



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting January 25, 2024

**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	Chairman
	Mark Bush	Vice Chairman
	Cheri Ady	Assistant Secretary
	Scott Jacuk	Assistant Secretary
	Patty Mathews	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, 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 18, 2024

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, January 25, 2024, 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. STAFF REPORTS & UPDATES**
 - A. District Engineer
 1. Update on Roadway Rejuvenation Project
 - B. Aquatic Maintenance
 - C. Landscape Maintenance
 - D. Field Manager Tab 1
 - E. District Counsel
 - F. District Manager
 1. Review of Monthly Financial Statements Tab 2
 2. DM Report Tab 3
 3. FEMA Update
 4. Review of Campus Suite Website Compliance Report, December 2023, 4th Quarter Tab 4
- 4. CONTINUED BUSINESS ITEMS**
 - A. Update Regarding Gate Installation Project and RFID Distribution
 - B. Discussion and Consideration of Pool Furniture Proposals Tab 5
 - C. Consideration of Allied Universal Contract Increase Proposal Tab 6
- 5. BUSINESS ITEMS**
 - A. Discussion and Consideration of Lamppost Painting Proposal Tab 7
 - B. Consideration of Crosscreek Environmental Inc Proposal for Mechanical Excavation of Pond #37 Tab 8
 - C. Discussion and Consideration of Classic Marcite, Inc Proposal for Rec Pool Renovation Tab 9
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 14, 2023, Tab 10
 - B. Ratification of the Operations and Maintenance Expenditures for November and December 2023 Tab 11
 - C. Ratification of Special Assessment Revenue Bonds, Series 2021 (2021 Project), Requisitions 50, 51, 52 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, Fernandez & Jackson, P.A.

Tab 1



**GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT**

Andrew Davis – January 25, 2024

Aquatics - Lakes & Ponds Update:

As of 1/5/24:

Cross Creek has been on site every Friday and has dealt with windy conditions 3 out of the 4 weeks. Treatment was limited because of the wind factor.

20 West- Alligator weed and pennywort treated on 12/15

39 East- Duck weed, water lettuce, and Asola needed attention after a few weeks the floating vegetation subsided.

27 East- Floating hydrilla and duck weed were present 5-10 feet out from the banks. Spray treatment completed on 1/5/24.

Items to be addressed by Cross creek that are pending: N/A

Yellowstone Landscape Update

Meetings held on: Tuesday, 12/20 & Friday 01/12

As of 1/5/24:

Palm debris on Chantilly trail has been cleaned up as of 12/19 and grass at the Mulberry roundabout has been removed.

12/21/23 Yellowstone provided proposal to repair irrigation pressure tank. Work was completed on 1/5/24. All systems tested to be functional and fully operational.

Completed 01/12/24 - Variegate Jasmine installed at Mulberry roundabout

Items to be addressed by Yellowstone that are pending:

- De-mossing of trees – process started Jan 3rd along inbound lane from guardhouse to REC center.
- Vertical trim / cuts around common areas and behind homes
- String trim around lake edges

Main Gate Update:

As of Thursday, Jan 4th, 2024

Maingate was able to attain a new boring contractor but have yet to secure dates for the boring scope of work to continue.

An engineer was required to sign off on new drawings for the post fittings. No word back yet (01/12/24)

Tentative completion date is 5/15/24

<i>GATES THAT NEED BORING:</i>	<i>GATES COMPLETED WITH BORING:</i>
Upper Manatee	Geranium
Harriers	Brambling
Front gate	
Rosemary	
Goldenrod	

Pavement Technologies/ Reclimate Project:

Mark Young from PTI has not returned any messages or followed through with his word to contact me in regard to any additional cleanup.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of Jan 2024:

A meeting with Jan Pro was held on 12/28/23 to discuss the lack of services rendered and to put them on notice we are not satisfied.

Two other companies have provided cleaning estimates as a result.

Recreation Center	Mulberry Clubhouse
Tested batteries for ADA chair lift. 1 of 3 is not holding a charge	Hot tub ORP (auto chem feeder) is not working, and new system ordered for replacement

Pending Items

Recreation Center	Mulberry Clubhouse
Elliptical delivery date – week of 01/22	Camera system at pickleball courts – install date set for Jan. 20 th 2024
Flooring scheduled for install on 01/17 - 1/18	
Tennis court maglock is not releasing correctly - scheduled to be fixed 01/20	

Toilet in Girls Cabana is being fixed (not working) handle to flush is broken on inside of tank

Outdoor water bottle fill station not operational. Lapensee plumbing will fix this and toilet

Maintenance and Operations

Pending Projects Update:

- Sidewalks need to be grinded down
- Homes located along Blackbird Court have several areas of minor erosion. These areas need to be looked at and a plan to correct the erosion should be implemented.

Recommendations for the Board of Supervisors:

Pool furniture quote - Repair only what is necessary estimate number 27040 and estimate number 27089.

Tab 2



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

December 31, 2023

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 12/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,590,472	270,000	0	0	1,860,472	0	0
Investments	34,019	1,598,630	930,360	1,903,328	4,466,338	0	0
Accounts Receivable	245,635	0	111,255	0	356,890	0	0
Prepaid Expenses	345	0	0	0	346	0	0
Refundable Deposits	9,130	0	0	0	9,130	0	0
Due From Other	67,817	0	0	0	67,817	0	0
Fixed Assets	0	0	0	0	0	28,402,965	0
Amount Available in Debt Service	0	0	0	0	0	0	1,041,615
Amount To Be Provided Debt Service	0	0	0	0	0	0	9,666,385
Total Assets	1,947,419	1,868,630	1,041,615	1,903,328	6,760,993	28,402,965	10,708,000
Liabilities							
Accounts Payable	57,582	14,288	0	0	71,870	0	0
Accrued Expenses	41,378	0	0	0	41,378	0	0
Other Current Liabilities	37	0	0	0	36	0	0
Due To Other	0	4,840	0	62,976	67,818	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	10,708,000
Deposits Payable	2,100	0	0	0	2,100	0	0
Total Liabilities	101,097	19,128	0	62,976	183,202	0	10,708,000
Fund Equity & Other Credits							
Beginning Fund Balance	399,364	1,599,143	234,076	1,818,078	4,050,661	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,402,965	0
Net Change in Fund Balance	1,446,958	250,359	807,539	22,274	2,527,130	0	0
Total Fund Equity & Other Credits	1,846,322	1,849,502	1,041,615	1,840,352	6,577,791	28,402,965	0
Total Liabilities & Fund Equity	1,947,419	1,868,630	1,041,615	1,903,328	6,760,993	28,402,965	10,708,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	503	(503)
Special Assessments				
Tax Roll	1,877,073	1,877,073	1,890,431	(13,358)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	1,547	(1,547)
Total Revenues	1,877,073	1,877,073	1,892,481	(15,408)
Expenditures				
Legislative				
Supervisor Fees	9,600	2,400	2,200	200
Total Legislative	9,600	2,400	2,200	200
Financial & Administrative				
Accounting Services	20,550	5,138	5,138	0
Administrative Services	4,867	1,216	1,216	0
Arbitrage Rebate Calculation	1,000	500	0	500
Assessment Roll	5,408	5,408	5,408	0
Auditing Services	3,650	0	0	0
Bank Fees	0	0	113	(113)
Disclosure Report	1,000	0	0	0
District Engineer	40,000	10,000	9,615	385
District Management	24,336	6,084	6,084	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,326	1,082	1,082	0
Legal Advertising	2,300	575	255	320
Miscellaneous Mailings	1,000	250	0	250
Public Officials Liability Insurance	3,655	3,655	3,458	197
Trustees Fees	11,530	6,223	5,877	346
Website Hosting, Maintenance, Backup & E	4,418	2,257	2,257	0
Total Financial & Administrative	128,215	42,563	40,678	1,885
Legal Counsel				
District Counsel	41,000	10,250	8,020	2,230
Total Legal Counsel	41,000	10,250	8,020	2,230
Security Operations				
FHP Patrol	27,500	6,875	4,620	2,255
Guard & Gate Facility Maintenance & Repa	5,500	1,375	204	1,171
Security Camera Maintenance	6,100	1,525	513	1,012
Security Monitoring Services	7,640	1,910	835	1,075

