



Rizzetta & Company

# **Greyhawk Landing Community Development District**

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## **Board of Supervisors' Meeting August 19, 2025**

**District Office:  
2700 S. Falkenburg Rd  
Suite 2745  
Riverview, FL 33578**

**[www.greyhawkcdd.org](http://www.greyhawkcdd.org)**

**GREYHAWK LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Jim Hengel	Chairman
	Mark Bush	Vice Chairman
	Cheri Ady	Assistant Secretary
	Chad Chester	Assistant Secretary
	Patty Mathews	Assistant Secretary
<b>District Manager</b>	Matt O’Nolan	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	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 (813) 533-2950. 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 · Riverview, FL (813-533-2950)

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.greyhawkcdd.org](http://www.greyhawkcdd.org)

August 12, 2025

## Board of Supervisors Greyhawk Landing Community Development District

### FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Tuesday, August 19, 2025, at 5:30 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS & UPDATES**
  - A. Aquatic Maintenance
    1. Consideration of Lake Maintenance Proposals..... Tab 1
  - B. Landscape Maintenance
  - C. Field Manager Report ..... Tab 2
  - D. District Counsel
  - E. District Engineer
    1. Discussion of Fence Maintenance Easement
    2. Discussion of RFP Phase 3 Paving
    3. Consideration of Signpost Replacement ..... Tab 3
  - F. District Manager
    1. DM Report ..... Tab 4
    2. Financial Statement for July 2025 ..... Tab 5
    3. Consideration of Goals and Objectives for FY 25-26 ..... Tab 6
4. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Operations and Maintenance Expenditures for the Month of July 2025 ..... Tab 7
  - B. Consideration of Minutes of Board of Supervisors Meeting held on July 24, 2025..... Tab 8
  - C. Public Hearing on Fiscal Year 2025/2026 Final Budget
    1. Public Comments on the Fiscal Year 2025-2026 Final Budget
    2. Consideration of Resolution 2025-05, Adopting the Final Budget for FY 25-26 ..... Tab 9
  - D. Public Hearing on Fiscal Year 2025/2026 Assessments
    1. Public Comments on the Fiscal Year 2025-2026 Special Assessments
    2. Consideration of Resolution 2025-06, Levying O&M Assessment for FY 25-26..... Tab 10
  - E. Consideration of Resolution 2025-07, Setting the Meeting Schedule for FY 25-26 ..... Tab 11
  - F. Consideration of the 2<sup>nd</sup> Quarter Website Audit ..... Tab 12

**5. BUSINESS ITEMS**

- A.** Discussion of Non-Resident Gate Access
- B.** Discussion of Sign Poles on Greyhawk Boulevard
- C.** Discussion of Pressure Washing Scheduling.....Tab 13

**6. SUPERVISOR REQUESTS**

**7. 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 (813) 533-2950.

Respectfully,

*Matt O Nolan*

Matt O’Nolan  
District Manager



# Tab 1





## Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

Estimate

Date	Estimate #
7/16/2025	13652

### Name / Address

Greyhawk CDD  
c/o Rizzetta & Company, Inc.  
9530 Marketplace Rd., Ste 206  
Ft. Myers, FL 33912

Description	Qty	Rate	Total
Supply & Installation of bottom based AirMax aeration systems into the ponds listed below. Power supplied by CCE to be optional but if not chosen must be provided within 20 feet of pond shoreline. Any related permit fees etc would be responsibility of CDD.			
Pond #17			
AirMax PS60 with five (5) bottom based diffusers	1	9,340.00	9,340.00
Supply & Installation of power supply, including materials and labor	1	3,610.00	3,610.00
Pond #47			
AirMax LS80 with six (6) bottom based diffusers	1	13,585.00	13,585.00
Supply & Installation of power supply, including materials and labor	1	2,760.00	2,760.00
Pond #8 West			
AirMax LS80 with six (6) bottom based diffusers	1	12,150.00	12,150.00
Supply & Installation of power supply, including materials and labor	1	3,480.00	3,480.00
Warranties: Compressor - 5 years Cabinet - Lifetime Diffuser assemblies & Airline - 15 years			
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		<b>Total</b> \$44,925.00	
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



Mailing:

Physical:

Office:

PO Box 917  
Parrish, FL 34219

11719 31st TER E  
Palmetto, FL 34219

813.564.2322  
www.sitexaquatics.com

# Aquatic Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Greyhawk Landing CDD hereafter called "customer"*

**Customer:** Greyhawk Landing CDD  
**C/O:** Rizzetta  
**Contact:** Mr. Matt O'Nolan  
**Address:** 3434 Colewell Ave unit 200 Tampa, Florida 33614  
**Email:** MONolan@rizzetta.com  
**Phone:** 813.533.2950

*Sitex agrees to provide aquatic management services for a period of n/a months in accordance with the terms and conditions of this agreement in the following sites:*

75 Ponds (128 acres) Ponds at the GreyHawk Landing Community located in Bradenton, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- |  |          |
|--|----------|
| 1. Shoreline Grass and Brush Control                   | Included |
| 2. Underwater, Floating and Algae Treatment            | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Use of EPA Regulated Materials Only                 | Included |
| 5. Storm Structure Vegetation treatments               | Included |
| 6. Non-Construction trash removal (see terms)          | Included |

*Service shall consist of a 1-time clean-up application to ponds.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:*

Initial clean-up Amount: \$14,336.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

Accepted By

Date

  
President, Sitex Aquatics LLC.

08/11/2025

Date

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in One (1) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a One (1) month period. This Agreement shall be automatically renewed at the end of the n/a () months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

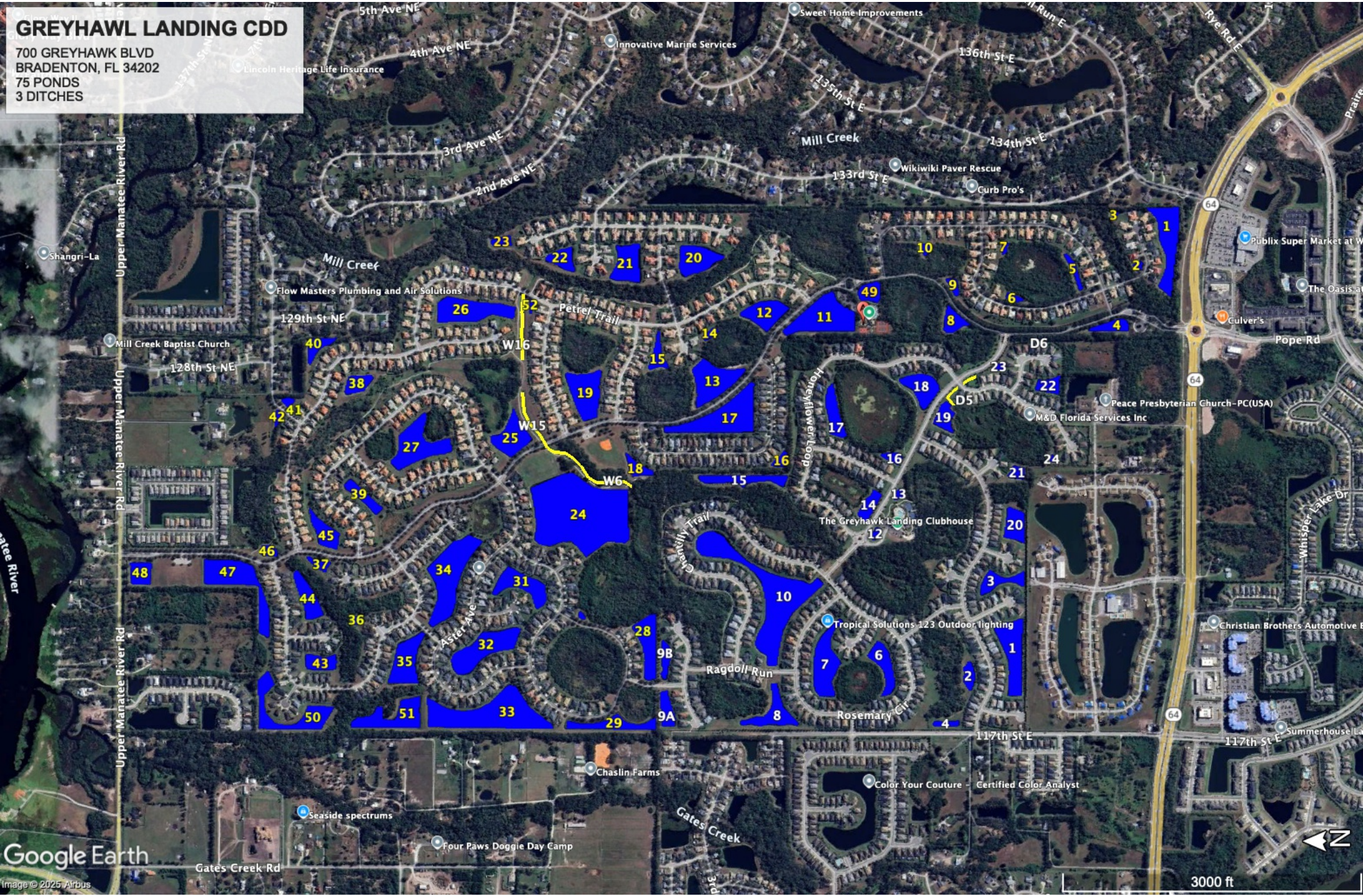
A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY"



**GREYHAWK LANDING CDD**

700 GREYHAWK BLVD  
BRADENTON, FL 34202  
75 PONDS  
3 DITCHES







Mailing:

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**C/O:** Rizzetta  
**Contact:** Mr. Matt O'Nolan  
**Address:** 3434 Colewell Ave unit 200 Tampa, Florida 33614  
**Email:** MONolan@rizzetta.com  
**Phone:** 813.533.2950

*Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:*

75 Ponds (128 acres) Ponds at the GreyHawk Landing Community located in Bradenton, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- |  |          |
|--|----------|
| 1. Shoreline Grass and Brush Control                   | Included |
| 2. Underwater, Floating and Algae Treatment            | Included |
| 3. Algae callback service                              | Included |
| 4. All Services Performed by State Licensed Applicator | Included |
| 5. Drone Treatment Report Issued Monthly               | Included |
| 6. Use of EPA Regulated Materials Only                 | Included |
| 7. Storm Structure Vegetation treatments               | Included |
| 8. Non-Construction trash removal (see terms)          | Included |

*Service shall consist of Fifty-Two (52) site visits with treatments as needed.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 10/01/25 thru 09/30/26 Agreement will automatically renew as per Term and Conditions:*

Total Monthly Service Amount: \$7,168.00  
Total Annual Maintenance Cost: \$86,016.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

Accepted By

Date

  
President, Sitex Aquatics LLC.

08/11/2025

Date

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

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It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
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- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

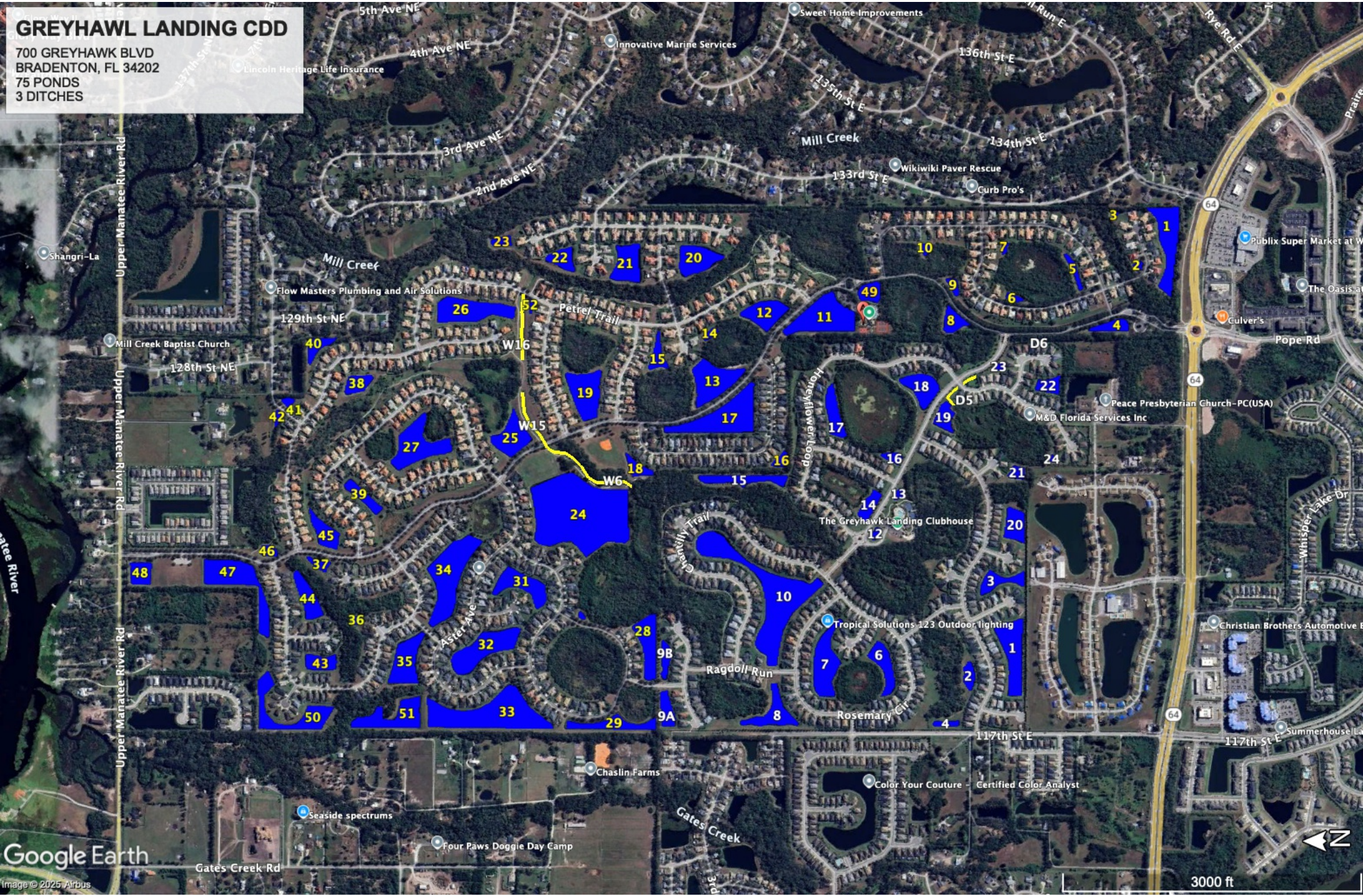
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**GREYHAWL LANDING CDD**

700 GREYHAWK BLVD  
BRADENTON, FL 34202  
75 PONDS  
3 DITCHES





# Tab 2



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

---

Andrew Davis – August 19th, 2025

**Aquatics - Lakes & Ponds Update:**

- 

**Items to be addressed by Cross creek that are pending:**

POND health improvement across all ponds

**SSLM**

Meetings held on 07/31, 08/06, and 08/13

**Items to be addressed by Sunstate that are pending:**

**As of 07/15 (and up today's date) we are still waiting on a wet check report to be provided to district staff.**

As of 08-12-2025 = SSLM has addressed the irrigation drip line on 117<sup>th</sup> and also the micro-spray irrigation line along Greyhawk Blvd.

