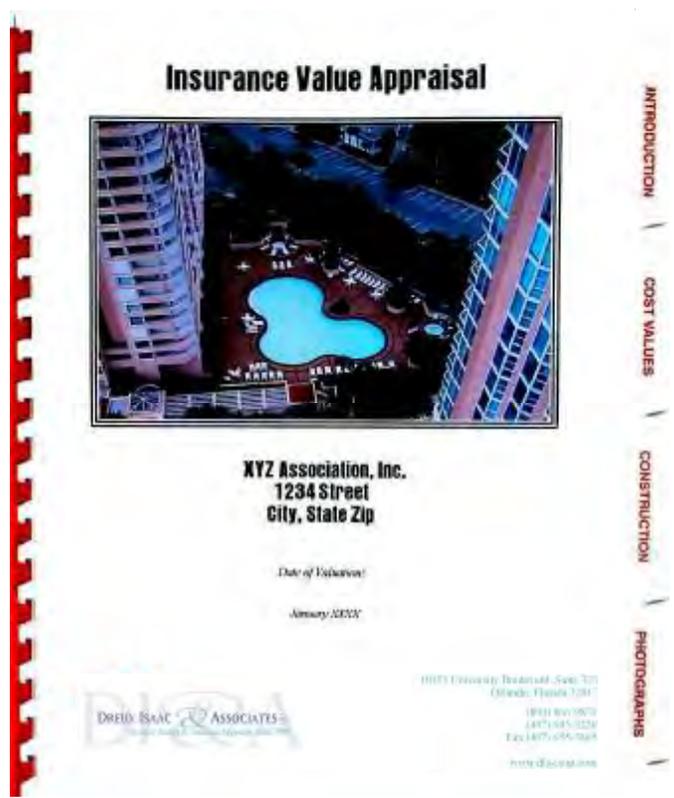
Dreux Isaac
President
dreux@dia-corp.com

Reserve Study & Insurance Appraisal Reports

Our Company offers two specialized report services for community associations, the Reserve Study Report and the Insurance Appraisal Report. Both our Reserve Study and Insurance Appraisal Reports are professionally bound and index tab divided for quick and easy referencing.



The Reserve Study Report will provide your Association with all of the necessary cost, life expectancies and budgeting information.



The Insurance Appraisal Report we prepare will provide your Association with accurate replacement costs and cash values for insurance coverage decisions.

Annual Update Service!

Once the initial report is completed we can offer low cost annual update reports to keep your numbers current in the years to come.

The Reserve Study Report

Section 1 - General Information

The first section contains basic report information, statutory requirements, definitions and a summary page listing our recommendations and findings.

REPORT PROCESS

The purpose of this report is to provide XYZ Association, Inc., with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2011 and ending December 31, 2011.

The process of preparing this report began with an on-site inspection of the Association's property. During this inspection, an initial review was made of past reserve expenditures and the current reserve plan. From there, a complete inventory was made of the common area elements and a reserve component list was developed.

Using this list, a takeoff was then made of each component through a review of available construction drawings, checking maintenance records, taking pertinent measurements and noting its current observed physical condition. Additional background information on the property was obtained through discussions with various contact personnel.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From their cost estimates were then prepared based on a combination of local contractor information, any available bid proposals, and our own database of construction costs.

Asset lives have been determined using a combination of published guidelines and our review of the properties climatic conditions and the components observed physical condition noted during our site inspection.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Summary of Recommendations & Findings

1. General Information

Property Name:	XYZ Association, Inc.	Report Run Date:	12/01/2010
Property Location:	City, State	Report Run Version:	2
Customer Number:	31258	Budget Year Begins:	01/01/2011
Property Type:	Condominium	Budget Year Ends:	12/31/2011
Total Units:	74		
Phase:	1 of 1		

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	970
Total current cost of all scheduled reserve components:	\$1,360,194
Estimated Beginning Year Reserve Balance	\$768,043
Total number of components scheduled for replacement in the 2011 budget year:	25
Total cost of components scheduled for replacement in the 2011 budget year:	\$320,056

3. Straight Line Reserve Funding Plan Analysis (Refer to Section 3 "SCHEDULE")

Current Annual Reserve Funding Contribution Amount:	\$92,000
Recommended Annual Reserve Funding Contribution Amount:	\$103,443
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	\$11,443
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	12.44%

4. Alternate 30 Year Cash Flow Funding Plan Analysis (Refer to Section 4 "CASH FLOW")

Parameters	Interest: 5.00%	Inflation: 3.00%
Current Annual Reserve Funding Contribution Amount:	\$92,000	
Recommended 2011 Reserve Funding Contribution Amount:	\$74,000	
(Annual Increase: 3.00% Years 1-30)		
Recommended 2011 Planned Special Assessment Amount:	\$0	
Total 2011 Reserve Funding and Planned Special Assessment Amount:	\$74,000	
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	(\$18,000)	
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	-19.57%	

FLORIDA STATUTORY RESERVE REQUIREMENTS

Note-Part of Chapter 718, Florida Statutes, addresses the reserve budget requirements for condominiums. Below is an excerpt from this Chapter, which addresses this requirement.

(Taken from Part I General Provisions, Chapter 718.112(2)(f)2., Florida Statutes)

...(f) Annual budget.

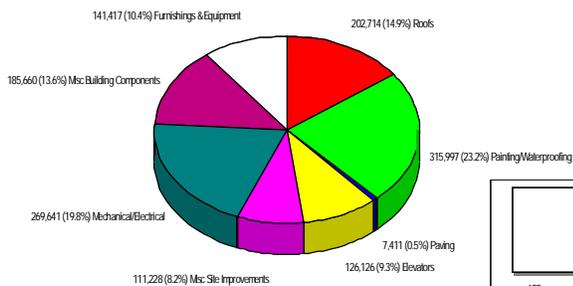
- The proposed annual budget of common expenses shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to, those expenses listed in s. 718.504(2). A multi-condominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached thereto shall show amounts budgeted therefor. If, after turnover of control of the association to the unit owners, any of the expenses listed in s. 718.504(2) are not applicable, they need not be listed.
- In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. The amount to be reserved shall be computed by means of a formula, which is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of the reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or reserves less adequate than required by this subsection. However, prior to turnover of control of an association by a developer to unit owners other than a developer pursuant to s.718.301, the developer may vote to waive the reserves or reduce the funding of reserves for the first 2 fiscal years of the association's operations, beginning with the fiscal year in which the initial declaration is recorded, after which time reserves may be waived or reduced only upon the vote of a majority of all non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves, and no such result is achieved or a quorum is not attained, the reserves as included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.
- Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a duly called meeting of the association. Prior to turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association shall not vote to use reserves for purposes other than that for which they were intended without the approval of a majority of all non-developer voting interests, voting in person or by limited proxy at a duly called meeting of the association.

The Reserve Study Report

Section 2 - Graphs

XYZ Association, Inc.

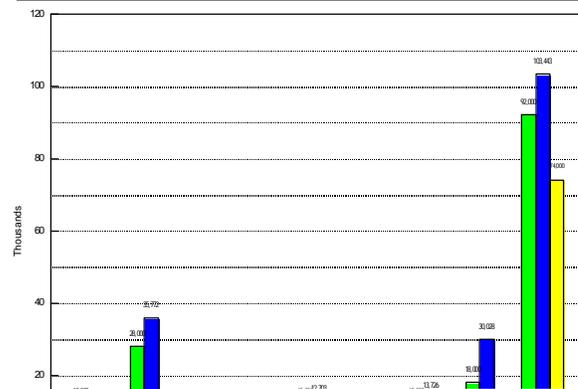
Chart A - 2011 Current Reserve Component Costs



This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. These graphs will give you a better understanding and comprehension of the numbers contained in the report.

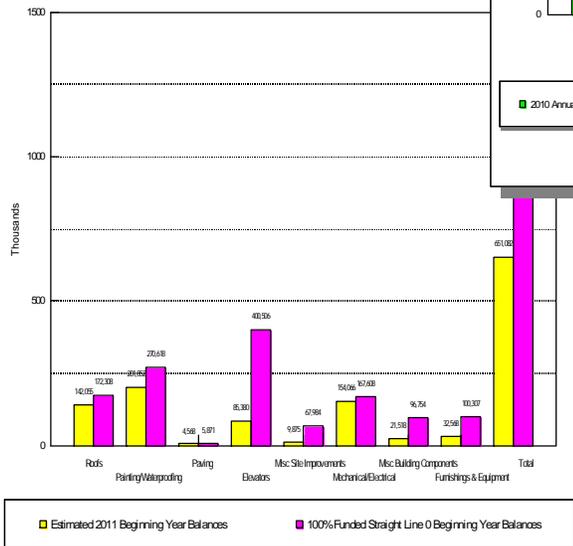
XYZ Association, Inc.

Chart C - 2011 Funding Contribution Comparisons



XYZ Association, Inc.

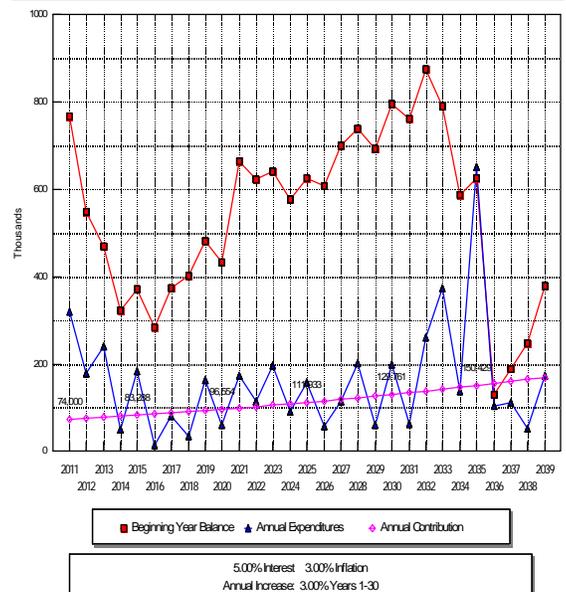
Chart B - 2011 Actual vs. 100% Funded Straight Line Reserve Balances



Actual beginning year balances are estimates only based on the latest financial information.
100% funded straight line beginning year balances are based on straight line accounting formulas.

XYZ Association, Inc.

Chart D - Alternate 30 Year Cash Flow Plan (Refer To Section 4 Of The Report For Data)



The Reserve Study Report

Section 3 - Schedule

This section is the heart of the report and contains the schedule of components recommended for reserve funding along with their current cost and life expectancies.

XYZ Association, Inc. City, State								2011 Reserve Schedule Summary	
Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2010 Balance	Unfunded Balance	2011 Contribution
Roofs				202,714	20	5	202,714	0	0
Painting/Waterproofing				315,997	6 - 20	1 - 14	244,454	71,543	35,772
Paving				7,411	4 - 20	2 - 6	4,568	2,843	711
Elevators				126,126	12 - 28	7 - 10	85,380	40,746	3,704
Misc Site Improvements				111,228	3 - 28	1 - 13	17,827	93,401	12,703
Mechanical/Electrical				269,641	6 - 35	1 - 21	154,066	115,575	6,799
Misc Building Components				185,660	6 - 30	1 - 15	26,466	159,194	13,726
Furnishings & Equipment				141,417	8 - 20	2 - 16	32,568	108,849	30,028
Total				1,360,194			768,043	592,151	103,443

XYZ Association, Inc. City, State

2011 Reserve Schedule Detail

Category/Component	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2010 Balance	Unfunded Balance	2011 Contribution
Roofs									
Built-Up Roof-Condominium Building	193	Squares	1,017.00	196,281	20	3	196,281	0	0
Built-Up Roof-Condominium Building Marquee	5	Squares	550.00	2,750	20	3	2,750	0	0
Skylight, Plastic Bubble	1	Lp Sm	3,683.00	3,683	20	3	3,683	0	0
Painting/Waterproofing									
Paint Exterior-Exposed Garage Pipes	1	Lp Sm	1,739.00	1,739	7	2	1,739	0	0
Paint Exterior-Metal Railings/Doors	1	Lp Sm	12,634.00	12,634	7	2	12,634	0	0
Paint Exterior/Waterproof-Condominium Bldg	1	Lp Sm	72,058.00	72,058	7	2	515	71,543	35,772
Paint Exterior/Waterproof-Parking Garage	1	Lp Sm	11,695.00	11,695	7	2	11,695	0	0
Paint Interior-Common Walls/Ceilings/Trim	1	Lp Sm	20,574.00	20,574	6	1	20,574	0	0
Paint Interior-Parking Garage Walls/Ceilings	1	Lp Sm	4,649.00	4,649	7	2	4,649	0	0
Paint Stairwell-Floors/Walls/Ceilings/Railings	32	Flights	328.00	10,496	10	2	10,496	0	0
Waterproof Deck Coating-Garage Roof	28,550	Sq Ft	5.80	165,590	20	1	165,590	0	0
Waterproof Planters-Garage Roof Deck	14	Each	1,183.00	16,562	15	2	16,562	0	0
Paving									
Asphalt, 1" Overlay-Parking Lot	1,925	Sq Yds	3.25	6,256	20	4	3,413	2,843	711
Asphalt, Sealcoat/Restripe-Parking Lot	1,925	Sq Yds	0.60	1,155	4	1	1,155	0	0
Elevators									
Elevator, Cab Refurbishment Allowance	2	Each	7,568.00	15,136	12	1	15,136	0	0
Elevator, Modernize Controller Equipment	2	Each	55,495.00	110,990	28	11	70,244	40,746	3,704

Using straight line accounting formulas the schedule then calculates the annual contribution amount for each component and shows the totals, by category, on the summary page.

The Reserve Study Report

Section 4 - Cash Flow

This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.

XYZ Association, Inc. City, State											2011
											30 Year Cash Flow Plan
Description	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020	
General Reserve Fund											
Beginning Year Balance	768,043	548,086	468,185	322,597	369,923	284,406	374,660	401,856	481,502	433,834	
Annual Reserve Contribution	74,000	76,220	78,507	80,882	83,288	85,787	88,361	91,012	93,742	96,554	
Annual Increase: 3.00% Years 1-30											
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0	
Reserve Funds Available	842,043	624,306	546,692	403,459	453,211	370,183	463,021	492,868	575,244	530,388	
Expenditures (3.00% Annual Inflation)											
Roofs	0	0	221,512	0	0	0	0	0	0	0	
Painting/Waterproofing	191,749	137,739	0	0	0	0	25,303	0	134,098	0	
Paving	1,190	0	0	7,041	1,339	0	0	0	1,507	0	
Elevators	15,590	0	0	0	0	0	0	0	0	0	
Misc Site Improvements	18,362	0	0	8,485	23,721	0	52,327	8,732	6,524	59,228	
Mechanical/Electrical	33,228	40,677	0	24,867	59,486	13,374	2,671	0	12,338	0	
Misc Building Components	16,163	0	15,960	0	0	0	0	25,563	7,802	0	
Furnishings & Equipment	43,774	0	1,985	10,758	97,802	0	0	0	0	0	
Total Expenditures	320,056	178,416	239,457	51,151	182,348	13,374	80,301	34,295	162,069	59,228	
Earned Interest (5.00% Annually)	26,099	22,295	15,362	17,615	13,943	17,841	19,136	22,929	20,659	23,558	
Ending Year Balance	548,086	468,185	322,597	369,923	284,406	374,660	401,856	481,502	433,834	404,719	

XYZ Association, Inc. City, State

2011 30 Year Cash Flow Plan Expenditures

Description	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020
Roofs										
Built-Up Roof-Condominium Building	0	0	214,482	0	0	0	0	0	0	0
Built-Up Roof-Condominium Building Marquee	0	0	3,005	0	0	0	0	0	0	0
Skylight, Plastic Bubble	0	0	4,025	0	0	0	0	0	0	0
Painting/Waterproofing										
Paint Exterior-Exposed Garage Pipes	0	1,845	0	0	0	0	0	0	2,269	0
Paint Exterior-Metal Railings/Doors	0	13,403	0	0	0	0	0	0	16,485	0
Paint Exterior/Waterproof-Condominium Bldg	0	76,446	0	0	0	0	0	0	94,019	0
Paint Exterior/Waterproof-Parking Garage	0	12,407	0	0	0	0	0	0	15,259	0
Paint Interior-Common Walls/Ceilings/Trim	21,191	0	0	0	0	0	25,303	0	0	0
Paint Interior-Parking Garage Walls/Ceilings	0	4,932	0	0	0	0	0	0	6,066	0
Paint Stainwell-Floors/Walls/Ceilings/Railings	0	11,135	0	0	0	0	0	0	0	0
Waterproof Deck Coating-Garage Roof	170,558	0	0	0	0	0	0	0	0	0
Waterproof Planters-Garage Roof Deck	0	17,571	0	0	0	0	0	0	0	0
Paving										
Asphalt, 1" Overlay-Parking Lot	0	0	0	7,041	0	0	0	0	0	0
Asphalt, Sealcoat/Restripe-Parking Lot	1,190	0	0	0	1,339	0	0	0	1,507	0
Elevators										
Elevator, Cab Refurbishment Allowance	15,590	0	0	0	0	0	0	0	0	0
Elevator, Modernize Controller Equipment	0	0	0	0	0	0	0	0	0	0

This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and by creating one reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and an adequate reserve account balance over the next thirty years.

The Reserve Study Report

Section 5 - Photographs

In each presentation copy of the first time reserve study report, color photographs of the property taken during the field inspection, are included.



Aerial

XYZ Association, Inc.
City, State



Ground



Aerial

XYZ Association, Inc.
City, State



Ground



Swimming Pool

XYZ Association, Inc.
City, State



Spa

The Insurance Appraisal Report

Section 1 - General Information

This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations.

FLORIDA STATUTORY REQUIREMENTS

Florida Statutes 718.111 (11) Insurance

(11) INSURANCE.--In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

- (a) Adequate hazard insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, shall be based upon the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The full insurable value shall be determined at least once every 36 months.
1. An association or group of associations may provide adequate hazard insurance through a self-insurance fund that complies with the requirements of ss. 624.460-624.488.
 2. The association may also provide adequate hazard insurance coverage for a group of no fewer than three communities created and operating under this chapter, chapter 719, chapter 720, or chapter 721 by obtaining and maintaining for such communities insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event. Such probable maximum loss must be determined through the use of a competent model that has been accepted by the Florida Commission on Hurricane Loss Projection Methodology. No policy or program providing such coverage shall be issued or renewed after July 1, 2008, unless it has been reviewed and approved by the Office of Insurance Regulation. The review and approval shall include approval of the policy and related forms pursuant to ss. 627.410 and 627.411, approval of the rates pursuant to s. 627.062, a determination that the loss model approved by the commission was accurately and appropriately applied to the insured structure to determine the 250-year probable maximum loss, and a determination that complete and accurate disclosure of all material provisions is provided to condominium unit owners prior to execution of the agreement by a condominium association.
 3. When determining the adequate amount of hazard insurance coverage, the association may consider deductibles as determined by this subsection.
- (b) If an association is a developer-controlled association, the association shall exercise its best efforts to obtain and maintain insurance as described in paragraph (a). Failure to obtain and maintain adequate hazard insurance during any period of developer control constitutes a breach of fiduciary responsibility by the developer-appointed members of the board of directors of the association, unless the members can show that despite such failure, they have made their best efforts to maintain the required coverage.
- (c) Policies may include deductibles as determined by the board.
1. The deductibles shall be consistent with industry standards and prevailing practice for communities of similar size and age, and having similar construction and facilities in the locale where the condominium property is situated.
 2. The deductibles may be based upon available funds, including reserve accounts, or predetermined assessment authority at the time the insurance is obtained.

Page 1 - 3



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Fax 407.695.3865
www.diaa-corp.com

January 1, 2011

Board of Directors
XYZ Condominium Association, Inc.
1234 Street
City, Florida 56789

Re: Insurance Value Appraisal Report

Dear Board Members:

As authorized, this insurance value appraisal report has been prepared on the XYZ Condominium Association, Inc. property, located at 1234 Street in City, Florida. The purpose of this report is to provide XYZ Condominium Association, Inc. with specific value information to aid in ascertaining the proper amount of property insurance.

The process of preparing this appraisal report began with a site inspection of the property. During this inspection, a take-off was made on the construction of the buildings/structures. This was performed by using available construction drawings, checking document records, taking pertinent measurements as well as photographs, and then noting the current observed physical condition of the property.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From these cost estimates were then prepared based on a combination of local contractor information and our own database of construction costs.

Appraisal values have been calculated to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Thank you for the opportunity of serving you and XYZ Condominium Association, Inc. Should you have any questions, please contact me.

Respectfully submitted,

Dreux Isaac

REPORT DEFINITIONS

National Flood Insurance Values

The National flood insurance values for residential buildings represent the complete reproduction cost including the foundation, site preparation and interior components as originally specified or conveyed.

For non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered. A building is generally described as a structure with a floor, roof and enclosed by three or more walls. Coverage limits are subject to change.

Reproduction Cost

The cost for creating an identical replica or copy of a building/structure. Includes foundations and below grade construction.

For condominium buildings this also includes an allowance for the interior surfaces of the perimeter walls, floors, and ceilings of the individual units initially installed, or replacements thereof of like kind or quality, in accordance with the original plans and specifications, or as they existed at the time the unit was initially conveyed if the original plans and specifications are not available.

Depreciated Reproduction Cost

The reproduction cost value minus a dollar amount given for the loss in the reproduction cost value due to age, usage, type of construction and exposure to the elements.

Insurable Reproduction Cost

The Insurable Reproduction Cost values exclude foundation and site preparations costs for all buildings and are typically used for hazard coverage.

The Insurable Reproduction Cost values for condominium buildings also exclude all floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of a unit and serve only one unit.

The Insurance Appraisal Report

Section 2 - Cost Values

This section of the report gives a summary of values for the property appraised. This summary includes the Reproduction Cost, Depreciated Reproduction Cost (Actual Cash Value) and the Insurable Reproduction Cost for every building and site improvement appraised.

XYZ Association, Inc.
City, State

Jan-2011
Building Summary

40 Unit / 6 Story Condo Building (Typical 1 of 2)

Description	Total
Site Preparation	51,469
Foundation	903,911
Frame and/or Floor Structures	2,776,002
Interior Construction and/or Finishes	2,744,882
Mechanical and/or Plumbing Systems	1,565,957
Electrical and/or Security Systems	648,967
Exterior Wall Construction	1,754,282
Roof Structure and Cover Systems	440,631
Miscellaneous Building Components	312,582
Professional Fees	783,908

Reproduction Cost 11,982,591

Depreciated Reproduction Cost 11,288,093

Insurance Exclusions :

Site Preparation	51,469
Foundation	903,911
Unit Interior Finishes	1,484,295
Unit Interior Components	591,600

Reproduction Cost 8,951,316

Page 2 - 2

XYZ Association, Inc.
City, State

Jan-2011
Summary of Values

No.	Description	Reproduction Cost	Depreciated Reproduction Cost	Insurable Reproduction Cost
1	40 Unit / 6 Story Condo Building 1000 Main Street	11,982,591	11,288,093	8,951,316
2	40 Unit / 6 Story Condo Building 2000 Main Street	11,982,591	11,288,093	8,951,316
3	Pool Building 3000 Main Street	94,910	89,409	92,863
4	Pool & Equipment	42,936	32,983	42,936
5	Spa & Equipment	12,815	9,844	12,815
6	Cabana Structures (2)	34,649	22,598	34,649
7	Pool Deck Structure	64,786	49,769	64,786
Total		24,215,278	22,780,789	18,150,681

Page 2 - 1

Additionally, for every building appraised, a detailed segregated cost breakdown of values is given.