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Security Services & Patrols	324,492	81,123	87,955	(6,832)
Total Security Operations	371,232	92,808	94,127	(1,319)
Electric Utility Services				
Utility - Recreation Facilities	47,300	11,825	12,285	(460)
Utility - Street Lights	10,100	2,525	2,920	(395)
Utility Services	32,000	8,000	7,010	990
Total Electric Utility Services	89,400	22,350	22,215	135
Gas Utility Service				
Utility Services	200	50	46	4
Total Gas Utility Service	200	50	46	4
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	7,600	1,900	2,981	(1,081)
Total Garbage/Solid Waste Control Services	7,600	1,900	2,981	(1,081)
Water-Sewer Combination Services				
Utility Services	17,000	4,250	7,256	(3,007)
Total Water-Sewer Combination Services	17,000	4,250	7,256	(3,007)
Stormwater Control				
Aquatic Maintenance	46,440	11,610	7,740	3,870
Aquatic Plant Replacement	3,000	750	0	750
Fountain Service Repair & Maintenance	4,500	1,125	0	1,125
Lake/Pond Bank Maintenance & Repair	5,000	1,250	0	1,250
Midge Fly Treatments	10,000	2,500	0	2,500
Stormwater System Maintenance	4,500	1,125	0	1,125
Wetland Invasive Areas Maintenance	25,500	6,375	6,935	(560)
Wetland Monitoring & Maintenance	13,120	3,280	0	3,280
Total Stormwater Control	112,060	28,015	14,675	13,340
Other Physical Environment				
Employee - Salaries	207,678	51,920	36,840	15,080
Employee - Workers Comp	0	0	850	(850)
Entry & Walls Maintenance & Repair	4,000	1,000	0	1,000
Fire Ant Treatment	8,000	2,000	0	2,000
General Liability Insurance	4,677	4,677	3,772	905
Holiday Decorations	15,000	15,000	15,000	0
Irrigation Maintenance	28,200	7,050	2,236	4,814
Landscape - Annuals/Flowers	17,500	4,375	9,987	(5,612)
Landscape - Mulch	40,000	10,000	0	10,000
Landscape Inspection Services	3,600	900	0	900
Landscape Maintenance	371,947	92,987	97,788	(4,801)
Landscape Replacement Plants, Shrubs, Tr	50,000	12,500	7,893	4,607

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Property Insurance	22,340	22,340	23,399	(1,059)
Tree Trimming Services	10,000	2,500	2,435	65
Total Other Physical Environment	782,942	227,248	200,200	27,049
Road & Street Facilities				
Gate Maintenance & Repair	12,000	3,000	0	3,000
Parking Lot Repair & Maintenance	1,500	375	0	375
Roadway Repair & Maintenance	2,500	625	0	625
Sidewalk Maintenance & Repair	15,000	3,750	3,325	425
Street Light/Decorative Light Maintenan	30,000	7,500	7,218	283
Street Sign Repair & Replacement	5,000	1,250	0	1,250
Total Road & Street Facilities	66,000	16,500	10,542	5,957
Parks & Recreation				
Athletic Court/Field/Playground Maintena	3,000	750	1,825	(1,075)
Basketball Court Maintenance & Supplies	3,000	750	0	750
Cable & Internet	13,704	3,426	3,828	(402)
Clubhouse Janitorial Services	11,108	2,777	2,277	500
Dock Repairs and Maintenance	3,000	750	0	750
Facility Supplies	19,500	4,875	1,054	3,821
Fitness Equipment Maintenance & Repair	7,500	1,875	4,105	(2,230)
Maintenance & Repairs	39,500	9,875	11,712	(1,837)
Office Supplies	4,500	1,125	495	630
Pest Control & Termite Bond	1,700	425	395	30
Playground Equipment & Maintenance	2,000	500	0	500
Pool Repairs	33,000	8,250	4,138	4,112
Pool Service Contract	46,200	11,550	11,550	0
Pool/Water Park/Fountain Maintenance	1,000	250	0	250
Tennis Court Maintenance & Supplies	5,000	1,250	0	1,250
Vehicle Maintenance	3,112	778	353	425
Total Parks & Recreation	196,824	49,206	41,732	7,474
Contingency				
Capital Projects	25,000	6,250	0	6,250
Miscellaneous Contingency	30,000	7,500	850	6,650
Total Contingency	55,000	13,750	850	12,900
Total Expenditures	1,877,073	511,290	445,523	65,768
Total Excess of Revenues Over(Under) Expen- ditures	0	1,365,783	1,446,958	(81,175)
Fund Balance, Beginning of Period	0	0	399,364	(399,364)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Fund Balance, End of Period	0	1,365,783	1,846,322	(480,539)

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,602	(12,602)
Special Assessments				
Tax Roll	270,000	270,000	270,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>282,602</u>	<u>(12,602)</u>
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	33,614	236,386
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>33,614</u>	<u>236,386</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>33,614</u>	<u>236,386</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>248,988</u>	<u>(248,988)</u>
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	1,371	(1,371)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>1,371</u>	<u>(1,371)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1,371</u>	<u>(1,371)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,599,143</u>	<u>(1,599,143)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,849,502</u>	<u>(1,849,502)</u>

985 Debt Service Fund S2021 Refund **Greyhawk Landing Community Development District**

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	699	(699)
Special Assessments				
Tax Roll	354,900	354,900	357,071	(2,171)
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>357,770</u>	<u>(2,870)</u>
Expenditures				
Debt Service				
Interest	61,900	61,900	32,110	29,789
Principal	293,000	293,000	0	293,000
Total Debt Service	<u>354,900</u>	<u>354,900</u>	<u>32,110</u>	<u>322,789</u>
Total Expenditures	<u>354,900</u>	<u>354,900</u>	<u>32,110</u>	<u>322,789</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>325,660</u>	<u>(325,660)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>62,810</u>	<u>(62,810)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>388,470</u>	<u>(388,470)</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	837	(837)
Special Assessments				
Tax Roll	305,910	305,910	307,781	(1,872)
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>308,618</u>	<u>(2,709)</u>
Expenditures				
Debt Service				
Interest	189,910	189,910	96,293	93,617
Principal	116,000	116,000	0	116,000
Total Debt Service	<u>305,910</u>	<u>305,910</u>	<u>96,293</u>	<u>209,617</u>
Total Expenditures	<u>305,910</u>	<u>305,910</u>	<u>96,293</u>	<u>209,617</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>212,325</u>	<u>(212,325)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>117,917</u>	<u>(117,917)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>330,242</u>	<u>(330,242)</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	518	(518)
Special Assessments				
Tax Roll	311,771	311,771	313,678	(1,907)
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>314,196</u>	<u>(2,425)</u>
Expenditures				
Debt Service				
Interest	86,771	86,771	44,642	42,128
Principal	225,000	225,000	0	225,000
Total Debt Service	<u>311,771</u>	<u>311,771</u>	<u>44,642</u>	<u>267,128</u>
Total Expenditures	<u>311,771</u>	<u>311,771</u>	<u>44,642</u>	<u>267,128</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>269,554</u>	<u>(269,554)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>53,349</u>	<u>(53,349)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>322,903</u>	<u>(322,903)</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 12/31/2023	Year To Date 12/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	25,189	(25,189)
Total Revenues	0	0	25,189	(25,189)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	2,915	(2,915)
Total Other Physical Environment	0	0	2,915	(2,915)
Total Expenditures	0	0	2,915	(2,915)
Total Excess of Revenues Over(Under) Expenditures	0	0	22,274	(22,274)
Fund Balance, Beginning of Period	0	0	1,818,078	(1,818,078)
Total Fund Balance, End of Period	0	0	1,840,352	(1,840,352)