**CDD Facilities Update:**

**Operations/Maintenance Accomplishments for the month (April 24<sup>th</sup> – May 22<sup>nd</sup>)**

- Mulberry roof repair completed week of 08/4 - 08/08

**Active / Pending projects: Recreation Center**

**UPDATE/ Correction from last month's field report below**

- Pool resurfacing and splash pad are still underway and the timeline for completion date of **mid-September** still looks good

**Active / Pending projects: Mulberry Clubhouse**

- Deep cleaning of Mulberry pool will be **scheduled** immediately after REC center pool opens.

**Active / Pending projects : Gate House (main entrance)**

- Roof repair (water leak in ceiling)
- The crew that repaired Mulberry roof is not equipped to handle quotes and we rescheduled to have roofing by curry (RBC) come back another day

**Maintenance and Operations**

**Pending Projects Updates:**

- **Pool resurfacing & Splash pad** – Started on Monday, June 9<sup>th</sup>, and per contractor, is moving right along.
- **RFID gates** –
  - Main entrance (SR64) – since the last CDD meeting, all components that were faulty, have been replaced. All is good and operational.
  - Upper manatee – everything is running smoothly with no major hiccups, other than power surges.
  - Alternate Side gates – all have side gates meet standard operation procedures (SOP)

# Tab 3

SIGNAGE  
WITH OLD  
POSTS

4

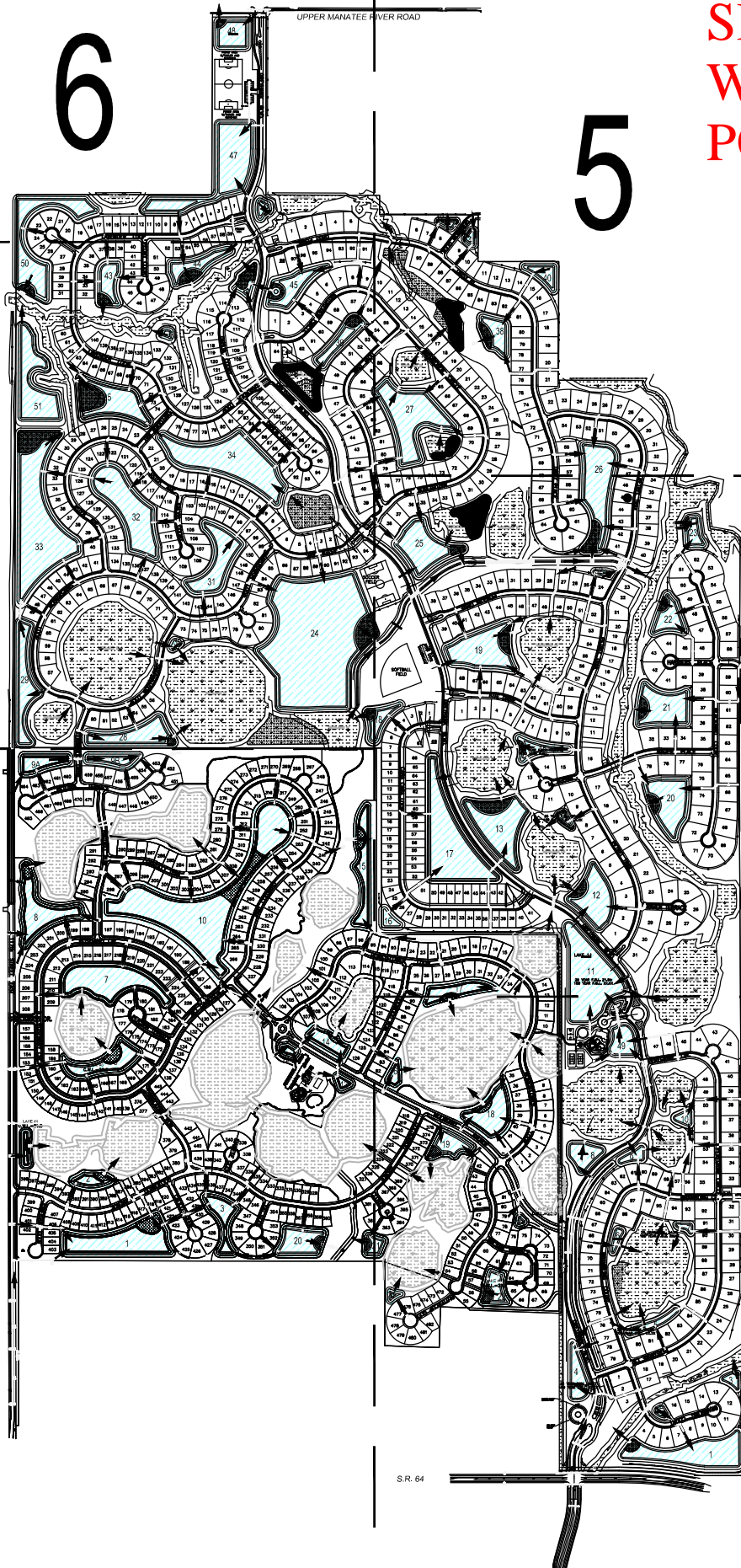
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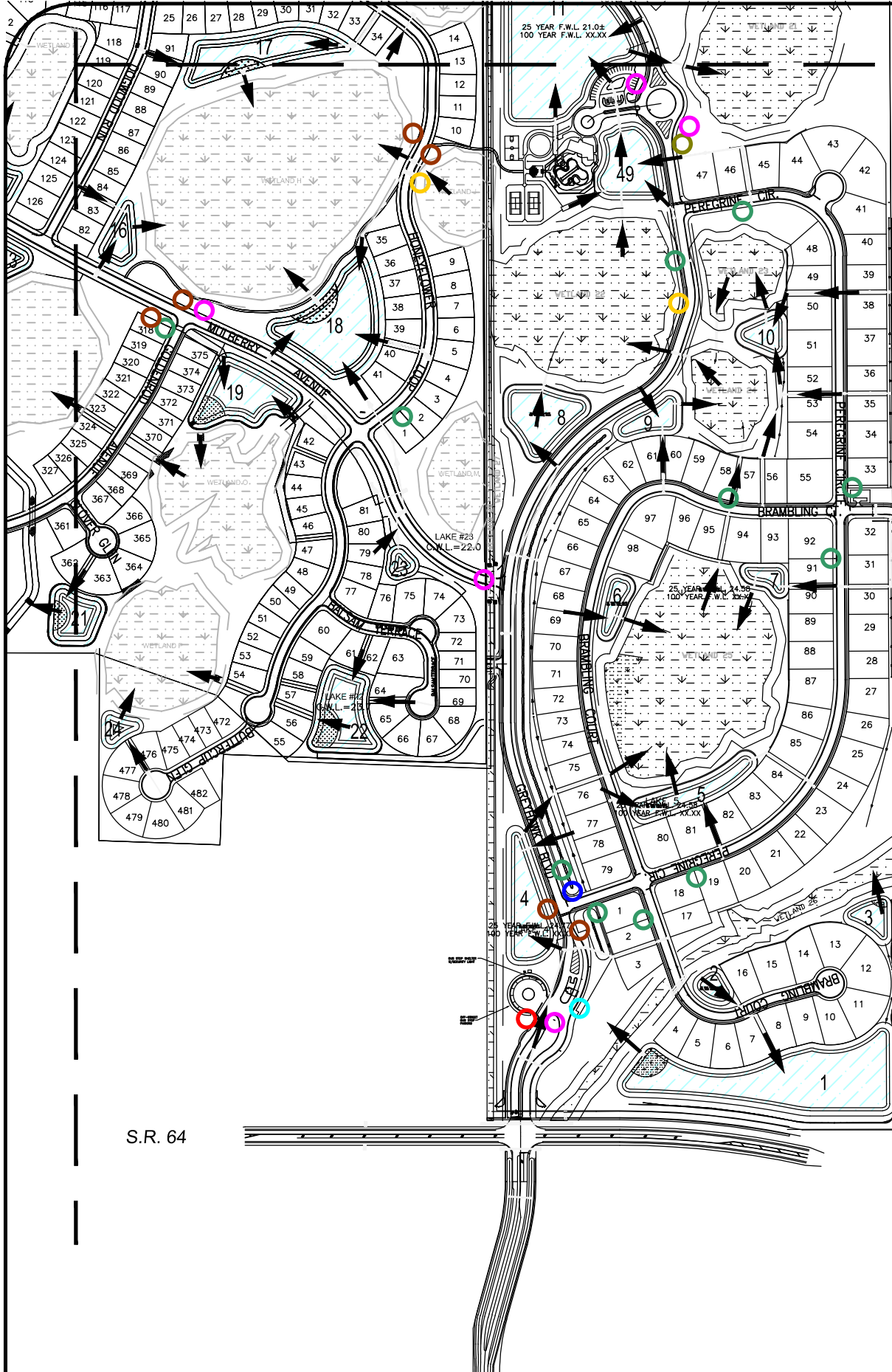
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1



GREYHAWK CDD

Schappacher  
Engineering, LLC



# SIGNAGE

- Replace Stop Sign Post
- Replace Stop Sign/ Address Post
- Speed Limit Sign
- Wildlife Sign
- No Outlet Sign
- Yield Sign
- Crosswalk Sign
  
- Roundabout Sign
- Lane Narrows Sign

# 1

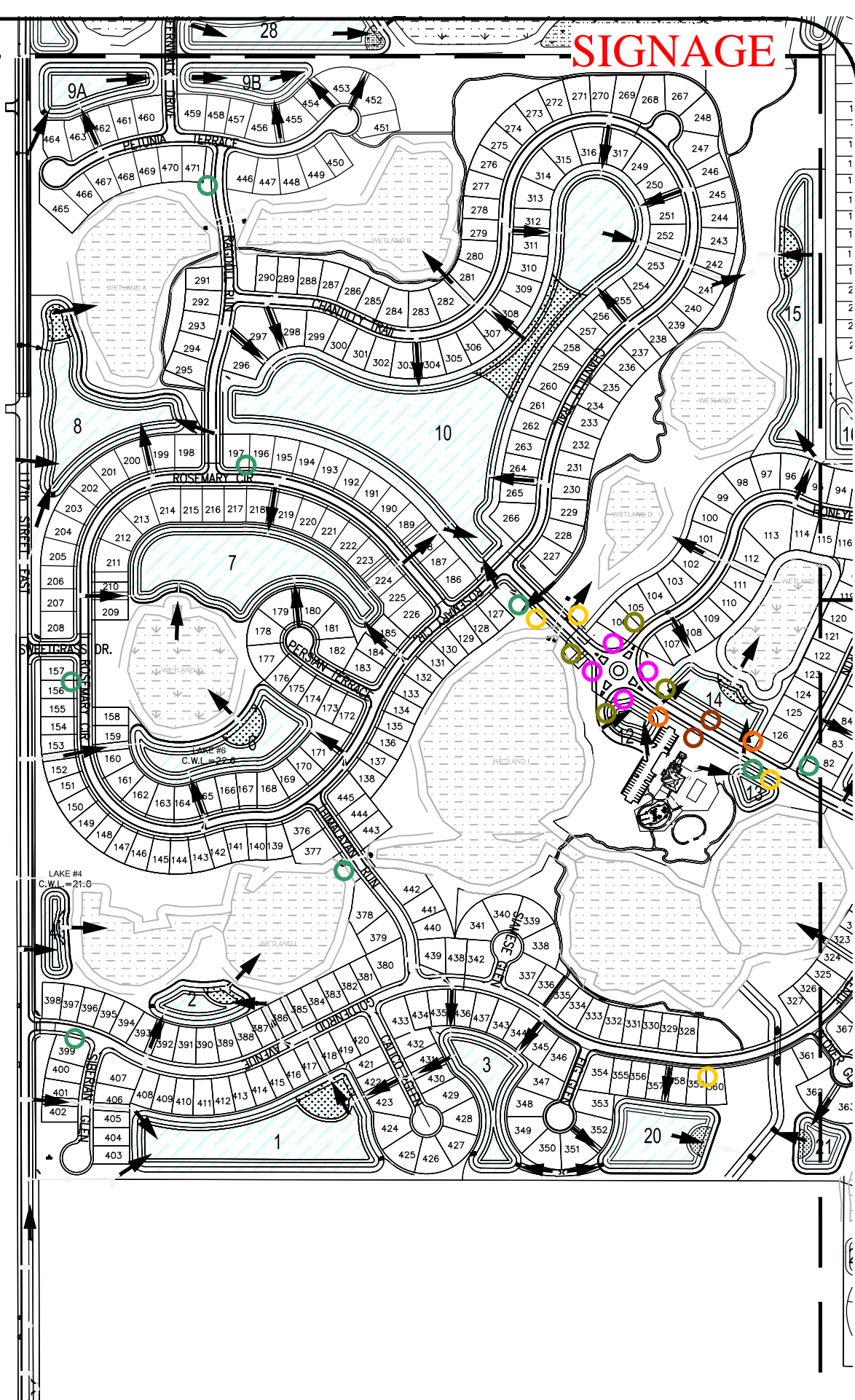
S.R. 64



2

- Speed Limit Sign
- Crosswalk Sign
- Wildlife Sign
- Yield Sign
- No Outlet Sign
- Roundabout Sign
- School Bus Sign