The Insurance Appraisal Report

Section 3 - Construction

This section of the report gives a construction outline profile of every building and site improvement appraised in this report.

XYZ Association, Inc.
City, State

Jan-2011

Site Improvements

Swimming Pool/Equipment

36,000 gallon in ground swimming pool of gunite/concrete construction with a marcite surface finish. Pool varies in depth from 3' to 6'. The cost includes all associated equipment including gas heater.

Spa/Equipment

950 gallon in ground spa of gunite/concrete construction with a marcite surface finish. Price includes all associated equipment including gas heater.

Cabana Structures (2)

2 identical cabana structures measuring 10' x 38' x 5" each. Enclosed by 8" masonry block wall on three sides with storm proof aluminum louver openings. Block walls finished in stucco. At each structure is a fabric awning with an aluminum tube frame support structure.

Pool Deck

Encompassing the entire pool and spa facility as well as the restroom/equipment building is an elevated pool deck structure approximately 5,366 SF in area. Construction consists of 4" concrete slab on grade covered with a brick paver system on a sand base. Around the entire structures is a concrete block retaining wall with painted stucco finish. Cost also includes deck lighting; drainage and aluminum access gates. Additionally, there is a wood bench structure on two side of the deck.

XYZ Association, Inc.
City, State

Jan-2011

40 Unit / 6 Story Condominium Building (Typical 1 of 2)

Enclosed Living Area	98,953	Square Feet
Ground Floor	32,886	Square Feet
Balconies	31,629	Square Feet
Misc. Support Area	2,560	Square Feet
Total	166,028	Square Feet

Occupancy: Condominium Building **Stories:** 6
Age: 1988 **Units:** 40

Foundation: Pre-stressed concrete piles and pile cap system integrated with some monolithically poured grade beams and footings.

Frame: Reinforced poured concrete frame.

Floor structure: Ground floor; structure consists of a reinforced poured concrete slab with a moisture-resistant vapor barrier. Upper floor: 6 1/2" - 8 1/2" reinforced poured concrete slab.

Interior finishes: Units: High quality interior finish allowances including: tile, marble, wall coverings, and paint. Common area finishes include tile over waterproof deck coating and assorted painted finishes. Please note for insurance purposes no unit interior finishes have been included in the insurable reproduction cost.

Interior framing: Stud frame interior partition construction throughout unit areas. Primarily structural concrete shear walls used as party walls between units. Additional masonry block partition construction at garage level.

Plumbing: High quality plumbing service for a multiple residential occupancy. Domestic water booster pump system for building.

Life Safety: Building is 100% sprinklered at garage, common walkways and enclosed living unit areas. Central fire alarm system with multi-zone control panel and voice capability. System is hard wired to all devices both in units and common areas. Additionally, stand pipe systems located at both stairwells.

HVAC: Typical split heat pump system with condensing and air handing unit sufficient to heat and cool individual units. Exhaust fans located in each bathroom for ventilation.

Electrical: High quality electrical lighting and service for multiply residential occupancy. Units wired for telephone entry panel system.

Exterior Wall: Primarily 8" concrete masonry block walls with integrated tie beams and columns. Store front wall construction at main building entrance.

Roof: 7" minimum thick reinforced poured concrete slab sloped to roof drains. Roofs systems consist of built-up roof cover with ballast topping over tapered rigid insulation poured.

Elevators: Two 2500# capacity 6 stop hydraulic passenger elevator.

Misc: Extensive waterfall system at atrium.

This includes a general description of the construction used along with its' occupancy, age, square footages, number of stories and any other significant data.

The Insurance Appraisal Report

Section 4 - Photographs

As with the reserve study report, each presentation copy of the first time insurance appraisal report includes color photographs of the property taken during the field inspection.



Aerial

XYZ Association, Inc.
City, State



Street



Aerial

XYZ Association, Inc.
City, State



Street



Swimming Pool

XYZ Association, Inc.
City, State



Spa

List of Affiliations



Partial Client List

Southeast Florida

1000 Island Boulevard, Aventura
1680 Michigan, Miami Beach
18101 Collins Avenue, Sunny Isles Beach
2080 Ocean Drive, Hallandale
2800 Island Boulevard, Williams Island
4000 Island, Aventura
5000 Bayview, Fisher Island
5100 Bayview, Fisher Island
5600, Miami Beach
70 Park Drive at Bal Harbour, Bal Harbour
7400 Oceanside, Fisher Island
7600 Oceanside, Fisher Island
Acqualina, Sunny Isles
Admiral Towers, Miami Beach
Admirals Cove Master POA, Jupiter
Alexandra Village, Boynton Beach
Andalusia, Coral Gables
Apogee, Miami Beach
Atlantic Coral Harbor, Islamorada
Atlantic II at the Point, Aventura
Atlantic III at the Point, Aventura
Avant Garde, Hallandale
Bayside Village East, Fisher Island
Bayside Village, Fisher Island
Bayview No One, Fisher Island
Bayview No Three, Fisher Island
Bayview No Two, Fisher Island
Beach Club Three, Hallandale
Beach Beach Club Villas II, North Miami Beach
Bel-Aire On The Ocean, Miami Beach
Bellavista Village, Boynton Beach
Biltmore II, Coral Gables
Blue & Green Diamond Master, Miami Beach
Blue Diamond, Miami Beach
Boynton Lakes North, Boynton Beach
Brickell Bay Club, Miami
Brickell East, Miami
Brickell Mar, Miami
Brickell Place Phase II, Miami
Brickell Town House, Miami
Canada House Beach Club, Pompano Beach
Carbonell, Miami
Carrington at Coconut Creek, Coconut Creek
City Place Tower, West Palm Beach
Coastal Towers, Sunny Isles Beach
Coconut Bay Resort, Ft Lauderdale
Coconut Mallory Marina and Resort, Key West
Continuum on South Beach Master, Miami Beach
Continuum on South Beach South Tower, Miami Beach
Coral Ridge Towers South, Ft Lauderdale
Coronado, Aventura
Country Walk Estate Homes, Miami
Country Walk Master, Miami
Country Walk Patio Homes, Miami
Courts Brickell Key, Miami
Courvoisier Courts, Miami
Cypress Bend VII, Pompano Beach
Cypress Head Club, Parkland
Cypress Lake of Martin County, Palm City
Cypress Lakes Master, West Palm Beach
Diamante Village, Boynton Beach
Emerald Pointe Community, Delray Beach
Ensenada, Aventura
Excellente Village, Boynton Beach
Fairways at Mariner Sands, Stuart
Finnish-American Rest Home, Lake Worth
First Sunrise LC, West Palm Beach
Forest Ridge Master, Davie
Gables Point I, Miami
Gables Point II, Miami
Gables Point III, Miami
Gables Point Reclands Master, Miami
Galeria, Miami Beach
Giardino Village, Boynton Beach
Golden Lakes Village A, West Palm Beach
Green Diamond, Miami Beach
Grove Isle, Coconut Grove
Grovenor House, Coconut Grove
Gulfstream, Boynton Beach
Hammocks Community, Miami
Hamptons South, Aventura
Harbor Club South Bldg No 1, Marathon
Harborview, Fisher Island
ICON, Miami Beach
Illustre Village, Boynton Beach
Imagination Farms Community, Davie
Imperial at Brickell, Miami
Jackson Tower Las Olas, Ft Lauderdale
Jade Residences at Brickell Bay, Miami
Jefferson Corners at Heritage Ridge, Stuart
Kings Creek South, Miami
Kings Point Imperial, Sunny Isles Beach
La Tour, Miami Beach
Lago Del Rey 2, Delray Beach
Lago Del Rey Central Maint, Delray Beach
Lago Del Reyinium 10, Delray Beach
Lake Emerald, Oakland Park
Lake Tower, Key Biscayne
Lake Villa Three, Key Biscayne
Lake Villa Two, Key Biscayne
Lake Villa, Key Biscayne Lakeridge Townhomes, Miami
Lakes of the Meadow Master, Miami
Lakes of the Meadow Neighborhoods, Miami
Las Salinas, Key West
Le Club International, Ft Lauderdale
LExcellence, Miami Beach
LHermitage II, Ft Lauderdale
Lucente Village, Boynton Beach
Maison Grande, Miami Beach
Majestic Isles, Boynton Beach
Marbella of Miami, Miami
Marina Village No Three, Fisher Island
Marina Village No Two, Fisher Island
Marina Village, Fisher Island
MarinaBlue, Miami
Mariner Village Gardens, Aventura
Michael-Ann Russell Jewish Community Ctr, N Miami Bch
Millennium, Sunny Isles Beach
Mizner Court, Boca Raton
Mizner Place at Weston Town Center, Weston
Mizner Tower, Boca Raton
Mizner Village Maintenance, Boca Raton
Moorings at Lantana No Three, Lake Worth
Moors Pointe, Miami
Murano Grande at Portofino Master, Miami Beach
Murano Grande at Portofino, Miami Beach
Mystic Pointe Tower 300, Aventura
Mystic Pointe Tower 500, Aventura
Mystic Pointe Tower 600, Aventura
Mystic Pointe Townhouses, North Miami Beach
Neo Lofts, Miami
Nola Lofts I, Ft Lauderdale
North Tower at the Point, Aventura
Northtree Community, Lake Worth
Nuriver Landing, Ft Lauderdale
Oasis Singer Island, Singer Island
Ocean Club Community, Key Biscayne
Ocean Club Jupiter, Jupiter
Ocean Three, Sunny Isles Beach
Ocean Trail No II, Jupiter
Ocean Two, Sunny Isles Beach
Oceania V, Sunny Isles
Oceanside No Five, Fisher Island
Oceanside No Four, Fisher Island
Oceanside No Three, Fisher Island
Oceanside No Two, Fisher Island
Oceanside, Fisher Island
Old Port Cove Lake Point Tower, N Palm Beach
Old Port Cove Towers, North Palm Beach
One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores
Palm-Aire Country Club No 6, Pompano Beach
Palmetto Place at Mizner Park, Boca Raton
Park Place, Pembroke Pines
Pembroke Cove Apts, Pembroke Pines
Pembroke Falls, Pembroke Pines
Phoenix Towers, Singer Island
Pipers Landing Garden Apts Area Nine, Palm City
Pipers Landing Garden Apts Area Three, Palm City
Pipers Landing POA, Palm City
Pipers Landing, Palm City
Plantation Beach Club, Stuart
Platina Community Master, Boynton Beach
Playa Del Sol, Ft Lauderdale
Plaza Del Prado, North Miami Beach
Plaza of Bal Harbour, Bal Harbour
Poinciana Island Yacht and Racquet Club, Sunny Isles
Porta Bella Yacht & Tennis Club, Boca Raton
Porto Vila POA, Miami
Portofino Tower, Miami Beach
Portofino/South Pointe Master, Miami Beach
Portsviue at The Waterways Harbor Towers, Aventura
Portsviue at The Waterways Harborside, Aventura
Portsviue at The Waterways Master, Aventura
Portsviue at The Waterways Tower 1, Aventura
Portsviue at The Waterways Townhomes, Aventura
Presidential Place, Boca Raton
Puerta De Palmas, Coral Gables
Quadomain, Hollywood
Regent Park, Hollywood
Resort Villa One, Key Biscayne
Resort Villa, Key Biscayne
Runaway Bay Apts, Ft Lauderdale
Sandy Lane Master, Miami Beach
Sea Air Towers, Hollywood
SeaSide Residences, Key West
Seaside Villas, Fisher Island
Seaside, Fisher Island
Sherwood Lakes, Lake Worth
Shoma Homes Keys Gate, Homestead
Silver Seas Beach Club, Ft Lauderdale
Skyline on Brickell, Miami
Snapper Creek Townhouse, Miami
Snug Harbor Yacht Club, Stuart
South Bay Club, Miami Beach
South Pointe Towers I, Miami Beach
Stratford Arms, Boca Raton
Summerspell, Miramar Beach
Summit Tower, Hollywood Beach
Sunset Harbour North, Miami Beach
Sunset Trace, Palm City
Symphony Master, Ft Lauderdale
The 2100, Palm Beach
The 3560, Palm Beach
The Admirals Walk, Boca Raton
The Amethyst, Miami Beach
The Beresford, Boca Raton
The Carriage Club North, Miami Beach
The Coconut Grove Bayshore, Coconut Grove
The Courtyards at The Point, Aventura
The Courtyards in Cityplace, West Palm Beach
The Crossings, Miami
The Emeraldbay at Key Colony, Key Biscayne
The Floridian of Miami Beach, Miami Beach

Partial Client List

The Gables and Club, Coral Gables
The Golf Village at Admirals Cove Master, Jupiter
The Jockey Club Apt, Miami
The Lands of The President Two, W Palm Beach
The Loxahatchee Club, Jupiter
The Marina at the Bluffs, Jupiter
The Metropolitan, Miami
The Moors Master Maintenance, Miami
The of Harbour Isles, North Palm Beach
The Palm Yacht Beach Club, Lauderdale By The Sea
The Palms 2100 Master, Ft Lauderdale
The Palms 2100 Tower One, Ft Lauderdale
The Palms 2100 Tower Two, Ft Lauderdale
The Palms 2100 Townhouses, Ft Lauderdale
The Palms of Islamorada, Islamorada
The Parc, Aventura
The Point of Aventura Maintenance, Aventura
The Prado, West Palm Beach
The Ridges Maintenance, Weston
The Tides, Hollywood
The Village of Stuart, Stuart
The Waterfront on the Ocean, Juno Beach
The Yacht Club at Portofino, Miami Beach
The Yacht Club, Aventura
Three Tequesta Point, Miami
Tiffany Lakes, Mangonia Park
Tivoli Trace, Deerfield Beach
Toscano, Miami
Town Park Village No 1, Miami
Turnberry Ocean Colony S Twr, Sunny Isles Beach
Turnberry on the Green, Aventura
Tuscany No 6, Miramar
Vacation Village at Bonaventure Master, Weston
Vacation Village at Bonaventure, Weston
Vacation Village at Weston, Weston
Vacation Village Registration, Weston
Venetia, Miami
Venetian Palms, Miami
Villa Regina, Miami
Village Homes Maintenance, Miami
Waterview, Aventura
Willoughby Community, Stuart
Willoughby Golf Club, Stuart
Windchime Lakes, Boynton Beach
Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center
Acadia, Sun City Center
Admirals Bay, Ft Myers Beach
Admiralty Point, Naples
Aloha Kai, Sarasota
Alta Mar, Ft Myers
Amberwood Lake, Ft Myers
Andover A of Kings Pointe, Sun City Center
Andover B of Kings Point, Sun City Center
Andover C, Sun City Center
Andover D of Kings Point, Sun City Center
Andover E of Kings Point, Sun City Center
Andover F of Kings Point, Sun City Center
Andover G, Sun City Center
Andover H of Kings Point, Sun City Center
Andover I of Kings Point, Sun City Center
Anna Maria, Cape Coral
Ariel, Ft Myers
Avalon Bay, Ft Myers
Bahia Del Sol, Ruskin
Ballantrae, Sarasota
Barefoot Pelican, Naples
Bay Colony Community, Naples
Bay Colony Golf Club, Naples

Bay Colony Shores POA, Naples
Bay Forest, Naples
Bay Harbor Community, Bonita Springs
Bay Harbor, Ft Myers
Bay Hollow, Bradenton
Bay Isles, Longboat Key
Bay Plaza, Sarasota
Bay Pointe at Bonita Bay, Bonita Springs
Bay Village Club, Ft Myers Beach
Bays Bluff, Sarasota
Bayshore Regency, Tampa
Bayshore, Cape Coral
Bayshores of Vanderbilt Beach, Naples
Bayview Homes I, Sarasota
Baywood Colony Southwood Apts I, Sarasota
Beach Terrace, Sarasota
Beach View at Boca Bay, Boca Grande
Beach Villas III, Captiva
Beachway, Sarasota
Bedford A, Sun City Center
Bedford B, Sun City Center
Bedford C, Sun City Center
Bedford D, Sun City Center
Bedford E, Sun City Center
Bedford F, Sun City Center
Bedford G, Sun City Center
Bedford H, Sun City Center
Bedford J, Sun City Center
Beechwood Cove, Sarasota
Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers
Bermuda Club, Ft Myers
Bermuda Pointe, Bonita Springs
Bird Bay Community, Venice
Bird Bay Village Phase 1, Venice
Bird Bay Village Phase 2, Venice
Bird Bay Village Phase 4, Venice
Bird Bay Village Phase 5, Venice
Blackburn Harbor, Osprey
Blind Pass, Sanibel
Boathouse on Longboat, Longboat Key
Boca Bay Master, Boca Grande
Boca Bay Pass Club, Boca Grande
Boca Grande Health Clinic Foundation, Boca Grande
Boca Grande Health Clinic, Boca Grande
Boca Grove, Bradenton
Boca Vista at Burnt Store Lakes, Punta Gorda
Bonita Beach Club, Bonita Springs
Brandywine, Ft Myers
Brenson Mar, Cape Coral
Brookfield, Sun City Center
Brookshire Village I, Ft Myers
Brookshire Village II, Ft Myers
Brookshire Village IV, Ft Myers
Calais at Pelican Bay, Naples
Caloosa Isles II, Ft Myers
Cambridge A, Sun City Center
Cambridge B, Sun City Center
Cambridge C, Sun City Center
Cambridge E, Sun City Center
Cambridge F, Sun City Center
Cambridge H, Sun City Center
Cambridge I, Sun City Center
Cambridge J, Sun City Center
Cambridge K, Sun City Center
Cambridge L, Sun City Center
Cambridge M, Sun City Center
Cane Palm Beach, Ft Myers Beach
Canton Court D, Sun City Center
Captains Bay North One, Ft Myers Beach
Captains Bay North Two, Ft Myers Beach
Captains Bay South, Ft Myers Beach
Captains Harbour, Cape Coral

Cardinal Cove, Ft Myers
Carrington Place, Sarasota
Casa Del Sol, Sarasota
Casa Ybel Beach and Racquet Club Phase IJK, Sanibel
Casa Ybel Resort Limited Partnership, Sanibel
Casarina, Sarasota
Castel Del Mare, Sarasota
Cedar Hammock Golf & Country Club, Naples
Chandlers Forde, Sarasota
Chillington Court, Naples
Cinnamon Cove Terrace I, Ft Myers
Cinnamon Cove Terrace III, Ft Myers
Clipper Bay, Cape Coral
Clipper Cove Village, Ft Myers
Clipper Cove Village, Punta Gorda
Club Brittany at Park Shore, Naples
Club Harbour, Cape Coral
Club Regency, Marco Island
Cobblestone Court I, Naples
Colonial Wests, Ft Myers
Colony Bay One, Tampa
Condo of Sand Cay, Longboat Key
Coral Del Rio, Cape Coral
Coreys Landing, Longboat Key
Corinth, Sun City Center
Corkscrew Woodlands, Estero
Coronado, Ft Myers
Country Pines of North Fort Myers, N Ft Myers
Countryside Master, Naples
Courtside Landings, Punta Gorda
Courtyard Landings III, Punta Gorda
Courtyard Landings, Punta Gorda
Crescent Arms, Sarasota
Crescent Beach, Marco Island
Crescent Royale, Sarasota
Crossings II at Bonita Bay, Bonita Springs
Cypress Lake Country Club, Ft Myers
Cypress Lake Estates, Ft Myers
Cypress Lake Gardens, Ft Myers
Deer Creek Community, Sarasota
Devonshire, Sun City Center
Dolphin Towers, Sarasota
Dolphin Watch, Ft Myers Beach
Dorchester A of Kings Point, Sun City Center
Dorchester B of Kings Point, Sun City Center
Dorchester C of Kings Point, Sun City Center
Dorchester D of Kings Point, Sun City Center
Eagle Creek Golf & Country Club, Naples
Eagles Nest at Bonita Bay, Bonita Springs
Eagles Nest, Marco Island
Eagles Point at the Landings III, Sarasota
Eden House, Ft Myers Beach
Edinburgh, Sun City Center
Egret Landing at Tampa Bay, San Antonio
Egrets Landing at Bonita Bay, Bonita Springs
Emerald Cove at Cape Coral Community, Cape Coral
Emerald Pointe, Punta Gorda en Provence, Longboat Key
Enclave at Palmira I, Bonita Springs
Enclave Neighborhood, Bonita Springs
Enclave of Naples, Naples
Englewood Beach, Englewood
Estero Bayside, Ft Myers Beach
Estero Sands, Ft Myers Beach
Fairbourne, Sun City Center
Fairfield A, Sun City Center
Fairfield B, Sun City Center
Fairfield C, Sun City Center
Fairfield D, Sun City Center
Fairfield E, Sun City Center
Fairfield F, Sun City Center
Fairfield G, Sun City Center
Fairfield H, Sun City Center

Partial Client List

Fairway Bay Common Shared Facility, Longboat Key
Fairway Bay I, Longboat Key
Fairway Bay II, Longboat Key
Fairway Bay III, Longboat Key
Fairway Trace at Peridia II, Bradenton
Fairway Villas Property, North Port
Fairway Woods, Sarasota
Falling Waters Master Rec Facilities, Naples
Falling Waters Master, Naples
First Lido, Sarasota
First Presbyterian Church of Naples, Naples
First United Methodist Church, Ft Myers
Forest Glen Golf & Country Club Master, Naples
Four Winds Marina North, Bokeelia
Four Winds Marina, Bokeelia
Foxfire Community, Naples
Foxmoor, North Ft Myers
Gateway Golf & Country Club, Ft Myers
Glades Golf & Country Club, Naples
Glades Golf and Country Club, Naples
Gladiolus Gardens Rec and Maint, Ft Myers
Gladiolus Gardens Section V, Ft Myers
Gladiolus Gardens Section X, Ft Myers
Gladiolus Gardens Section XI, Ft Myers
Glen Eagle Golf & Country Club, Naples
Glen Oaks Manor Home, Sarasota
Gleneagles IV, Naples
Gloucester A, Sun City Center
Gloucester B, Sun City Center
Gloucester C, Sun City Center
Gloucester D, Sun City Center
Gloucester E, Sun City Center
Gloucester F, Sun City Center
Gloucester G, Sun City Center
Gloucester H, Sun City Center
Gloucester J, Sun City Center
Gloucester K, Sun City Center
Gloucester L, Sun City Center
Gloucester M, Sun City Center
Gloucester N, Sun City Center
Gloucester P, Sun City Center
Gramercy, Naples
Grand Bay/LBK Community, Longboat Key
Grand Bay/LBK I, Longboat Key
Grand Bay/LBK II, Longboat Key
Grand Bay/LBK III, Longboat Key
Grand Bay/LBK IV, Longboat Key
Grand Bay/LBK V, Longboat Key
Grand Bay/LBK VI, Longboat Key
Grand Vista at Riverwood, Port Charlotte
Grande Bay at Boca Bay, Boca Grande
Grantham, Sun City Center
Greenbriar VI at Bonita Bay, Bonita Springs
Greengate Community, Ft Myers
Greengate IV, Ft Myers
Gulf Reflections, Ft Myers
Gulf Sandss of Mansota Key, Englewood
Hacienda de Ybor Apt Community, Tampa
Hacienda Villas, Tampa
Hamilton Club, Sarasota
Hammock Isle at Bonita Bay, Bonita Springs
Harbor Isles, Venice
Harbor Place at Peppertree, Ft Myers
Harborshore at Boca Bay, Boca Grande
Harborside at Boca Bay, Boca Grande
Harbortown, Ft Myers
Harbour Court, Longboat Key
Harbour Landings Estates, Cortez
Harbour Landings, Ft Myers
Harbour Links, Ft Myers
Harbour Pointe, Ft Myers Beach
Harbourtowne, Cape Coral