Greyhawk Landing CDD
Investment Summary
December 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2023</u>
The Bank of Tampa	Money Market	\$ 6,934
The Bank of Tampa ICS Program:		
Ameris Bank	Money Market	43
First Horizon Bank	Money Market	25
Veritex Community Bank	Money Market	27,017
Total General Fund Investments		\$ 34,019
FL CLASS General Fund Reserve - Enhanced Cash	FL Class General Fund Reserve - Enhanced Cash - 5.3556% Monthly	\$ 458,976
The Bank of Tampa ICS Program Capital Reserve:		
Ameris Bank	Money Market	44
East Weest Bank	Money Market	248,825
First Horizon Bank	Money Market	94,115
Pinnacle Bank	Money Market	248,825
Veritex Community Bank	Money Market	83,625
Western Alliance Bank	Money Market	248,825
The Bank of Tampa ICS Program Road Reserve:		
Ameris Bank	Money Market	259
First Horizon Bank	Money Market	154,608
Veritex Community Bank	Money Market	60,528
Total Reserve Fund Investments		\$ 1,598,630
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct	\$ 347,873
US Bank S2021 Prepayment	US Bank Money Market Ct	927
US Bank S2021 Revenue	US Bank Money Market Ct	286,312
US Bank S2023 Interest	US Bank Money Market Ct	1,878
US Bank S2023 Revenue	US Bank Money Market Ct	293,370
Total Debt Service Fund Investments		\$ 930,360
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$ 1,903,328
Total Capital Projects Fund Investments		\$ 1,903,328

Greyhawk Landing Community Development District
Summary A/R Ledger
From 12/01/2023 to 12/31/2023

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
985, 2776							
	985-001	985 General Fund	Manatee County Tax Collector	AR00001521	12110	10/01/2023	245,634.15
Sum for 985, 2776							245,634.15
985, 2778							
	985-200	985 Debt Service Fund S2021 Re- fund	Manatee County Tax Collector	AR00001521	12110	10/01/2023	40,597.87
Sum for 985, 2778							40,597.87
985, 2779							
	985-201	985 Debt Service Fund S2013/S2023	Manatee County Tax Collector	AR00001521	12110	10/01/2023	34,993.76
Sum for 985, 2779							34,993.76
985, 2780							
	985-202	985 Debt Service Fund S2021	Manatee County Tax Collector	AR00001521	12110	10/01/2023	35,664.22
Sum for 985, 2780							35,664.22
Sum for 985							356,890.00
Sum Total							356,890.00

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District
Summary A/P Ledger
From 12/1/2023 to 12/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776						
	985 General Fund	12/19/2023	Crosscreek Environmental, Inc.	15734	Vegetation Removal 12/23	985.00
	985 General Fund	12/19/2023	Crosscreek Environmental, Inc.	15735	Tree Pruning 12/23	2,750.00
	985 General Fund	12/18/2023	Crosscreek Environmental, Inc.	15751	Quarterly Maintenance 12/23	3,200.00
	985 General Fund	12/18/2023	Crosscreek Environmental, Inc.	15752	Monthly Maintenance 12/23	3,870.00
	985 General Fund	12/17/2023	FL Off Duty Police	GH121723	Off Duty Patrol Services 11/23	3,630.00
	985 General Fund	12/19/2023	G & S Pool Supply, Inc.	253422	Pool Repairs 12/23	270.00
	985 General Fund	12/18/2023	Healthy Living Pharmacy LLC	121823	Healthy Rental Refund 12/23	225.00
	985 General Fund	12/18/2023	LaPensee Plumbing, Inc.	464925	Restroom Service - 12/23	199.25
	985 General Fund	12/06/2023	Main Gate Enterprises, Inc.	34461	Service Call 12/23	204.20
	985 General Fund	12/09/2023	Nostalgic Lampposts & Mailboxes Plus, Inc.	1869	Street Light Maintenance 11/23	332.50
	985 General Fund	12/08/2023	Nostalgic Lampposts & Mailboxes Plus, Inc.	1847	Street Light Maintenance 11/23	1,400.00
	985 General Fund	12/12/2023	Owens Electric, Inc.	16226016	Service Call 12/23	264.00
	985 General Fund	12/05/2023	Pools by Lowell, Inc.	64193524	Pool Repairs 12/23	300.00
	985 General Fund	12/13/2023	Pools by Lowell, Inc.	64659349	Pool Repairs 12/23	403.24
	985 General Fund	12/12/2023	Pools by Lowell, Inc.	64602357	Pool Repairs 12/23	300.00
	985 General Fund	12/07/2023	Pools by Lowell, Inc.	64478548	Pool Repairs 12/23	89.56
	985 General Fund	12/07/2023	Pools by Lowell, Inc.	64478526	Pool Repairs 12/23	76.62
	985 General Fund	12/12/2023	Pools by Lowell, Inc.	64529382	Pool Repairs 12/23	155.60
	985 General Fund	12/22/2023	Rizzetta & Company, Inc.	INV0000086336	Personnel Reimbursement 12/23	6,398.37
	985 General Fund	12/14/2023	Say No to Bugs, Inc.	124258	Pest Control 12/23	395.00
	985 General Fund	12/10/2023	State Alarm, Inc.	241119	Service Call - Clubhouse 12/23	110.00
	985 General Fund	12/08/2023	TECO Peoples Gas	211012697549	11/23 12350 Mulberry Ave	15.10
	985 General Fund	12/04/2023	Yellowstone Landscape	SS 630322	Irrigation Repairs 12/23	1,013.00
	985 General Fund	12/01/2023	Yellowstone Landscape	SS 624168	Monthly Landscape Maintenance 12/23	30,995.65
	Sum for 985, 2776					57,582.09
985, 2777						
	985 Reserve Fund	12/12/2023	FitRev, Inc.	30140	Treadmills Final Payment 12/23	9,137.50
	985 Reserve Fund	12/18/2023	FitRev, Inc.	30195	New Elliptical Machine 12/23	5,150.00
	Sum for 985, 2777					14,287.50
	Sum for 985					71,869.59
	Sum Total					71,869.59

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

Construction Account Activity Through December 31, 2023

Inflows:	Debt Proceeds	\$ 3,844,216.91
	Total Bond Proceeds:	3,844,216.91
	Interest Earnings	60,834.05
	SFWMD Deposit	13,215.00
	Total Inflows:	\$ 3,918,265.96

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 12/31/23
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	1	ANJ Excavation	(12,612.50)	Cleared
12/22/2021	3	Greyhawk Landing	(51,840.00)	Cleared
1/13/2022	4	Crosscreek Environmental	(79,740.00)	Cleared
3/29/2022	5	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
3/29/2022	6	ANJ Excavation LLC	(16,687.50)	Cleared
3/29/2022	7	Yellowstone Landscape	(3,495.40)	Cleared
4/6/2022	8	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
4/19/2022	9	Gulf Coast Grass Inc.	(49,658.40)	Cleared
4/19/2022	10	Yellowstone Landscape	(4,176.19)	Cleared
5/31/2022	11	Stahlman-England Irrigation, Inc.	(69,991.00)	Cleared
5/31/2022	12	Superior Asphalt, Inc.	(771,025.40)	Cleared
7/6/2022	13	Owens Electric, Inc.	(1,648.50)	Cleared
7/6/2022	14	Stahlman-England Irrigation, Inc.	(43,819.00)	Cleared
8/8/2022	15	Greyhawk Landing	(19,935.00)	Cleared
8/8/2022	16	The Pool Works	(5,250.00)	Cleared
8/25/2022	17	Main Gate Enterprises, Inc.	(3,882.00)	Cleared
10/6/2022	18	Superior Asphalt, Inc.	(18,555.85)	Cleared
10/11/2022	19	Finn Outdoor	(12,130.00)	Cleared
11/8/2022	20	CourtCo	(14,020.00)	Cleared
11/8/2022	21	Crosscreek Environmental	(21,140.00)	Cleared
11/8/2022	22	Finn Outdoor	(21,920.00)	Cleared