## SIGNAGE

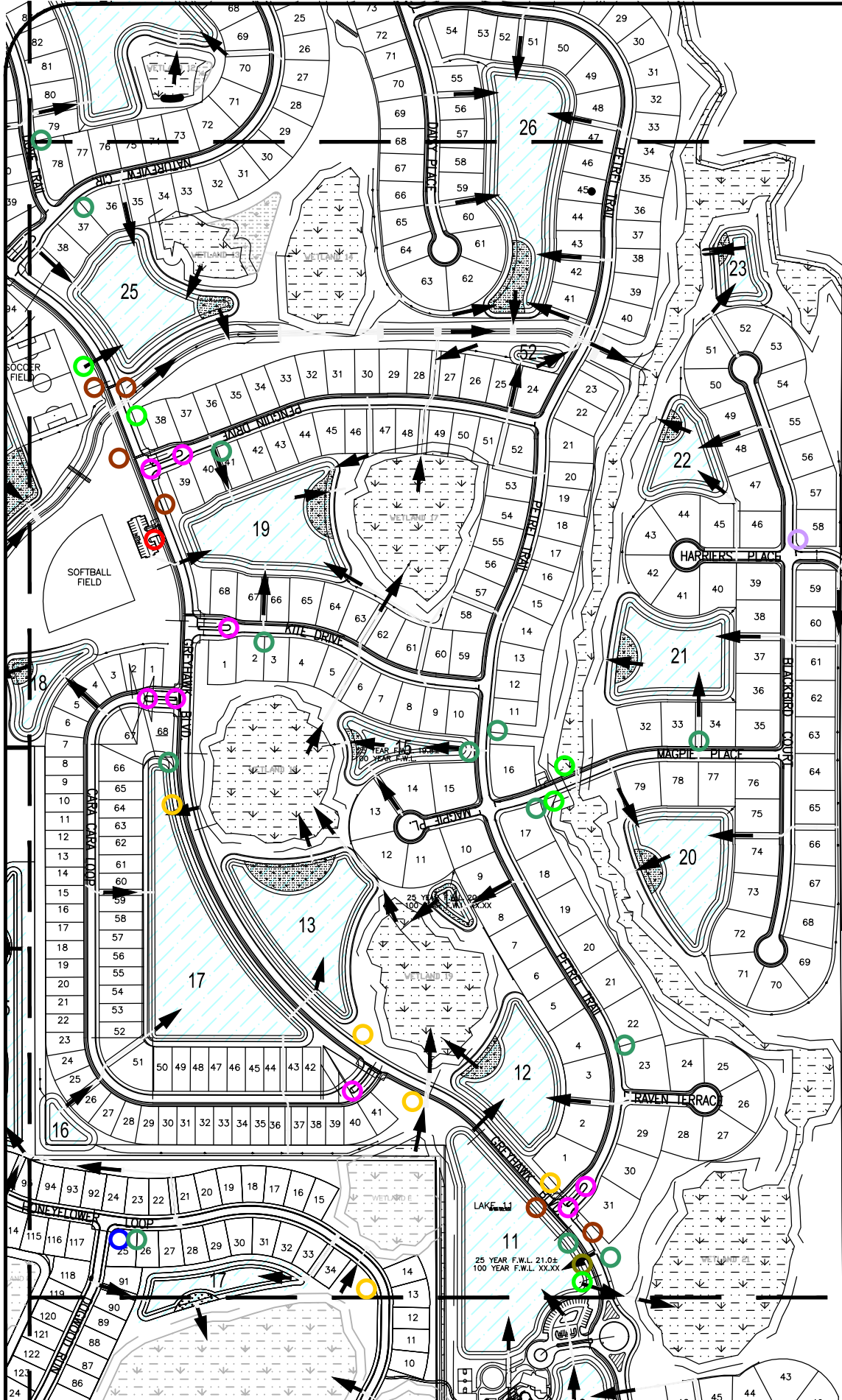




# SIGNAGE

- Replace Stop Sign Post
- Replace Stop Sign/ Address Post
- Speed Limit Sign
- Crosswalk Sign
- No Outlet Sign
- Yield Sign
- Wildlife Sign
- Roundabout Sign
- Nature Trail Sign

# 3



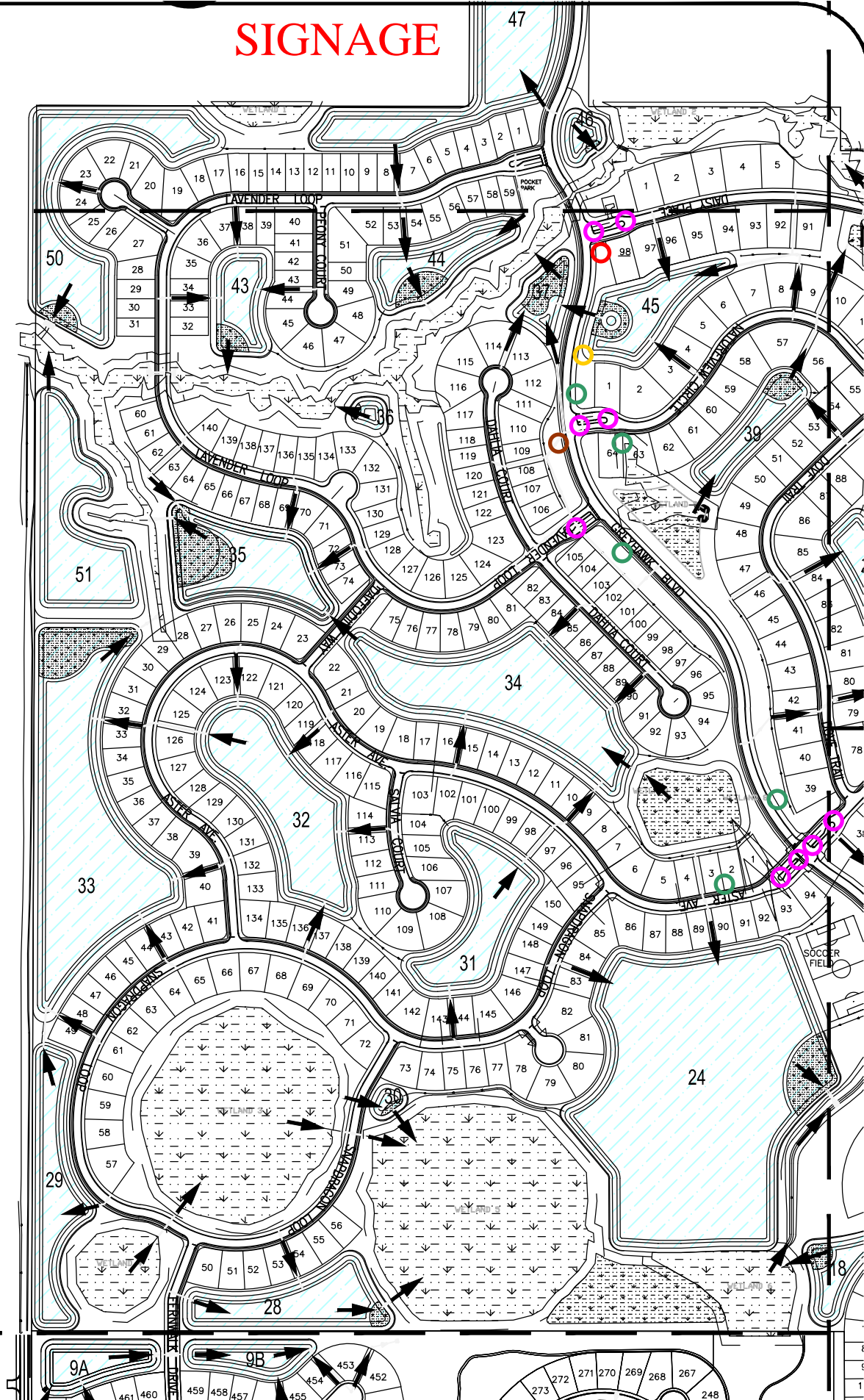
GREYHAWK CDD

Schappacher  
Engineering, LLC

# SIGNAGE

- Yield Sign
- Replace Stop Sign Post
- Speed Limit Sign
- Wildlife Sign
- Crosswalk Sign