Heather Ridge II of Brookshire, Ft Myers
Heritage Oaks Golf & Country Club, Sarasota
Heritage Palms Golf & Country Club, Ft Myers
Hibiscus Pointe, Ft Myers Beach
Hickory Shores, Bonita Beach
Hidden Harbour One, Ft Myers
High Point Country Club Group Eleven, Naples
High Point Country Club Group Fourteen, Naples
High Point Country Club Group One, Naples
High Point Country Club Group Ten, Naples
High Point Country Club Group Two, Naples
High Point Country Club, Naples
Highgate A, Sun City Center
Highgate B, Sun City Center
Highgate C, Sun City Center
Highgate D, Sun City Center
Highgate E, Sun City Center
Highgate F, Sun City Center
Highgate II, Sun City Center
Highgate III, Sun City Center
Highgate IV, Sun City Center
Highland Woods Golf & Country Club, Bonita Springs
Hudson Harbour, Sarasota
Huntington at Sun City Center, Sun City Center
Huron Cove, Marco Island
Hurricane House, Sanibel
Idlewood, Sun City Center
Inn On The Beach, Longboat Key
Insurance Service of Sarasota, Osprey
Inverness at Sun City Center, Sun City Center
Ironwood Business Park, Sarasota
Island Beach, Ft Myers Beach
Island Pines Recreation, Ft Myers Beach
Island Reef, Ft Myers Beach
Island Winds Bath and Racquet Club, Ft Myers Beach
Jameson, Sun City Center
Japanese Gardens, Venice
Jetty Villas, Venice
Kahlua, Ft Myers Beach
Kelly Greens Community IV, Ft Myers
Kelly Greens Single Family I, Ft Myers
Kelly Greens Terrace V, Ft Myers
Kelly Greens Verandas I, Ft Myers
Kelly Greens Verandas II, Ft Myers
Kelly Greens Verandas III, Ft Myers
Kelly Greens Verandas IV, Ft Myers
Kelly Greens Verandas V, Ft Myers
Kelly Greens Verandas VI, Ft Myers
Kelly Greens Verandas VII, Ft Myers
Kensington, Sun City Center
Key Harbour, Ft Myers
Key Royal, Naples
Kings Point, Sun City Center
Kingsmere, Sarasota
Kingston Arms, Sarasota
Krain Residence, Longboat Key
La Bellasara, Sarasota
La Firenza, Longboat Key
Lake Louise, Cape Coral
Lake Pointe Apts Ltd, Tampa
Lakebridge, Bradenton
Lakemont Cove, Bonita Springs
Lakeshore Village, Sarasota
Lakeside Vista, Ft Myers
LAmbiance at Longboat Key Club, Longboat Key
Lancaster I, Sun City Center
Lancaster II, Sun City Center
Lancaster III, Sun City Center
Lancaster IV, Sun City Center
Laurel Villas, Venice
Le Ciel Park Tower, Naples
LElegance on Lido Beach, Sarasota

Lido Beach Club, Sarasota
Lido Towers, Sarasota
Limetree Beach Resort, Sarasota
Linkside Village I, Port Richey
Little Hickory Bay, Bonita Springs
Longboat Beachcomber, Longboat Key
Longboat Terrace, Longboat Key
Longboat Village, Ft Myers
Longshore Lake Foundation, Naples
Lovers Key Beach Club, Ft Myers Beach
Lyndhurst, Sun City Center
Manchester I, Sun City Center
Manchester II, Sun City Center
Manchester III, Sun City Center
Manchester IV, Sun City Center
Manhattan Palms, Tampa
Mansion La Palma at Bay Colony, Naples
Marina Bay, Longboat Key
Marina Del Sol, Sarasota
Marina North Shore, Punta Gorda
Marina Terrace, Ft Myers
Marina Village at Snug Harbor, Ft Myers Beach
Marinatown Village A, Ft Myers
Mariner Pointe, Sanibel
Mariners Boathouse and Beach Resort, Ft Myers Beach
Mariners Cove, Naples
McGregor Woods, Ft Myers
Meadowlake, Sarasota
Merano at the Colony, Bonita Springs
Meridian at the Oaks Preserve Commons, Osprey
Meridian I at The Oaks Preserve, Osprey
Meridian II at The Oaks Preserve, Osprey
Meridian III at The Oaks Preserve, Osprey
Meridian IV at The Oaks Preserve, Osprey
Meridian V at The Oaks Preserve, Osprey
Meridian VI at The Oaks Preserve, Osprey
Midnight Cove II, Sarasota
Midnight Cove, Sarasota
Miomar Lakes Master, Estero
Mission Lakes of Venice, Venice
Mission Monterey, Ft Myers
Mont Claire at Pelican Marsh, Naples
Myerlee Manor, Ft Myers
Nantucket I, Sun City Center
Nantucket II, Sun City Center
Nantucket III, Sun City Center
Nantucket IV, Sun City Center
Nantucket V, Sun City Center
Naples Four Winds, Naples
Naples Heritage Golf & Country Club, Naples
Naples Lakes Country Club, Naples
New Approach, Ft Myers
North Bay, Boca Grande
North Shore Place, North Ft Myers
North Village, Boca Grande
Office Buildings, LeHigh
Old Bridge Village Co-op, North Ft Myers
Orchid Beach Club Residences, Sarasota
Oxford I, Sun City Center
Oxford II, Sun City Center
Paddle Creek, Ft Myers
Palm Avenue Baptist Tower, Tampa
Palm Harbor Club at Bay Beach, Ft Myers Beach
Palmetto Ridge at the Brooks, Bonita Springs
Park Plaza, Naples
Park Shore Resort, Naples
Park View III, Cape Coral
Pavese Garner Attorney at Law, Ft Myers
Pavilion Club, Naples
Pelican Bay Foundation, Naples
Pelican Cove, Sarasota
Pelican Marsh Golf Club, Naples

Partial Client List

Pelican Watch, Ft Myers Beach
Peppertree Bay, Siesta Key
Pine Grove, Ft Myers
Pinebrook-Ironwood Recreation, Bradenton
Pipers Grove, Naples
Plantation Beach Club II, Captiva
Plantation Beach Club III, Captiva
Plantation Beach Club, Captiva
Plantation Beach Club, Port Charlotte
Plantation House, Captiva
Plantation Village of Sanibel, Sanibel
Pointe Estero, Ft Myers Beach
Porta Vecchio at Mediterra Neighborhood, Naples
Portobello, Longboat Key
Ports of Iona, Ft Myers
Portsmith, Sun City Center
Princess Del Mar, Marco Island
Princeton, Sun City Center
Promenade, Longboat Key
Prosperity Point Master, Punta Gorda
Provincetown, Ft Myers
Quail Creek Village Foundation, Naples
Radison I, Sun City Center
Radison II, Sun City Center
Raintree Village No 4, Temple Terrace
Raintree Village POA, Temple Terrace
Reflection Lakes Master, Ft Myers
Reflection Lakes Two, Ft Myers
Regatta Pointe, Palmetto
Regency House, Sarasota
RHC Master, Valrico
River View Villas, Cape Coral
Rivers Edge 2, Ft Myers
Rivers Edge 3, Ft Myers
Riverside Yacht Club Estates, Ft Myers
Riverwalk Cove, Ft Myers
Riviera Club Village, Sarasota
Riviera Club, Ft Myers Beach
Rosewood at the Gardens, Sarasota
Royal Beach Club, Ft Myers Beach
Royal Vista, Cape Coral
Royal Wood Master, Naples
Ruby at Sunstone, Naples
San Carlos Springs, Ft Myers
San Marino Bays, Tampa
Sanctuary I at Longboat Key Club, Longboat Key
Sanctuary II at Longboat Key Club, Longboat Key
Sanctuary III at Longboat Key Club, Longboat Key
Sanctuary IV at Longboat Key Club, Longboat Key
Sandalfort, Sanibel
Sandpiper Apts, Venice
Sanibel Beach Club, Sanibel
Sanibel Harbour Tower South, Ft Myers
Sanibel Siesta Apt, Sanibel
Sarabande, Sarasota
Sarasota Harbor East Apts, Sarasota
Saturnia Lakes, Naples
Savannah at Turtle Rock, Sarasota
Savannah Trace, Tampa
Sea Isles of Bonita Beach, Bonita Springs
Seagrove at Siesta Key, Siesta Key
Seascape of Little Hickory Island, Bonita Springs
Seawatch, Ft Myers Beach
Senior Friendship Centers, Naples
Senior Friendship Centers, Sarasota
Senior Friendship Centers, Venice
Serenade on Palmer Ranch, Sarasota
Seven Lakes, Ft Myers
Shorewood of Sanibel, Sanibel
Siesta Towers, Sarasota
Silver King, Boca Grande
Silverleaf at Seven Oaks, Wesley Chapel
Smugglers Cove, Ft Myers Beach
Snug Harbor, Sanibel
Solamar, Naples
Somerset Cay, Sarasota
South Bay at Boca Bay, Boca Grande
South Gate Village Green Section Four, Sarasota
South Pointe Villas Master, Ft Myers
South Pointe Villas Phase II, Ft Myers
South Pointe Villas Phase III, Ft Myers
South Pointe Villas Phase IV, Ft Myers
South Seas Club, Captiva
Southampton I, Sun City Center
Southampton II, Sun City Center
Spanish Main Yacht Club, Longboat Key
Spring Lake Community, Ft Myers
Spring Lake II, Ft Myers
Spring Lake, Ft Myers SRQ Park, Sarasota
St Croix, Sanibel Island
Steamboat Bend East, Ft Myers
Stonebridge Country Club Community, Naples
Stoneybrook Clubside South, Sarasota
Stoneybrook Fairway Verandas I, Sarasota
Stoneybrook Golf & Country Club, Sarasota
Stoneybrook Greens Commons, Sarasota
Stoneybrook Veranda Greens North I, Sarasota
Stoneybrook Veranda Greens North II, Sarasota
Stoneybrook Verandas I, Sarasota
Strawberry Ridge, Valrico
Summerlin Village, Ft Myers
Sundial East, Sanibel
Sundial of Sanibel, Sanibel
Sunrise Bay Resort and Club, Marco Island
Sunset Beach, Longboat Key Surfrider Beach Club, Sanibel
Surfsong, Ft Myers Beach Surfwalk, Marco Island
Tamarind Gulf and Bay, Englewood
Tangerine Bay Club, Longboat Key
TBM Properties & Smoot Properties, Ft Myers Terrace I at
Lakeside Greens, Ft Myers Terrace II at Lakeside Greens,
Ft Myers Terrace III at Lakeside Greens, Ft Myers
Terraverde 1, Ft Myers
Terraverde 2, Ft Myers Terraverde 3, Ft Myers Terraverde
4, Ft Myers Tessera, Sarasota
The Alagon on Bayshore, Tampa
The Bayou, Ana Maria
The Beaches, Longboat Key
The Boardwalk Caper III, Ft Myers Beach
The Boardwalk Caper IV, Ft Myers Beach
The Caper Beach Club, Ft Myers Beach
The Castillian, Longboat Key
The Club at Crystal Lake II, Ft Myers
The Club at Crystal Lake III, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club Pelican Bay, Naples
The Cottages at South Seas Plantation, Captiva
The Country Club of Naples, Naples
The Embassy House, Sarasota
The Enclave at Fiddlesticks Neighborhood, Ft Myers
The Encore, Sarasota
The Estates at Bay Colony Golf Club, Naples
The Foundation of Pelican Marsh, Naples
The Glasser-Schoenbaum Human Svcs Ctr, Sarasota
The Grande Riviera, Sarasota
The Habitat, Marco Island
The Hamptons at Bonita Bay, Bonita Springs
The Harbour Club at Lighthouse Bay, Bonita Springs
The Heron at the Sanctuary III, Sanibel
The Isles of Caloosa, Ft Myers
The Isles Recreation, Ft Myers
The Knolls of Kings Point II, Sun City Center
The Knolls of Kings Point III, Sun City Center
The Knolls of Kings Point, Sun City Center
The Landings Carriagehouse, Sarasota
The Landings Racquet Club, Sarasota
The Landings Yacht Golf and Tennis Club, Ft Myers
The Landings, Sarasota
The Miles Building, Ft Myers
The Monaco Beach Club, Naples
The Moorings at Edgewater, Bradenton
The Moorings Country Club, Naples
The Oaks Preserve Management, Osprey
The Olde Hickory Golf & Country Club, Ft Myers
The Olde Hickory Verandas Common, Ft Myers
The Olde Hickory Verandas I, Ft Myers
The Olde Hickory Verandas II, Ft Myers
The Olde Hickory Verandas III, Ft Myers
The Olde Hickory Villas, Ft Myers
The Players Club, Longboat Key
The Regency, Ft Myers
The Sanctuary at Longboat Key Club, Longboat Key
The Sand Caper, Ft Myers Beach
The Sanibel Cottages, Sanibel
The Shore, Longboat Key
The Shores at Gulf Harbour III, Ft Myers
The Somerset, Marco Island
The Strand at Bay Colony, Naples
The Sun Caper, Ft Myers Beach
The Surf Club of Marco, Marco Island
The Venice Golf & Country Club Master, Venice
The Villas at Deer Creek, Sarasota
The Villas at Pinebrook, Bradenton
The Water Club, Longboat Key
The Waterfront at Main Street, Bradenton
The Waterfront, Bradenton
The Waterway, Bradenton
The Woods at Pinebrook, Bradenton
Tortuga Beach Club, Sanibel
Town & River Phase One, Ft Myers
Tremont I, Sun City Center
Tremont II, Sun City Center
Tuckawaye, Bonita Springs
Turtle Rock Community, Sarasota
Tuscan, Sarasota
Tuscany Bay POA, Gibsonton
University Park Community, University Park
Vanderbilt Beach & Harbour Club, Naples
Vanderbilt Gulfside, Naples
Vasari Country Club Master, Bonita Springs
Veinte, Longboat Key
Venice Golf & Country Club, Venice
Viking, Cape Coral
Villa Capri, Ft Myers
Villa Del Mar, Ft Myers Beach
Villa Di Lancia, Longboat Key
Villa La Palma, Naples
Villa Palmeras at Prestancia, Sarasota
Villa Serena, Riverview
Village on Golden Pond at Breckenridge, Estero
Village Walk, Sarasota
Villas on Golden Beach, Venice
Villeroy, Sun City Center
Vistas on Beneva, Sarasota
Vizzcaya at Bay Colony, Naples
Water Crest of Falling Waters, Naples
Watercrest, Bradenton
Wedgewood, Sanibel
Whiskey Creek Village Green Section Eight, Ft Myers
Whiskey Creek Village Green Section Fourteen, Ft Myers
Whiskey Creek Village Green Section Ten, Ft Myers
Whiskey Creek Village Green Section Two, Ft Myers
Whispering Sands, Sarasota
White Sands Club, Naples
Wilderness Country Club, Naples
Wilderness, Naples

Partial Client List

Wildewood Springs, Bradenton
Winding Oaks, Longboat Key
Windsong, Bonita Beach
Woodside Village West, Sarasota
Worthington, Sun City Center
Wyldeewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach
89 Oceanfront, Ormond Beach
Alhambra at Poinciana, Kissimmee
Alhambra Villas, Kissimmee
Anthem Park, St Cloud
Artesia Townhomes, Cape Canaveral
Artesia, Cape Canaveral
Artisan Club, Celebration
Ashbury Park, Orlando
Aspenwood at Grenelefe, Grenelefe
Baldwin Park Commercial, Orlando
Baldwin Park Commercial-NBD, Orlando
Baldwin Park Commercial-Village Center, Orlando
Baldwin Park Joint Committee, Orlando
Baldwin Park Residential, Orlando
Baldwin Park Residential-Cambridge, Orlando
Baldwin Park Residential-Common, Orlando
Baldwin Park Residential-ISSA 22, Orlando
Baldwin Park Residential-ISSA 28, Orlando
Baldwin Park Residential-Live/Work, Orlando
Baldwin Park Residential-Recreation, Orlando
Baldwin Park Residential-Rey City Homes 2, Orlando
Baldwin Park Residential-Rey City Homes, Orlando
Bali, Winter Garden
Banana Bay, Cocoa Beach
Beachwalker At Harbourside, South Pasadena
Bear Creek Manufactured, Ormond Beach
Bella Playa, Indian Shores
Bellevue Biltmore Villas Bayshore, Belleair
Bellevue Biltmore Villas Oak, Belleair
Bellevue Biltmore Villas South Garden, Belleair
Bermuda Bay Beach, St Petersburg
Bermuda Bay Club, Bradenton Beach
Boca Ciega Residents, Largo
Bouchelle Island I, New Smyrna Beach
Breakaway Trails, Ormond Beach
Bridgewater Neighborhood, Heathrow
Briercliff Commons, Orlando
Brookside Bluff, Zolfo Springs
Bryans Spanish Cove, Orlando
Cabana Club, Clearwater
Cape Caribe, Cape Canaveral
Carefree Country Club, Winter Haven
Caya Costa Community, St Petersburg
Centre Court Ridge, Reunion
Chapman Lakes, Oviedo
Chateaus at Magnolia Pointe,
Clermont Ciega Cove, South Pasadena
Clearwater Key, Clearwater
Coconut Palms Beach Resort II, New Smyrna Beach
Coconut Palms Beach Resort, New Smyrna Beach
Colony Surf, Clearwater
Commodore Beach Club, Maderia Beach
Coral Pointe at Harbourside, St Petersburg
Corbett Development, Clearwater
Cranes Roost, Altamonte Springs
Crescent Beach Club Two 8-A LLC, Clearwater
Cristal, Indian Harbour Beach
Cross Creek of Ocoee, Ocoee
Crystal Lake, Palm Harbor
Curlew Landings South, Indian Rocks Beach
Cypress Creek Village Unit Two, Orlando
Cypress Creek Village, Orlando

Cypress Lakes Assoc & Big Cypress Golf, Lakeland
Daytona Beach Riverhouse, Daytona Beach
Devon Green Neighborhood, Heathrow
Dunedin Pines, Dunedin
Edgewater Harbor, Indian Shores
Eloise Pointe Estates, Winter Haven
Emerald Seas, Cocoa Beach
Fairway Village Residents, Largo
Florescia, St Petersburg
Forest Lakes of Cocoa, Cocoa
Forest Lakes, Oldsmar
Fountain Beach, Daytona Beach
Fountain Parke at Lake Mary, Lake Mary
Foxhaven Neighborhood, Orlando
Georgetown East, Safety Harbor
Georgian Inn Beach Club, Ormond Beach
Golfside Villas, Winter Park
Grand Lake Resort, Kissimmee
Greenbriar at Tuscawilla, Winter Springs
Greystone Town Homes, Sanford
Gulf Gate, St Petersburg
Hampton Hills Estates, Debarry
Harbor Pointe, Titusville
Hawks Landing at Pelican Bay, Daytona Beach
Heathrow Lakes Maintenance, Heathrow
Heathrow Master, Heathrow
Heathrow Woods, Heathrow
Heritage Crossing, Reunion
Heron Cove, Lake Mary
Hidden Springs, Altamonte Springs
Highlands of Innisbrook, Palm Harbor
Home of Palm Hill, Largo
Hunters Creek Community, Orlando
Hunters Creek Town Center POA, Orlando
Hunters Creek Tract 181, Orlando
Hyde Park, Winter Garden
Images, Kissimmee
Indian River Club, Rockledge
Island Oaks of Merritt Island, Merritt Island
Island Pointe of Merritt Island, Merritt Island
Islander Beach Club, New Smyrna Beach
Jameson Place, Rockledge
Jefferson Green at Anthem Park, St Cloud
Joyce Ann Apts, Pinellas Park
Kingstown Reef, Orlando
Knights Landing Apts, Orlando
Lake Griffin Harbor, Leesburg
Lake Ridge Villas S at Fleming Island, Orange Park
Lake Underhill Ltd, Orlando
Lasereno, Largo
Lauren Manor West, Saint Petersburg
Lemon Tree, Orlando
Lighthouse Shores Townhomes, Ponce Inlet
LOVO, Kissimmee
Madeira Place, Madeira Beach
Madeira Villa North, Ormond Beach
Mai Kai, Orlando
Majestic Park Homes, Seminole
Mandalay Beach Club, Clearwater
Mariners Pass, St Petersburg
Maverick, Ormond Beach
Middlebrook Pines, Orlando
Moontide, New Smyrna Beach
Mt Olive Shores Lot of Polk County, Polk City
Muirfield Village Neighborhood, Heathrow
Normandy, Clearwater
Oak Lake Park I & II, Clearwater
Oaks Landing Ltd, Bartow Oakwater, Kissimmee
Ocean Beach Club, New Smyrna Beach
Ocean Inlet Yacht Club, New Smyrna Beach
Ocean Sands Beach Club, New Smyrna Beach
OceanQuest, Ponce Inlet