11/15/2022	23	Crosscreek Environmental	(2,187.50)	Cleared
12/1/2022	24	CourtCo	(21,030.00)	Cleared
12/1/2022	25	Finn Outdoor	(4,500.00)	Cleared
12/8/2022	26	Gulf Coast Grass Inc.	(9,932.00)	Cleared
1/10/2023	27	Gulf Coast Grass Inc.	(7,200.00)	Cleared
1/10/2023	28	Virtual Access Communications & Control	(44,550.00)	Cleared
1/31/2023	29	Gulf Coast Grass Inc.	(39,726.00)	Cleared
2/21/2023	30	Nostalgic Lampposts & Mailboxes Plus	(3,225.00)	Cleared
2/23/2023	31	CourtCo	(18,250.00)	Cleared
3/15/2023	32	ASAP Fence and Gates LLC	(12,144.00)	Cleared
3/22/2023	33	Gator Grading and Paving	(47,479.50)	Cleared
3/29/2023	34	Florida Playgrounds	(3,187.56)	Cleared
5/17/2023	35	CourtCo	(21,030.00)	Cleared
5/30/2023	37	Finn Outdoor	(26,600.00)	Cleared
6/12/2023	38	Finn Outdoor	(7,750.00)	Cleared
6/12/2023	39	Florida Playgrounds	(25,284.50)	Cleared
5/30/2023	36	ASAP Fence and Gates LLC	(12,144.00)	Cleared
6/19/2023	40	Infinity Construction and Concrete Services,	(700.00)	Cleared
6/30/2023	41	Florida Playgrounds	(6,943.43)	Cleared
6/30/2023	42	Security Ox	(11,411.50)	Cleared
7/13/2023	43	Stahlman-England Irrigation, Inc.	(15,815.00)	Cleared
7/19/2023	45	Infinity Construction and Concrete Services,	(5,263.75)	Cleared
7/13/2023	44	CourtCo	(14,300.00)	Cleared
8/4/2023	46	Crosscreek Environmental	(26,000.00)	Cleared
8/16/2023	47	Bellmore Electric, Inc.	(4,110.00)	Cleared
9/19/2023	48	Gulf Coast Grass Inc.	(12,528.00)	Cleared
9/19/2023	49	Sun State Landscape Management, Inc.	(5,135.00)	Cleared
12/6/2023	50	Infinity Construction and Concrete Services,	(2,915.00)	Cleared

Total Requisitions: (1,855,797.48)

Total Construction Requisitions and COI: (2,014,937.48)

Due to GF: (62,976.32)

Total Outflows: (2,077,913.80)

Series 2021 Construction Fund Balance at December 31, 2023 \$ 1,840,352.16

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
December 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 12/31/23.
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 FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 29, 2024
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats 2, & 4):** Tuesday, November 5, 2024

District Manager's Report

January 17

2024

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FINANCIAL SUMMARY

12/31/2023

General Fund Cash & Investment Balance	\$1,624,491
Reserve Fund Investment Balance	\$1,598,630
Debt Service Fund Investment Balance	\$930,360
Capital Projects Fund Investment Balance	\$1,903,328
Total Cash and Investment Balances	\$6,056,809
General Fund Expense Variance:	\$65,768 Under Budget



Rizzetta & Company

FEMA Update:

DM has been working with Program Delivery Manager Robert Gilliard. DM has received a 7-page request for information. We are reviewing and working on the request which is going to take a substantial amount of time. This has been extremely frustrating as we received notification that Robert Gilliard will no longer be the Program Delivery Manager has been assigned.

Tab 4



Quarterly Compliance Audit Report

GreyHawk Landing

Date: December 2023 - 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**

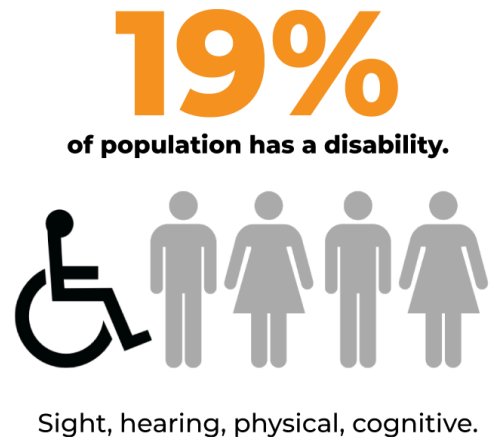
Compliance Criteria

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/sitetools/>



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 5



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
10/30/2023	27040

Name / Address
Greyhawk Landing CDD 9428 Camden Field Parkway Riverview, Florida 33578

Ship To
Greyhawk Landing CDD 12350 Mulberry Ave Bradenton, Florida 34212 Carleen: 941-228-6084 fieldmgr@greyhawkcdd.org

P.O. No.	Terms	Due Date	Rep	FOB
Rec Center	50%DN Bal C.O.D.	7/14/2023	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Chair	12	Refinish/Resling Dining Chair	105.00	1,260.00T
Fiberglass Top	8	New 42" Fiberglass Tops With Hole Frame: TBD Fabric: TBD	169.00	1,352.00T

			Subtotal	\$2,612.00
			Sales Tax (0.0%)	\$0.00
			Total	\$2,612.00

Phone #	Fax #
941-722-5643	941-723-9223



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
11/7/2023	27089

Name / Address
Greyhawk Landing CDD 9428 Camden Field Parkway Riverview, Florida 33578

Ship To
Greyhawk Landing CDD 12350 Mulberry Ave Bradenton, Florida 34212 Carleen: 941-228-6084 fieldmgr@greyhawkcdd.org

P.O. No.	Terms	Due Date	Rep	FOB
Clubhouse	50%DN Bal C.O.D.	7/14/2023	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Chair	14	Refinish/Resling Dining Chair	105.00	1,470.00T
Chaises	12	Refinish/Resling Chaise Lounge Frame: TBD Fabric: TBD	237.00	2,844.00T

			Subtotal	\$4,314.00
			Sales Tax (0.0%)	\$0.00
			Total	\$4,314.00

Phone #	Fax #
941-722-5643	941-723-9223



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
11/17/2023	27158

Name / Address
Greyhawk Landing CDD 9428 Camden Field Parkway Riverview, Florida 33578

Ship To
Greyhawk Landing CDD 12350 Mulberry Ave Bradenton, Florida 34212 Hannah 941-708-1104 astfieldmgr@greyhawkcdd.org

P.O. No.	Terms	Due Date	Rep	FOB
Mulberry	50%DN Bal C.O.D.	7/19/2023	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Chair	104	LOCATION: MULBERRY Refinish/Resling I-50 Style Chairs, Sand Blast, Powdercoat, Check and Repair All Welds, Replace Any Necessary Hardware and Replace Glides	105.00	10,920.00T
Chaises	26	Refinish/Resling I-151 Style Lounges, Sand Blast, Powdercoat, Check And Repair All Welds, Replace Any Necessary Hardware and Replace Glides	237.00	6,162.00T
Large Table	24	Refinish Existing 42" Fiberglass Table Bases	42.00	1,008.00T
Fiberglass Top	24	New 42" Fiberglass Tops With Hole To Be Assembled On Refinished Table Bases With New Hardware Frame: Luna Fabric: Seabreeze Table Top: TBD	170.00	4,080.00T
Freight		Shipping Charge	125.00	125.00