# 4



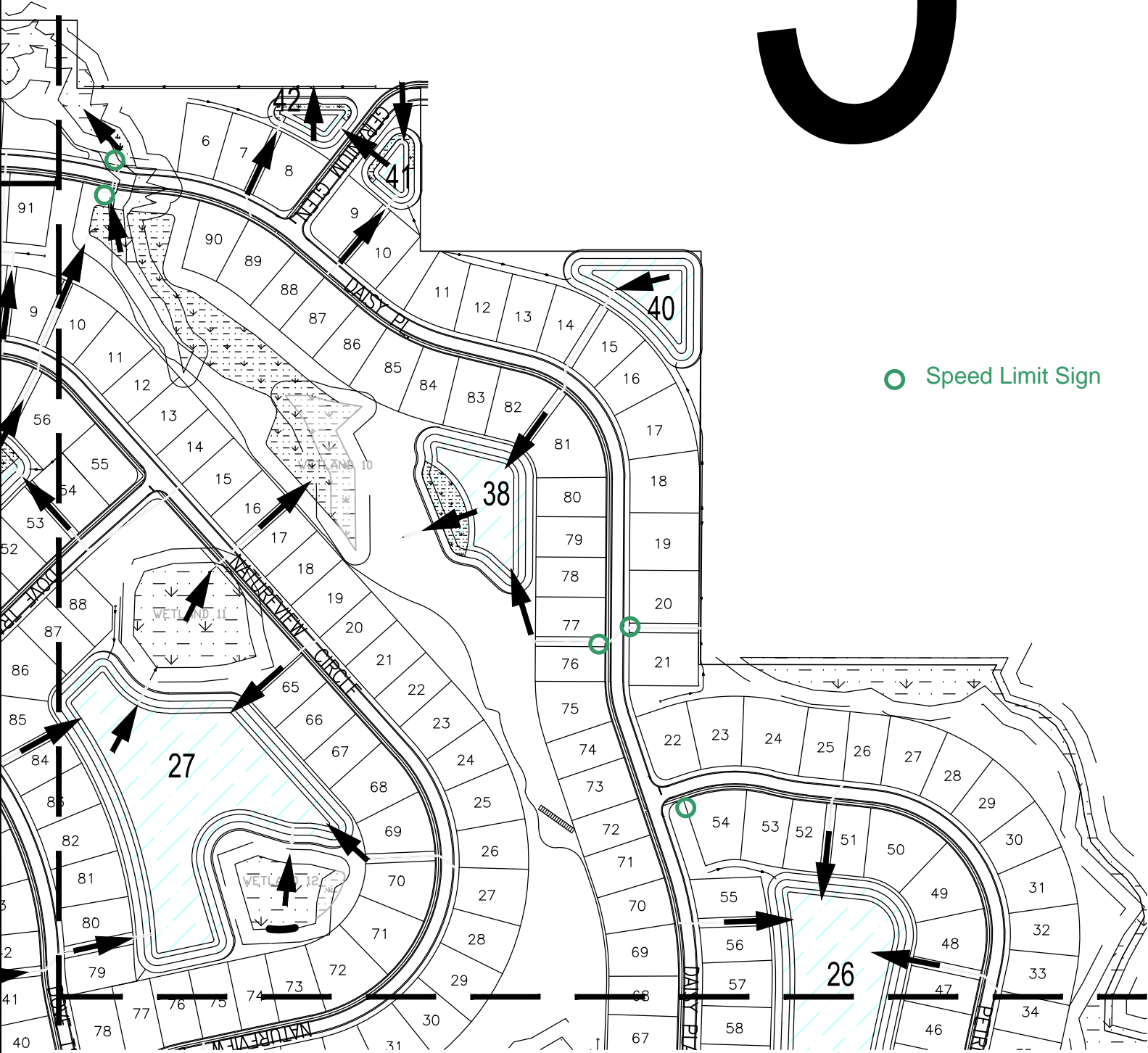
Schappacher  
Engineering, LLC

GREYHAWK CDD



SIGNAGE

5

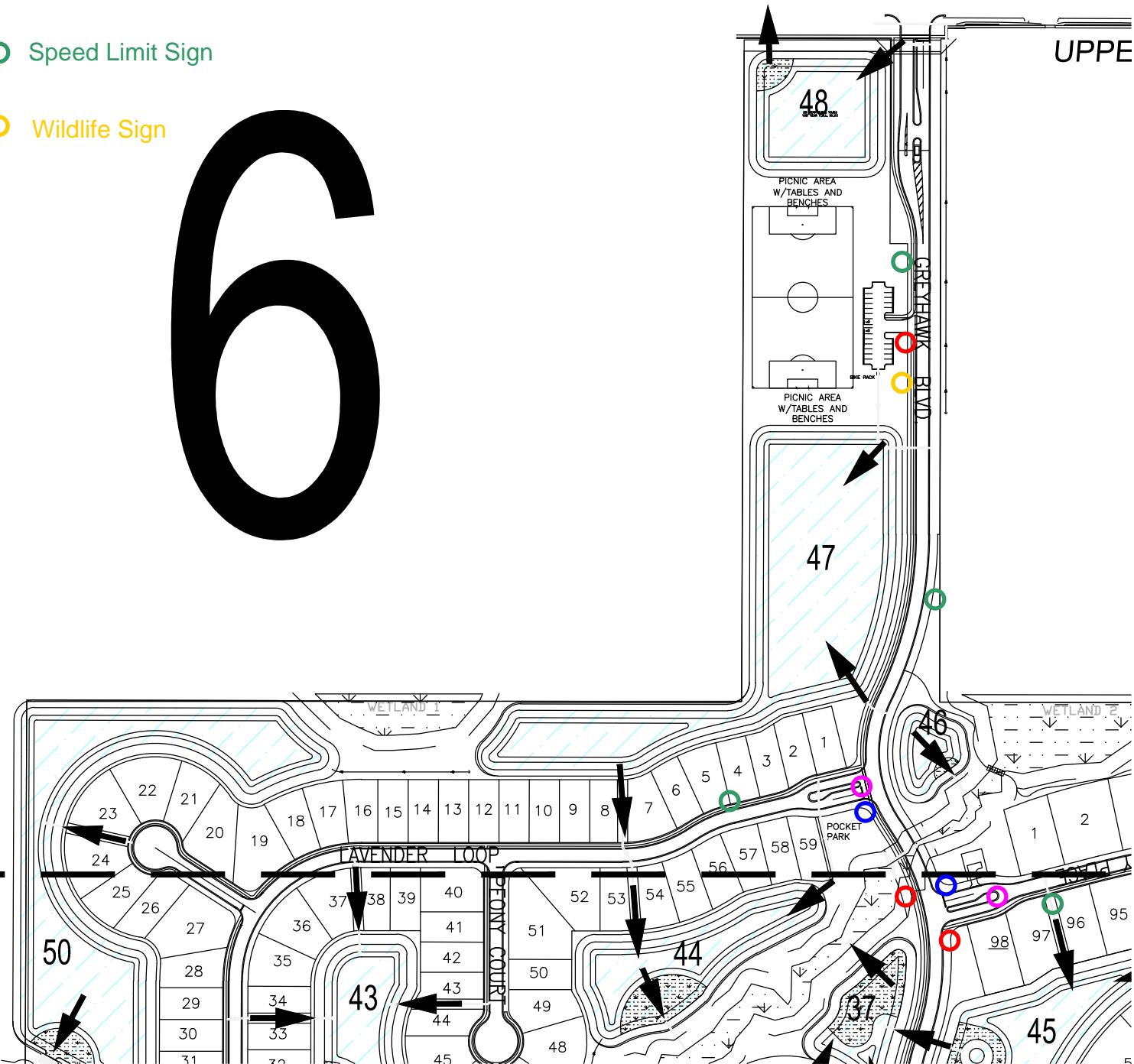


○ Speed Limit Sign

SIGNAGE

- Replace Stop Sign Post
- Replace Stop Sign/ Address Post
- Yield Sign
- Speed Limit Sign
- Wildlife Sign

6



Schappacher  
Engineering, LLC

GREYHAWK CDD

# Exhibit "A"

<b>Greyhawk Signage Repairs</b> Change Old Post to New Decorative Posts 4.24.25					
<b>Bid Item</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1	Remove Existing Stop Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	4	EA	650.00	2,600.00
2	Remove Existing Speed Limit Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	45	EA	650.00	29,250.00
3	Remove Existing Wildlife Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	13	EA	650.00	8,450.00
	Remove Existing No Outlet Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	1	EA	650.00	650.00
	Remove Existing Yield Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	28	EA	650.00	18,200.00
	Remove Existing Crosswalk Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	15	EA	650.00	9,750.00
	Remove Existing Round-about Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	6	EA	650.00	3,900.00
	Remove Existing Lane Narrows Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	1	EA	650.00	650.00
	Remove Existing School Bus Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	2	EA	650.00	1,300.00
	Remove Existing Nature Trail Sign post and replace with 3" fluted aluminum post with R3 Finial and replace existing signage to meet MUTCD standards (7' high to sign). Post to be powder coated black.	5	EA	650.00	3,250.00
<b>Total</b>					<b>\$78,000.00</b>

# Tab 4



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 25, 2025
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 2, & 4):** November 2026

## District Manager's Report

August 19

# 2025

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#### FINANCIAL SUMMARY

7/31/2025

General Fund Cash Balance	\$298,629
Investments Operating	\$741,978
Reserve Fund Investment Balance	\$1,772,492
Debt Service Fund Investment Balance	\$280,923
Capital Projects Fund Investments	\$1,251,230
<b>Total Cash and Investment Balances</b>	<b>\$ 4,345,252</b>
<b>General Fund Expense Variance:</b>	<b>\$54,289      Under Budget</b>



Rizzetta & Company

**FEMA 2<sup>nd</sup> Appeal:** The 2<sup>nd</sup> Appeal was submitted to both FEMA and the Florida Division of Emergency of Emergency Management on 3/18/2025.

**Yellowstone vs. Greyhawk Landing:** Settlement Agreed to.



# Tab 5



Rizzetta & Company

# **Greyhawk Landing Community Development District**

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**Financial Statements  
(Unaudited)**

**July 31, 2025**

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

**[greyhawkcdd.org](http://greyhawkcdd.org)  
[rizzetta.com](http://rizzetta.com)**

**Greyhawk Landing Community Development District**

Balance Sheet

As of 07/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	298,629	0	0	0	298,629	0	0
Investments	741,978	1,772,492	280,923	1,251,230	4,046,624	0	0
Prepaid Expenses	15,412	0	0	0	15,412	0	0
Refundable Deposits	9,130	0	0	0	9,130	0	0
Fixed Assets	0	0	0	0	0	29,105,690	0
Amount Available in Debt Service	0	0	0	0	0	0	280,923
Amount To Be Provided Debt Service	0	0	0	0	0	0	9,141,077
<b>Total Assets</b>	<b>1,065,149</b>	<b>1,772,492</b>	<b>280,923</b>	<b>1,251,230</b>	<b>4,369,795</b>	<b>29,105,690</b>	<b>9,422,000</b>
<b>Liabilities</b>							
Accounts Payable	32,267	0	0	0	32,267	0	0
Accrued Expenses	14,701	0	0	0	14,701	0	0
Other Current Liabilities	120	0	0	0	120	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	9,422,000
Deposits Payable	2,250	0	0	0	2,250	0	0
<b>Total Liabilities</b>	<b>49,338</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49,338</b>	<b>0</b>	<b>9,422,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	537,110	1,641,884	260,687	1,562,613	4,002,293	0	0
Investment In General Fixed Assets	0	0	0	0	0	29,105,690	0
Net Change in Fund Balance	478,701	130,608	20,236	(311,383)	318,164	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,015,811</b>	<b>1,772,492</b>	<b>280,923</b>	<b>1,251,230</b>	<b>4,320,457</b>	<b>29,105,690</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,065,149</b>	<b>1,772,492</b>	<b>280,923</b>	<b>1,251,230</b>	<b>4,369,795</b>	<b>29,105,690</b>	<b>9,422,000</b>

See Notes to Unaudited Financial Statements

**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	23,760	23,760
Special Assessments				
Tax Roll	1,989,099	1,989,099	2,019,456	30,357
Other Misc. Revenues				
Insurance Proceeds	0	0	15,606	15,606
Miscellaneous Revenue	0	0	19,636	19,636
<b>Total Revenues</b>	<b>1,989,099</b>	<b>1,989,099</b>	<b>2,078,458</b>	<b>89,359</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	9,600	8,000	7,000	1,000
<b>Total Legislative</b>	<b>9,600</b>	<b>8,000</b>	<b>7,000</b>	<b>1,000</b>
Financial & Administrative				
Accounting Services	20,550	17,125	17,125	0
Administrative Services	4,867	4,056	4,055	0
Arbitrage Rebate Calculation	1,000	833	0	834
Assessment Roll	5,408	5,408	5,408	0
Auditing Services	3,650	3,650	3,650	0
Bank Fees	451	376	1,555	(1,179)
Disclosure Report	1,000	833	0	833
District Engineer	40,000	33,334	27,132	6,202
District Management	24,336	20,280	20,280	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,326	3,605	3,605	0
Legal Advertising	2,300	1,916	1,881	35
Miscellaneous Mailings	1,000	833	1,877	(1,044)
Public Officials Liability Insurance	3,804	3,804	3,700	104
Trustees Fees	11,530	11,530	12,899	(1,368)
Website Hosting, Maintenance, Backup & E	4,418	3,938	3,937	0
<b>Total Financial &amp; Administrative</b>	<b>128,815</b>	<b>111,696</b>	<b>107,279</b>	<b>4,417</b>
Legal Counsel				
District Counsel	42,311	35,260	50,336	(15,076)
Outside Counsel	0	0	350	(350)
<b>Total Legal Counsel</b>	<b>42,311</b>	<b>35,260</b>	<b>50,686</b>	<b>(15,426)</b>
Security Operations				
FHP Patrol	35,000	29,167	22,720	6,447
Guard & Gate Facility Maintenance & Repa	10,000	8,333	21,237	(12,904)
Security Camera Maintenance	6,100	5,083	6,323	(1,240)
Security Monitoring Services	7,640	6,367	6,334	32
Security Services & Patrols	337,052	280,876	254,881	25,996
<b>Total Security Operations</b>	<b>395,792</b>	<b>329,826</b>	<b>311,495</b>	<b>18,331</b>
Electric Utility Services				

See Notes to Unaudited Financial Statements

**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Recreation Facilities	58,000	48,334	29,921	18,413
Utility - Street Lights	12,000	10,000	9,160	840
Utility Services	32,000	26,666	22,592	4,074
Total Electric Utility Services	102,000	85,000	61,673	23,327
Gas Utility Service				
Utility Services	210	175	191	(16)
Total Gas Utility Service	210	175	191	(16)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,200	10,167	10,436	(269)
Total Garbage/Solid Waste Control Services	12,200	10,167	10,436	(269)
Water-Sewer Combination Services				
Utility Services	22,000	18,333	30,564	(12,231)
Total Water-Sewer Combination Services	22,000	18,333	30,564	(12,231)
Stormwater Control				
Aquatic Maintenance	49,747	41,456	39,861	1,595
Aquatic Plant Replacement	3,000	2,500	0	2,500
Fountain Service Repair & Maintenance	4,500	3,750	0	3,750
Lake/Pond Bank Maintenance & Repair	5,000	4,167	24,612	(20,446)
Midge Fly Treatments	10,000	8,333	0	8,334
Stormwater System Maintenance	4,700	3,916	16,700	(12,784)
Wetland Invasive Areas Maintenance	35,500	29,584	12,871	16,713
Wetland Monitoring & Maintenance	13,312	11,093	15,165	(4,072)
Total Stormwater Control	125,759	104,799	109,209	(4,410)
Other Physical Environment				
Employee - Salaries	218,665	182,221	159,396	22,824
Employee - Workers Comp	850	850	850	0
Entry & Walls Maintenance & Repair	4,000	3,333	300	3,034
Fire Ant Treatment	8,000	6,667	0	6,666
General Liability Insurance	4,234	4,234	4,036	198
Holiday Decorations	15,000	15,000	16,250	(1,250)
Hurricane Related Expenses	0	0	136,561	(136,561)
Irrigation Maintenance	28,200	23,500	25,149	(1,649)
Landscape - Annuals/Flowers	17,500	14,583	21,086	(6,502)
Landscape - Mulch	37,000	30,833	43,765	(12,931)
Landscape Inspection Services	5,100	4,250	4,250	0
Landscape Maintenance	372,000	310,000	305,831	4,168
Landscape Replacement Plants, Shrubs, Tr	50,000	41,667	15,615	26,052
Property Insurance	31,720	31,720	30,713	1,007
Tree Trimming Services	20,000	16,667	2,405	14,262
Total Other Physical Environment	812,269	685,525	766,207	(80,682)
Road & Street Facilities				
Gate Maintenance & Repair	12,000	10,000	0	10,000
Parking Lot Repair & Maintenance	1,500	1,250	0	1,250
Roadway Repair & Maintenance	2,500	2,083	0	2,083
Sidewalk Maintenance & Repair	45,000	37,500	4,000	33,500

See Notes to Unaudited Financial Statements

**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Light/Decorative Light Maintenance	30,000	25,000	24,938	62
Street Sign Repair & Replacement	5,000	4,166	0	4,166
Total Road & Street Facilities	96,000	79,999	28,938	51,061
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	5,000	4,167	1,211	2,956
Basketball Court Maintenance & Supplies	3,000	2,500	0	2,500
Cable & Internet	15,300	12,750	17,425	(4,675)
Clubhouse Janitorial Services	11,108	9,257	9,572	(315)
Dock Repairs and Maintenance	3,000	2,500	0	2,500
Facility Supplies	6,000	5,000	3,467	1,533
Fitness Equipment Maintenance & Repair	7,500	6,250	3,238	3,011
Maintenance & Repairs	39,500	32,916	18,303	14,615
Office Supplies	4,500	3,750	1,351	2,398
Pest Control & Termite Bond	1,700	1,417	3,625	(2,208)
Playground Equipment & Maintenance	2,000	1,666	0	1,667
Pool Repairs	33,000	27,500	6,459	21,041
Pool Service Contract	46,200	38,500	38,500	0
Pool/Water Park/Fountain Maintenance	1,000	834	4,143	(3,310)
Tennis Court Maintenance & Supplies	5,000	4,166	0	4,166
Vehicle Maintenance	3,335	2,779	3,610	(831)
Total Parks & Recreation	187,143	155,952	110,904	45,048
Contingency				
Capital Projects	25,000	20,834	0	20,834
Miscellaneous Contingency	30,000	25,000	21,694	3,305
Total Contingency	55,000	45,834	21,694	24,139
Total Expenditures	1,989,099	1,670,566	1,616,276	54,289
Total Excess of Revenues Over(Under) Expenditures	0	318,533	462,182	143,648
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	901,025	901,025
Prior Year AP Credit				
Prior Year A/P Credits	0	0	39,255	39,255
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(923,761)	(923,760)
Total Other Financing Sources(Uses)	0	0	16,519	16,520
Fund Balance, Beginning of Period	0	0	537,110	537,109
Total Fund Balance, End of Period	0	318,533	1,015,811	697,277

See Notes to Unaudited Financial Statements

**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	57,537	57,537
Special Assessments				
Tax Roll	270,000	270,000	270,000	0
<b>Total Revenues</b>	<u>270,000</u>	<u>270,000</u>	<u>327,537</u>	<u>57,537</u>
<b>Expenditures</b>				
Financial & Administrative				
Bank Fees	0	0	10	(10)
<b>Total Financial &amp; Administrative</b>	<u>0</u>	<u>0</u>	<u>10</u>	<u>(10)</u>
Contingency				
Capital Reserve	270,000	270,000	217,387	52,613
<b>Total Contingency</b>	<u>270,000</u>	<u>270,000</u>	<u>217,387</u>	<u>52,613</u>
<b>Total Expenditures</b>	<u>270,000</u>	<u>270,000</u>	<u>217,397</u>	<u>52,603</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>110,140</u>	<u>110,140</u>
<b>penditures</b>				
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	923,761	923,761
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(901,025)	(901,025)
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(2,267)	(2,267)
<b>Total Gain or Loss on Investments</b>	<u>0</u>	<u>0</u>	<u>(2,267)</u>	<u>(2,267)</u>
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>20,469</u>	<u>20,469</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>1,641,883</u>	<u>1,641,883</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,772,492</u>	<u>1,772,492</u>