Oceans Two, Daytona Beach Shores
Oceanside Golf and Country Club, Ormond Beach
Oleander Pointe, Cocoa
One Kapok Terrace, Clearwater
ORBIT, Kissimmee
Osprey Pointe at Dolphin Cay, St Petersburg
Palmas de Majorca, Cocoa Beach
Park Lake Villas, Maitland
Park Maitland Villas, Maitland
Park West of Winter Park, Winter Park
Parkshore Plaza, St Petersburg
Parkway International, Kissimmee
Pasadena Cove, South Pasadena
Patriot Square, St Petersburg
Pelican Bay Yacht Club Bldg A, Gulfport
Pine Ridge at Lake Tarpon Village II, Tarpon Springs
Plantation Bay Community, Ormond Beach
Plantation Village I, Orlando
Poinciana Golf Villas II, Kissimmee
Pointe Alexis Recreation, Tarpon Springs
Pointe West, New Port Richey
Ponce de Leon Towers, New Smyrna Beach
Princess, Madeira Beach
Prospect Towers, Clearwater
Punta Gorda Isles Section 22, Punta Gorda
Ranger (Sailboat Key-Group III), South Pasadena
Redington Towers No 1, Redington Shores
Regency Green Neighborhood, Heathrow
Reunion Grande, Reunion
Riverside of DeBarry, DeBarry
Riverside, Daytona Beach
Riverwood Plantation, Port Orange
Riverwoods, Titusville
Royal Floridian Resort, Ormond Beach
Royal Harbor POA, Tavares
Ruby Lake, Winter Haven
Salem Square, Palm Harbor
Sand Dunes Oceanfront, Cape Canaveral
Santa Maria, South Pasadena
Savannah, South Pasadena
SC, Ponce Inlet
Scottish Highlands, Leesburg
Sea Havens, Daytona Beach
Shores Sea Villas IV, New Smyrna Beach
Sea Villas, New Smyrna Beach
Seaport Master, Cape Canaveral
Seaside at Belleair II, Belle Air
Seminole Garden Apts, Sanford
Seminole Hill Villas, Seminole
Seminole Woods Community, Geneva
Seven Eagles, Reunion
Seville 7, Clearwater
Sheoah Highlands, Winter Springs
Shipwatch Seven, Largo
Shorehom By The Sea, New Smyrna Beach
Silver Lake Resort, Kissimmee
Solana Lake, Cape Canaveral
Solana On The River, Cape Canaveral
Solana Shores, Cape Canaveral
South Bay, Orlando
Southpoint of Daytona, Ponce Inlet
Springwood Village, Longwood
Spruce Creek POA, Port Orange
St Andrews, Oldsmar
St Tropez IV, Clearwater
Starlight Tower, St Petersburg Beach
Stonebridge Commons Community, Orlando
Stonebridge Maintenance, Heathrow
Strathmore Gate East at Lake St George, Palm Harbor
Sunisands Beach Club, New Smyrna Beach
Sunshine on Indian Shores, Indian Shores
Sunshine Towers Apt Residences, Clearwater

Partial Client List

Terra, Kissimmee
The Anchorage, Cocoa Beach
The Ashley, Daytona Beach Shores
The Bluffs, Sebring
The Bordeaux, Ocoee
The Cedar Island Club, New Smyrna Beach
The Constellation, St Petersburg Beach
The Courageous, St Petersburg Beach
The Crescent Beach Club at Sand Key Shared, Clearwater
The Crescent Beach Club at Sand Key, Clearwater
The Cypress Pointe Resort at Lake Buena Vista, Orlando
The Cypress Pointe Resort II, Orlando
The Enclave at Orlando, Orlando
The Grand Coquina, Daytona Beach Shores
The Grande Verandahs on the Bay, St Petersburg
The Grande, Orlando
The Great Outdoors, Titusville
The Hamptons, Heathrow
The Intrepid, St Petersburg Beach
The Lakes Villas I, Clearwater
The Mediterranean, Daytona Beach
The Meridian, Cocoa Beach
The Ocean Ritz of Daytona, Daytona Beach
The Oceans Cloverleaf North, Daytona Beach Shores
The of Eden Isle, St Petersburg
The Peninsula, Daytona Beach Shores
The Residences of Winter Park, Winter Park
The Resort on Cocoa Beach, Cocoa Beach
The Sherwin, Daytona Beach Shores
The Springs Community, Longwood
The Townhomes of Lake Seminole No 4, Seminole
The Village at Melbourne, Melbourne
The Villages of Seaport, Cape Canaveral
The Villas at East Park, Orlando
The Weatherly, St Petersburg Beach
Thornton Park Central, Orlando
Tidesfall, Ormond Beach
Tortoise Island, Satellite Beach
Traders Inn Beach Club, Ormond Beach
Trails West, DeLand
Tropic Shores, Daytona Beach Shores
Tropic Sun Towers, Ormond Beach
Twenty One Riverside, Cocoa
Ultimar Three, Clearwater
Ultimar, Clearwater
Vacation Village at Parkway, Kissimmee
Vacation Villas at Fantasyworld Two, Kissimmee
Vacation Villas at Fantasyworld, Kissimmee
Venetian Bay Villages, Kissimmee
Ventura Country Club Community, Orlando
Ventura Village, Orlando
Victoria Gardens, DeLand
Victoria Park Community Council, DeLand
Villa Villar, DeLand
Village on the Green I, Clearwater
Villas at Fortune Place, Kissimmee
Vista Lakes Community, Orlando
Vittoria, Treasure Island
Waterford Lakes Community, Orlando
Waterstreet at Celebration, Celebration
Wekiva Village, Apopka
Wesmere, Ocoee
Westshore Place, Indian Shores
Whitley Bay West, Cocoa
Whitley Bay, Cocoa
Wildwood Homes, Winter Springs
Willowbrook Neighborhood, Heathrow
Wimbledon Park No 1, Orlando
Winding Wood IX, Clearwater
Windrush Bay, Tarpon Springs
Wintermere Harbor, Winter Garden
Woodside Village, Clearwater

Yacht & Tennis Club, St Pete Beach
Yale Townhouse Apts, Orlando
Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach
Amberwood at Fleming Island, Jacksonville
Atlantic East, St Augustine
Belleza at Ponte Vedra, Ponte Vedra Beach
Brighton Park, Jacksonville
Brightwater, Jacksonville
Camachee Island 1, St Augustine
Canopy Walk, Palm Coast
Carrington Place at Fleming Island, St Augustine
Cinnamon Beach at Ocean Hammock, Palm Coast
Clearview Townhouses, Jacksonville
Clifton Village, Jacksonville
Colony Reef Club, St Augustine
Crescent Beach Ocean House, St Augustine
Cypress Bridge, Ponte Vedra Beach
Cypress Trace Master, Jacksonville
Deercreek Country Club, Jacksonville
Deermeadows Baptist Church, Jacksonville
Drayton Park, Jacksonville
East Hampton, Jacksonville
Fleming Island Plantation CDD, Orange Park
Florida Club, St Augustine
Golfview, Jacksonville
Greenfield, Jacksonville
Hammock Grove, Jacksonville
Harbour Island at Marsh Landing, Ponte Vedra Beach
Hawthorn, Jacksonville
Horizons at Stonebridge Village I, Jacksonville
Horizons at Stonebridge Village II, Jacksonville
Horizons at Stonebridge Village III, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Julington Creek Plantation POA, Jacksonville
Kingston Dunes, St Augustine Beach
Las Palmas on the Intracoastal, St Augustine
Little Bay Harbor, Ponte Vedra Beach
Magnolia Point Community, Green Cove Springs
Mariners Watch, St Augustine
Marsh Landing at Sawgrass I, Ponte Vedra Beach
Marsh Landing at Sawgrass II, Ponte Vedra Beach
Marsh Landing at Sawgrass III, Ponte Vedra Beach
Marsh Landing at Sawgrass IV, Ponte Vedra Beach
Marsh Landing at Sawgrass Master, Ponte Vedra Beach
Marsh Landing at Sawgrass V, Ponte Vedra Beach
Marsh Landing at Sawgrass VI, Ponte Vedra Beach
Marsh Landing at Sawgrass VII, Ponte Vedra Beach
Marsh Landing at Sawgrass VIII, Ponte Vedra Beach
Merrill Pines, Jacksonville
Miravista at Harbortown, Jacksonville
Moultrie Trails, St Augustine
Ocean Breeze (Ocean Beach Club II), Flagler Beach
Ocean Gate Phase 1, St Augustine
Ocean Hammock POA, Palm Coast
Ocean Palms, St Augustine
Ocean Village Club, St Augustine
Ocean Villas, St Augustine Beach
Old Ponte Vedra Beach, Ponte Vedra Beach
Osprey Branch, Jacksonville
Oxford Chase, Jacksonville
Palm Coast Resort, Palm Coast
Pelican Reef, St Augustine
Pier Point South, St Augustine Beach
Pottsburg Crossing, Jacksonville
Quail Point I, Ponte Vedra Beach
Queens Harbour Yacht & Country Club, Jacksonville
Regency Wood, Jacksonville

Royal Pines, St Augustine
Saint Johns NW Commercial POA, St Augustine
Saint Johns NW Master, St Augustine
Saint Johns NW Residential POA, St Augustine
Saint Johns SE Master, St Augustine
Saint Johns-Six Mile Creek North POA, St Augustine
Salt Creek, Ponte Vedra Beach
Sawgrass Island, Ponte Vedra
Sawgrass, Ponte Vedra Beach
Sawmill Lakes Maintenance, Ponte Vedra Beach
Sea Place I, St Augustine
Sea Place III, St Augustine
Sea Place Master, St Augustine
Sea Winds, St Augustine
Seagate North, St Augustine
Seagate, St Augustine
Seaquest, Jacksonville Beach
Seascape, Jacksonville Beach
Seaside at Anastasia, St Augustine Beach
Sebastian Harbor Villas, St Augustine
Six Thousand, Jacksonville
Southern Grove, Jacksonville
Southwood, St Augustine
St Andrews Place, St Augustine
St Augustine Beach and Tennis Club, St Augustine
St Augustine Ocean & Racquet Club, St Augustine
St Augustine Ocean Resort Co-op, St Augustine
St Augustine Shores Service Corp, St Augustine
Stonebridge Village Master, Jacksonville
Summer Grove, Jacksonville
Summer Island, St Augustine
Sweetwater by Del Webb Carriage Homes, Jacksonville
Sweetwater by Del Webb Master, Jacksonville
The Alexandria, Jacksonville
The Amenities for the Residences, St Augustine
The Barefoot Trace, St Augustine Beach
The Conquistador Apts, St Augustine
The Crossings at Cypress Trace, Jacksonville
The Greens, St Augustine
The Hampton Glen at Deerwood, Jacksonville
The Landmark, Jacksonville Beach
The Oakbridge, Ponte Vedra Beach
The Ocean Villas at Serenata Bch, Ponte Vedra Beach
The One Bedrooms at Hammock Beach, Palm Coast
The Overlook at Baymeadows, Jacksonville
The Palms at Marsh Landing, Jacksonville
The Plantation, Ponte Vedra Beach
The Preserve on Anastasia Island, St Augustine
The Ravines Community, Middleburg
The Reserve at Pointe Meadows, Jacksonville
The Residences at World Golf Village, St Augustine
The Residences II at World Golf Village, St Augustine
The Sanctuary at Palm Coast, Palm Coast
The Sawgrass Players Club, Ponte Vedra Beach
The Seasons at Kensington, Jacksonville
The Seasons at Mill Cove, Jacksonville
The Woods Community, Jacksonville
Timber Run, Jacksonville
Tumberry, St Augustine
Villa San Marco, St Augustine
Villas at Marsh Landing, Jacksonville Beach
Villas of Timberlin Parc, Jacksonville
Vista Cove, St Augustine
Vistas at Stonebridge Village I, Jacksonville
Windjammer, St Augustine
Wolf Creek, Jacksonville
World Golf Village POA, St Augustine

Florida Panhandle

Association of Southbay by the Gulf, Destin
Bayview Waters, Ft Walton Beach

Partial Client List

Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach
Breakers East, Destin
Capistrano, Panama City Beach
Cassine Garden Townhomes, Seagrove Beach
Compass Point at Watersound, WaterSound
Compass Pointe II, WaterSound
Crescent Keel, WaterSound
Crystal Dunes, Destin
Dolphin Point, Destin
Eden III, Pensacola Eden, Pensacola
Emerald Dunes, Destin
Golf Villas at Regatta Bay, Destin
Islander Beach Resort &, Ft Walton Beach
Lands End of Perdido Key, Pensacola
Largo Mar, Panama City Beach
Marina Bay Resort, Ft Walton Beach
Navarre Towers, Navarre
Oceania, Destin
Perdido Sun, Pensacola
Sandpiper Cove, Destin
Seascape Resorts, Destin
Seminole Legends, Tallahassee
Shipwatch, Pensacola
Siesta Key Chapel, Sarasota
Sugar Dunes, Navarre Beach
The Crossings at Watersound, WaterSound
The Palms at Seagrove, Seagrove Beach
The Pearl, Navarre Beach
The Summit, Panama City Beach
Tivoli by the Sea II, Miramar Beach
Tivoli by the Sea III, Miramar Beach
Tivoli by the Sea, Miramar Beach
WaterColor Community, Santa Rosa Beach
WaterColor Gulfside Villas, Santa Rosa Beach
WaterColor Private Residence Club, Santa Rosa Beach
WaterColor Towncenter Community, Santa Rosa Beach
WaterSound Beach Community, WaterSound
WaterSound Beach Gatehouse, WaterSound
Waterview Towers, Destin

Out of State

Commodore Horizontal Property Regime, Hilton Head, SC
Cullasaja Club, Highlands, NC
Cullasaja, Highlands, NC
Laurel Point, Gatlinburg, TN
Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC
Ocean Palms, Hilton Head Island, SC
Southwind at Shipyard, Hilton Head, SC
Southwind II at Shipyard, Hilton Head, SC
Spinnaker at Shipyard, Hilton Head, SC
Sunrise Ridge, Pigeon Forge, TN
The Beach Club, St Simons, GA
The Council Village at Palmetto Dunes, Hilton Head, SC
The Ford Plantation, Richmond Hill, VA
The Plaza in Clayton, Clayton, MO
Vacation Village in the Berkshires, Hancock, MA
Williamsburg Plantation, Williamsburg, VA



Reserve Study Proposal

January 6, 2022

Prepared for:

Greyhawk Landing Community Development District

Submitted to:

Belinda Blandon
District Manager
Rizzetta & Company
9530 Marketplace Road Suite 206
Fort Myers, FL 33912
239-989-0303
bblandon@rizzetta.com



Submitted by:

Global Solution Partners
info@GlobalReserveStudies.com
(844) 477-7883



Executive Summary

This proposal fee for a **Full Reserve Study with Site Visit** includes:

- Proposal delivery
- Meeting at the time of site evaluation
- Site evaluation
- Initial report delivery
- One report revision
- Final report delivery
- Participation in one board meeting via teleconference, upon request

The Reserve Study will comply with the following standards:

- Community Associations Institute (CAI) National Reserve Study Standards
- State regulations
- Site work performed by local Reserve Consultant
- Project overseen by a CAI Reserve Specialist
- Site evaluation promptly scheduled upon receipt of completed client questionnaire
- Initial report delivered within 30 days of receipt of completed client questionnaire

To learn more about Global Solution Partners or see a sample report visit:

globalsolutionpartners.com/communities/ • globalsolutionpartners.com/sample

Service Options

Option #1: Full Reserve Study with Site Visit for \$4,400.00. Payment is due in full upon delivery of the initial report.

Option #2: Clear Vision Package for a total of \$9,680.00. The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$9,680.00, paid in three annual installments.

\$4,840.00, is due on delivery of the Full Reserve Study initial report. \$2,420.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,420.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

Option #3: Ongoing Partnership Solution for a down payment of \$1,760.00 and monthly payments of \$180.40. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$12,584.00.

A down payment of \$1,760.00 is due upon proposal acceptance. \$180.40 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

Options #2 and #3 allow the association to spread out and budget for future study costs.

What is a Reserve Study?



A reserve study is used as a financial planning tool to assist in developing an organization's capital expense budget.

In order to preserve property values within a community, it is necessary to repair or replace major common-area components such as roofs, boilers, elevators, balconies, seawalls, asphalt surfaces and more.

This requires an organization to put aside or “reserve” funds for these future expenses. A properly developed reserve study offers a funding plan to be used in the annual budgeting process. The timeframe for projections made in the Reserve Study is called the “study period” and is typically 30 years.

Parts of a Reserve Study

- I. Physical analysis
 - Component Inventory
 - Estimated useful life expectancies
 - Estimated remaining useful life expectancies
- II. Financial Analysis
 - Estimated replacement costs
 - Current fund status
 - Funding plan

Types of Reserve Studies

- I. **Full Reserve Study with Site Visit** – This is a full Study with an on-site evaluation. It is performed if the property is new, if the previous study deemed unreliable, or if the most recent study was not performed within the past 5 years.
- II. **Reserve Study Update with Site Visit** – This is an update to a previous reserve study, including an onsite evaluation. This is recommended to be performed approximately every two years after the Full Reserve Study.
- III. **Reserve Study Update without Site Visit** – This is an update to a previous reserve study without an onsite evaluation. It is recommended annually in those years that a reserve study with a site visit is not performed.

What is a Reserve Study?

I. **Legal, fiduciary, and financing requirements**

While many states have specific regulations regarding funding an organization's reserve accounts, all Boards of Directors have a fiduciary obligation which includes being responsible when it comes to financial planning for the association. Additionally, it is becoming commonplace for lenders and buyers to scrutinize reserve accounts.

II. **Maintain property values**

There is a strong correlation between how well a community is maintained and the property values within that community. Unfortunately, some communities are poorly maintained as a result of poor planning. A Reserve Study provides a financial road map to ensure there will be adequate funds to keep the community in good repair.

III. **Repair and replacement plan**

Most have heard the saying "If you fail to plan... then you plan to fail." A Reserve Study not only acts as a financial plan but also serves as a guide for scheduling needed future repairs and replacements.

IV. **Minimize the need for special assessments and loans**

Special assessments and loans are not terms that most owners want to hear and are frequently needed as a result of poor planning. The information in a Reserve Study allows for better planning and therefore will help avoid the need for special assessments or loans.

V. **Fairly distributes the contributions**

Funding the reserves at proper levels facilitates everyone, both current and future owners paying their fair share. While underfunding of the reserves is a disservice to future owners and overfunding of reserves is a disservice to current owners.

Who is Global Solution Partners?

The Global Solution Partners team has local expertise with a global vision and is committed to being your partner in finding customized solutions for your organization.

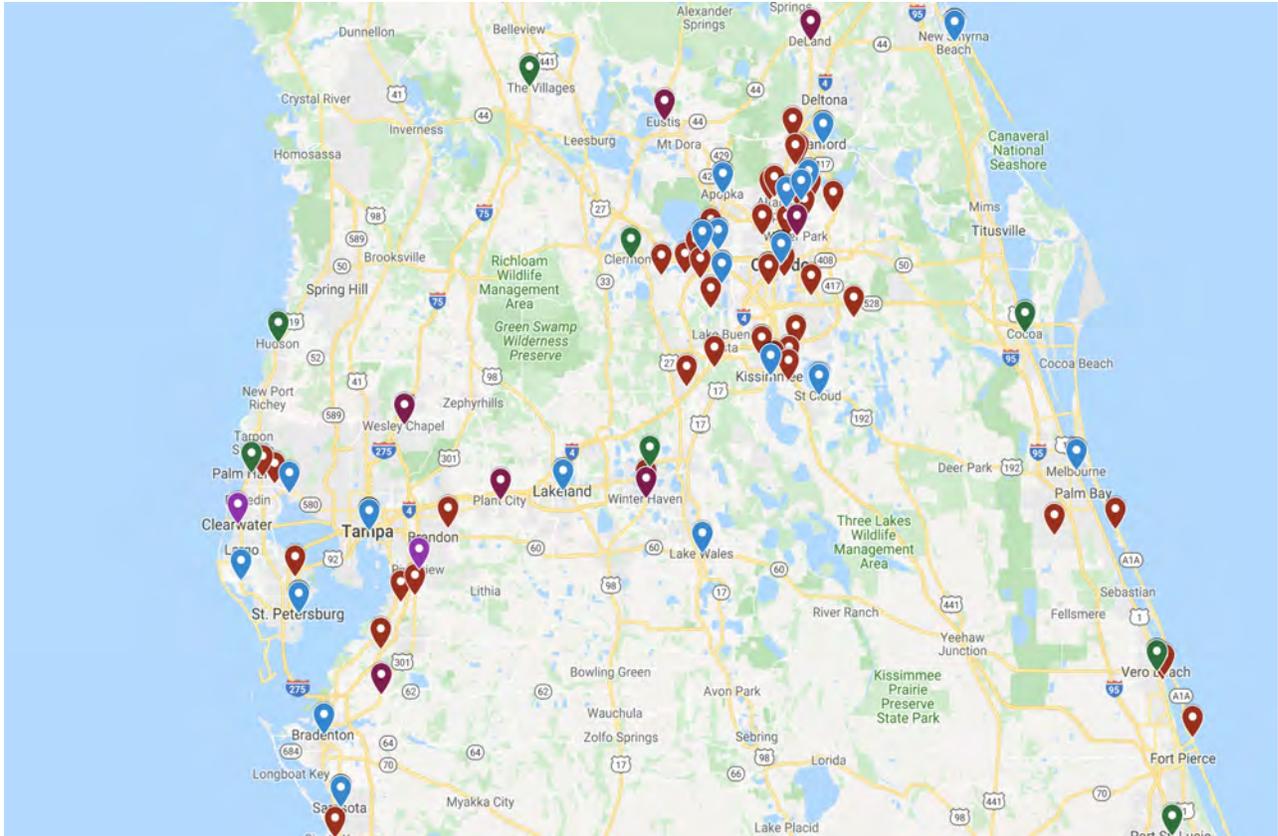
At the core of our very existence is the devotion to not merely satisfy our clients but to continually DELIGHT them and establish a mutually beneficial long-term relationship.



Here is what you can expect from us to accomplish this:

- **Experience.** On average, our team members have over 20 years of experience in the industry and hold many certifications and licenses including contracting, engineering, roofing, code inspection, real estate, project management, home inspection, pest control, etc.
- **Expertise.** All projects are overseen by a CAI certified Reserve Specialist.
- **Education.** We proactively seek out opportunities to continually educate our team members and our clients.
- **Customization.** No two communities are identical. We present customized solutions meeting the specific needs of your organization.
- **Responsiveness.** On average, we deliver the initial report within 30 days of receiving the completed client questionnaire.
- **Communication.** Clear and frequent communication is the key to any successful relationship.
- **Dedication.** Our team is “Dedicated to Delight” our clients without exception!
- **Fulfilling Needs.** Offering pertinent services for your organization. Such as Insurance Appraisals, Property Condition Assessments (PCAs), Transition Studies, etc.
- **Involvement.** Our team members play an active role in the development of the industry through their participation in leading organizations such as the Community Association Institute (CAI) and the American Resort Development Association (ARDA).