Subtotal		\$22,295.00
Sales Tax (0.0%)		\$0.00
Total		\$22,295.00

Phone #	Fax #
941-722-5643	941-723-9223



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
12/20/2023	27287

Name / Address
Greyhawk Landing CDD 9428 Camden Field Parkway Riverview, Florida 33578

Ship To
Greyhawk Landing CDD 12350 Mulberry Ave Bradenton, Florida 34212 Hannah 941-708-1104 astfieldmgr@greyhawkcdd.org

P.O. No.	Terms	Due Date	Rep	FOB
REC Center	50%DN Bal C.O.D.	7/19/2023	Anna	Palmetto

Item	Quantity	Description	Cost	Total
Chair	104	LOCATION: REC Center Refinish/Resling I-50 Style Chairs, Sand Blast, Powdercoat, Check and Repair All Welds, Replace Any Necessary Hardware and Replace Glides	105.00	10,920.00T
Chaises	42	Refinish/Resling I-151 Style Lounges, Sand Blast, Powdercoat, Check and Repair All Welds, Replace Any Necessary Hardware and Replace Glides	237.00	9,954.00T
Large Table	26	Refinish Existing 42" Fiberglass Table Bases	42.00	1,092.00T
Fiberglass Top	26	New 42" Fiberglass Tops With Hole To Be Assembled On Refinish Table Bases With New Hardware Frame: Luna Fabric: Seabreeze Table Top: TBD	170.00	4,420.00T
Freight		Shipping Charge	125.00	125.00

Subtotal		\$26,511.00
Sales Tax (0.0%)		\$0.00
Total		\$26,511.00

Phone #	Fax #
941-722-5643	941-723-9223

Tab 6



Greyhawk Landing CDD				2024 Proposed Budget (est)	
	Wage	Bill Rate	Weekly Hours	Weekly Cost	Annual Cost
Gate Officers	\$ 16.75	\$ 23.53	128.00	\$ 3,012.32	\$ 156,640.64
Gate Supervisor	\$ 18.75	\$ 26.34	40.00	\$ 1,053.75	\$ 54,795.00
Pool Patrol	\$ 16.75	\$ 23.53	48.00	\$ 1,129.62	\$ 58,740.24
Seasonal Pool Patrol (11 Weeks)	\$ 16.75	\$ 23.53	64.00	\$ 1,506.16	\$ 16,567.76
	Subtotal:		216.00	\$ 5,195.69	\$ 286,743.64
Holidays / OT - Gate Officers	\$ 25.13	\$ 35.30	7 holidays		\$ 1,317.89
Holidays / OT - Gate Supervisor	\$ 28.13	\$ 39.52	7 holidays		\$ 737.63
Holidays / OT - Pool Patrol	\$ 25.13	\$ 35.30	Billed if Incurred		\$ -
Equipment & Other Items					
Heliaus			\$ 149.99		\$ 1,799.88
Patrol Stops (2 per night)			14.00	\$ 46.00	\$ 33,488.00
Medical & Benefits Package			included in above		
				Subtotal:	\$ 324,087.04
				Sales Tax	\$ -
				Annual TOTAL	\$ 324,087.04
				Bi Weekly Avg	\$ 12,464.89
				Monthly Avg	\$ 27,007.25

Confidential and restricted use of this document

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Tab 7

GREYHAWK LANDING

Lamppost Painting Proposal

Thomas Farnham & Bain Edmondson propose the following:

1. Remove and clean the globes.
2. Prep the lampposts prior to painting.
3. Painting the lampposts using Rust-Oleum Black paint
(finish as wanted Satin, Semi Gloss Etc.)
4. Removing and replacing the numbers

Cost: \$150.00 per lamppost.

100 Lampposts = \$15,000.00 includes all materials and labor.

Thomas Farnham Cell # (860) 798-2297

Bain Edmonson Cell # (401) 338-2255

Tab 8

Tab 9

☐ Pebble Tec _____
☐ Quartz _____
☐ Other _____

Date: 1-17-2024

Name "Purchaser": GREYHAWK LANDING
Address: 700 GREYHAWK BLVD.
Job Name: BRADENTON FL 34202
Jobsite Address: ATTN. JAMES HENGEL
City: _____ Zip Code: _____

Cell Phone: 561-531-4107
Work Phone: _____
Email: SEAT3@GREYHAWKCLD.ORG
LIGHTS FUNCTIONAL (circle one): Y or N
EQUIPMENT WORKING (circle one): Y or N
WATER (circle one): CITY or WELL

Classic Marcite, Inc. hereinafter called "Seller", does hereby propose to furnish material and labor in accordance with specifications below and/or attached for the sum of ONE HUNDRED & FORTY EIGHT THOUSAND THREE HUNDRED
0100 Dollars (\$ 148,300.00)

Payment to be made as follows:

30% of total contract price as a DEPOSIT to get on Schedule

60% of total contract price as a PARTIAL at time of Prep/Bondkote for Plaster

10% of total contract price as FINAL payment at Chemical Startup

This proposal may be withdrawn by Classic Marcite, Inc. if not accepted within 30 days. The work, subject to all terms and conditions as set forth on both sides of this contract as follows:

1. Drain water from pool, taking necessary precautions to prevent hydrostatic pressure displacement.
2. ~~Saw cut under tile, fittings, light(s) and main drain(s) to obtain a flush finish.~~
3. Acid wash to clean and roughen surface.
4. ~~Apply bonding agent to achieve a better bond between old and new material.~~
5. ~~Pneumatically apply and hand trowel:~~ _____ finish.
6. Fill pool with water from garden hose.
7. Provide 0 year manufacturer warranty and 0 year labor warranty from date of project completion.
8. Remove all job-related debris from jobsite.
9. Start up equipment and balance water with necessary chemicals. \$1,500.00
10. * SAUDBLAST PAINT FROM PLAY AREA. COAT STRUCTURE WITH RUST PREVENTION
11. AND PAINT STRUCTURE w/ TWO COLORS OF EPOXY PAINT - \$125,000.00
12. * ACID WASH POOL & GUTTER - \$8,500.00 + GELCOAT SLIDE.
13. * INSTALL NEW FRAME & GRATES @ DRAINS \$800.00
14. * CUT RUST OUT OF FLOOR & PATCH. \$1,500.00
15. * GROUT COPING WHERE NEEDED - \$2,500.00
16. * TRAVEL & ACCOMMODATIONS - \$8,500.00

SIGNED CONTRACT MUST BE RETURNED WITH THE 30% DEPOSIT PAYMENT before ordering of special materials or scheduling of any work.
ALL CONTRACTS AND PRICES QUOTED HEREIN ARE CONFIDENTIAL-Contract includes ALL NEW fittings and main drain covers

Accepted By: _____
"Purchaser" PRINTED NAME

Accepted By: _____
"Purchaser" SIGNATURE

Respectfully submitted,
CLASSIC MARCITE, INC.

BY: [Signature]
Salesperson TOM YEAMAN

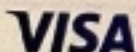
****3% Surcharge on Discover, Mastercard, Visa** **5% Surcharge on American Express****

CC #: _____

Exp. Date: _____ CVC Code: _____ Zip Code: _____

Name on Credit Card _____

DL #: _____



Tab 10

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 14, 2023, at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

Jim Hengel	Board Supervisor, Chairman
Mark Bush	Board Supervisor, Vice Chairman
Cheri Ady	Board Supervisor, Assistant Secretary
Scott Jacuk	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
David Jackson	District Counsel –
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Rick Schappacher	District Engineer, Schappacher Engineering, LLC
Andrew Davis	Field Operations Manager
David Bautista	Yellowstone Landscaping (via Teams)
Matt Jones	Crosscreek Environmental, Inc. (via Teams)

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 advised that she would now open the floor for public comment, she reminded attendees to limit public comment to three minutes per person.