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

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,296	5,296
Special Assessments				
Tax Roll	354,900	354,900	359,510	4,610
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>364,806</u>	<u>9,906</u>
Expenditures				
Debt Service				
Interest	55,900	55,900	58,360	(2,460)
Principal	299,000	299,000	299,000	0
Total Debt Service	<u>354,900</u>	<u>354,900</u>	<u>357,360</u>	<u>(2,460)</u>
Total Expenditures	<u>354,900</u>	<u>354,900</u>	<u>357,360</u>	<u>(2,460)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>7,446</u>	<u>7,446</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>73,525</u>	<u>73,525</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>80,971</u>	<u>80,971</u>

See Notes to Unaudited Financial Statements



**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,427	5,427
Special Assessments				
Tax Roll	305,910	305,910	309,883	3,974
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>315,310</u>	<u>9,401</u>
Expenditures				
Debt Service				
Interest	184,910	184,910	187,087	(2,178)
Principal	121,000	121,000	121,000	0
Total Debt Service	<u>305,910</u>	<u>305,910</u>	<u>308,087</u>	<u>(2,178)</u>
Total Expenditures	<u>305,910</u>	<u>305,910</u>	<u>308,087</u>	<u>(2,178)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>7,223</u>	<u>7,223</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>126,444</u>	<u>126,444</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>133,667</u>	<u>133,667</u>

See Notes to Unaudited Financial Statements

**Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,155	4,155
Special Assessments				
Tax Roll	311,771	311,771	315,821	4,050
<b>Total Revenues</b>	<u>311,771</u>	<u>311,771</u>	<u>319,976</u>	<u>8,205</u>
<b>Expenditures</b>				
Debt Service				
Interest	80,771	80,771	83,408	(2,637)
Principal	231,000	231,000	231,000	0
<b>Total Debt Service</b>	<u>311,771</u>	<u>311,771</u>	<u>314,408</u>	<u>(2,637)</u>
<b>Total Expenditures</b>	<u>311,771</u>	<u>311,771</u>	<u>314,408</u>	<u>(2,637)</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>5,568</u>	<u>5,568</u>
<b>penditures</b>				
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>60,718</u>	<u>60,718</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>66,286</u>	<u>66,286</u>

See Notes to Unaudited Financial Statements

985 Capital Projects Fund S2021 **Greyhawk Landing Community Development District**

## Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	57,647	57,647
Total Revenues	0	0	57,647	57,647
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	369,029	(369,029)
Total Other Physical Environment	0	0	369,029	(369,029)
Total Expenditures	0	0	369,029	(369,029)
Total Excess of Revenues Over(Under) Expenditures	0	0	(311,382)	(311,382)
Fund Balance, Beginning of Period	0	0	1,562,612	1,562,612
Total Fund Balance, End of Period	0	0	1,251,230	1,251,230

See Notes to Unaudited Financial Statements

**Greyhawk Landing CDD**  
**Investment Summary**  
**July 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2025</u>
FL CLASS General	Average Monthly Yield 4.3481%	\$ 741,978
		-
	<b>Total General Fund Investments</b>	<b>\$ 741,978</b>
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 4.3664%	\$ 777,442
FL CLASS General Fund Reserve	Average Monthly Yield 4.3481%	378
Valley National Reserve	Governmental Checking/ ICS	799,250
Valley National Road Reserve	Governmental Checking	195,422
	<b>Total Reserve Fund Investments</b>	<b>\$ 1,772,492</b>
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 80,971
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	66,286
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,016
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	131,650
	<b>Total Debt Service Fund Investments</b>	<b>\$ 280,923</b>
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 1,251,230
	<b>Total Capital Projects Fund Investments</b>	<b>\$ 1,251,230</b>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Greyhawk Landing Community Development District**  
**Summary A/P Ledger**  
**From 07/01/2025 to 07/31/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>985, 2776</b>						
	985 General Fund	07/30/2025	ASAP Fence and Gate LLC	J3310	Existing Fence & Installing New 07/25	1,460.00
	985 General Fund	07/22/2025	Asphalt Remedies, LLC	AR137	Nature Trail Sidewalk Repair 07/25	1,800.00
	985 General Fund	07/18/2025	Crosscreek Environmental, Inc.	22106	Monthly Maintenance - Vegetation 06/25-08/25	950.00
	985 General Fund	07/16/2025	Crosscreek Environmental, Inc.	21941	Monthly Maintenance 07/25	3,986.10
	985 General Fund	07/30/2025	Fitness Logic, Inc.	125332	Monthly Maintenance 07/25	135.00
	985 General Fund	07/15/2025	FL Off Duty Police	GH071525	Off Duty Patrol Services 06/25	4,050.00
	985 General Fund	07/23/2025	G & S Pool Supply, Inc.	255522	Service Call 0/25	147.50
	985 General Fund	07/01/2025	Giella Designs, LLC	12290	Holiday Decorations 12/25 Deposit	10,500.00
	985 General Fund	07/29/2025	LaPensee Plumbing, Inc.	513516	Service Call 07/25	278.00
	985 General Fund	07/28/2025	Main Gate Enterprises, Inc.	36554	Service Call 07/25	200.00
	985 General Fund	07/29/2025	Main Gate Enterprises, Inc.	36557	Service Call 07/25	400.00
	985 General Fund	07/29/2025	Main Gate Enterprises, Inc.	36558	Service Call 07/25	200.00
	985 General Fund	07/29/2025	Owens Electric, Inc.	33917489	Service Call 07/25	458.75
	985 General Fund	07/25/2025	Redwire	602940	Fire System/Monthly Monitoring 08/25	201.40
	985 General Fund	06/11/2025	Rizzetta & Company, Inc.	RET0000001818	CM District Management Fee-Landscape Consulting Services Credit Memo 06/25	(500.00)
	985 General Fund	07/02/2025	Sun State Landscape Management, Inc.	37873	Landscape Maintenance 07/25	8,000.00
<b>Sum for 985, 2776</b>						<b>32,266.75</b>
<b>Sum for 985</b>						<b>32,266.75</b>
<b>Sum Total</b>						<b>32,266.75</b>

**Greyhawk Landing Community Development District**  
**Notes to Unaudited Financial Statements**  
**July 31, 2025**

**Balance Sheet**

1. Trust statement activity has been recorded through 7/31/25.
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.

# Tab 6





**Rizzetta & Company**  
Professionals in Community Management

3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614  
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f: 813.514.0401  
[rizzetta.com](http://rizzetta.com)

**MEMORANDUM**

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2025/2026

This memo outlines potential district goals and objectives for the 2025-2026 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

**Financial Transparency and Objectives**

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

**Board Meeting and Objectives**

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

**Administrative and Objectives**

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

**Operational and Objectives**

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

# Tab 7

# GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA (239) 936-0913

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## Operation and Maintenance Expenditures July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$135,522.10**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Chad Stanley Chester	100716	CC072425	Board of Supervisor Meeting 07/24/25	\$ 200.00
Charter Communications	20250701-1	0034318061025 06.25 ACH	700 Greyhawk Blvd 06/25	\$ 220.99
Charter Communications	20250723-2	2786891070425 07/25 ACH	110 Greyhawk Blvd -Gate 07/25	\$ 80.00
Charter Communications	20250729-01	0034318071025 07/25 ACH	700 Greyhawk Blvd 07/25	\$ 220.91
Crosscreek Environmental, Inc.	100672	21529	Quarterly Maintenance 06/25	\$ 3,200.00
Crosscreek Environmental, Inc.	100672	21530	Monthly Maintenance 06/25	\$ 3,986.10
Crosscreek Environmental, Inc.	100672	21737	Monthly Maintenance -Vegetation 06/25-08/25	\$ 950.00
Fastsigns	300005	INV-30024-B	Remove Street Signs -Balance from deposit 03/25	\$ 513.82
FL Off Duty Police	100670	GH061525	Off Duty Patrol Services 06/25	\$ 3,150.00
Florida Department of Revenue	20250714-1	51-8015445488-7 06/25 ACH	Sales Tax 06/25	\$ 76.80
Florida Power & Light Company	100707	FPL Electric Summary 95925- 44168 06/25-985	FPL Electric Summary 95925-44168 06/25-985	\$ 2,815.90
Florida Power & Light Company	20250722-1	FPL Summary 06/25 ACH- 985	FPL Summary 06/25 ACH-985	\$ 2,281.92

## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	20250723-1	210-141-0055-031323-5	Internet & Phone Services 07/25	\$ 1,608.65
GarciaDell, P.A.	100708	06/25 ACH 31549	Counsel Services 06/25	\$ 80.00
Jan-Pro of Manasota	100666	87250	Janitorial Services 07/25	\$ 1,000.00
Lyfe Outdoor Comfort Solutions	100669	78726	Refill Systems 06/25	\$ 645.00
Lyfe Outdoor Comfort Solutions	100709	78977	Refill Systems 07/25	\$ 645.00
Lykins Signtek, Inc.	100691	DI-210131	50% Deposit-Repair 2 Monument Signs-Heron Park 07/25	\$ 295.00
Main Gate Enterprises, Inc.	100673	36461	Service Call - Sawcut 06/25	\$ 1,998.00
Main Gate Enterprises, Inc.	100673	36478	Service Call 06/25	\$ 125.00
Main Gate Enterprises, Inc.	100673	36483	Service Call 06/25	\$ 532.30
Main Gate Enterprises, Inc.	100692	36528	Service Call 07/25	\$ 325.00
Main Gate Enterprises, Inc.	100692	36533	Install Postal Box and Key at Back Gate 07/25	\$ 465.00
Manatee County Sheriff's Office	100693	4083	Security Services 06/25	\$ 1,820.00

## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	
Manatee County Utilities Department	20250718-1	MCUD Summary 06/25 ACH	MCUD Summary 06/25 ACH	\$	4,699.65
Mark E Bush	100717	MB072425	Board of Supervisor Meeting 07/24/25	\$	200.00
McClatchy Company, LLC	100680	IN3453	Legal Advertising 06/25	\$	147.16
McClatchy Company, LLC	100680	IN3454	Legal Advertising 06/25	\$	104.43
Nostalgic Lampposts & Mailboxes Plus, Inc.	100671	3445	Install LED Lamp 06/25	\$	230.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100687	3481	Street Lights Maintenance 07/25	\$	1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100688	3480	Install LED Lamp 07/25	\$	145.00
Patricia L. Mathews	100718	PM072425	Board of Supervisor Meeting 07/24/25	\$	200.00
Persson, Cohen & Mooney, P.A.	100681	6144	Legal Services 06/25	\$	2,309.50
Pickle Holding Company South, LLC	100676	039-1782745	50% Deposit -Front Door 06/25	\$	2,244.64
Pools by Lowell, Inc.	100677	180127818	Pool Services 07/25	\$	1,600.00
Pools by Lowell, Inc.	100682	180127796	Pool Services 07/25	\$	2,250.00



# Greyhawk Landing Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pools by Lowell, Inc.	100710	180595608	Pool Repairs 07/25	\$ 17.96
Pye-Barker Fire & Safety, Inc.	100685	IN00617619	Service Call 03/25	\$ 232.50
Redwire	100674	595713	Fire Alarm/Test & Inspection 06/25	\$ 125.00
Redwire	100674	598762	Fire System/Monthly Monitoring 07/25	\$ 201.40
Redwire	100674	599835	Fire System/Monthly Monitoring 06/25 - Additional hours	\$ 1,976.50
Rizzetta & Company, Inc.	100668	INV0000100554	District Management Fees 07/25	\$ 4,746.58
Rizzetta & Company, Inc.	100678	INV0000100647	Cell Phone Reimbursement 06/25	\$ 50.00
Rizzetta & Company, Inc.	100679	INV0000100586	Amenity Management & Oversight and Personnel Reimbursement	\$ 8,350.67
Rizzetta & Company, Inc.	100686	INV0000100702	Personnel Reimbursement 07/25	\$ 7,150.89
Rizzetta & Company, Inc.	100690	INV0000100990	Mass Mailing 07/25	\$ 1,876.76
Schappacher Engineering, LLC	100683	2890	Engineering Services 06/25	\$ 1,050.00
Spectrum	20250721-1	8337-12-013-1816996 07/25 ACH	700 Greyhawk Blvd-Gym 07/25	\$ 32.10

## Greyhawk Landing Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sun State Landscape Management, Inc.	100711	67820	Landscape & Irrigation Maintenance 07/25	\$ 28,564.59
TECO Peoples Gas	20250701-2	211012697549 05/25 ACH	12350 Mulberry Ave 05/25	\$ 19.10
TECO Peoples Gas	20250731-1	211012697549 06/25 ACH	12350 Mulberry Ave 06/25	\$ 19.10
The Observer Group, Inc.	100694	25-01148M	Legal Advertising 07/25	\$ 463.76
The Observer Group, Inc.	100712	25-01229M	Legal Advertising 07/25	\$ 459.38
U.S. Bank	100684	7796696	Trustee Fees S2023 06/01/25-05/31/26	\$ 4,256.13
Universal Protection Service, LLC	100689	17228415	Security Services 05/30/25-06/26/25	\$ 24,354.18
Universal Protection Service, LLC	100689	17228416	Security Services 05/30/25-06/26/25	\$ 6,181.83
Valley National Bank	20250728-1	Greyhawk Valley Visa 06/25 ACH	Maintenance 06/25	\$ 2,524.55
Verizon Wireless	20250711-1	6116624982 06/25 ACH	Phone Service -Account 820583362 06/25	\$ <u>103.35</u>

**Report Total**

**\$ 135,522.10**

# Tab 8

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, July 24, 2025, 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	<b>Board Supervisor, Chairman</b>
Mark Bush	<b>Board Supervisor, Vice Chairman</b>
Chad Chester	<b>Board Supervisor, Assistant Secretary</b>
Patty Mathews	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matt O’Nolan	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Matt Jones	<b>Representative, Crosscreek Environmental</b>
Andrew Davis	<b>Field Manager, Rizzetta &amp; Company, Inc.</b>
Hannah Alhalel	<b>Field Manager, Rizzetta &amp; Company, Inc.</b>
Carlos Trujillo	<b>Sun State Landscape Management, Inc.</b>
John Toborg	<b>Rizzetta Manager, Landscape Inspection Services</b>
Hunter Mims	<b>Rizzetta &amp; Company, Inc.</b>
Andrew Cohen	<b>District Counsel – Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. O’Nolan called the meeting to order and conducted roll call.