Sampling of Communities Served Near You



- Ocean Club Jupiter - Jupiter, FL
- Pickett Reserve HOA - Orlando, FL
- Palacio at Mirasol - Palm Beach Gardens, FL
- East Village Homeowners Association - Ft. Lauderdale, FL
- The Arbours of The Palm Beaches - West Palm Beach, FL
- CityPlace Townhouses - West Palm Beach, FL
- Veranda IV - Naples, FL
- Portofino Meadows - Orlando, FL
- Townhomes at Turtle Creek - Tampa, FL
- Bay Hill Village - Orlando, FL
- Pine Ridge Club Village I Condominium Association - Sanford, FL
- Spring Lakes Condos - Bradenton, FL
- Chandlers Forde - Sarasota, FL
- Seybold Lofts - Tampa, FL
- The Seybold Flats - Tampa, FL
- Delmos Condominiums - Kissimmee, FL
- Carrollwood Village Chase - Tampa, FL
- Sheraton Vistana Villages - Orlando, FL
- The Preserve at Lake Monroe - Sanford, FL

References

Los Prados Condominium - Jacksonville , FL
Jasmyne Jackson - Jasmyne.Jackson@fsresidential.com
FirstService Residential

Pebble Point HOA - Kissimmee, FL
Deborah Kolessar - dkolessar@lelandmanagement.com
Leland Management

Ocean Breeze Townhomes - Juno Beach, FL
Maureen Thurston - maureen.oceanbreeze@gmail.com

La Rive Condominium - Fort Lauderdale, FL
Abdel Perez - Abdel.Perez@fsresidential.com
FirstService Residential

South Interlachen Place - Winter Park, FL
Janice Loran - Janice@HMI-C1A.com
HMI

Surf Club Condominium Association - Palm Coast, FL
Patty Crum - pcrum@lelandmanagement.com
Leland Management

Place One Condominium Association - Tampa, FL
Cody Glass - cglass@wisepm.com
Wise Property Management

Jupiter Lakes Townhomes - Jupiter, FL
Beth White - bwhite@realtimempm.com
RealTime Property Management

Southern Field - Clermont, FL
Donnie Martinez - donnie@mybwcm.com
Blue Water Community Management

Windsor Landing - Ocoee, FL
Susie Smith - susie@swpmcfl.com
Southwest Property Management

Proposal Terms and Conditions

Proposal Date: January 6, 2022

Global Solution Partners is pleased to present the following Reserve Study proposal for Greyhawk Landing Community Development District.

I. Greyhawk Landing Community Development District Property Details

1. Number of dwelling units: 1271
2. Type of buildings within the community: Single Family Homes
3. Property Location: 12350 Mulberry Avenue, Bradenton, FL 34212
4. Common unit exteriors included in the study: None
5. Sampling of common elements to be included in the study: Clubhouse, Fitness Center, Guardshack, Parking structure, Poolhouse, Boardwalks, Fencing, Gates, Irrigation system, Landscaping, Monuments, Parking areas, Playgrounds, Pond, Pool, Pump station, Sidewalks, Signs, Storm drain system, Street lighting, Streets, Tennis courts, Trails, Walkways

II. What To Expect (once we receive the signed acceptance)

1. Within two business days you will receive a greeting with a link to a client questionnaire.
2. Once we receive the completed client questionnaire your dedicated Project Manager will promptly schedule a site evaluation. Please return the questionnaire within 3 business days of receiving. The projected report delivery is 30 days from receiving the completed client questionnaire.
3. Our Site Specialist will conduct a site evaluation. It is preferred but not always mandatory that a client representative attends the site evaluation.
4. The Project Manager will compile all of the information, and create a customized funding plan.
5. The Project Manager will deliver the initial report typically within 30 days of receiving the completed client questionnaire. At this time, payment in full is due.
6. The Client has 60 days to review and submit questions, comments, and suggested edits to the report.
7. The Project Manager will collaborate with the Client on potential edits to the report. If needed, revisions to the initial report are typically completed within 2 weeks of receiving confirmation from the Client of specific changes. There is no additional fee for revising the report the one time.

III. Scope of Services

This Study will be in compliance with the Community Associations Institute (CAI) National Reserve Study Standards, as well as any applicable state guidelines. This study is designed to assist the Client in developing a capital expense budget for the repair or replacement of listed components for the subject property.

Proposal Terms and Conditions

The onsite evaluation will include the following:

1. Meeting with client representative (if desired)
2. Creation of component inventory list (in collaboration with the Client)
3. Determining quantities and measurements of components on the inventory list
4. Establishing an estimated useful life expectancy for each component
5. Establishing an estimated remaining life expectancy for each component based on its current condition.

The offsite report generation process will include the following:

1. Continued collaboration with the Client to ensure the most accurate customized report
2. Review of documentation (e.g. CC&Rs, building plans, site plans, maintenance plans, previous studies) provided by the Client
3. Review of the reserve account information provided by the Client
4. Compilation of component inventory list information
5. Development of a customized funding plan
6. Delivery of initial report to the Client
7. Appropriate revisions (one time) to report as determined in collaboration with the Client
8. Delivery of final report.

IV. Pre-site Visit Questionnaire and Document Request

In order for Global Solution Partners to provide the most thorough and accurate Reserve Study Report possible, the Client shall complete a questionnaire and document request which will be provided to the Client upon acceptance of this proposal. The Client agrees to deliver the completed questionnaire and requested documents to Global Solution Partners within three business days of receiving it.

Initial here: _____

V. Fees

There are three options for the Reserve Study services presented in this proposal. Options #2 and #3 allow the association to spread out and budget for future study costs.

Option #1: Full Reserve Study with Site Visit for \$4,400.00

The Full Reserve Study is a stand-alone study with a site visit that includes all items listed under the Scope of Services section on page 8. This study will be performed promptly after Global Solution Partners receives the completed client questionnaire. The total fee for this option is \$4,400.00. The payment is due in full upon delivery of the initial report.

Proposal Terms and Conditions

Option #2: Clear Vision Package for a total of \$9,680.00

The Clear Vision Package includes one Full Reserve Study with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Two updates will be performed in the two subsequent years. The first will be a Reserve Study Update without Site Visit, which will occur on or about the first anniversary of the original Full Reserve Study. The second update will be a Reserve Study Update with Site Visit, which will occur on or about the second anniversary of the original Full Reserve Study.

The total fee for this option is \$9,680.00, paid annually for three years. \$4,840.00, is due on delivery of the Full Reserve Study initial report. \$2,420.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,420.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed.

Option #3: Ongoing Partnership Solution for a down payment of \$1,760.00 and monthly payments of \$180.40

The Ongoing Partnership Solution includes one Full Reserve Study with a site visit to be performed promptly after Global Solution Partners receives the completed client questionnaire. Additionally, three updates will be performed over the five-year term. The Client will choose the timing of one Reserve Study Update with Site Visit and two Reserve Study Updates without Site Visits.

After the five-year term, the service agreement will automatically renew for an additional five-year term with Global Solution Partners providing three Reserve Study Updates and consulting in the same manner as outlined above for the initial term. If the Client wishes to discontinue the service they must do so in writing no later than 30 days prior to the end of the initial term.

A down payment of \$1,760.00 is due upon proposal acceptance. \$180.40 is due monthly for a five-year term on or before the last day of the month, beginning the calendar month following the month in which the proposal acceptance was received. Monthly payments will be made using the Pay Now options listed on your monthly invoice email. Follow the link and choose the payment option you prefer; Debit/Credit or Bank Transfer. The total five-year cost is \$12,584.00.

Termination

If Option #2 or Option #3 is chosen and the Client wishes to terminate the agreement at any point during the agreement period, the Client is obligated to pay immediately the balance of the uncollected fees for reserve study services rendered. Accounts in arrears more than 30 days shall accrue interest at 1.5% per month. The Client will be responsible for all costs, including reasonable attorney fees, incurred in pursuing collection.

Proposal Terms and Conditions

Additional Services

Upon client request, additional services (such as meeting attendance beyond those included or additional rounds of revisions) may be provided at our normal hourly rate (currently \$150 per hour).

VI. Reserve Study Production Procedures

Report Delivery

The preliminary report is typically delivered to the Client within 30 days of receiving the completed client questionnaire. The report production time may vary based on the availability of documents provided by the Client, client responsiveness to specific questions, and existing workload. Upon client request, a quicker report delivery may be arranged if agreed to in advance.

Interest and Inflation

Unless specifically requested otherwise by the Client, interest on the reserve fund balances and inflation on the future replacement costs will be factored into the study. It is important that the Client has the study updated every year or two to keep these variables current and relevant.

Study Period

Unless otherwise agreed upon with the Client, the study period will include the 30 year period immediately following the study start date.

Report Revisions

Global Solution Partners is highly focused on working collaboratively with the Client to ensure that the Reserve Study delivered is customized to the Client's needs. With that in mind, upon delivery of the initial report, the Client should closely review the Reserve Study and submit all questions, comments, and suggested edits in writing to Global Solution Partners within 60 days. Revisions will typically be completed within two weeks of receiving the written request. There is no additional charge for the first round of revisions. Subsequent revisions may be billed at our normal hourly rate. If the Client provides no request within 60 days of the delivery of the initial report then the initial report shall be considered to be the final report.

Initial here: _____

Meeting Participation

At the request of the Client, a Global Solution Partners representative will be available to meet with the Client after the delivery of the initial report to discuss the Reserve Study recommendations and to answer any questions. This meeting will be via teleconference. There

Proposal Terms and Conditions

is no additional charge for this first meeting. Additional meetings will be charged at our normal hourly rate.

Remaining Useful Life Estimates

The remaining useful life expectancies assigned to components/systems within the study are based on typical life expectancies for similar components/systems, industry experience, and apparent current visible condition at the time of the site evaluation. These estimates are in no way to be considered a guarantee of the remaining life of any component or system and are to be viewed as general guides for the sole purpose of assisting in financial planning. Many factors may impact the actual life expectancies including but not limited to: manufacturing quality, installation methods, maintenance practices, usage, and climate conditions.

Replacement Cost Estimates

The replacement/maintenance costs assigned to components/systems within the study are based on multiple sources including specific information provided by the Client, professional experience, cost estimating guides, and Global Solution Partners's proprietary database. The estimates are in no way to be considered bids for replacement/maintenance of the components/systems and there is no guarantee implied that the estimates will be in alignment with actual costs. The estimates are to be viewed as general guides for the sole purpose of assisting in financial planning.

Information Provided by Client

It is assumed by Global Solution Partners that all financial and other information provided by the Client is accurate and complete. The Client is responsible for providing requested available documents for review. Examples of documents typically requested are, CC&Rs, site plans, reserve fund balance statements, and maintenance records.

Confidentiality

Global Solution Partners agrees to treat as confidential all client information collected during the performance of this study. The Client agrees that the Reserve Study report provided by Global Solution Partners contains intellectual property and the Client, therefore, will not rely on its content in the formation of any report or evaluation performed by a third party without the express written consent of Global Solution Partners.

Purpose of the Reserve Study

The purpose of the Reserve Study report is to provide recommendations for funding reserve accounts allocated to capital expenses associated with the replacement/maintenance of included components/systems. This study is not intended to be or take the place of an

Proposal Terms and Conditions

Insurance Appraisal, Property Condition Assessment, engineering services, or any other specialized analysis.

VII. Site Evaluation Procedures

Standards of Care

Global Solution Partners will perform the Reserve Study in accordance with the Community Association Institute (CAI) guidelines. This service is not intended to identify all defects nor provide any guarantee for future performance for any of the components/systems.

Visual Evaluation

The site evaluation performed for a Reserve Study is visual in nature and designed to evaluate the current condition of a representative sampling of the components/systems included in the study for the sole purpose of determining approximate remaining useful life expectancies in order to create a guideline for future replacement/maintenance timing and cost. Hidden components such as but not limited to concealed piping and wiring are evaluated solely on their approximate age, environmental conditions, and anecdotal information provided by the Client.

The evaluation is not intended to be an exhaustive inspection nor any type of engineering analysis. The Site Specialist will not open or disassemble any equipment, enter any areas where access is not readily provided, nor enter any areas that may be deemed hazardous. Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

Unless otherwise specifically added to and defined under the What to Expect section of this agreement on page 8, evaluation of and/or reporting on the following are specifically excluded from the service provided under this agreement. This includes building codes, fire safety codes, municipal ordinances, zoning requirements, ADA compliance, hazardous materials (such as but not limited to radon, lead paint, EMFs, asbestos, and mold), concealed components/systems, latent defects, specialty equipment, etc.

Site Access

The Client agrees to provide Global Solution Partners access to all areas (secured and unsecured) of the site needed to collect information for the purpose of generating the Reserve Study report. This includes access to the roof if (applicable) and all other elements listed in the Property Details section on page 8. If special equipment (such as ladders or lifts) is needed to safely access certain areas it shall be provided by the Client.

It is expected that a client representative will meet Global Solution Partners onsite at the pre-arranged date and time to provide access if in-person access is required. If for any reason

Proposal Terms and Conditions

the site or any area thereof cannot be accessed at the scheduled time, and this results in requiring additional trips, the Client agrees to additional fees billed at our normal hourly rate to cover the additional site and travel time.

Notice to Residents

It is the Client's responsibility to notify the occupants on the site of the presence of Global Solution Partners in advance of the scheduled date of the site visit.

Additional Services

Upon client request, Global Solution Partners may perform or arrange to have performed inspections, analysis, or testing by qualified individuals. Fees and conditions of such services would be separate and apart from this agreement.

VIII. Expiry

This Proposal is valid for 6 months from the date of the proposal.

Proposal Acceptance

Please complete the information below, electronically sign, or manually sign and return by email to info@globalreservestudies.com. Or, fax to (844) 477-7883.

The Client agrees to the following:

1. The study is to be performed according to the terms stated in this proposal.
2. The Client will coordinate access to the property with Global Solution Partners.
3. The Client will complete and return the pre-site visit questionnaire within three business days of receiving it and provide the requested documents to the extent they are available.
4. The funding recommendations in the report are opinions based on a visual evaluation of representative components at the time of the site visit, in the readily accessible areas of the property, and from information provided by the Client and/or their representative. The report is not a guarantee, warranty, or insurance policy.
5. The Client understands and agrees that the liability of Global Solution Partners, its employees, and its agents, is limited to the collected Reserve Study Fee.

Name of Association: Greyhawk Landing Community Development District
Property Location: 12350 Mulberry Avenue, Bradenton, FL 34212
Proposal Date: January 6, 2022

Service Options

Options #2 or #3 allow the association to spread out and budget for future study costs.

Please initial **one option only**.

Initial: ___ Option #1: Full Reserve Study with Site Visit for \$4,400.00. Payment is due in full upon delivery of the initial report.

Initial: ___ Option #2: Clear Vision Package for \$9,680.00. The Clear Vision Package includes three Reserve Studies, paid annually for three years. It consists of one Full Reserve Study with Site Visit + one Reserve Study Update without Site Visit + one Reserve Study Update with Site Visit = \$9,680.00, paid in three annual installments.

\$4,840.00, is due on delivery of the Full Reserve Study initial report. \$2,420.00 is due on the first anniversary date, at which time a Reserve Study Update without Site Visit will be performed. \$2,420.00 is due on the second anniversary date, at which time a Reserve Study Update with Site visit will be performed. See the Fees section on page 9 for more detail.

Initial: ___ Option #3: Ongoing Partnership Solution for a down payment of \$1,760.00 and monthly payments of \$180.40. The Ongoing Partnership Solution includes four Reserve Studies, paid monthly for five years. It consists of one Full Reserve Study with Site Visit + two Reserve Study Updates without Site Visits + one Reserve Study Updates with Site Visit = a total fee of \$12,584.00.

A down payment of \$1,760.00 is due upon proposal acceptance, and \$180.40 is due monthly for a five-year term. See the Fees section on page 9 for more detail.

I have read, understand, and accept the terms of this proposal:

Name:

Position:

Phone:

Email:

Signature: _____

Date: _____

Tab 4



**STAHLMAN - ENGLAND
Irrigation, Inc.**

www.rain4u.com
Your Irrigation Expert!

2063 TRADE CENTER WAY
NAPLES FL . 34109
TEL: 239-514-1200 . FAX: 239-514-1191

PROPOSAL

FL State License
SCC131151703

53135
1/18/2022

Site Details

GREY HAWK LANDING
JAMES HENGEL
12350 MULBERRY AVENUE
BRADENTON FL 34212
PHONE 941-746-6670 FAX

GREY HAWK LANDING
BRADENTON FL

PAGE 1 OF 2

REVISED

CONVERSION OF EXISTING NODE (BATTERY CONTROLLER) TO SOLAR OR AC CONTROLLERS AS NOTED BELOW PER SITE MEETING JULY 17TH, 2020

SERVICE DESCRIPTION	
	ENTRY TO COMMUNITIES (16 TOTAL) ALONG GREYHAWK LANDING BOULEVARD
16	HUNTER HCH-600-SS SOLAR POWERED BATTERY CONTROLLER
16	HUNTER RAIN SENSOR
16	MOUNTING TO EXSITNG ENTRY WALL SIGN
16	MISC CONDUIT AND WIRE
16	NDC VALVE PIT WITH GRAVEL AND FILTER FABRIC 12" RECTANGULAR
	NORTHERN ENTRY (2) AC POWERED CONTROLLERS
2	PROC-3 CONTROLLER MOUNTED ON ENTRY WALL
2	HUNTER RAIN SENSOR
2	MISC CONDUIT AND WIRE
3	NDC VALVE PIT WITH GRAVEL AND FILTER FABRIC 12" RECTANGULAR
	OPEN AREAS BEHIND (2) BUTTER CUP GLEN, (2) GOLDEN ROD AVE
4	HUNTER HCH-600-SS SOLAR POWERED BATTERY CONTROLLER
4	HUNTER RAIN SENSOR
4	MOUNTING TO EXSITNG ENTRY WALL SIGN
4	MISC CONDUIT AND WIRE
4	NDC VALVE PIT WITH GRAVEL AND FILTER FABRIC 12" RECTANGULAR
4	CONCRETE MOUNTING POST
	OPEN AREAS ON MULBERRY AVE BETWEEN HONEYFLOWER & CHANTILY TL
2	HUNTER HCH-600-SS SOLAR POWERED BATTERY CONTROLLER
2	HUNTER RAIN SENSOR
2	MOUNTING TO EXSITNG ENTRY WALL SIGN
2	MISC CONDUIT AND WIRE
2	NDC VALVE PIT WITH GRAVEL AND FILTER FABRIC 12" RECTANGULAR
2	CONCRETE MOUNTING POST

ADDITIONAL NOTES: Proposal is Void if not accepted within 15 days or installed within 12 months of date on proposal. All private utilities are the responsibility of the owner, damages not included in our proposal. Final grade by others. (72) hours are required after acceptance for cable locates. Sleeves must be installed prior to all impervious areas. Additional cost required if existing sleeves buried bellow depth of 30". No electric for equipment is included in our proposal. Payment due within 30 days from invoice date. Additional cost required if "rock" found during excavation. Damages by others are not part of this contract and may void warranty if not repaired by Stahlman-England. Projects over 10,000.00 must be paid with check or ACH transfer.



STAHLMAN - ENGLAND Irrigation, Inc.

2063 TRADE CENTER WAY
NAPLES FL . 34109
TEL: 239-514-1200 . FAX: 239-514-1191

www.rain4u.com
Your Irrigation Expert!

PROPOSAL

FL State License
SCC131151703

53142

1/18/2022

Site Details

GREY HAWK LANDING
JAMES HENGEL
12350 MULBERRY AVENUE
BRADENTON FL 34212
PHONE 941-746-6670 FAX

GREY HAWK LANDING
BRADENTON FL

PAGE 2 OF 2

REVISED

CONVERSION OF EXISTING NODE (BATTERY CONTROLLER) TO SOLAR OR AC CONTROLLERS AS NOTED BELOW PER SITE MEETING JULY 17TH, 2020

SERVICE DESCRIPTION	
	OPEN AREAS ON RAGDOLL
1	HUNTER HCH-600-SS SOLAR POWERED BATTERY CONTROLLER
1	HUNTER RAIN SENSOR
1	MOUNTING TO EXSITNG ENTRY WALL SIGN
1	MISC CONDUIT AND WIRE
1	NDC VALVE PIT WITH GRAVEL AND FILTER FABRIC 12" RECTANGULAR
1	CONCRETE MOUNTING POST
	BEHIND HOMES ON PETUNIA TERRACE
3	HUNTER HCH-600-SS SOLAR POWERED BATTERY CONTROLLER
3	HUNTER RAIN SENSOR
3	MOUNTING TO EXSITNG ENTRY WALL SIGN
3	MISC CONDUIT AND WIRE
3	NDC VALVE PIT WITH GRAVEL AND FILTER FABRIC 12" RECTANGULAR
3	CONCRETE MOUNTING POST
	ALONG WEST PROPERTY 117 STREET EAST (1) AC POWERED 2-WIRE CONTROLLER
1	HUNTER ICORE DUAL CONTROLLER (2-WIRE)
1	HUNTER RAIN SENSOR
5000	HUNTER JACKETED 14-2 COMMUNICATION CABLE
14	HUNTER ICD-100 DECODERS
6	GROUNDING RODS
14	NDC VALVE PIT WITH GRAVEL AND FILTER FABRIC 12" RECTANGULAR
2	LOCATE SLEEVES OR DIRECTIONAL BORE
1	CONCRETE MOUNTING POST
1	GPS ASBUILT (MAINLINE, CONTROLLER, WIRE PATH, VALVES, GROUNDING, ETC)
1	WARRANTY ONE-YEAR
NOTES: 1. TOTAL NODES FOUND (51)	
2. ADD 1950.00 FOR ANY ADDITIONAL SOLAR CONTROLLERS AS REQUIRED	
3. ALL VALVES TO BE FIELD LOCATED PRIOR TO INSTALLATION.	
4. OPTIONAL EXTENDED WARRANTY WITH MAINTENANCE PROGRAM.	

ADDITIONAL NOTES: Proposal is Void if not accepted within 15 days or installed within 12 months of date on proposal. All private utilities are the responsibility of the owner, damages not included in our proposal. Final grade by others. (72) hours are required after acceptance for cable locates. Sleeves must be installed prior to all impervious areas. Additional cost required if existing sleeves buried bellow depth of 30". No electric for equipment is included in our proposal. Payment due within 30 days from invoice date. Additional cost required if "rock" found during excavation. Damages by others are not part of this contract and may void warranty if not repaired by Stahlman-England. Projects over 10,000.00 must be paid with check or ACH transfer.

TOTAL **\$113,810.00**

Customer

Date

Stahlman-England Irrigation, Inc.

Tab 5

GreyHawk Landing

Storm Water Inspection Report



January 10th, 2022

Pond Two:

- Good condition overall
- Minimal vegetation present



Pond Three:

- Minimal vegetation
- Washout present on bank



Pond 13:

- Bank condition is fair
- Current beneficial plants are
In good health



Pond 17:

- This pond is in excellent
Regarding current vegetation
- Erosion is present along
the banks but is not currently
sever



Pond 23:

- The health of this pond is in good condition
- Erosion and washouts are becoming significant.



Pond 24:

- The health of this pond is in good condition
- The current erosion control measures are in excellent standing.