Mr. Hengel spoke to the audience and advised that as a Board member and a resident of the District he is aware of the roadway rejuvenation concerns and he wanted the audience to be aware that the Board members are equally unhappy with the results of the reclamite application.

Mr. Wulczak spoke to the Board regarding the reclamite road project, and that Mr. Schappacher was able to complete a larger portion of the District roads at the same price that was proposed two years ago. He stated that many residents are complaining as to why one road versus another was being repaired. Mr. Wulczak stated the original project was to rejuvenate the older roads of the District and the Board will look at the other roads in five to ten years.

Mr. Balwin spoke to the Board regarding the CDD areas that are not being maintained by lawn care. He advised the trail which is the border between the homes and the conservation area is full of litter. He inquired as to when the trails would be cleaned.

Mr. Williams advised the Board that he has been an engineer in Florida for over thirty years. He expressed his displeasure regarding the decision of the road reclamite project.

Mr. Cody spoke to the Board regarding the quality of roads versus the quality of the homes. He stated there are million-dollar homes in the District and the property values have decreased because of the decisions that were made.

Ms. Bandon reminded the audience the CDD meeting is run similar to a City Council meeting and the Board does not have to respond to the audience questions or comments.

Ms. Bandon opened the floor to audience members attending via Teams. None of the Teams participants had comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Schappacher stated the pickleball concrete pads were installed. He advised the Board that he received a proposal from AAA Court Surfaces to resurface the basketball court and advised the vendor stated if awarded the job they would repair the cracks on the pickleball court at no additional cost.

Mr. Schappacher stated that SFWMD has signed off on all but one of the SFWMD deficiencies. He stated the District does not have to install speed bumps.

Mr. Schappacher spoke to the Board regarding the Roadway Rejuvenation. He advised the Board that he is aware of the concerns the Board has and these were the same concerns he had at another District. It took two to three weeks for the product to fade. He stated the rain and sun will help the product wear off the driveways and the roads, however not inside the garages, the vendor needs to clean the inside of the garages. Mr. Schappacher advised the Board that Manatee County and many other municipalities are using this product, it does work, and it saved the District over two million dollars with the same life expectancy. Mr. Schappacher responded to questions from the Board regarding their concerns regarding the gutters and tire tracks on the road. The District Engineer advised the Board the product will turn clear, and roads will continue to improve over the next several weeks. The Board advised the District Engineer that they will revisit these concerns at the next District meeting.

Mr. Schappacher spoke regarding the Goldenrod at Mulberry Road Patch and advised the contract is signed. He stated as the project is small, they are figuring out the best time to complete the project. The vendor has inquired if they can arrive when they have another project in the area.

Mr. Hengel advised Mr. Schappacher that if the road project does not bounce back, he has a plan B in place and there will be an RFQ.

B. Aquatic Maintenance

Matt Jones advised the Board that a second tech has been onsite with a boat to take care of the ponds as well as the littorals areas that is a concern. He stated that a crew was sent out to clean pond 37 and pond 45. He recommended that pond 37 have sediment removal completed as it is not deep enough to put a boat in, the shoreline is soupy, and can be rebuilt. The Board requested a proposal for the work. Mr. Jones advised he sent the proposal for the Dogwood Run and Honeyflower Loop area and stated if it does receive approval this project would be completed next week. Ms. Blandon advised Mr. Hengel the proposal was within his spending authority as the cost of the project is \$2,750. He advised, Crosscreek will cut back 10 to 14 feet and create a definitive line for the conservation area. He advised there are other areas on Honeyflower Loop that need to be cut back that have been included in the proposal. Mr. Hengel requested for the aquatic vegetation and torpedo grass be addressed while the water levels are low.

C. Landscape Maintenance

Mr. Bautista from Yellowstone Landscaping advised the palm trimming has been completed and the regular mowing caught up. He advised next week the focus will be on the nature trails. He advised he sent over proposals for the roundabout island at Mulberry Ave and stated the plants are low maintenance and grow small and are easier to treat for weeds. Mr. Bautista recommended the variegated Jasmine proposal as it would be easiest to maintain of the four proposals. Mr. Hengel requested information regarding a deterrent for rabbits. Mr. Bautista advised the District has a large wildlife population and they are constantly pulling the plantings out. He stated he would investigate a product to spray on the plantings to prevent the wildlife from eating the plantings. Mr. Hengel stated he has a product that he has used in the past that works. Mr. Bautista stated he would be willing to try the product on the District plantings. Board requested an update on the vines in the trees. Mr. Bautista stated the main root feeding those vines is in the conservation area. He advised it would take time to locate the main root. The Board advised they are going to wait on the proposal for the roundabouts for Mulberry. Mr. Bush inquired as to when the de-mossing of the oak trees will be. Mr. Bautista advised that Yellowstone has prepared themselves for the de-mossing and lifting of the trees on Greyhawk Blvd for January and February.

D. District Counsel

Mr. Jackson advised Mr. Cohen did not have a report.

E. Field Manager

Mr. Davis provided an overview of his report. He stated that his report discussed the same points as what Crosscreek Environmental and Yellowstone Landscaping had.

Mr. Davis provided an update on Main Gate. He stated the boring company will not be onsite until after the new year to complete the boring process; Main Gate will continue with their portion of the project. He responded to questions from the Board. Ms. Blandon recommended the Board have Counsel provide a second demand legal notice to Main Gate for lack of progress and lack of a timeline. Board discussion ensued. Mr. Jackson responded to questions from the Board regarding litigation. Mr. Davis advised the hot tub at the Mulberry Clubhouse needed to be repaired; he stated it had to be repaired twice in the last seven days. Mr. Davis advised that four new treadmills arrived at the gym the end of November. He stated the flooring for the gym will be installed after Christmas, the start date has not been confirmed, the materials have arrived, however, with the holidays, their crews are taking time off. Mr. Davis stated the District is still a few months away from the RFID sticker implementation.

F. District Manager

Ms. Blandon advised the next meeting of the Greyhawk Landing CDD is scheduled for Thursday, January 25, 2024, at 6:00 pm.

Ms. Blandon stated that she received her first determination memo for another district in Fort Myers from FEMA. She advised the Board the denial was because the amenity center and golf club, which is within the district, are privately owned, and not open to the public. She advised the new Program Delivery Manager for this District has been recently asking her a lot of questions regarding the non-member fee that is charged for non-members who want to access the facilities. Ms. Blandon foresees an issue as it relates to the fee for the amenity center as they are not viewing the facilities as a public facility because the District is charging the few individuals who do not live within the District. She advised the Board the District has not received a determination, however once it does, it has 60 days from the date of the receipt of the determination memo to file an appeal for the appeal process. Ms. Blandon went over the October financials for the District. She responded to questions from the Board.

FOURTH ORDER OF BUSINESS

**Update Regarding Gate Installation
Project and RFID Distribution**

The Update Regarding Gate Installation Project and RFID Distribution was discussed under Field Manager staff report.

FIFTH ORDER OF BUSINESS

**Discussion and Consideration of Pool
Furniture Proposals**

Ms. Blandon advised that she is recommended tabling this discussion until January as there was confusion as to what the Board wanted on the proposals. The proposals will be ready for the January meeting.

SIXTH ORDER OF BUSINESS**Consideration of Proposal for Pressure Washing of Curbs and Gutters**

Mr. Davis provided an overview of the Proposal for the Pressure Washing. He advised the costs covers, all gutters, sidewalks, common areas, and trails. The Board requested the Pressure Washing of Curbs and Gutters be added to the budget wish list.