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on ponds, financials, road paving and bonds.

**THIRD ORDER OF BUSINESS**

**Staff Reports & Updates**

**A. Aquatic Maintenance**

Mr. Jones went over his report.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved putting Cross Creek on notice to cure by August 19, 2025. Staff to mail out letter and the Board tabled the remaining Cross Creek proposals to the August meeting, for the Greyhawk Landing Community Development District.

**B. Landscape Maintenance**

Mr. Toborg provided the Board with his report.

SSLM agreed to service pickleball courts on Mondays, Supervisor Bush will assist with any resident issues

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved an NTE of \$50,000 for the July field inspection and common area landscape work, for the Greyhawk Landing Community Development District.

**C. Field Manager**

Mr. Davis provided the Board with his report.

**C. District Counsel**

Mr. Cohen provided the Board with his report.

On a Motion by Mr. Hengel, seconded Ms. Ady, with one opposed (Supervisor Bush), the Board approved not filing Federal Lawsuit against FEMA and dropping Nature trails claim, for the Greyhawk Landing Community Development District.

On a Motion by Mr. Chester, seconded Ms. Mathews, with all in favor, the Board approved dropping a second appeal on Nature Trail claim, for the Greyhawk Landing Community Development District.

On a Motion by Mr. Hengel, seconded Mr. Bush, with one opposed (Supervisor Bush), the Board approved appealing FEMA debris removal claim denial, for the Greyhawk Landing Community Development District.

**D. District Engineer**

Th Board tabled the traffic signage discussion until the August meeting.

**D. District Manager**

Mr. O’Nolan advised the next regular meeting of the Board of Supervisors is

scheduled for Tuesday, August 19, 2025, at 5:30 p.m.

Mr. O'Nolan advised the Board that the voter count is 2713.

**FOURTH ORDER OF BUSINESS**

**Ratification of the Operations and  
Maintenance Expenditures for the  
Month of June 2025**

The Board reviewed the Operations and Maintenance Expenditures for the month of June 2025.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors Meeting held On  
JUNE 26, 2025**

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of June 2025 (\$229,162.15) except for the Pool Works invoice for \$34,000 which should go to construction and the Minutes of Board of Supervisors Meeting held On JUNE 26, 2025, for the Greyhawk Landing Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pressure washing  
Proposals**

The Board tabled the pressure-washing proposals to be brought back at the August meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,  
Adopting Rules for Amenity Rules and  
Fees**

On a Motion by Mr. Hengel seconded Mr. Bush, with all in favor, the Board approved opening the Public Hearing for Adopting Amenity Rules and Fees, for the Greyhawk Landing Community Development District.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved closing the Public Hearing for Adopting the Amenity Rules and Fees, for the Greyhawk Landing Community Development District.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved resolution 2025-04 adopting rules for Amenity Rules and Fees, for the Greyhawk Landing Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Gate Cameras**

The Board requested staff to advise on how other communities allow guests gate access and to bring back gate access discussion for August agenda.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Hengel and the Board agreed to activate walk through gates on August 1st with field staff to communicate out to community.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. O’Nolan advised there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Chester, seconded Mr. Bush, with all in favor, the Board Adjourned the Meeting at 7:35 p.m., for the Greyhawk Landing Community Development District.



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\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

DRAFT

# Tab 9

**Greyhawk Landing**  
**Community Development District**

[www.greyhawkcdd.org](http://www.greyhawkcdd.org)

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**Approved Proposed Budget**  
**Fiscal Year 2025/2026**

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<p><b>Proposed Budget</b></p> <p><b>GreyHawk Landing Community Development District</b></p> <p>General Fund</p> <p>Fiscal Year 2025/2026</p>
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Chart of Accounts Classification		Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 2,019,456	\$ 2,019,456	\$ 1,989,098	\$ 30,358	\$ 2,057,435	\$ 68,337
6							
7	Assessment Revenue Subtotal	\$ 2,019,456	\$ 2,019,456	\$ 1,989,098	\$ 30,358	\$ 2,057,435	\$ 68,337
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 23,760	\$ 28,512	\$ -	\$ 28,512	\$ 15,000	\$ 15,000
13	Other Miscellaneous Revenues						
14	Insurance Proceeds	\$ 15,606	\$ 15,606	\$ -	\$ 15,606	\$ -	\$ -
15	Miscellaneous Revenue	\$ 19,636	\$ 23,563	\$ -	\$ 23,563	\$ 5,000	\$ 5,000
16							
17	Other Revenue Subtotal	\$ 59,002	\$ 67,681	\$ -	\$ 67,681	\$ 20,000	\$ 20,000
18							
19	TOTAL REVENUES	\$ 2,078,458	\$ 2,087,137	\$ 1,989,098	\$ 98,039	\$ 2,077,435	\$ 88,337
20							
21	EXPENDITURES - ADMINISTRATIVE						
22							
23	Legislative						
24	Supervisor Fees	\$ 7,000	\$ 8,400	\$ 9,600	\$ 1,200	\$ 9,600	\$ -
25	Financial & Administrative						
26	Accounting Services	\$ 17,125	\$ 20,550	\$ 20,550	\$ -	\$ 21,167	\$ 617
27	Administrative Services	\$ 4,055	\$ 4,866	\$ 4,867	\$ 1	\$ 5,013	\$ 146
28	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
29	Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,570	\$ 162
30	Auditing Services	\$ 3,650	\$ 3,650	\$ 3,650	\$ -	\$ 3,650	\$ -
31	Bank Fees	\$ 1,555	\$ 1,866	\$ 451	\$ (1,415)	\$ 1,800	\$ 1,349
32	Disclosure Report	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
33	District Engineer	\$ 27,132	\$ 32,558	\$ 40,000	\$ 7,442	\$ 42,000	\$ 2,000
34	District Management	\$ 20,280	\$ 24,336	\$ 24,336	\$ -	\$ 25,066	\$ 730
35	Dues, Licenses & Fees	\$ 175	\$ 210	\$ 175	\$ (35)	\$ 175	\$ -
36	Financial & Revenue Collections	\$ 3,605	\$ 4,326	\$ 4,326	\$ -	\$ 4,456	\$ 130
37	Legal Advertising	\$ 1,881	\$ 2,257	\$ 2,300	\$ 43	\$ 1,000	\$ (1,300)
38	Miscellaneous Mailings	\$ 1,877	\$ 2,252	\$ 1,000	\$ (1,252)	\$ 1,000	\$ -
39	Public Officials Liability Insurance	\$ 3,700	\$ 3,700	\$ 3,804	\$ 104	\$ 4,163	\$ 359
40	Trustees Fees	\$ 12,899	\$ 12,899	\$ 11,530	\$ (1,369)	\$ 11,530	\$ -
41	Website Hosting, Maintenance, Backup (and Email)	\$ 3,937	\$ 4,724	\$ 4,418	\$ (307)	\$ 4,418	\$ -
42	Legal Counsel						
43	District Counsel	\$ 50,686	\$ 60,823	\$ 42,312	\$ (18,511)	\$ 43,286	\$ 974
44							
45	Administrative Subtotal	\$ 164,965	\$ 192,827	\$ 180,726	\$ (12,100)	\$ 185,894	\$ 5,167
46							
47	EXPENDITURES - FIELD OPERATIONS						
48							
49	Security Operations						
50	FHP Patrol	\$ 22,720	\$ 27,264	\$ 35,000	\$ 7,736	\$ 35,000	\$ -
51	Guard & Gate Facility Maintenance	\$ 21,237	\$ 25,484	\$ 10,000	\$ (15,484)	\$ 16,000	\$ 6,000
52	Security Camera Maintenance	\$ 6,323	\$ 7,588	\$ 6,100	\$ (1,488)	\$ 6,100	\$ -
53	Security Monitoring Services	\$ 6,334	\$ 7,601	\$ 7,640	\$ 39	\$ 7,640	\$ -
54	Security Services and Patrols	\$ 254,881	\$ 305,857	\$ 337,052	\$ 31,194	\$ 347,331	\$ 10,279
55	Electric Utility Services						
56	Utility - Recreation Facilities	\$ 29,921	\$ 35,905	\$ 58,000	\$ 22,095	\$ 42,000	\$ (16,000)
57	Utility - Street Lights	\$ 9,160	\$ 10,992	\$ 12,000	\$ 1,008	\$ 11,000	\$ (1,000)
58	Utility Services	\$ 22,592	\$ 27,110	\$ 32,000	\$ 4,890	\$ 26,000	\$ (6,000)
59	Gas Utility Services						
60	Utility Services	\$ 191	\$ 229	\$ 210	\$ (19)	\$ 300	\$ 90
61	Garbage/Solid Waste Control Services						
62	Garbage - Recreation Facility	\$ 10,436	\$ 12,523	\$ 12,200	\$ (323)	\$ 13,000	\$ 800
63	Water-Sewer Combination Services						
64	Utility Services	\$ 30,564	\$ 36,677	\$ 22,000	\$ (14,677)	\$ 38,000	\$ 16,000
65	Stormwater Control						
66	Aquatic Maintenance	\$ 39,861	\$ 47,833	\$ 49,747	\$ 1,913	\$ 49,747	\$ -
67	Aquatic Plant Replacement	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -

[illegible]

**Proposed Budget**  
**GreyHawk Landing Community Development District**  
 General Fund  
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
68	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
69	Lake/Pond Bank Maintenance	\$ 24,612	\$ 29,534	\$ 5,000	\$ (24,534)	\$ 5,000	\$ -
70	Midge Fly Treatments	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
71	Stormwater System Maintenance	\$ 16,700	\$ 20,040	\$ 4,700	\$ (15,340)	\$ 6,000	\$ 1,300
72	Wetland Invasive Areas Maintenance	\$ 12,871	\$ 15,445	\$ 35,500	\$ 20,055	\$ 35,500	\$ -
73	Wetland Monitoring & Maintenance	\$ 15,165	\$ 18,198	\$ 13,312	\$ (4,886)	\$ 13,312	\$ -
74	Other Physical Environment						
75	Employee - Salaries	\$ 160,246	\$ 192,295	\$ 218,665	\$ 26,370	\$ 235,683	\$ 17,018
76	Entry & Walls Maintenance	\$ 300	\$ 360	\$ 4,000	\$ 3,640	\$ 4,000	\$ -
77	Fire Ant - Top Choice	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
78	General Liability Insurance/Workers Comp.	\$ 4,036	\$ 4,036	\$ 5,084	\$ 1,048	\$ 8,414	\$ 3,330
79	Holiday Decorations	\$ 16,250	\$ 19,500	\$ 15,000	\$ (4,500)	\$ 16,500	\$ 1,500
80	Hurricane Related Expenses	\$ 136,561	\$ 163,873	\$ -	\$ (163,873)	\$ -	\$ -
81	Irrigation Maintenance	\$ 25,149	\$ 30,179	\$ 28,200	\$ (1,979)	\$ 30,000	\$ 1,800
82	Landscape - Annuals/Flowers	\$ 21,086	\$ 25,303	\$ 17,500	\$ (7,803)	\$ 17,500	\$ -
83	Landscape - Mulching	\$ 43,765	\$ 52,518	\$ 37,000	\$ (15,518)	\$ 37,000	\$ -
84	Landscape Inspections	\$ 4,250	\$ 5,100	\$ 5,100	\$ -	\$ 5,100	\$ -
85	Landscape Maintenance	\$ 305,831	\$ 366,997	\$ 372,000	\$ 5,003	\$ 372,000	\$ -
86	Landscape Replacement	\$ 15,615	\$ 18,738	\$ 50,000	\$ 31,262	\$ 50,000	\$ -
87	Property Insurance	\$ 30,713	\$ 30,713	\$ 31,720	\$ 1,007	\$ 35,000	\$ 3,280
88	Storm Cleanup/Hurricane Clean Up	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
89	Tree Trimming Services	\$ 2,405	\$ 2,886	\$ 20,000	\$ 17,114	\$ 20,000	\$ -
90	Road & Street Facilities						
91	Gate Facility Maintenance	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -
92	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
93	Roadway Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
94	Sidewalk Repair & Maintenance/Curb/Gutter Cleaning	\$ 4,000	\$ 4,800	\$ 45,000	\$ 40,200	\$ 45,000	\$ -
95	Street Light Decorative Light Maintenance	\$ 24,938	\$ 29,926	\$ 30,000	\$ 74	\$ 30,000	\$ -
96	Street Sign Repair & Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
97	Parks & Recreation						
98	Athletic/Park Court/Field Repairs	\$ 1,211	\$ 1,453	\$ 5,000	\$ 3,547	\$ 5,000	\$ -
99	Basketball Court Maintenance & Supplies	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
100	Cable Television & Internet	\$ 17,425	\$ 20,910	\$ 15,300	\$ (5,610)	\$ 21,500	\$ 6,200
101	Clubhouse - Facility Janitorial Service	\$ 9,572	\$ 11,486	\$ 11,108	\$ (378)	\$ 12,000	\$ 892
102	Dock Repairs and Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ (3,000)
103	Facility Supplies	\$ 3,467	\$ 4,160	\$ 6,000	\$ 1,840	\$ 6,000	\$ -
104	Fitness Equipment Maintenance & Repairs	\$ 3,238	\$ 3,886	\$ 7,500	\$ 3,614	\$ 7,500	\$ -
105	Maintenance & Repairs	\$ 18,303	\$ 21,964	\$ 39,500	\$ 17,536	\$ 30,000	\$ (9,500)
106	Office Supplies	\$ 1,351	\$ 1,621	\$ 4,500	\$ 2,879	\$ 4,500	\$ -
107	Pest Control & Termite Bond	\$ 3,625	\$ 4,350	\$ 1,700	\$ (2,650)	\$ 3,800	\$ 2,100
108	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
109	Pool Repairs	\$ 6,459	\$ 7,751	\$ 33,000	\$ 25,249	\$ 20,000	\$ (13,000)
110	Pool Service Contract	\$ 38,500	\$ 46,200	\$ 46,200	\$ -	\$ 47,280	\$ 1,080
111	Pool/Water Park/Fountain Maintenance	\$ 4,143	\$ 4,972	\$ 1,000	\$ (3,972)	\$ 1,000	\$ -
112	Tennis Court Maintenance & Supplies	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
113	Vehicle Maintenance	\$ 3,610	\$ 4,332	\$ 3,335	\$ (997)	\$ 3,335	\$ -
114	Contingency						
115	Capital Projects	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
116	Miscellaneous Contingency	\$ 21,694	\$ 26,033	\$ 30,000	\$ 3,967	\$ 40,000	\$ 10,000
117							
118	Field Operations Subtotal	\$ 1,451,311	\$ 1,734,623	\$ 1,808,372	\$ 73,749	\$ 1,891,541	\$ 83,169
119							
120	TOTAL EXPENDITURES	\$ 1,616,276	\$ 1,927,450	\$ 1,989,098	\$ 61,649	\$ 2,077,435	\$ 88,336
121							
122	EXCESS OF REVENUES OVER EXPENDITURES	\$ 462,182	\$ 159,687	\$ -	\$ 159,688	\$ -	\$ 1
123							