Pond 28:

- Overall condition is good.
- Some erosion beginning to develop.



Pond 33:

- Beneficial vegetation is in good health.
- Some erosion present along Banks.



Pond 34:

- Vegetation levels are

In good condition.

- Some minor erosion present.



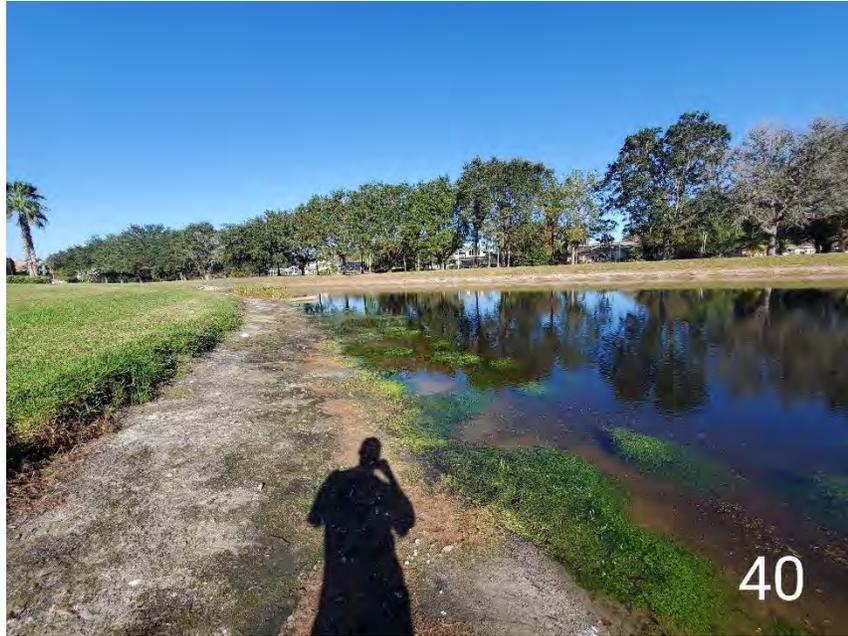
Pond 37:

- A physical removal of some excess dead vegetation is recommended.



Pond 40:

- Some excess submersed vegetation present
- Overall decent condition



Pond 47:

- Beneficial plants are in good health.
- Minimal undesired vegetation.



Pond 50:

- Minimal algae present
- Some erosion present on bank

adjacent to homes.



December Treatment Records:

Treatment Days – 12/3, 12/10, 12/17, 12/23, 12/30

Ponds Serviced – All ponds onsite

Vegetation targeted – Filamentous Algae, Planktonic Algae, Torpedo Grass, Baby Tears, Slender Spike Rush, Duckweed, Cattails

Next Scheduled Treatments:

1/7, 1/14, 1/21, 1/28

Notes: During January treatments we will be focusing on the submersed vegetation which was present when we took over the maintenance contract as well as some vegetation which was present on the littoral shelves. We would suggest over the next couple of months that the dead vegetation we manually removed before the rainy season starts to reduce to bio-load within the ponds.

Tab 6



GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Carleen FerroNyalka - January 2022

Landscaping Weekly Meetings Update:

Weekly Meetings held on: 12/15/21, 1/5/22, 1/12/22, 1/19/22

Bi-weekly mowing schedule started. Replacement arboricola plants installed on clubhouse pool deck. Weeds sprayed around clubhouse, pool deck and mailboxes; rec center pool deck sprayed. Ornamental grasses cut back around clubhouse parking lot and roundabout. Sod fertilized 1/10/22. Dead wax myrtle removed from Rosemary pocket park. Clubhouse to Goldenrod volunteer trail cleanup debris picked up by Yellowstone. Quarterly landscape inspection with John Toborg conducted on Tuesday, January 11th.

Items to be addressed by Yellowstone that are pending:

Oak trees along Greyhawk Boulevard and other common areas (Peregrin wall, Brambling) need to be trimmed.

Two dead palms along the Brambling/SR64 wall to be cut back; Interior landscape of wall detailed

Aquatics Update

All ponds in good condition per Crosscreek Environmental's service.

Tilapia removal for population control scheduled.

Gate Update:

All gates operating as normal. No issues at this time.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of January 2022:

1. Petrel nature trail flagged for upcoming tree installation for oaks/pines/palms/holly. SSLM is ready for planting. I requested a temporary hold until the maintenance position is filled to assist in watering the trees once planted.
2. Received quote from Miller's Recreation for the addition of 6 benches totaling \$3,882.94, four new trash receptacles for clubhouse also quoted for \$2,468.55
3. Broken bridge board at baseball/soccer field replaced at the help of Chairman Jim Hengel
4. Reported 13 street lights out to Nostalgic Lamppost (Fig Glen, Petunia Terrace, Natureview, Brambling, Daisy, Cara Cara). Working with Nostalgic to number and catalog all posts for future service.
5. Sylvester palm with Ganoderma at the SR64 entry removed by Terry's Tree Service

6. A-Niks serviced and topped off bug misters at clubhouse pool

CDD Facilities:

Accomplishments

Recreation Center	Clubhouse
Back-rest on Precor leg press reupholsted and installed	New handicap chair lift covers ordered
Pool heater warranty service scheduled for 2/3/22, AquaCal spa heater replaced/installed 12/23/21	Playground mulch to be installed
Two additional white PVC benches ordered for the tennis/basketball courts	New crushed shell added to maintenance parking lot
Playground mulch to be installed	All new LED lightbulbs installed in outdoor lights, floodlights
Sales art removed and walls prepped for painting starting 1/19	Removed broken cantilever umbrella from pool deck due to storm damage. To be replaced.

Pending Items

Recreation Center	Clubhouse
Interior and exterior painting, power washing pending contract agreement and scheduled for late January/early February.	Clubhouse interior painting pending contract agreement
Mirror installation following painting project	Playground mulch barriers (3) need to be replaced - <i>searching for new vendor, 4 foot size discontinued</i>
Water bottle filling attachment to water fountain	Replace broken/painted over outlet covers (purchased, to be done after painting)
Playground mulch barrier spikes hammered down	New trash receptacles to be ordered for pool deck/playground
Rec Center to be power washed 1/25/22	
Flood light on SW side of building to be repaired	
Tennis/basketball surfaces raised areas to be looked at by Stewart Tennis. Basketball fence coming loose to also be repaired by Stewart Tennis	

Maintenance and Operations

Pending Projects Update:

1. Painting projects of the clubhouse, rec center buildings, and monuments pending agreement and scheduling, to begin late January/early February
2. John Deere Gator replacement from Everglades Equipment Group; Waiting for unit to come in stock.
3. Overgrown oak trees behind homes on Peregrin need attention
4. SSLM tree planting along Petrel Trail nature trail
5. Petrel Trail nature trail from Greyhawk Blvd to Magpie to be power washed following SSLM tree install.
6. Proposal for front entry monuments repaired and repainted
7. Starting soon, all lampposts throughout Greyhawk will be numbered and catalogued to help with service support.
8. Danielle Fence and USA Fence to provide quotes for a fence along Buttercup Glen near the first cul-de-sac
9. Coordinating two additional vendors for the Play & Spray project

Recommendations for the Board of Supervisors:

1. Pocket parks at Cara Cara and Lavender loop needing landscape updates. John Toborg requested the existing vegetation be cut back to clean up appearance until new plants are installed.
2. Setting up a routine AC maintenance agreement for clubhouse and rec center
3. New furniture for the clubhouse sitting area recommended following painting updates
4. Ballasts for the Greyhawk East lampposts are becoming difficult and expensive to acquire. Nostalgic Lamppost recommends retrofitting, as needed, the lampposts with dead ballasts with LED bulbs in a warm white color.

Tab 7



QUOTE

Miller Recreation Equipment & Design, Inc.

Your Fun is Our Business

16 Corrine Place
 Key Largo, FL 33037
 941+792-4580
 mrecfla@gmail.com

QUOTE #: 220117
 DATE: 01-17-2022

EXPIRATION DATE 30 days

TO Greyhawk Landing
 12350 Mulberry Avenue
 Bradenton, FL 34212
 Carleen FerroNyalka, 941+746-6670
 fieldmgr@greyhawkcdd.org

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Susan Miller	GREYHAWK LANDING	Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
6	SG303D 6' BENCHES, DIAMOND, INGROUND	572	3432
	VOLUME DISCOUNT		-171.60
	SUBTOTAL		3260.40

FREIGHT	622.54
SALES TAX	0
TOTAL	3882.94

Quotation prepared by: SUSAN MILLER

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

Tab 8



January 14, 2022

GreyHawk Landing CDD
Carleen Ferronyalka
Buttercup Glen
Bradenton, FL 34212

Job Site: GreyHawk Landing
Boundary Fence
Bradenton, FL 34212

Total Estimate: OPTION I: 144' \$4,673.00

- Install 144' of 72" tall Almond Lakeland Residential PVC

Total Estimate: OPTION II: 32' \$2,103.00

- Install 32' of 72" tall Almond Lakeland Residential PVC

Price includes tax, materials, and installation.

Price is valid for 10 days or until the next price increase, whichever comes first

Customer is responsible for clearing fence a minimum of 36" prior to crew arrival for fence installation.

Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.

Signature: _____ Date: _____ MN



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860

Phone: 863.425.3182 • 813.681.6181

Toll Free: 800.255.6794 • Fax: 863.425.5676

Sales Order#: 00000000

Change Order#: 00000000

Rev Date: 00/00/2020

Buttercup Glen

1027
buttercup glen



32'

140'

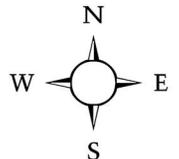
neighboring
address 12705 SR 64

WM

8' tall cast wall

72" Almond Lakeland bgm r

two options:
32' or 140'



Date: 01/14/22

Sales Rep: p. miller

COMMERCIAL

Name: GreyHawk Landing cdd

Contact Name: Carleen Ferronyalka

Primary Phone: 941.228.6084

Jobsite Address: boundary of 12705 sr 64 / install south of 1034 Buttercup Glen

Cross Street: Mulberry ave.

City, State, Zip: Bradenton, fl. 34212

Subdivision: GreyHawk Landing

Tab 9

Big Earth Landscape Supply

PO Box 1030
 Bradenton, Florida 34206
 Phone: 941-746-4471

Quotation

Date Jan 18, 2022	Page 1
Order Number QT02940	

Sold To:

GREYHAWK LANDING CDD
 12350 MULBERRY AVE
 BRADENTON, FL 34212

Ship To:

GREY HAWK LANDING CDD
 700 Greyhawk Landing Blvd.
 Bradenton, FL, 34212

Reference	PO Number	Customer No. GRE343	Salesperson TROY	Order Date Jan 18, 2022	Ship Via	Terms NET2
------------------	------------------	-------------------------------	----------------------------	-----------------------------------	-----------------	----------------------

Qty. Ord.	Qty. Shp.	Qty. B/O	Item Number	Description	Unit Price	UOM	Extended Price
8,523.0	0.0000	8,523.0	BROWNMULCH3CUBG	MULCH BAG BROWN 3CU (M-48)	3.10	EA	26,421.30
1.0000	0.0000	1.0000	LABOR	LABOR	16,572.00	EA	16,572.00

Comments:	Tax Summary:		
	FLORIDA	0.00	
	MANATEE	0.00	
	Less		
	Included Tax		0.00
	Order Discount		0.00
	Subtotal		42,993.30
	Total sales tax		0.00
	Total order		42,993.30

Southeast Spreading Company, LLC	
17473 A Jean Street Fort Myers, FL 33967	
Phone #	Fax #
239-332-2595	239-332-2852



Estimate	
Date	Estimate #
1/12/2022	17750
Please provide sales tax exemption certificate upon acceptance of estimate. (if applicable)	

Customer/Client Name / Address
Rizzetta & Company c/o Greyhawk Landings CDD 9428 Camden Field Park Riverview FL 33578



Ship To
Greyhawk Landing CDD 12350 Mulberry Ave Bradenton, Florida 34212

<i>Provide PO # if applicable</i>	Terms	Project Name/Description	Additional Job Name/Information
	Net 30	Greyhawk Landing CDD	2022 Mulch Application

Description	Qty	Rate	Total
Greyhawk Landing CDD 3cu. ft. Bags Coco Brown Mulch			
Common Ground - 8,523 Bags (947 Yards)			
3 cu ft Mulch Installed Coco Brown	947	42.12	39,887.64

PLEASE NOTE: THE ABOVE PRICING IS ONLY VALID FOR 7 DAYS Thank you for your business! Please sign and fax/email proposal back to (239)332-2852 or shane@southeastspreading.com	Subtotal	\$39,887.64
	Sales Tax (7.0%)	\$0.00
	Total	\$39,887.64
APPROVAL & DATE		
Signature _____ Date _____		

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 24, 2022
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1, 3, & 5):** November 8, 2022

**District
Manager's
Report**

January 18

2022

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<u>FINANCIAL SUMMARY</u>	<u>12/31/2021</u>
General Fund Cash & Investment Balance:	\$62,606
Reserve Fund Cash & Investment Balance:	\$1,245,759
Debt Service Fund Investment Balance:	\$1,337,596
Capital Projects Fund Investment Balance	<u>\$3,620,671</u>
Total Cash and Investment Balances:	\$6,266,632
General Fund Expense Variance: \$21,095	Over Budget



Rizzetta & Company

GHL Reserves – The balance sheet reflects a pending due to Reserves from the General Fund for \$ 250,000. We need direction from the Board as to which account these funds should be transferred to. The Board will need to decide if these funds will go to FL Class or the Bank of Tampa Reserve.

Play and Spray – As directed by the Board of Supervisors we have reached out to other vendors. We are pending responses.

ADA website Audit – The audit for the website is attached for review by the Board. The report is for the 4th quarter. It reflects the site has passed all requirements as per FS 189.069.

GREYHAWK LANDING PENDING ITEM LIST AS OF JANUARY 2022

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
7/23/2020	O&M	District connecting to reclaim water, SWFWMD & County cost share. District share 50%	DM	DE	TBD	Submittal to SWFWMD is in progress. Approval was received from the County. Rick will reach out to vendors for pricing to move forward. The DE reported that the vendor ordered the material and there is a six week back order on materials.
7/23/2020	O&M	Installation of new plants where Brazillian Pepper Trees were removed. (Proposal: \$7,925.00)	DM	SSLM	TBD	Bush hogging was completed on 11/2/2021. Pending installation of trees. SSLM will install the trees the week of 1-24-2022.
12/17/2020	O&M	Research cost of adding steel gates	FM	TBD	TBD	An RFP was was issued. Proposals are due by December 8, 2021. The Board reviewed the proposals received in response to the RFP on 12-16-2021. After discussion the Board agreed not to award the RFP yet and it was agreed that Supervisor Jacuk will speak with Maingate to obtain responses to many questions asked. In addition Supervisor Jacuk asked staff to reach out to Bond Counsel to inquire regarding the possibility of bond funds being reallocated.
3/25/2021	O&M	Installation of Bollards for Golf Cart Traffic	FM	TBD	TBD	Locations and Pricing for Bollards to prohibit Golf Cart Traffic – This item was tabled subject to pricing from Maingate to provide options for deterrents for the breach points. This item is to be added to the action item list as well. (District Management). This item is still pending.
6/24/2021	O&M	Field Manager Items	FM & DC	FM & DC	TBD	Golf Cart Signage – After discussion it was agreed that District Counsel will provide wording for the signage to be installed once the bollard locations are decided. Signs were ordered on 12-7-2021. Carleen is pending estimates for Sun Shades as well.
9/23/2021	Bonds	Greyhawk Nature Trail Repairs	DE	DE	TBD	Bids were presented for Board approval at the meeting on 9-23-2021. The Board approved the proposal presented by A&J excavation. Pending scheduling of the work. Petrel trail was completed.

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
9/23/2021	Bonds	Greyhawk Bank Restoration	DE	DE	Completed	Bids were presented for Board approval at the meeting on 9-23-2021. The Board approved the proposal presented by Crosscreek Environmental. Pending contract preparation and scheduling of the work. The District Engineer conducted an inspection and confirmed this project has been completed with no punchlist items.
9/23/2021	Reserves	Clubhouse and Rec Center Painting	FM	FM	TBD	The Board approved the proposals presented at the 11/18 meeting. Pending scheduling.
9/23/2021	Reserves	Gator	FM	FM & DC	TBD	A new gator has been ordered by the vendor and will be delivered within the next few weeks.
10/27/2021	Reserves	Painting of Clubhouse interior and exterior including monuments.	FM	Elite Painting and Design	TBD	The Board approved the proposals presented at the 11/18 meeting. Pending scheduling.
10/27/2021	Bonds	Play and Spray	DM, FM, DC	Signet Pool	TBD	The Board of Supervisors approved the proposal from Signet Pool for a total of \$ 145, 574.00. District Counsel is to prepare an agreement for signature by the Chairman. A 40% deposit is required. DM is to be provided with an invoice and W9 so that a requisition can be sent to the trustee. The contractor also needs to make a change on the rendering so that there is no spacing between the slides. Both the FM and DM have contacted the vendor as he has concerns regarding language in the agreement. He has not responded.
10/27/2021	O&M	Nature Trails Trim back	FM/Yellowstone	Yellowstone	TBD	This is in progress.
11/18/2021	Reserves	Amenity Center Furniture and Blind Replacement	FM	TBD		The Board directed the Field Manager to obtain pricing for both the furniture and blinds to be replaced.
11/18/2021	Bonds	Roadway Paving	DE	TBD		The Board selected Superior Paving. The contract was executed on 11-9-2021. Pending scheduling.
12/16/2021	O&M	Purchase and installation of benches along Greyhawk Blvd.	FM	TBD	TBD	After discussion the Board requested for the Field Manager to obtain estimates to install additional benches along Greyhawk Blvd. and Mulberry.
12/16/2021	Buttercup Glen Opening	Fencing Installation	FM	TBD	TBD	The Board discussed this item in detail as there is an access opening. After discussion the Board directed the Field Manager to obtain pricing for installation of fencing in this area.



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

December 31, 2021

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org
rizzetta.com

Greyhawk Landing Community Development District

Balance Sheet
As of 12/31/2021
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
Assets							
Cash In Bank	1,426,905	0	0	0	1,426,905	0	0
Investments	62,606	0	1,337,596	3,620,671	5,020,873	0	0
Investments - Reserves	0	1,245,759	0	0	1,245,759	0	0
Accounts Receivable	277,109	0	156,231	0	433,339	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	9,130	0	0	0	9,130	0	0
Due From Other Funds	0	250,000	0	0	250,000	0	0
Amount Available-Debt Service	0	0	0	0	0	0	1,493,826
Amount To Be Provided-Debt Service	0	0	0	0	0	0	10,714,174
Fixed Assets	0	0	0	0	0	26,580,123	0
Total Assets	<u>1,775,750</u>	<u>1,495,759</u>	<u>1,493,826</u>	<u>3,620,671</u>	<u>8,386,006</u>	<u>26,580,123</u>	<u>12,208,000</u>
Liabilities							
Accounts Payable	45,740	0	0	0	45,740	0	0
Sales Tax Payable	54	0	0	0	54	0	0
Accrued Expenses Payable	4,582	0	0	0	4,582	0	0
Due To Other Funds	250,000	0	0	0	250,000	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	12,208,000
Total Liabilities	<u>300,376</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>300,376</u>	<u>0</u>	<u>12,208,000</u>
Fund Equity & Other Credits							
Beginning Fund Balance	322,196	1,265,630	645,602	3,685,756	5,919,184	26,580,123	0
Net Change in Fund Balance	<u>1,153,178</u>	<u>230,129</u>	<u>848,225</u>	<u>(65,085)</u>	<u>2,166,446</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>1,475,374</u>	<u>1,495,759</u>	<u>1,493,826</u>	<u>3,620,671</u>	<u>8,085,630</u>	<u>26,580,123</u>	<u>0</u>
Total Liabilities & Fund Equity	<u><u>1,775,750</u></u>	<u><u>1,495,759</u></u>	<u><u>1,493,826</u></u>	<u><u>3,620,671</u></u>	<u><u>8,386,006</u></u>	<u><u>26,580,123</u></u>	<u><u>12,208,000</u></u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	2	2	0.00%
Special Assessments					
Tax Roll	1,580,514	1,580,514	1,590,418	9,904	(0.62)%
Other Miscellaneous Revenues					
Miscellaneous Revenue	0	0	2,645	2,645	0.00%
Insurance Proceeds	0	0	3,750	3,750	0.00%
Total Revenues	1,580,514	1,580,514	1,596,816	16,302	(1.03)%
Expenditures					
Legislative					
Supervisor Fees	7,200	1,800	1,800	0	75.00%
Financial & Administrative					
Administrative Services	4,500	1,125	1,125	0	75.00%
District Management	22,500	5,625	5,625	0	75.00%
District Engineer	35,000	8,750	14,020	(5,270)	59.94%
Disclosure Report	1,000	0	0	0	100.00%
Trustees Fees	7,000	6,124	2,321	3,803	66.84%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	4,000	1,000	1,001	(1)	74.97%
Accounting Services	19,000	4,750	4,749	1	75.00%
Auditing Services	3,425	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	1,000	1,000	0	0.00%
Miscellaneous Mailings	100	25	0	25	100.00%
Public Officials Liability Insurance	3,256	3,256	3,108	148	4.54%
Legal Advertising	2,300	575	450	125	80.41%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	125	100	25	80.00%
Website Hosting, Maintenance, Backup (and Email)	4,000	1,000	2,153	(1,153)	46.18%
Legal Counsel					
District Counsel	35,000	8,750	9,707	(957)	72.26%
Security Operations					
Security Services & Patrols	284,000	71,000	71,875	(875)	74.69%
Guardhouse Maintenance	3,500	875	0	875	100.00%
Heat A/C System Maintenance	500	125	0	125	100.00%
Miscellaneous Operating Supplies	500	125	0	125	100.00%
Security Camera Maintenance	2,500	625	1,082	(457)	56.72%
Security Monitoring Services	4,900	1,225	2,074	(849)	57.66%
Guard & Gate Facility Maintenance	1,000	250	0	250	100.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Electric Utility Services					
Utility - Recreation Facilities	44,000	11,000	9,788	1,212	77.75%
Utility Services	24,000	6,000	6,499	(499)	72.91%
Street Lights	9,000	2,250	2,277	(27)	74.70%
Gas Utility Services					
Utility Services	200	50	60	(10)	69.80%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	8,500	2,125	1,897	228	77.67%
Water-Sewer Combination Services					
Utility Services	13,000	3,250	2,889	361	77.77%
Stormwater Control					
Aquatic Maintenance	54,984	13,746	17,114	(3,368)	68.87%
Wetland Monitoring & Maintenance	15,000	3,750	3,295	455	78.03%
Lake/Pond Bank Maintenance	7,000	1,750	0	1,750	100.00%
Midge Fly Treatments	17,500	4,375	189	4,186	98.92%
Fountain Service Repair & Maintenance	2,000	500	959	(458)	52.07%
Miscellaneous Expense	500	125	0	125	100.00%
Aquatic Plant Replacement	3,000	750	0	750	100.00%
Stormwater System Maintenance	1,000	250	1,850	(1,600)	(85.00)%
Maintenance of Invasive Areas	8,000	2,000	0	2,000	100.00%
Invasive Removal	17,500	4,375	0	4,375	100.00%
Other Physical Environment					
Employee - Salaries	125,052	31,263	31,029	234	75.18%
Employee - Payroll Taxes	9,682	2,420	836	1,584	91.36%
Employee - Workers' Comp	5,955	1,489	0	1,489	100.00%
Employee - Health Stipend	18,000	4,500	2,500	2,000	86.11%
Employee - ADP Fees	3,000	750	692	58	76.94%
General Liability Insurance	4,420	4,420	4,051	369	8.34%
Property Insurance	12,718	12,718	12,841	(123)	(0.96)%
Entry & Walls Maintenance	5,000	1,250	3,935	(2,685)	21.30%
Landscape Maintenance	371,947	92,987	113,287	(20,300)	69.54%
Irrigation Maintenance	12,000	3,000	11,570	(8,570)	3.57%
Tree Trimming Services	5,000	1,250	1,675	(425)	66.50%
Well Maintenance	3,000	750	0	750	100.00%
Holiday Decorations	12,000	12,000	13,200	(1,200)	(10.00)%
Annual Mulching	35,000	8,750	0	8,750	100.00%
Fire Ant - Top Choice	6,000	1,500	0	1,500	100.00%
Annuals	15,000	3,750	0	3,750	100.00%
Landscape Replacement Plants, Shrubs, Trees	20,000	5,000	12,431	(7,431)	37.84%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Expense	500	125	0	125	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	30,000	7,500	6,462	1,038	78.45%
Gate Facility Maintenance	17,000	4,250	5,277	(1,027)	68.95%
Roadway Repair & Maintenance	2,500	625	0	625	100.00%
Sidewalk Repair & Maintenance	15,000	3,750	7,356	(3,606)	50.96%
Parking Lot Repair & Maintenance	1,500	375	0	375	100.00%
Street Sign Repair & Replacement	5,000	1,250	0	1,250	100.00%
Parks & Recreation					
Maintenance & Repair	27,000	6,750	10,567	(3,817)	60.86%
Office Supplies	3,500	875	2,009	(1,134)	42.60%
Vehicle Maintenance	1,000	250	2,718	(2,468)	(171.77)%
Cable Television & Internet	13,000	3,250	3,668	(418)	71.78%
Pool Repairs	10,000	2,500	7,850	(5,350)	21.49%
Clubhouse - Facility Janitorial Service	10,000	2,500	2,277	223	77.23%
Fitness Equipment Maintenance & Repair	5,000	1,250	1,608	(358)	67.83%
Pool/Water Park/Fountain Maintenance	1,000	250	0	250	100.00%
Furniture Repair/Replacement	3,000	750	0	750	100.00%
Playground Equipment and Maintenance	2,000	500	0	500	100.00%
Tennis Court Maintenance & Supplies	5,000	1,250	505	745	89.90%
Basketball Court Maintenance & Supplies	3,000	750	0	750	100.00%
Dock Repair & Maintenance	3,000	750	0	750	100.00%
Pest Control & Termite Bond	1,000	250	531	(281)	46.87%
Athletic/Park Court/Field Repairs	1,000	250	0	250	100.00%
Lighting Replacement	2,000	500	0	500	100.00%
Pool Service Contract	43,200	10,800	10,800	0	75.00%
Facility Supplies	1,000	250	1,250	(1,000)	(24.99)%
Clubhouse Miscellaneous Expense	3,500	875	2,635	(1,760)	24.71%
Contingency					
Miscellaneous Contingency	30,000	7,500	675	6,825	97.75%
Total Expenditures	1,580,514	427,323	448,418	(21,095)	71.63%
Excess of Revenues Over (Under) Expenditures	0	1,153,191	1,148,398	(4,793)	0.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 12/31/2021