SEVENTH ORDER OF BUSINESS**Consideration of FitRev Proposal for Elliptical Replacement**

Mr. Hengel presented the FitRev Proposal for Elliptical Replacement of the spin bike, which is lightly used. He advised there is always a line for the elliptical.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Approved the Proposal for the Elliptical Replacement, totaling \$5,150.00 for the Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration and Discussion of Passarella and Associates GIS Services Proposal**

Ms. Bandon advised that a representative, Will Cronin from Passarella and Associates was in attendance via teams. Ms. Bandon provided an overview of the GIS Services Proposal, which includes the drainage pipes, drainage structures, preserve areas, lakes, all the parcels. She advised the District can add as much infrastructure as requested. Mr. Cronin advised the annual fee would be \$150 for licensing, maintenance, and cloud storage, with no markup. He stated the amount for setup of the GIS Services would be \$19,500 based on the quality of the information the vendor receives from the District Engineer. He advised the setup is six to eight weeks. The Board decided to table this item.

NINTH ORDER OF BUSINESS**Consideration of Allied Universal Contract Increase Proposal**

Ms. Bandon provided an overview of Allied Universal Contract Increase Proposal. She advised the budget allowed for a 4% increase, while Allied is asking for \$21,000 (7%) increase for the annual contract. Ms. Bandon recommended for the Board not to accept this increase and request for Allied review their proposal to meet the budgeted amount. The Board advised Ms. Bandon to contract Allied Universal and request that they meet the budgeted amount within 4%.

TENTH ORDER OF BUSINESS**Consideration of the Minutes of the Board of Supervisors' Meeting held on November 16, 2023**

Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on November 16, 2023, and asked if there were any questions, comments, or changes to the minutes. There were none.

On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 16, 2023, for the Greyhawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the Month of
October 2023**

Ms. Bandon advised the expenditures for the period of October 1-31, 2023, totaled to \$176,841.01. She asked if there were any questions or comments from the Board. There were none.

On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of October 2023 (\$176,841.01), for the Greyhawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Bandon opened the floor to Supervisor Requests.

Ms. Ady stated the audience members who made public comments do not stay until Supervisor comments. She spoke regarding the Chantilly Ragdoll park area and advised there is no water in the area. She stated the park on Rosemary has water. She advised that irrigation needs to be added to these areas. Ms. Ady advised that she is a volunteer, and would like compassion, she is also upset about the roads.

Mr. Hengel stated the District has a long history with the District Engineer, however he advised that if the roads do not clear up pursuing a new engineering firm is the next option. He confirmed with Mr. Davis that Allied Universal is taking care of the overnight parking violations. Mr. Davis stated there was a one-week pardon for parking on the street while the reclamite application was completed. He advised the District has until tomorrow to validate the cleanup is 100% complete. He stated parking overnight was reinstituted on December 11, so there is no more parking on the streets without prior authorization and any vehicles on the road will be ticketed. Mr. Hengel feels the vendor who installed the holiday lighting owes the District as they paid more for this year's holiday decorations and the vendor put up less decorations than they did last year.

Mr. Jacuk wished everyone a happy holiday and a happy new year.

Mr. Hengel stated he is going to provide a proposal to Ms. Bandon for the lampposts to be cleaned and painted to be added to the agenda for the next meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Bandon advised there was no further business to come before the Board and asked for a motion to adjourn.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

December 14, 2023, Minutes of Meeting

Page 7

283

284 On a Motion by Mr. Jacuk, seconded by Ms. Ady, with all in favor, the Board Adjourned the
285 Meeting at 7:36 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 11

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 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$96,661.73**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Albritton Pressure Cleaning LLC	100651	101623 Albritton	Pressure Washing 10/23	\$ 3,325.00
Beeman Stan Roberts, LLC	100648	8166	Bee Removal 10/23	\$ 375.00
Berger, Toombs, Elam, Gaines & Frank CPA	100652	364585	Auditing Services FY21/22	\$ 3,425.00
Cheryl Ady	100638	CA102623	Board of Supervisors Meeting 10/26/23	\$ 200.00
Cheryl Ady	100661	CA111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Crosscreek Environmental, Inc.	100667	15489	Monthly Maintenance 11/23	\$ 3,870.00
Fitness Logic, Inc.	100643	115339	Monthly Maintenance 10/23	\$ 125.00
FitRev, Inc.	100662	29743	Installed Rubber Flooring 10/23	\$ 2,365.40
Florida Department of Commerce	100659	88563	Special District Fee 23/24	\$ 175.00
Florida Power & Light Company	100644	FPL Electric Summary 95925-44168 10/23	FPL Electric Summary 95925-44168 10/23	\$ 4,088.07
Florida Power & Light Company	20231121-1	FPL Summary 10/23 ACH	FPL Summary 10/23 ACH	\$ 2,811.95
Frontier Florida, LLC	100647	210-141-0055-031323-5 10/23	Cable & Internet 10/23	\$ 10.80
Frontier Florida, LLC	100647	210-141-0055-031323-5 11/23	Cable & Internet 11/23	\$ 649.27

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida, LLC	20231102-1	941-708-1104-040523-5	Phone & Internet 10/23	\$ 307.85
		10/23 Auto Pay		
LaPensee Plumbing, Inc.	100645	461636	Service Call - 10/23	\$ 216.75
LaPensee Plumbing, Inc.	100649	462184	Service Call - 10/23	\$ 305.00
LaPensee Plumbing, Inc.	100660	462988	Service Call - 11/23	\$ 188.50
Manatee County Sheriff's Office	100653	1825	Security Services 10/23	\$ 2,080.00
Manatee County Utilities Department	20231116-1	MCUD Summary 10/23 ACH	MCUD Summary 10/23	\$ 2,775.73
Mark E Bush	100639	MB102623	Board of Supervisors Meeting 10/26/23	\$ 200.00
Mark E Bush	100663	MB111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
McClatchy Company, LLC	100654	220629	Legal Ads 10/23	\$ 95.94
Nostalgic Lampposts & Mailboxes Plus, Inc.	100664	1656	Replaced Socket Dogwood Run 11/23	\$ 215.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100655	1695	Light Install 10/23	\$ 2,325.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100655	1700	Install LED Bulb 10/23	\$ 145.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100655	1730	Street Light Maintenance 10/23	\$ 1,400.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Patricia L. Mathews	100646	PM102623	Board of Supervisors Meeting 10/26/23	\$ 200.00
Patricia L. Mathews	100665	PM111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Persson, Cohen & Mooney, P.A.	100656	4304	Legal Services 10/23	\$ 3,179.00
Pools by Lowell, Inc.	100668	63387762	Pool Repairs 11/23	\$ 186.06
Pools by Lowell, Inc.	100668	63388397	Pool Repairs 11/23	\$ 165.00
Pools by Lowell, Inc.	100668	63528733	Clubhouse Pool Service 11/23	\$ 1,600.00
Pools by Lowell, Inc.	100668	63528775	Rec Pool Service 11/23	\$ 2,250.00
Pools by Lowell, Inc.	100668	63793770	Pool Repairs 11/23	\$ 331.43
Rizzetta & Company, Inc.	100642	INV0000084883	Personnel Reimbursement 10/23	\$ 4,237.51
Rizzetta & Company, Inc.	100637	INV0000084993	District Management Fees 11/23	\$ 4,746.58
Rizzetta & Company, Inc.	100650	INV0000085035	Cell Phone & Mileage 10/23	\$ 154.15
Rizzetta & Company, Inc.	100658	INV0000085059	Amenity Mgt & Personnel Reimbursement 11/23	\$ 5,554.20
Robert Scott Jacuk	100640	RJ102623	Board of Supervisors Meeting 10/26/23	\$ 200.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Robert Scott Jacuk	100666	RJ111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Schappacher Engineering, LLC	100657	2553	Engineering Services 10/23	\$ 4,177.50
Spackler Lawn Care Specialist	100669	2463	Winter Planting 11/23	\$ 1,200.00
Spectrum	20231129-1	0034318111023 ACH	700 Greyhawk Blvd 11/23	\$ 210.69
Spectrum	20231120-1	8337 12 013 1816996 11/23 ACH	700 Greyhawk Blvd - Gym 11/23	\$ 23.58
State Alarm, Inc.	100641	238986	Monthly Alarm Monitoring Service 11/23	\$ 201.40
TECO Peoples Gas	20231129-2	211012697549 10/23 ACH	12350 Mulberry Ave 10/23	\$ 15.10
TFR Cleaning Services, Inc.	100670	79050	Janitorial Services 11/23	\$ 759.00
Verizon Wireless	20231113-1	9947443562 ACH	Phone Service 10/23	\$ 116.47
Yellowstone Landscape	20231130-1	SS 609639	Landscape Enhancement 10/23	\$ 601.00
Yellowstone Landscape	20231130-1	SS 609680	Monthly Landscape Maintenance 11/23	\$ 30,995.66
Yellowstone Landscape	20231130-1	SS 613351	Landscape Enhancement 10/23	\$ 2,800.00
Yellowstone Landscape	20231130-1	SS 620857	Landscape Enhancement 11/23	\$ 64.28