Crosscreek service agreement 4% Increase included
Power washing and painting
As per Egis Estimate Includes Volunteer Coverage and Crime Increased due to possible new vendor
Southeast Spreading Est used Bi monthly inspections new contract approved New Agreement with Sunstate as per Landscaping RFP For discussion with the Board main entry upgrades to be considered. Estimate from insurance company appraisal conducted values increased
Est. Maint Contract
Added \$ 30 K for curb and gutter cleaning
Cleaning Contract plus allowance for supplies .
Fitness logic contract plus parts
Pools by Lowell Agreement
Pedestrian Gates

Reserve Fund  
Fiscal Year 2025/2026

## Comments

[illegible]



Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2021 (REFUNDING)	Series 2021 (2021 PROJECT)	Series 2023 (REFUNDING)	Budget for 2025/2026
REVENUES				
Special Assessments				
Net Special Assessments <sup>(1)</sup>	\$354,899.90	\$311,770.71	\$305,909.61	\$972,580.22
TOTAL REVENUES	\$354,899.90	\$311,770.71	\$305,909.61	\$972,580.22
EXPENDITURES				
Administrative				
Debt Service Obligation	\$354,899.90	\$311,770.71	\$305,909.61	\$972,580.22
Administrative Subtotal	\$354,899.90	\$311,770.71	\$305,909.61	\$972,580.22
TOTAL EXPENDITURES	\$354,899.90	\$311,770.71	\$305,909.61	\$972,580.22
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

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

7.0%

GROSS ASSESSMENTS

\$1,045,785.18

Notes:

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

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$2,356,636.00	2024/2025 O&M Budget:	\$2,259,098.00
County Collection Costs:	3%	\$76,020.52	2025/2026 O&M Budget:	\$2,356,636.00
Early Payment Discounts:	4%	\$101,360.69		
2025/2026 Table:		<b>\$2,534,017.20</b>	Total Difference:	<b>\$97,538.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 60'	Series 2021 (Refunding) Debt Service	\$376.60	\$376.60	\$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	\$216.94	\$216.94	\$0.00	0.00%
	Operations/Maintenance	\$1,572.09	\$1,639.96	\$67.87	4.32%
	<b>Total</b>	<b>\$2,165.63</b>	<b>\$2,233.50</b>	<b>\$67.87</b>	<b>3.13%</b>
Single Family 70'	Series 2021 (Refunding) Debt Service	\$440.63	\$440.63	\$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	\$253.82	\$253.82	\$0.00	0.00%
	Operations/Maintenance	\$1,834.10	\$1,913.29	\$79.19	4.32%
	<b>Total</b>	<b>\$2,528.55</b>	<b>\$2,607.74</b>	<b>\$79.19</b>	<b>3.13%</b>
Single Family 80'	Series 2021 (Refunding) Debt Service	\$500.88	\$500.88	\$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	\$288.53	\$288.53	\$0.00	0.00%
	Operations/Maintenance	\$2,090.87	\$2,181.15	\$90.28	4.32%
	<b>Total</b>	<b>\$2,880.28</b>	<b>\$2,970.56</b>	<b>\$90.28</b>	<b>3.13%</b>
Single Family 90'	Series 2021 (Refunding) Debt Service	\$564.91	\$564.91	\$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	\$325.40	\$325.40	\$0.00	0.00%
	Operations/Maintenance	\$2,358.13	\$2,459.94	\$101.81	4.32%
	<b>Total</b>	<b>\$3,248.44</b>	<b>\$3,350.25</b>	<b>\$101.81</b>	<b>3.13%</b>
Single Family 120'	Series 2021 (Refunding) Debt Service	\$640.23	\$640.23	\$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	\$368.79	\$368.79	\$0.00	0.00%
	Operations/Maintenance	\$2,672.55	\$2,787.94	\$115.39	4.32%
	<b>Total</b>	<b>\$3,681.57</b>	<b>\$3,796.96</b>	<b>\$115.39</b>	<b>3.13%</b>
Single Family 60'	Series 2023 (Refunding) Debt Service	\$644.76	\$644.76	\$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	\$216.94	\$216.94	\$0.00	0.00%
	Operations/Maintenance	\$1,572.09	\$1,639.96	\$67.87	4.32%
	<b>Total</b>	<b>\$2,433.79</b>	<b>\$2,501.66</b>	<b>\$67.87</b>	<b>2.79%</b>
Single Family 70'	Series 2023 (Refunding) Debt Service	\$752.22	\$752.22	\$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	\$253.82	\$253.82	\$0.00	0.00%
	Operations/Maintenance	\$1,834.10	\$1,913.29	\$79.19	4.32%
	<b>Total</b>	<b>\$2,840.14</b>	<b>\$2,919.33</b>	<b>\$79.19</b>	<b>2.79%</b>

TOTAL O&M BUDGET		\$2,356,636.00
COLLECTION COSTS @	3%	\$76,020.52
EARLY PAYMENT DISCOUNT @	4%	\$101,360.69
TOTAL O&M ASSESSMENT		\$2,534,017.20

UNITS ASSESSED				
LOT SIZE	O&M	SERIES 2021 (REFUNDING)	SERIES 2023 (REFUNDING)	SERIES 2021 (2021 PROJECT)
		DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>	DEBT SERVICE <sup>(1)</sup>
SINGLE FAMILY 60	208	207	0	208
SINGLE FAMILY 70	150	149	0	150
SINGLE FAMILY 80	180	179	0	180
SINGLE FAMILY 90	133	130	0	133
SINGLE FAMILY 120	118	117	0	118
SINGLE FAMILY 60	238	0	236	238
SINGLE FAMILY 70	244	0	235	243
	1271	782	471	1270

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL	% TOTAL	TOTAL
	EAU's	EAU's	O&M BUDGET
1.00	208.00	13.46%	\$341,112.44
1.17	175.00	11.33%	\$286,993.64
1.33	239.40	15.49%	\$392,607.30
1.50	199.50	12.91%	\$327,172.75
1.70	200.60	12.98%	\$328,976.71
1.00	238.00	15.40%	\$390,311.35
1.17	284.67	18.42%	\$466,842.99
	1545.17	100.00%	\$2,534,017.20

PER LOT ANNUAL ASSESSMENT				
O&M	SERIES 2021 (REFUNDING)	SERIES 2023 (REFUNDING)	SERIES 2021 (2021 PROJECT)	TOTAL <sup>(3)</sup>
	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	
0	0	0		
\$1,639.96	\$376.60	\$0.00	\$216.94	\$2,233.50
\$1,913.29	\$440.63	\$0.00	\$253.82	\$2,607.74
\$2,181.15	\$500.88	\$0.00	\$288.53	\$2,970.56
\$2,459.94	\$564.91	\$0.00	\$325.40	\$3,350.25
\$2,787.94	\$640.23	\$0.00	\$368.79	\$3,796.96
\$1,639.96	\$0.00	\$644.76	\$216.94	\$2,501.66
\$1,913.29	\$0.00	\$752.22	\$253.82	\$2,919.33

LESS: Manatee County Collection Costs (3%) and Early Payment Discount (4%)	(\$177,381.20)
Net Revenue to be Collected	\$2,356,636.00

<sup>(1)</sup> Reflects the number of total lots with Series 2021 (Refunding), Series 2023 (Refunding), and Series 2021 (2021 Project) debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2021 (Refunding), Series 2023 (Refunding), and Series 2021 project bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

<sup>(3)</sup> Annual assessment that will appear on November 2025 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### **EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.



**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **DEBT SERVICE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

## RESOLUTION 2025-05

### THE ANNUAL APPROPRIATION RESOLUTION OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Greyhawk Landing Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Greyhawk Landing Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE – SERIES _____	\$ _____
TOTAL ALL FUNDS	\$ _____

### SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_th DAY OF \_\_\_\_\_ 2025.**

ATTEST:

**GREYHAWK LANDING  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Budget

# Tab 10

## **RESOLUTION 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Greyhawk Landing Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

**WHEREAS**, the District is located in Manatee County, Florida (the “County”); and

**WHEREAS**, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and



**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots (“Uniform Method Property”) pursuant to the Uniform Method and which is also indicated on Exhibit “A” and the District’s Assessment Roll (defined below); and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll of the Greyhawk Landing Community Development District (the “Assessment Roll”) incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “A” and the Assessment Roll and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit “A” and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT**

**A. Uniform Method Property Assessments.** The collection of the previously levied debt service assessments and the fiscal year 2025-2026 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit “A” and the Assessment Roll.

**B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Greyhawk Landing Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Greyhawk Landing Community Development District.

**PASSED AND ADOPTED this \_\_\_\_\_th day of \_\_\_\_\_ 2025.**

ATTEST:

**GREYHAWK LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chair / Vice Chair

**Exhibit A:** Fiscal Year 2025-2026 Budget

# Tab 11

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING DATES, TIME AND LOCATION FOR REGULAR  
MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT,  
FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE  
DATE**

WHEREAS, the Greyhawk Landing Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT:**

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19<sup>TH</sup> DAY OF AUGUST 19, 2025.**

**ATTEST:**

**GREYHAWK LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant secretary

---

Chairman/Vice Chair

## **EXHIBIT “A”**

### **BOARD OF SUPERVISORS’ MEETING DATES GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026**

October 23, 2025  
November 20, 2025  
December 18, 2025  
January 22, 2026  
February 26, 2026  
March 26, 2026  
April 23, 2026  
May 21, 2026  
June 25, 2026  
July 23, 2026  
August 19, 2026\*  
September 24, 2026

The meetings will convene at 6:00 p.m. (\*with the exception of the August , 2026 meeting which will be held at 5:30 p.m.) at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

# Tab 12



# Quarterly Compliance Audit Report

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## GreyHawk Landing

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

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

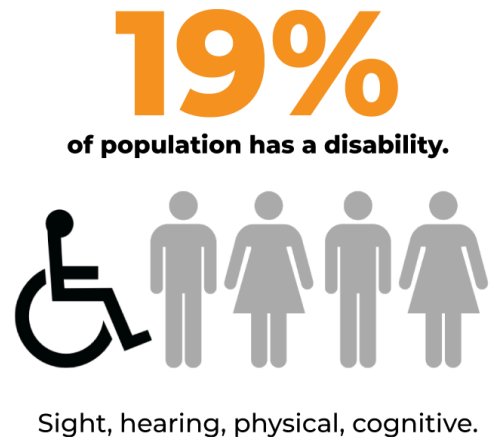
## Compliance Criteria

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](http://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 13

Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30558

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

Greyhawk Landing  
700 Greyhawk Blvd  
Bradenton, FL 34212

Quantity	Description	Price	Amount
	<p>Commercial Services - All residential areas: Curbs and Miami gutters cleaned all areas in the residential neighborhoods including median landscape curbs at the neighborhood entrances. (Areas Marked in Lt Blue and Lt Green on the attached maps)</p> <p>This quote does not include any sidewalks in front of residential homes or common areas.</p> <p>Please note: This does not include irrigation or rust stain removal.</p> <p>Please Note: - Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service.</p> <p><b>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</b></p> <p>A deposit of 25% (\$7,562.50) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p><b>***Starting in the Month of October***</b></p> <p>This project will take 14 to 18 days to complete.</p> <p>*</p> <p>Gorilla Kleen, LLC agrees to provide services in the amount of \$30,770.00 to Greyhawk Landing</p>	30,770.00	30,770.00

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

**DISCOUNT**  
**SUBTOTAL**  
**TAX**  
**TOTAL**  
**PAYMENTS**  
**BALANCE**

Thank you for your business

Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30558

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

Greyhawk Landing  
700 Greyhawk Blvd  
Bradenton, FL 34212

Quantity	Description	Price	Amount
	CDD on an annual basis, commencing in 2025 or 2026 and continuing for two additional years (a total of 3 services) at the contracted price of \$30,770.00. After the initial 3-year term the contract will automatically renew annually unless terminated by either party. Gorilla Kleen LLC may request a pricing increase after the initial 3-year term; however, the contract will not automatically renew unless Greyhawk Landing CDD agrees to the pricing increase. This contract may be terminated by either party with 90 days' notice.		