(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>
Other Financing Sources (Uses)					
Prior Year Credit	0	0	4,780	4,780	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,153,191</u>	<u>1,153,178</u>	<u>(13)</u>	<u>0.00%</u>
Fund Balance- Beginning of Period	0	0	322,196	322,196	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>1,153,191</u></u>	<u><u>1,475,374</u></u>	<u><u>322,183</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	64	64	0.00%
Special Assessments				
Tax Roll	250,000	250,000	0	0.00%
Total Revenues	250,000	250,064	64	0.03%
Expenditures				
Contingency				
Capital Reserves	250,000	19,935	230,065	92.02%
Total Expenditures	250,000	19,935	230,065	92.03%
Excess of Revenues Over (Under) Expenditures	0	230,129	230,129	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	230,129	230,129	0.00%
Fund Balance- Beginning of Period	0	1,265,630	1,265,630	0.00%
Fund Balance - End of Period	0	1,495,759	1,495,759	0.00%

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2021 - 200

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Special Assessments				
Tax Roll	354,900	356,821	1,921	0.54%
Total Revenues	<u>354,900</u>	<u>356,822</u>	<u>1,922</u>	<u>0.54%</u>
Expenditures				
Debt Service				
Interest	72,900	37,810	35,090	48.13%
Principal	282,000	2,000	280,000	99.29%
Total Expenditures	<u>354,900</u>	<u>39,810</u>	<u>315,090</u>	<u>88.78%</u>
Excess of Revenues Over (Under) Expenditures	0	317,012	317,012	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	317,012	317,012	0.00%
Fund Balance- Beginning of Period	0	63,218	63,218	0.00%
Fund Balance - End of Period	<u>0</u>	<u>380,230</u>	<u>380,230</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund-Series 2013 - 201

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0.00%
Special Assessments				
Tax Roll	365,332	367,310	1,978	0.54%
Total Revenues	<u>365,332</u>	<u>367,317</u>	<u>1,986</u>	<u>0.54%</u>
Expenditures				
Debt Service				
Interest	265,332	132,535	132,797	50.04%
Principal	100,000	0	100,000	100.00%
Total Expenditures	<u>365,332</u>	<u>132,535</u>	<u>232,797</u>	<u>63.72%</u>
Excess of Revenues Over (Under) Expenditures	0	234,782	234,782	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	234,782	234,782	0.00%
Fund Balance- Beginning of Period	0	565,339	565,339	0.00%
Fund Balance - End of Period	<u>0</u>	<u>800,121</u>	<u>800,121</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Debt Service Fund--Series 2021 - 202

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Special Assessments				
Tax Roll	312,007	313,475	1,469	0.47%
Total Revenues	<u>312,007</u>	<u>313,475</u>	<u>1,469</u>	<u>0.47%</u>
Expenditures				
Debt Service				
Interest	98,007	17,045	80,962	82.60%
Principal	214,000	0	214,000	100.00%
Total Expenditures	<u>312,007</u>	<u>17,045</u>	<u>294,962</u>	<u>94.54%</u>
Excess of Revenues Over (Under) Expenditures	0	296,430	296,430	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	296,430	296,430	0.00%
Fund Balance- Beginning of Period	0	17,045	17,045	0.00%
Fund Balance - End of Period	<u>0</u>	<u>313,476</u>	<u>313,476</u>	<u>0.00%</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund--Series 2021 - 302

From 10/1/2021 Through 12/31/2021

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	46	46	0.00%
Total Revenues	<u>0</u>	<u>46</u>	<u>46</u>	<u>0.00%</u>
Expenditures				
Financial & Administrative				
District Engineer	0	679	(679)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	64,453	(64,453)	0.00%
Total Expenditures	<u>0</u>	<u>65,131</u>	<u>(65,131)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(65,085)</u>	<u>(65,085)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(0)	(0)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(65,085)</u>	<u>(65,085)</u>	<u>0.00%</u>
Fund Balance- Beginning of Period	0	3,685,756	3,685,756	0.00%
Fund Balance - End of Period	<u><u>0</u></u>	<u><u>3,620,671</u></u>	<u><u>3,620,671</u></u>	<u><u>0.00%</u></u>

Greyhawk Landing CDD
Investment Summary
December 31, 2021

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2021</u>
The Bank of Tampa	Money Market	\$ 3,122
The Bank of Tampa ICS Program:		
West Bank	Money Market	59,484
Total General Fund Investments		<u>\$ 62,606</u>
FL CLASS General Fund Reserve	FL Class General Fund Reserve - 0.1002% Monthly	\$ 180,109
The Bank of Tampa ICS Program Capital Reserve:		
Pacific Western Bank	Money Market	248,352
Pinnacle Bank	Money Market	248,352
West Bank	Money Market	111,054
Western Alliance Bank	Money Market	248,352
The Bank of Tampa ICS Program Road Reserve:		
Flushing Bank	Money Market	131,726
West Bank	Money Market	77,814
Total Reserve Fund Investments		<u>\$ 1,245,759</u>
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	\$ 379,440
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	376
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y	365,000
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct	325,577
US Bank S2021 Refunding - Prepayment	US Bank Money Market Ct	927
US Bank S2021 Revenue	US Bank Money Market Ct	266,276
Total Debt Service Fund Investments		<u>\$ 1,337,596</u>
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$ 3,620,671
Total Capital Projects Fund Investments		<u>\$ 3,620,671</u>

Greyhawk Landing Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2021 Through 12/31/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Manatee County Tax Collector	FY21-22	<u>277,108.55</u>
		Total 001 - General Fund	277,108.55

Greyhawk Landing Community Development District

Summary A/R Ledger

200 - Debt Service Fund-Series 2021

From 12/1/2021 Through 12/31/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Manatee County Tax Collector	FY21-22	<u>53,725.94</u>
		Total 200 - Debt Service Fund-Series 2021	53,725.94

Greyhawk Landing Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2013

From 12/1/2021 Through 12/31/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Manatee County Tax Collector	FY21-22	<u>55,305.16</u>
		Total 201 - Debt Service Fund-Series 2013	55,305.16

Greyhawk Landing Community Development District

Summary A/R Ledger

202 - Debt Service Fund--Series 2021

From 12/1/2021 Through 12/31/2021

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Manatee County Tax Collector	FY21-22	<u>47,199.43</u>
		Total 202 - Debt Service Fund--Series 2021	<u>47,199.43</u>
Report Balance			<u><u>433,339.08</u></u>

Greyhawk Landing Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2021

001 - General Fund

From 12/1/2021 Through 12/31/2021

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Rizzetta & Company, Inc.	12/1/2021	INV0000063173	District Management Fees 12/21	4,166.70
Bright House Networks, LLC	12/16/2021	046658101121621	1400 Greyhawk Blvd 12/21	107.11
Bright House Networks, LLC	12/16/2021	072388301121621	700 Greyhawk Blvd 12/21	207.24
A-NIKS LLC	12/21/2021	60015	Refill Service 12/21	423.75
Verizon Wireless	12/21/2021	9895616238	Telephone Services 12/21	78.67
Manatee County Utilities Department	12/22/2021	MCUD Summary 12/21	Garbage/Utility Services 12/21	1,469.62
Fitness Logic, Inc.	12/23/2021	104850	Monthly Maintenance and Cleaning 12/21	125.00
Rizzetta Amenity Services, Inc.	12/23/2021	INV0000000009423	Personnel 12/23/21	3,567.50
Meetze Construction Inc. dba Team Meetze	12/27/2021	122721	Nuisance Wildlife Services 12/21	675.00
Owens Electric, Inc.	12/27/2021	20213742	Replaced Hand Dryer 12/21	507.75
Fitness Logic, Inc.	12/29/2021	104906	Equipment Parts 12/21	148.30
Universal Protection Service, LLC	12/30/2021	12180940	Security 11/26/21-12/30/21	24,581.84
MCSO	12/31/2021	40161	Security/Escort/Traffic Service 12/21	1,260.00
Persson, Cohen & Mooney, P.A.	1/4/2022	1575	General/Monthly Legal Services 12/21	2,096.00
Schappacher Engineering, LLC	1/7/2022	2061	Engineering Services 12/21	3,350.00
Florida Power & Light Company	1/8/2022	FPL Summary #2 12/21	FPL Electric Summary #2 Bill 12/21	2,960.13
TECO-Peoples Gas	1/10/2022	211012697549 12/21	12350 Mulberry Ave 12/21	15.10
			Total 001 - General Fund	45,739.71
Report Total				45,739.71

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2021**

Construction Account Activity Through December 31, 2021

Inflows:	Debt Proceeds	\$	3,844,216.91
	Total Bond Proceeds:		3,844,216.91
	Interest Earnings		46.35
	Total Inflows:		\$ 3,844,263.26

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 12/31/21
08/31/21	COI	Bryant Miller - Bond Counsel	\$ (35,000.00)	Cleared
08/31/21	COI	MBS Capital - Placement Agent	(58,035.00)	Cleared
08/31/21	COI	Persson & Cohen - District Counsel	(25,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - Special Assessment	(20,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - District Manager	(5,000.00)	Cleared
08/31/21	COI	Squire Patton - Trustee Counsel	(5,500.00)	Cleared
09/30/21	COI	Trustee Fees	(5,825.00)	Cleared
12/13/21	CR2	Engineer Fees	(4,780.00)	Cleared
		Total COI Expenses:	(159,140.00)	
11/17/2021	CR1	ANJ Excavation	(12,612.50)	Cleared
12/22/2021	CR3	Greyhawk Landing	(51,840.00)	Cleared
		Total Requisitions:	(64,452.50)	
		Total Construction Requisitions and COI:	(223,592.50)	
		Total Outflows:	(223,592.50)	
Series 2021 Construction Fund Balance at December 31, 2021			\$ 3,620,670.76	

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
December 31, 2021

Balance Sheet

1. Trust statement activity has been recorded through 12/31/21.
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 FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice FY21-22 in the amount of \$195,044.62 was received in January 2022.
6. Debt Service Fund 200 – Payment for Invoice FY21-22 in the amount of \$37,815.34 was received in January 2022.
7. Debt Service Fund 201 – Payment for Invoice FY21-22 in the amount of \$38,926.89 was received in January 2022.
8. Debt Service Fund 202 – Payment for Invoice FY21-22 in the amount of \$33,221.62 was received in January 2022.



Quarterly Compliance Audit Report

GreyHawk Landing

Date: December 2021 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

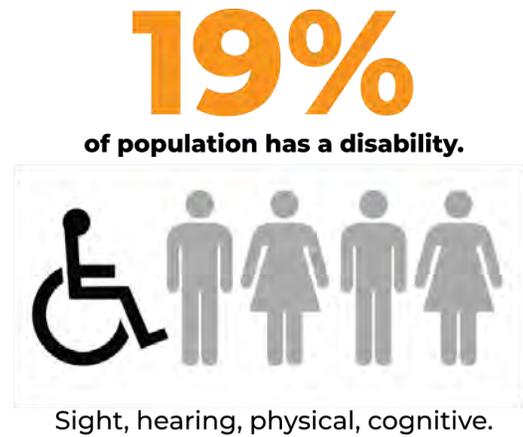
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 11

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Thursday, December 16, 2021 at 6:01 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

Jim Hengel	Board Supervisor, Chair
Mark Bush	Board Supervisor, Vice Chair
Cheri Ady	Board Supervisor, Assistant Secretary
Scott Jacuk	Board Supervisor, Assistant Secretary
Greg Perra	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
Carleen FerroNyalka	Field Manager
David Bautista	Yellowstone Landscaping (via Zoom)
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted roll call.

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Blandon opened the floor to audience comments.

Ms. Wilson addressed the Board regarding the events calendar and finding volunteers to assist with events. Discussion ensued regarding the calendar and possible conflicts. Mr. Hengel also asked that the events group ensure that the rooms and areas are cleaned after events. Mr. Hengel recommended having Mr. Wulczak add a note to the newsletter regarding the need for volunteers for events.

48 Mr. Wulczak addressed the Board regarding concerns related to the gate proposals;
49 he recommended obtaining additional proposals for the swinging gate arms.

50
51 Ms. Blandon opened the floor to the Zoom participants questions and comments.
52 There were none.

53
54 **THIRD ORDER OF BUSINESS** **Presentation by Events Group and**
55 **Consideration of Events Calendar**
56 **for 2022**

57
58 Ms. Blandon advised that Ms. Wilson has already presented the calendar.
59

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Events Calendar for 2022, Subject to Changing of the Fridays with Conflicts, for the Greyhawk Landing Community Development District.

60
61 **FOURTH ORDER OF BUSINESS** **Update Regarding Play and Spray**
62 **Contract**
63

64 Mr. Cohen advised that he prepared a contract and received comments back from the
65 vendor, which were substantially incorporated, and the contract was returned to the vendor.
66 He advised that there is not a signed contract yet. Mr. Cohen reviewed the changes
67 recommended. Discussion ensued. The Board asked that Ms. Blandon obtain additional
68 proposals. Mr. Bush advised that he will be the point of contact.

69
70 **FIFTH ORDER OF BUSINESS** **Ratification of Special Assessment**
71 **Revenue Bonds, Series 2021,**
72 **Construction Requisition #1**
73

74 Ms. Blandon advised that Construction Requisition number one totals \$12,612.50 and
75 is being presented for ratification.
76

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board Ratified Execution and Payment of Special Assessment Revenue Bonds, Series 2021, Construction Requisition Number 1, for the Greyhawk Landing Community Development District.

77
78 **SIXTH ORDER OF BUSINESS** **Discussion and Consideration of**
79 **Placing Additional Benches Along**
80 **Greyhawk Boulevard**
81
82

83 Mr. Hengel asked If Ms. FerroNyalka has obtained any pricing. She advised that she
84 had not. Mr. Hengel advised that he would like to place additional benches on Greyhawk
85 Boulevard as well as Mulberry. Ms. FerroNyalka advised that she will obtain pricing and move

86 the project forward.

87
88 **SEVENTH ORDER OF BUSINESS** **Consideration of Proposals**
89 **Received in Response to the RFP**
90 **for Access Control**
91

92 Ms. Blandon advised the RFP was published on November 16th and was sent to several
93 vendors. She advised that proposals for Access Control were received from Envera Systems
94 and Main Gate; she advised that additional vendors visited the site but declined to submit. Mr.
95 Jacuk advised that the Envera Systems proposals did not meet the threshold of what was
96 requested but Main Gate did provide a complete proposal. Mr. Jacuk recommended holding off
97 on awarding the contract and negotiate with Main Gate. Mr. Cohen advised that the Board can
98 decide to not make a decision this evening or could rank Main Gate as the top respondent and
99 then let Mr. Jacuk negotiate. Discussion ensued. Mr. Jacuk asked that Staff reach out to Bond
100 Counsel to inquire as to the possibility of reallocating bond funds. The Board asked that Ms.
101 Blandon advise Envera that no decision was made.

102
103 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding Butter Cup**
104 **Glen/Peace Church Opening**
105

106 Mr. Hengel advised that this is an access issue. Ms. FerroNyalka advised that there is a
107 well or pump in the back area and so if a fence is installed a gate will need to be installed for
108 access. The Board asked that Ms. FerroNyalka obtain pricing for fencing at the property line.

109
110 **NINTH ORDER OF BUSINESS** **Staff Reports**

111
112 A. Aquatic Report
113 Crosscreek was not present. Mr. Hengel advised that he would like a schedule
114 for site visits and would like for Crosscreek to attend meetings.

115
116 B. Field Manager Report
117 Ms. FerroNyalka advised of a broken board on the fishing pier. The Board
118 asked that she repair the broken board. She advised that she is still in the
119 process of hiring the maintenance position and she is awaiting the results of his
120 drug test. Ms. FerroNyalka advised that the two gym ellipticals are in need of
121 replacement. The Board asked that Ms. FerroNyalka obtain pricing for
122 replacement. Discussion ensued. Ms. FerroNyalka advised that Mr.
123 Cofrancesco is working to consolidate the Spectrum bills and will then look into
124 increasing the Wi-Fi speed. Ms. FerroNyalka advised that one of the
125 handicapped chair lifts needs a new control panel. She advised that new soccer
126 nets are on order.

127
128 C. Landscape Maintenance Update
129 Mr. Bautista advised that the week of Christmas will be a three-day work week.
130 He reviewed the maintenance being conducted on an ongoing basis. Mr.
131 Bautista advised that there will be a skeleton crew on site the last week of
132 December. Ms. FerroNyalka asked if a proposal has been created for

133 bushhogging of the Petrel area. Mr. Bautista advised that he is in
134 correspondence with his manager as a discussion needs to be held with Mr.
135 Hengel regarding clearing out of the area and then mowing. Mr. Bautista
136 recommended holding off until January 4th to conduct the St. Augustine
137 fertilization. He advised that the oak tree lifting project will need to be
138 scheduled. The Board discussed that the tree trimming is part of the contract.
139

140 D. District Engineer

141 Mr. Schappacher advised that ninety percent of the materials for the reclaimed
142 water have been received and as soon as the remaining materials are received
143 the vendor will schedule the work. He advised that regarding the Pulte
144 connection, he reached out to the contractor to fill in the gaps and he has
145 recommended putting back to the way it was. Mr. Schappacher advised that
146 the County was onsite, and he hopes that the County will sign off on the work.
147 He advised that regarding the paving; one requirement is to mill and overlay
148 twenty-five or fifty feet from the manhole with the work to be conducted in
149 February. Mr. Schappacher advised that the vendor for the District roads is
150 scheduled for mid-February to March. He advised that he attended the
151 pickleball Zoom meeting and there is a requirement for two parking spaces per
152 court. Mr. Schappacher advised that regarding the bank restoration; the vendor
153 is ready to come in to do the finish work although the easements are full of
154 vegetation and so Ms. FerroNyalka will review alternative options.
155

156 E. District Counsel

157 Mr. Cohen advised that the Pulte license is still on hold as issues still need to
158 be addressed. He further advised that the contract for the roadway work is
159 prepared, and we are awaiting the performance and payment bonds.
160

161 F. District Manager

162 Ms. Blandon presented District Management report and reviewed the financial
163 standing of the District to date. She reviewed the updates to the action item list.
164

165 Ms. Blandon inquired as to moving the January meeting to January 26, 2022.
166 The Board concurred.
167

168 **TENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on November 18, 2021**

169
170
171 Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on
172 November 18, 2021 and asked if there were any questions related to the minutes. It was
173 noted that Solitude, not Aquagenix, provided the aquatics update.
174
175

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 18, 2021, Subject to the Correction Noted on the Record, for the Greyhawk Landing Community Development District.

176
177 **ELEVENTH ORDER OF BUSINESS** **Consideration of the Operations**
178 **and Maintenance Expenditures for**
179 **the Month of October 2021**
180

181 Ms. Blandon advised that the Operations and Maintenance expenditures for the period
182 of October 1-31, 2021 total \$159,764.90 and asked if there were any questions. There were
183 none.
184

On a Motion by Ms. Adi, seconded by Mr. Hengel, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of October 2021 (\$159,764.90), for the Greyhawk Landing Community Development District.