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	20231130-1	SS 620858	Landscape Enhancement 11/23	\$ <u>217.86</u>
Report Total				\$ <u>96,661.73</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 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$131,797.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Albritton Pressure Cleaning LLC	100693	112923 Albritton	Pressure Wash Nature Trail 11/23	\$ 1,935.00
A-NIKS LLC	100692	69900	Refill 12/23	\$ 575.00
Cheryl Ady	100697	CA121423	Board of Supervisors Meeting 12/14/23	\$ 200.00
Cintas Fire Protection	100688	OF32684625	Alarm Repair & Maintenance 11/23	\$ 570.00
Club Care, Inc.	100689	34889	Plants Installed 11/23	\$ 1,891.50
Club Care, Inc.	100689	34890	Plant installed 11/23	\$ 2,326.50
Club Care, Inc.	100689	34891	Installed Plants @Roundabout 11/23	\$ 2,766.00
Club Care, Inc.	100689	34892	Fall Flower 11/23	\$ 2,656.00
Club Care, Inc.	100689	34962	Fall Soil 11/23	\$ 1,665.00
Fitness Logic, Inc.	100673	115806	Monthly Maintenance 11/23	\$ 125.00
FL Off Duty Police	100681	GH111923	Off Duty Patrol Services 10/23	\$ 3,630.00
Florida Department of Revenue	20231221-1	Sales Tax 11/23 ACH	Sales Tax 11/23	\$ 45.42

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	100674	FPL Electric Summary 95925-44168 11/23	FPL Electric Summary 95925-44168 11/23	\$ 4,482.46
Florida Power & Light Company	100701	FPL Electric Summary 95925-44168 12/23	FPL Electric Summary 95925-44168 12/23	\$ 4,731.93
Florida Power & Light Company	20231219-1	FPL Summary 11/23 ACH	FPL Summary 11/23 ACH	\$ 2,947.90
Frontier Florida, LLC	100682	210-141-0055-031323-5 12/23	Internet & Phone 12/23	\$ 1,089.11
Frontier Florida, LLC	100702	941-747-0647-040523-5 11/23	Phone & Internet 12/23	\$ 58.81
Frontier Florida, LLC	100702	941-747-0647-040523-5 11/23 B	Phone & Internet 11/23	\$ 44.15
Frontier Florida, LLC	20231205-1	941-708-1104-040523-5 11/23 Auto Pay	Phone & Internet 11/23	\$ 238.27
Giella Designs, LLC	100675	109	Holiday Decorations - Final 12/23	\$ 7,500.00
GreyHawk Landing CDD	DC 121523	DC 121523	Debit Card Replenishment	\$ 858.78
GreyHawk Landing CDD	DC 121823	DC 121823	Debit Card Replenishment	\$ 829.14
Homeland Security Service	100680	8005207	Alarm Monitoring 12/01/23-11/30/24	\$ 264.60
HomeTeam Pest Defense, Inc.	100676	96883252	Pest Control 11/23	\$ 149.90

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Sheriff's Office	100690	1939	Security Services 11/23	\$ 1,820.00
Manatee County Utilities Department	20231214-1	MCUD Summary 11/23 ACH	MCUD Summary 11/23	\$ 3,097.90
Mark E Bush	100698	MB121423	Board of Supervisors Meeting 12/14/23	\$ 200.00
Matthew J Facciolla	100699	4211	Painted Rec Center 11/23	\$ 2,785.00
Matthew J Facciolla	100699	4212	Paint Walls 11/23	\$ 685.00
McClatchy Company, LLC	100683	492645	Legal Ads 11/23	\$ 79.56
McClatchy Company, LLC	100686	225670	Legal Ads 11/23	\$ 79.56
Persson, Cohen & Mooney, P.A.	100694	4436	Legal Services 11/23	\$ 2,312.00
Pools by Lowell, Inc.	100677	64063517	Pool Repairs 11/23	\$ 41.84
Pools by Lowell, Inc.	100703	64367683	Clubhouse Pool Service 12/23	\$ 1,600.00
Pools by Lowell, Inc.	100703	64367738	Rec Pool Service 12/23	\$ 2,250.00
Pye-Barker Fire & Safety, Inc.	100678	PSI1178575	Service Call 11/23	\$ 165.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100671	INV0000085688	Personnel Reimbursement 11/23	\$ 5,651.45
Rizzetta & Company, Inc.	100672	INV0000085797	District Management Fees 12/23	\$ 4,746.58
Rizzetta & Company, Inc.	100684	INV0000085867	Cell Phone & Mileage 11/23	\$ 165.96
Rizzetta & Company, Inc.	100685	INV0000085844	Amenity Mgt & Personnel Reimbursement 12/23	\$ 6,942.94
Robert Scott Jacuk	100700	RJ121423	Board of Supervisors Meeting 12/14/23	\$ 200.00
Schappacher Engineering, LLC	100695	2571	Engineering Services 11/23	\$ 3,375.00
School District of Manatee County	100691	121123 Tara	Rental Deposit Refund - 12/23	\$ 250.00
Spectrum	20231220-1	8337 12 013 1816996 12/23 ACH	700 Greyhawk Blvd - Gym 12/23	\$ 23.58
Spectrum	20231229-1	0034318121023 -4318 ACH	700 Greyhawk Blvd 12/23	\$ 210.69
State Alarm, Inc.	100679	239652	Monthly Alarm Monitoring Service 12/23	\$ 201.40
Stillman's Tree Service	100696	112123 Stillman	Tree Removal 11/23	\$ 680.00
TFR Cleaning Services, Inc.	100704	79448	Janitorial Services 12/23	\$ 759.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Universal Protection Service, LLC	100687	14916513	Security 09/29/23-10/26/23	\$ 22,393.99
Universal Protection Service, LLC	100687	15045659	Security 10/27/23-11/30/23	\$ 27,562.09
Verizon Wireless	20231212-1	9949881808 ACH	Phone Service 11/23	\$ 103.09
Yellowstone Landscape	20231218-1	SS 574938 ACH	Plant Installation 08/23	\$ 626.50
Yellowstone Landscape	20231218-1	SS 574939 ACH	Landscape Enhancement 08/23	\$ 143.21
Yellowstone Landscape	20231218-1	SS 592094 ACH	Landscape Enhancement 09/23	\$ 537.00
Yellowstone Landscape	20231218-1	SS 592095 ACH	Landscape Enhancement 09/23	<u>\$ 528.20</u>
Report Total				<u>\$ 131,797.01</u>

Tab 12

Requisition No.	Vendor	Amount
50	Infinity Construction & Concrete Services, LLC	\$2,915.00
51	Bellmore Electric, Inc.	\$1,825.00
52	Florida Playgrounds	\$25,284.50
	Total	\$30,024.50