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

<b>DISCOUNT</b>	
<b>SUBTOTAL</b>	
<b>TAX</b>	
<b>TOTAL</b>	\$30,770.00
<b>PAYMENTS</b>	\$0.00
<b>BALANCE</b>	\$30,770.00

Thank you for your business

Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30718

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

Greyhawk Landing  
700 Greyhawk Blvd  
Bradenton, FL 34212

Quantity	Description	Price	Amount
	Commercial Services - Curbs and Miami gutters cleaned along Greyhawk Blvd and Mulberry Ave. This includes the landscaped islands at both entrances and around the guard house. (Marked in Dark Blue on the attached maps) *	7,400.00	7,400.00
	Commercial Services - Pavers cleaned at the crosswalks. (Marked in Dark Red on the attached map) along Mulberry Ave. *	190.00	190.00
	Commercial Services - Landscape curbing throughout the parking area at the 700 Greyhawk Blvd Rec Center. (Marked in Light Green on the attached map) Also includes approx. 30 parking bumpers cleaned. *	320.00	320.00
	Commercial Services - Landscape curbing throughout the parking area at the Mulberry Ave Clubhouse (Marked in Light Green on the attached map) Also includes approx. 34 parking bumpers cleaned. *	530.00	530.00
	Please note: This does not include irrigation or rust stain removal.		

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

**DISCOUNT**  
**SUBTOTAL**  
**TAX**  
**TOTAL**  
**PAYMENTS**  
**BALANCE**

Thank you for your business

Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30718

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

Greyhawk Landing  
700 Greyhawk Blvd  
Bradenton, FL 34212

Quantity	Description	Price	Amount
	<p>Please note: Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service.</p> <p><b>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</b></p> <p>A deposit of 25% (\$2,241.25) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p><b>***Starting in the month of January***</b></p> <p>This project will take 4 to 5 days to complete.</p> <p>*</p> <p>Gorilla Kleen, LLC agrees to provide services in the amount of \$8,440.00 to Greyhawk Landing CDD on an annual basis, commencing in 2026 and continuing for two additional years (a total of 3 services) at the contracted price of \$8,440.00. After the initial 3-year term the contract will automatically renew annually unless terminated by either party. Gorilla Kleen LLC may request a pricing increase after the initial 3-year term; however, the contract will not automatically renew unless Greyhawk Landing CDD agrees to the pricing increase. This contract may be terminated</p>		

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

**DISCOUNT**  
**SUBTOTAL**  
**TAX**  
**TOTAL**  
**PAYMENTS**  
**BALANCE**

Thank you for your business

P.O. Box 25427  
Sarasota, FL 34277



Billing Inquiries (941) 952-1000

### Service Location

Greyhawk Landing  
700 Greyhawk Blvd  
Bradenton, FL 34212

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

Thank you for your business



Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30721

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

Quantity	Description	Price	Amount
	Commercial Services - Sidewalks cleaned in all residential areas (Marked in Red on the attached map)  We will use a suface cleaning machine and apply a light application of chlorine to help extend the life of the cleaning.  Please note: This does not include irrigation or rust stain removal. *	33,895.00	33,895.00
	Commercial Services - All nature walks cleaned (Marked in Pink on the attached map) *	16,920.00	16,920.00
	Commercial Services - All sidewalks cleaned at the Mulberry Clubhouse area. (Marked in Green on the attached map) *	800.00	800.00
	Commercial Services - All sidewalks cleaned at the Greyhawk Rec Center (Marked in Green on the attached map) *	495.00	495.00
	Please note: Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service.		

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

**DISCOUNT**  
**SUBTOTAL**  
**TAX**  
**TOTAL**  
**PAYMENTS**  
**BALANCE**

Thank you for your business

Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30721

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

Quantity	Description	Price	Amount
	<p>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</p> <p>A deposit of 25% (\$13,027.50) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p>***Starting in the month of April***</p> <p>This project will take 27 to 32 days to complete.</p> <p>*</p> <p>Gorilla Kleen, LLC agrees to provide services in the amount of \$52,110.00 to Greyhawk Landing CDD on an annual basis, commencing in 2026 and continuing for two additional years (a total of 3 services) at the contracted price of \$52,110.00. After the initial 3-year term the contract will automatically renew annually unless terminated by either party. Gorilla Kleen LLC may request a pricing increase after the initial 3-year term; however, the contract will not automatically renew unless Greyhawk Landing CDD agrees to the pricing increase. This contract may be terminated by either party with 90 days' notice.</p>		

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

<b>DISCOUNT</b>	
<b>SUBTOTAL</b>	
<b>TAX</b>	
<b>TOTAL</b>	\$52,110.00
<b>PAYMENTS</b>	\$0.00
<b>BALANCE</b>	\$52,110.00

Thank you for your business

Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30722

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

Quantity	Description	Price	Amount
	<p>Commercial Services - Sidewalks cleaned in common areas along Greyhawk Blvd and Mulberry Ave. (Marked in Red on the attached map)</p> <p>We will use a surface cleaning machine and apply a light application of chlorine to help extend the life of the cleaning.</p> <p>*</p> <p>Please note: This does not include irrigation or rust stain removal.</p> <p>Please note: Any changes to this order must be in writing and requires new signed approved order no less than 7 days before service.</p> <p>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</p> <p>A deposit of 25% (\$2,241.25) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p> <p>***Starting in the month of July***</p> <p>This project will take 4 to 5 days to complete.</p> <p>*</p>	7,250.00	7,250.00

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

**DISCOUNT**  
**SUBTOTAL**  
**TAX**  
**TOTAL**  
**PAYMENTS**  
**BALANCE**

Thank you for your business

Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30722

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

Quantity	Description	Price	Amount
	Gorilla Kleen, LLC agrees to provide services in the amount of \$7,250.00 to Greyhawk Landing CDD on an annual basis, commencing in 2026 and continuing for two additional years (a total of 3 services) at the contracted price of \$7,250.00. After the initial 3-year term the contract will automatically renew annually unless terminated by either party. Gorilla Kleen LLC may request a pricing increase after the initial 3-year term; however, the contract will not automatically renew unless Greyhawk Landing CDD agrees to the pricing increase. This contract may be terminated by either party with 90 days' notice.		

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

<b>DISCOUNT</b>	
<b>SUBTOTAL</b>	
<b>TAX</b>	
<b>TOTAL</b>	\$7,250.00
<b>PAYMENTS</b>	\$0.00
<b>BALANCE</b>	\$7,250.00

Thank you for your business

RESIDENTIAL & COMMERCIAL FREE ESTIMATES LICENSED & INSURED

# ALBRITTON PRESSURE WASHING, LLC

Specializing in all your pressure washing and paver sealing needs.  
ROOF SOFTWASHING SPECIALIST

Michael Albritton

941-932-5955

## INVOICE

DATE 1-29-24

CUSTOMER Greyhawk Landings Assoc.

DESCRIPTION OF SERVICES		AMOUNT	
All Residential Gutters		28,850	00
(Not including GH Blvd			
and Mulberry Ave)			
Islands in entire neighborhood		795	00
Pavers in entire neighborhood		1448	00
Said areas include pre			
and post treatments			
TOTAL		28,093	00

PLEASE PAY FROM THIS INVOICE

ACCEPT

DECLINE

# Estimate

Date: Jun 17, 2025

No. 689

[www.american-powerwashing.com](http://www.american-powerwashing.com)**Presented To:**

GreyHawk Landing CDD  
Andrew Davis  
12350 Mulberry Avenue  
Bradenton, FL 34212



Description	Qty	Each	Amount
<b>Phase 1 - Cleaning All curbs and Miami gutters in Residential Areas</b>	1	\$24,110.00	\$24,110.00
Cleaning to remove mold, mildew, and algae from all curbs and Miami gutters, in residential areas. * Includes Medians / Islands and paver crosswalks.  Approximately 127,304 linear feet of curbs			
<b>Phase 2 - Cleaning All curbs and Miami gutters in Common Areas</b>	1	\$7,575.00	\$7,575.00
Cleaning to remove mold, mildew, and algae from all curbs and Miami gutters, in common areas. *Includes both clubhouses, guard house, median/center islands and paver crosswalks  Approximately 37,750 linear feet of curbs			
<b>Phase 3 - Cleaning All sidewalks and nature trails in Residential Areas</b>	1	\$11,550.00	\$11,550.00
Cleaning to remove mold, mildew, and algae from all sidewalks and nature trails, in residential areas.  Approximately 19,250 linear feet of 6' sidewalks			
<b>Phase 4 - Cleaning All sidewalks and nature trails in Common Areas</b>	1	\$15,000.00	\$15,000.00
Cleaning to remove mold, mildew, and algae from all sidewalks and nature trails, in common areas. * Includes both clubhouses and guard house.  Approximately 25,000 linear feet of 6' sidewalks			
<b>Additional Details:</b> * American Power Washing will provide water via Hydrant Meter and cover water usage cost- this will NOT be an additional cost for the district, nor will it be a responsibility of the district.			

\*\* No Deposit required, however, payment terms Net 15 upon receipt of invoice.

\*\*\* Does not include rust or oil stain removal- those are separate services that can be contracted on a per request basis.

Total	\$58,235.00
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Thank you for allowing us the opportunity to present our service to you!

ACCEPT

DECLINE

# Estimate

Date: Jun 17, 2025

No. 689

[www.american-powerwashing.com](http://www.american-powerwashing.com)**Presented To:**

GreyHawk Landing CDD

Andrew Davis

12350 Mulberry Avenue

Bradenton, FL 34212



Description	Qty	Each	Amount
<b>Phase 1 - Cleaning All curbs and Miami gutters in Residential Areas</b>	1	\$24,110.00	\$24,110.00
Cleaning to remove mold, mildew, and algae from all curbs and Miami gutters, in residential areas. * Includes Medians / Islands and paver crosswalks.  Approximately 127,304 linear feet of curbs			
<b>Phase 2 - Cleaning All curbs and Miami gutters in Common Areas</b>	1	\$7,575.00	\$7,575.00
Cleaning to remove mold, mildew, and algae from all curbs and Miami gutters, in common areas. *Includes both clubhouses, guard house, median/center islands and paver crosswalks  Approximately 37,750 linear feet of curbs			
<b>Phase 3 - Cleaning All sidewalks and nature trails in Residential Areas</b>	1	\$23,100.00	\$23,100.00
Cleaning to remove mold, mildew, and algae from all sidewalks and nature trails, in residential areas.  Approximately 19,250 linear feet of 6' sidewalks			
<b>Phase 4 - Cleaning All sidewalks and nature trails in Common Areas</b>	1	\$30,000.00	\$30,000.00
Cleaning to remove mold, mildew, and algae from all sidewalks and nature trails, in common areas. * Includes both clubhouses and guard house.  Approximately 25,000 linear feet of 6' sidewalks			
<b>Additional Details:</b> * American Power Washing will provide water via Hydrant Meter and cover water usage cost- this will NOT be an additional cost for the district, nor will it be a responsibility of the district.			



\*\* No Deposit required, however, payment terms Net 15 upon receipt of invoice.

\*\*\* Does not include rust or oil stain removal- those are separate services that can be contracted on a per request basis.

Total	\$84,785.00
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Thank you for allowing us the opportunity to present our service to you!



RESIDENTIAL & COMMERCIAL FREE ESTIMATES LICENSED & INSURED

# ALBRITTON PRESSURE WASHING, LLC

Specializing in all your pressure washing and paver sealing needs.  
ROOF SOFTWASHING SPECIALIST

Michael Albritton **941-932-5955**

## INVOICE

DATE 1-29-24

CUSTOMER Greyhawk Blvd LLC

DESCRIPTION OF SERVICES		AMOUNT	
-	Both Mulberry Ave and		
	Greyhawk Blvd clubhouse		
	side walks and curbs incl		
	playground, recreational and		
	tennis court areas		
-	All work will be pre and		
	post treated with cleaning		
-	Water incl with hydrant		
	meter permit		

PLEASE PAY FROM THIS INVOICE

**TOTAL** 61,950 00



RESIDENTIAL & COMMERCIAL FREE ESTIMATES LICENSED & INSURED

# ALBRITTON PRESSURE WASHING, LLC

Specializing in all your pressure washing and paver sealing needs.  
ROOF SOFTWASHING SPECIALIST

Michael Albritton

941-932-5955

## INVOICE

DATE 1-29-24

CUSTOMER Greyhawk Landings LLC

DESCRIPTION OF SERVICES		AMOUNT	
-	All sidewalks to incl nature trails, Mulberry Ave, Greyhawk Blvd, and common area sidewalks in residential areas		
-	All pavers in entire neighborhood		
-	All islands in entire neighborhood		
-	All residential and common area miami gutters and curbs incl. Greyhawk Blvd, Mulberry Ave, guardhouse, parking lots and park areas etc etc		
TOTAL			

PLEASE PAY FROM THIS INVOICE



Gorilla Kleen LLC  
P.O. Box 25427  
Sarasota, FL 34277



## Estimate

Date	Invoice #
	30558

Billing Inquiries (941) 952-1000

### Bill To

Greyhawk Landing CDD  
3434 Coldwell Ave, Suite 200  
Tampa, FL 33614

### Service Location

Greyhawk Landing  
700 Greyhawk Blvd  
Bradenton, FL 34212

Quantity	Description	Price	Amount
	<p>Commercial Services - (All residential areas) Curbs and Miami gutters cleaned all areas in the residential neighborhoods. (Areas Marked in Lt Blue and Lt Green on the attached maps)</p> <p>Attached maps list order #27817 disregard as this is the new assigned order number 30558.</p> <p>This quote does not include any sidewalks in front of residential homes or common areas.</p> <p>Please note: This does not include irrigation or rust stain removal.</p> <p>Please Note: - Any changes to this order must be in writing and require new signed approved order no less than 7 days before service.</p> <p>**An inspection by a designated representative of the property should be completed within 48 hours of the completion of work and any job-related issues must be reported in writing.</p> <p>A deposit of 25% (\$7,562.50) is required, and must be received prior to the first day of service.</p> <p>We can use water from the neighborhood Fire Hydrants as we have a Manatee County water meter. (No extra charge)</p>	30,250.00	30,250.00

Payment is due 15 days from date of service.  
Deposits and progress payments may be required on large volume jobs.

<b>DISCOUNT</b>	
<b>SUBTOTAL</b>	
<b>TAX</b>	
<b>TOTAL</b>	\$30,250.00
<b>PAYMENTS</b>	\$0.00
<b>BALANCE</b>	\$30,250.00

Thank you for your business