185
186 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests**
187

188 Ms. Blandon opened the floor to Supervisor Requests.
189

190 Ms. Ady advised that Mr. Brizendine reached out to her regarding the Florida Class
191 investment and there is a better option available.
192

On a Motion by Ms. Adi, seconded by Mr. Hengel, with all in favor, the Board Approved Moving the Florida Class Investment to a Higher Yield Account, for the Greyhawk Landing Community Development District.

193
194 Mr. Hengel thanked the events group for the Christmas event and thanked Mr. Cody
195 for the upcoming parade. He asked that the January agenda contain an item for irrigation
196 automation. Mr. Hengel advised that trimming of the trees is part of the Landscape contract.
197 He advised that he will be obtaining proposals for a landscape redesign at the entrance as
198 well as the beds at Mulberry. Mr. Hengel advised that he would like to see a letter sent to Mr.
199 Rodgers advising that they cannot use District property for parking or staging. He advised that
200 he received about twelve responses for volunteers to clean up the nature trail, and so he may
201 have a total of twenty volunteers.
202

203 Mr. Bush advised that CDD fees were increased for Capital Improvements. He inquired
204 as to the spending of the Reserves. Ms. Blandon recommended having the reserve study
205 updated, she recommended starting the process now so that any recommended changes can
206 be incorporated into the budget process.
207
208
209

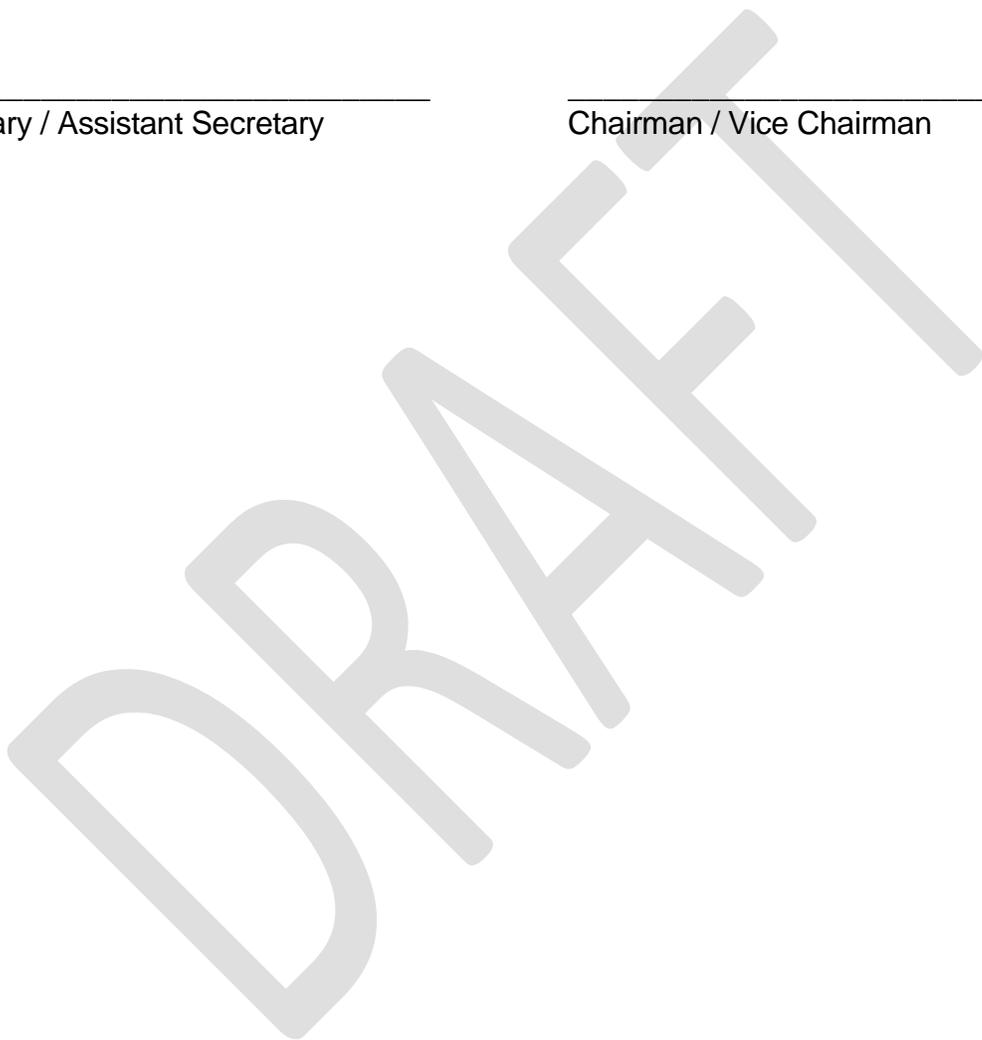
210 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**
211

212 Ms. Blandon advised that there was no further business to come before the Board and
213 asked for a motion to adjourn.
214

On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Adjourned the Meeting at 7:20 p.m., for the Greyhawk Landing Community Development District.

215
216
217 _____
218 Secretary / Assistant Secretary

Chairman / Vice Chairman



Tab 12

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · Ft. Myers, FLORIDA (239) 936-0913
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$155,690.84**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A-NIKS LLC	010258	59218	Refill Service 11/21	\$ 398.75
ADP Easypay	PR ppe 103121	PR ppe 103121	Payroll PPE 10/31/21 PD 11/05/21	\$ 2,420.98
ADP Easypay	PR ppe 111421	PR ppe 111421	Payroll PPE 11/14/21 PD 11/19/21	\$ 2,330.62
ADP Easypay	PR Fees 103121	PR Fees 103121	Payroll Fees PPE 10/31/21	\$ 115.13
ADP Easypay	PR Fees 111421	PR Fees 111421	Payroll Fees PPE 11/14/21	\$ 115.13
Bright House Networks, LLC	ACH113021-1	0036325323-01 11/21	700 Greyhawk Blvd - Gym 11/21	\$ 19.30
Bright House Networks, LLC	ACH113021-1	046658101101621	1400 Greyhawk Blvd 10/21	\$ 107.11
Bright House Networks, LLC	ACH113021-1	04672170110321	Guardhouse Internet 11/21	\$ 92.95
Bright House Networks, LLC	ACH113021-1	072388301101621	700 Greyhawk Blvd 10/21	\$ 207.24
Champion Carpet & Tile Cleaning Inc.	010275	111821	Cleaned Clubhouse Floors 11/21	\$ 150.00
Department of Economic Opportunity	010259	84681	Special District Fee FY21/22	\$ 175.00
Disclosure Services, LLC	010245	6	Amortization Schedule Series 2021 11/01/2021	\$ 100.00
EarthBalance	010260	44420	Wetland Maintenance 10/21	\$ 3,295.00
Fitness Logic, Inc.	010267	104293	Monthly Maintenance and Cleaning 11/21	\$ 125.00
Florida Power & Light Company	010268	FPL Electric Summary 11/21	FPL Electric Summary Bill 11/21	\$ 3,619.60
Florida Power & Light Company	010269	FPL Summary #2 10/21	FPL Electric Summary #2 Bill 10/21	\$ 2,319.83

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	010261	Sales Tax 10/21	Sales & Use Tax 10/21	\$ 99.62
Florida Lawnpros, Inc.	010246	3797	Stormwater Drainage System Maintenance 10/21	\$ 1,850.00
Frontier Florida LLC	ACH113021-2	062013-5 11/21	Frontier Services 11/21	\$ 355.18
Frontier Florida LLC	ACH113021-2	941-708-3290-042407-5 11/21	Frontier Services 11/21	\$ 59.31
Frontier Florida LLC	ACH113021-2	941-745-5603-070120-5 10/21	Frontier Services 10/21	\$ 65.12
Frontier Florida LLC	ACH113021-2	941-745-5603-070120-5 11/21	Frontier Services 11/21	\$ 65.12
Frontier Florida LLC	ACH113021-2	941-750-9046-070120-5 11/21	Frontier Services 11/21	\$ 104.65
Gorilla Kleen, LLC	010247	24174	Pool Deck Cleaned 10/21	\$ 745.00
Gregory Perra	010250	GP102621	Board of Supervisors Meeting 10/26/2021	\$ 200.00
Greyhawk Landing CDD	CD1530	CD1530	Debit Card Replenishment	\$ 1,770.31
Greyhawk Landing CDD	CD1531	CD1531	Debit Card Replenishment	\$ 829.51
Greyhawk Landing CDD	CD1532	CD1532	Debit Card Replenishment	\$ 1,319.76
Gulf Coast Grass, Inc.	010270	9018	Sod Installation Final Payment 11/21	\$ 40,078.80
HomeTeam Pest Defense, Inc.	010271	80827357	Sentricon Monitoring 11/21	\$ 136.30
JJ Pavement Marking Works LLC	010237	SC07222102-1	Thermoplastic Markings 09/21	\$ 852.00
LLS Tax Solutions Inc.	010248	2484	Arbitrage Rebate Calculation Series 2011	\$ 1,000.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	010257	MCUD Summary 10/21	Garbage/Utility Services 10/21	\$ 1,486.64
Mark E Bush	010243	MB102621	Board of Supervisors Meeting 10/26/2021	\$ 200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010272	9220	Service Call 10/21	\$ 125.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010272	9221	Service Call 10/21	\$ 490.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010272	9235	Service Call 10/21	\$ 115.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010272	9239	Street Lights Maintenance 10/21	\$ 1,400.00
On Site Tree Service, LLC	010249	1	Tree Trimming 10/21	\$ 1,615.35
On Site Tree Service, LLC	010249	3	Palm Tree Removal 10/21	\$ 200.00
Persson, Cohen & Mooney, P.A.	010251	1308	General/Monthly Legal Services 10/21	\$ 3,733.50
Pools by Lowell, Inc.	010273	234009	Clubhouse Pool Service 10/21	\$ 1,500.00
Pools by Lowell, Inc.	010273	234010	Rec Pool Service 11/21	\$ 2,100.00
Rizzetta & Company, Inc.	010238	INV0000062591	District Management Fees 11/21	\$ 4,166.70
Rizzetta Amenity Services, Inc.	010256	INV00000000009275	Personnel 10/21	\$ 2,212.94
Rizzetta Amenity Services, Inc.	010262	INV00000000009297	EE Recruiting 10/21	\$ 362.00
Rizzetta Amenity Services, Inc.	010274	INV00000000009323	Management & Personnel 11/21	\$ 4,911.33
Rizzetta Technology Services, LLC	010239	INV0000008210	Email & Website Hosting Services 11/21	\$ 205.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Robert Scott Jacuk	010253	SJ102621	Board of Supervisors Meeting 10/26/21	\$ 200.00
Say No to Bugs, Inc.	010240	117934	Annual Pest Control-Rec Center 10/21	\$ 365.00
Schappacher Engineering, LLC	010263	2022	Engineering Services 10/21	\$ 4,625.29
Securt Holdings LLC	010244	30203	Service Call 10/21	\$ 581.37
Securt Holdings LLC	010266	30375	Service Call 11/21	\$ 337.40
Securt Holdings LLC	010266	39894081321	Service Call 08/21	\$ 1,833.74
Securt Holdings LLC	010266	39929081221	Service Call 08/21	\$ 1,016.46
Securt Holdings LLC	010266	39976081621	Service Call 08/21	\$ 121.40
Securt Holdings LLC	010266	39988081721	Service Call 08/21	\$ 368.68
Securt Holdings LLC	010266	40026081921	Service Call 08/21	\$ 166.35
Solitude Lake Management LLC	010276	PI-A00700434	Aerator repair services 11/21	\$ 189.00
State Alarm Inc.	010241	217641	Service Call - Clubhouse - 10/21	\$ 751.98
State Alarm Inc.	010277	217869	Monthly Alarm Monitoring Service 12/21	\$ 199.00
TECO-Peoples Gas	ACH113021-3	211012697549 10/21	12350 Mulberry Ave 10/21	\$ 15.10
Terry's Tree Service of S.W. FL, LLC	010264	16497	Tree Trimming Services 11/21	\$ 75.00
TFR Cleaning Services Inc.	010278	68878	Janitorial Services 11/21	\$ 759.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Universal Protection Service, LLC	010254	11927124	Security 10/1/2021-10/28/2021	\$ 18,678.05
Verizon Wireless	010255	9891164709	Telephone Services 10/21	\$ 66.62
Welch Tennis Courts, Inc.	010265	63404	Replacement Court Rollers 09/21	\$ 311.83
Welch Tennis Courts, Inc.	010242	64018	Gamma Scor Post Pro Complete 10/21	\$ 164.96
Yellowstone Landscape	010279	SS 282586	Monthly Landscape Maintenance 11/21	\$ 30,995.65
Yellowstone Landscape	010279	SS 283773	Plant Installation 11/21	\$ 140.00
Yellowstone Landscape	010279	SS 289417	irrigation repairs 11/21	\$ 3,438.18
Yellowstone Landscape	010279	SS 291493	Tree Trimming 11/21	\$ 345.00
Report Total				<u>\$ 155,690.84</u>

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · Ft. Myers, FLORIDA (239) 936-0913
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures December 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2021 through December 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$196,305.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A N J Excavation LLC	010296	23B	Sidewalk Install 11/21	\$ 3,085.00
A N J Excavation LLC	010296	24B	Sidewalk Install 11/21	\$ 4,271.00
ADP Easypay	PR ppe 123121	PR ppe 123121	Payroll PPE 12/31/21	\$ 500.00
ADP Easypay	PR Fees 123121	PR Fees 123121	Payroll Fees PPE 12/31/21	\$ 115.95
Aquagenix	010323	4122485	Monthly Pond Maintenance 10/21	\$ 4,582.00
Aquagenix	010323	4122486	Monthly Aquatic Maintenance GHW 10/21	\$ 3,750.00
Bright House Networks, LLC	ACH123121-1	0036325323-01 12/21	700 Greyhawk Blvd - Gym 12/21	\$ 19.30
Bright House Networks, LLC	ACH123121-1	46658101111621	1400 Greyhawk Blvd 11/21	\$ 107.11
Bright House Networks, LLC	ACH123121-1	46721701120121	Guardhouse Internet 12/21	\$ 92.95
Bright House Networks, LLC	ACH123121-1	72388301111621	700 Greyhawk Blvd 11/21	\$ 207.24
Central Systems & Security Services, Inc.	010309	6970682	Annual Monitoring Service 1270-1375	\$ 252.00
Club Care, Inc.	010297	31268	Flower Install 11/21	\$ 911.00
Club Care, Inc.	010297	31269	Flower Install 11/21	\$ 1,452.00
Club Care, Inc.	010297	31270	Flower Install 11/21	\$ 1,485.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Club Care, Inc.	010297	31271	Flower Install 11/21	\$ 1,449.00
Club Care, Inc.	010310	31352	Flower Install 11/21	\$ 1,431.00
Club Care, Inc.	010310	31353	Flower Install 11/21	\$ 1,088.00
Fitness Logic, Inc.	010311	104743	Fitness Equipment Repair 12/21	\$ 505.96
Florida Power & Light Company	010312	FPL Electric Summary 12/21	FPL Electric Summary Bill 12/21	\$ 4,120.64
Florida Power & Light Company	010313	FPL Summary #2 11/21	FPL Electric Summary #2 Bill 11/21	\$ 2,400.29
Florida Department of Revenue	010284	Sales Tax 11/21	Sales & Use Tax 11/21	\$ 31.47
Frontier Florida LLC	ACH123121-2	062013-5 12/21	Frontier Services 12/21	\$ 355.18
Frontier Florida LLC	ACH123121-2	941-708-3290-042407-5 12/21	Frontier Services 12/21	\$ 59.31
Frontier Florida LLC	ACH123121-2	941-745-5603-070120-5 12/21	Frontier Services 12/21	\$ 65.12
Frontier Florida LLC	ACH123121-2	941-750-9046-070120-5 12/21	Frontier Services 12/21	\$ 104.65
Gettel Toyota of Lakewood	010307	LRCS332294	Truck Repair 12/17/21	\$ 2,429.18
Giella Designs, LLC	010314	402104	50% Balance for Christmas Decorations - 12/21	\$ 7,200.00
Gorilla Kleen, LLC	010298	23837	Sidewalk Cleaning 09/21	\$ 1,895.00

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<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gregory Perra	010281	GP111821	Board of Supervisors Meeting 11/18/21	\$ 200.00
Gregory Perra	010316	GP121621	Board of Supervisors Meeting 12/16/21	\$ 200.00
Greyhawk Landing CDD	CD1538	CD1538	Debit Card Replenishment	\$ 630.02
Greyhawk Landing CDD	CD1537	CD1537	Debit Card Replenishment	\$ 826.27
LaPensee Plumbing, Inc.	010285	427963	Service Call - rec center 11/21	\$ 130.00
Manatee County Utilities Department	010286	MCUD Summary 11/21	Garbage/Utility Services 11/21	\$ 1,830.46
Mark E Bush	010280	MB111821	Board of Supervisors Meeting 11/18/21	\$ 200.00
Mark E Bush	010308	MB121621	Board of Supervisors Meeting 12/16/21	\$ 200.00
McClatchy Company, LLC	010299	76656	Legal Advertising 36838 11/21	\$ 159.12
MCSO	010315	39969	Security/Escort/Traffic Service 12/21	\$ 2,520.00
MCSO	010315	39970	Security/Escort/Traffic Service 11/20 & 12/20	\$ 1,080.00
MCSO	010315	39971	Security/Escort/Traffic Service 01/21-11/21	\$ 17,995.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010300	9349	Street Lights Maintenance 12/21	\$ 1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010300	9355	Service Call 12/21	\$ 547.20

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Nostalgic Lampposts & Mailboxes Plus, Inc.	010300	9356	Service Call 12/21	\$ 165.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010300	9357	Service Call 12/21	\$ 635.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	010300	9381	Service Call 12/21	\$ 185.00
Owens Electric, Inc.	010287	20213486	Service Call 11/21	\$ 958.50
Persson, Cohen & Mooney, P.A.	010301	1445	General/Monthly Legal Services 11/21	\$ 3,877.60
Pools by Lowell, Inc.	010288	234855	Replaced Acid Chemical 11/21	\$ 79.95
Pools by Lowell, Inc.	010288	234906	Black Algae Treatment 11/21	\$ 488.00
Pools by Lowell, Inc.	010302	235157	Clubhouse Pool Service 12/21	\$ 1,500.00
Pools by Lowell, Inc.	010302	235158	Rec Pool Service 12/21	\$ 2,100.00
Pools by Lowell, Inc.	010317	235921	Pool Repairs 12/21	\$ 62.76
Pools by Lowell, Inc.	010317	235922	Pool Repairs 12/21	\$ 24.00
Pools by Lowell, Inc.	010324	236168	Pool Repairs 12/21	\$ 39.90
Pools by Lowell, Inc.	010324	236280	Pool Repairs 12/21	\$ 4,840.95
Rizzetta & Company, Inc.	010289	INV0000060453	Mass Mailing 7/26/2021	\$ 2,035.87

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Rizzetta Amenity Services, Inc.	010290	INV0000000009350	Personnel 11/21	\$ 4,010.24
Rizzetta Amenity Services, Inc.	010318	INV0000000009394	Management/Oversight/Personnel 12/10/21	\$ 5,031.70
Rizzetta Technology Services, LLC	010291	INV0000008301	Email & Website Hosting Services 12/21	\$ 205.00
Robert Saliva	010292	10087	gate repair 12/21	\$ 420.00
Robert Scott Jacuk	010282	SJ111821	Board of Supervisors Meeting 11/18/21	\$ 200.00
Robert Scott Jacuk	010319	SJ121621	Board of Supervisors Meeting 12/16/21	\$ 200.00
Say No to Bugs, Inc.	010320	118606	Pest Control 12/21	\$ 395.00
Schappacher Engineering, LLC	010303	2037	Engineering Services 11/21	\$ 6,045.00
Securt Holdings LLC	010283	30465	Service Call 11/21	\$ 1,018.15
Securt Holdings LLC	010306	35070051321	Service Call 05/21	\$ 52.65
Securt Holdings LLC	010306	35167052121	Service Call 05/21	\$ 357.85
Securt Holdings LLC	010306	36296060921	Service Call 06/21	\$ 592.37
Securt Holdings LLC	010306	36340061121	Service Call 06/21	\$ 260.78
Securt Holdings LLC	010306	41270091521	Service Call 09/21	\$ 213.85

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Securt Holdings LLC	010306	41306091721	Service Call 09/21	\$ 258.90
Securt Holdings LLC	010306	41327092221	Service Call 09/21	\$ 336.19
Solitude Lake Management LLC	010321	PI-A00714442	Lake & Pond Management 11/21	\$ 4,200.00
State Alarm Inc.	010304	218400	Clubhouse CCTV 11/21	\$ 742.50
State Alarm Inc.	010304	218469	Service Call - Clubhouse - 11/21	\$ 482.98
State Alarm Inc.	010304	218730	Monthly Alarm Monitoring Service 01/22	\$ 199.00
Sun State Landscape Management, Inc.	010293	39955	Bush Hog Mowing 11/21	\$ 1,500.00
TECO-Peoples Gas	ACH123121-3	211012697549 11/21	12350 Mulberry Ave 11/21	\$ 15.10
TFR Cleaning Services Inc.	010305	69326	Janitorial Services 12/21	\$ 759.00
Universal Protection Service, LLC	010294	12042327	Security 10/29/221-11/25/2021	\$ 19,760.22
Verizon Wireless	ACH123121-4	9893378127	Telephone Services 12/21	\$ 457.84
Welch Tennis Courts, Inc.	010325	64753	Soccer Nets 12/21	\$ 272.00
Yellowstone Landscape	010295	SS 277371	Irrigation Maintenance 10/21	\$ 1,224.54
Yellowstone Landscape	010295	SS 277372	Irrigation Maintenance 10/21	\$ 701.66

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Yellowstone Landscape	010295	SS 293554	Plant Installation 11/21	\$ 424.00
Yellowstone Landscape	010322	SS 302368	Push Back and Clean Up 12/21	\$ 18,000.00
Yellowstone Landscape	010322	SS 303440	Tree Removal 12/21	\$ 1,075.00
Yellowstone Landscape	010322	SS 303441	Tree Removal 12/21	\$ 225.00
Yellowstone Landscape	010322	SS 303442	Plant Installation 12/21	\$ 321.00
Yellowstone Landscape	010322	SS 303443	Plant Installation 12/21	\$ 270.00
Yellowstone Landscape	010322	SS 304405	Irrigation Maintenance 12/21	\$ 3,152.20
Yellowstone Landscape	010322	SS 304449	Monthly Landscape Maintenance 12/21	\$ 30,995.66
Yellowstone Landscape	010326	SS 308318	Irrigation Maintenance 12/21	<u>\$ 3,053.87</u>
Report Total				<u>\$ 196,305.20</u>