



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting September 25, 2025

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

www.greyhawkcdd.org

**GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Jim Hengel	Chairman
	Mark Bush	Vice Chairman
	Cheri Ady	Assistant Secretary
	Chad Chester	Assistant Secretary
	Patty Mathews	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (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

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

Teams Dial in number: 321-754-9488

Phone conference ID: **886 903 778#**

September 23, 2025

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, September 25, 2025, at 6:00 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 and Proposals Tab 2**
 - C. Field Manager Report Tab 3
 - D. District Counsel
 - E. District Engineer
 1. Consideration of Signpost Replacement Tab 4
 - F. District Manager Report..... Tab 5
- 4. BUSINESS ADMINISTRATION**
 - A. Review of Financial Statement for August 2025 Tab 6
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of August 2025 Tab 7**
 - C. Consideration of Minutes of Board of Supervisors Meeting held on August 19, 2025..... Tab 8
- 5. BUSINESS ITEMS**
 - A. Consideration of the District Management Addendum Tab 9
 - B. Consideration of Amenity Services Addendum Tab 10
 - C. Discussion of Non-Resident Gate Access
 - D. Discussion of Sign Poles on Greyhawk Boulevard
 - E. Discussion of Garage Sales
 - F. Discussion of 308 Chantilly Trail Fence
- 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	Total \$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



Annual Management Program Agreement

Customer Name: Greyhawk Landing CDD

Property Contact: Matt O'Nolan

Agreement Effective Date: November 1st, 2025 - October 31st, 2026

Program Description: Annual Lake Maintenance

Premier Lakes Consultant: Bill Kurth

Consultant Phone Number: 239-707-4899

This Agreement, dated **September 22nd, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Greyhawk Landing CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The "Service Area" is described as **75 Lakes & 3 Ditches consisting of approximately 92,722 linear feet and 140.11 surface acres.**
3. **Contract Services:** Premier Lakes will perform **(52) fifty-two** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
 - b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.
 - c. **Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that



when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

- d. Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
 - e. Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
 - f. Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
- 4. **One-Time Start-Up Fee:** A one-time charge of **\$5,000.00** for additional products and labor necessary to return lakes to management condition will be invoiced at the commencement of this agreement.
- 5. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
- 6. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$6,250.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
- 7. **Forms of Payment:** Premier Lakes accepts payment by check.
- 8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of

Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

One-Time Start Up Fee: \$5,000.00

Annual Agreement Amount: \$75,000.00

Monthly Agreement Amount: \$6,250.00

Invoicing Frequency: Monthly

Accepted and Approved:

Greyhawk Landing CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: William Kurth

Title: Vice-President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



Annual Management Program Agreement

Customer Name: Greyhawk Landing CDD

Property Contact: Matt O’Nolan

Agreement Effective Date: November 1st, 2025 - October 31st, 2026

Program Description: Annual Wetland/Preserve Maintenance

Premier Lakes Consultant: Bill Kurth

Consultant Phone Number: 239-707-4899

This Agreement, dated **September 22nd, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as “Premier Lakes,” and **Greyhawk Landing CDD**, hereinafter known as “Customer.”

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The “Service Area” is described as **10 wetland/preserve areas indicated in yellow/orange on the attached map.**
3. **Contract Services:** Premier Lakes will perform **(4) four** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Wetland and Upland Management:** Services include the application of herbicides to control unwanted vegetation. Treatment of all FISC Category 1 & 2 species and native nuisance species. All target species will be killed in place. Due care will be taken to preserve understory native growth. Hand pulling and cutting of material will be performed where appropriate. Removals or disposal will be performed at an additional charge.
 - b. **Management Reporting:** Service reports detailing the services rendered will be provided following each inspection
4. **One-Time Start-Up Fee:** A one-time charge of **\$13,600.00** for additional products and labor necessary to return wetlands to management condition will be invoiced at the commencement of this agreement.



5. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
6. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Quarterly** installments of **\$3,150.00** per **Quarter** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
7. **Forms of Payment:** Premier Lakes accepts payment by check.
8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

One-Time Startup Fee: \$13,600.00

Annual Agreement Amount: \$12,600.00

Quarterly Agreement Amount: \$3,150.00

Invoicing Frequency: Quarterly

Accepted and Approved:

Greyhawk Landing CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: William Kurth

Title: Vice-President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



PJS 12/2019



One-Time Work Order Agreement

Customer Name: Greyhawk Landing CDD

Property Contact: Matt O’Nolan

Program Description: Wetland/Preserve Fee Schedule

Premier Lakes Consultant: Bill Kurth

Consultant Phone Number: 239-707-4899

This Agreement, dated **September 22nd, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as “Premier Lakes,” and **Greyhawk Landing CDD**, hereinafter known as “Customer.”

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The “Service Area” is described as **any/all wetlands as needed per the fee schedule below. Map Attached.**
3. **One-Time Services:** Premier Lakes will **provide 5-man/crew on a fee-based schedule per below:**
 - a. \$2,250.00 per day.
 - b. Includes all herbicides and all tools necessary for vegetation treatment or removal.
 - c. An additional \$150.00 per day will be charged for the use of a dump trailer.
 - d. Disposal fees will be billed at 10% above cost, and receipts will be provided.
4. **Payment Terms:** The total agreement amount is **\$2,250.00/Day plus disposal and dump trailer fees if necessary.** The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.



6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Total Agreement Amount: \$2,250.00/Day plus disposal and dump trailer fees if necessary

Accepted and Approved:

Greyhawk Landing CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



PJS 12/2019

Greyhawk Landing CDD Aquatic Maintenance and Wetland Maintenance

Sitex	Year 1 Pricing	Year 2 Pricing	Year 3 Pricing	Additonal Services
Aquatic Maintenance	\$86,016.00	\$88,596.00	\$91,253.00	
Quarterly Wetland Maintenance (Every Wetland area treated once per quarter)	\$33,432.00	\$34,434.00	\$35,467.00	
Comments				
Total Price	\$119,448.00	\$123,030.00	\$126,720.00	

Greyhawk Landing CDD Aquatic Maintenance and Wetland Maintenance				
(Vendor name)	Year 1 Pricing	Year 2 Pricing	Year 3 Pricing	Additional Services
Aquatic Maintenance	* 51,984 ⁰⁰	51,984 ⁰⁰	51,984 ⁰⁰	Treatment of Hydrilla in ponds
Quarterly Wetland Maintenance (Every Wetland area treated once per quarter) 4000 per quarter	* 16,000 ⁰⁰	16,000 ⁰⁰	16,000 ⁰⁰	overtime 12,000 ⁰⁰
Comments	CONSERVATION AREAS are not in a MAINTENANCE level many are overwhelmed with invasives. Littleton shelve are the same			
Total Price	67,984 ⁰⁰	67,984 ⁰⁰	67,984 ⁰⁰	

* Herbicide applications

GreyHawk Landing CDD Aquatic Services Proposal

Name of Company: Remson Aquatics LLC
 Address of Company: 11207 Rhodine Rd Riverview 33579
 Contact Name: Keith Remson
 Phone Number: 813-748-2433
 Email Address: KAR@RemsonAquatics.com
 Web Site (if available): RemsonAquatics.com

- Cost to perform Aquatic Maintenance Services:

- Lake/Pond Maintenance: \$ 51,984⁰⁰ /annually.
- Preserve/Wetland Management: \$ 16,000⁰⁰ /annually.
BRAZILIAN PEPPER TREE and Cogon GRASS Highly Prevalent
- One-time wetland exotic vegetation treatment/removal (if necessary) \$ 12,000⁰⁰.
SONAR TREATMENTS for Hydrilla Ponds (one time)
- All proposals should exclude tax
- Any terms, conditions or caveats should be submitted on single separate sheet

- Number of Years your company has provided this type of service: 25

- Please list current communities for which your company currently or has recently provided similar service along with a name and contact information for your point of contact at that community:

1. Panther Trace II CDD Anna 336-847-7709
2. Covington Park CDD Matt 813-533-2950
3. City of Tampa 76 ponds Mike 813 690 1898

Note: Use additional sheet if more information is to be provided

- Submit a sample copy of your weekly/monthly report provided to other communities you manage.


 Signature of Authorized Representative

Keith A. Remson
 Printed Name of Authorized Representative

8/13/25
 Date Signed



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 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.

09/18/2025

Accepted By

Date

President, Sitex Aquatics Ilc.

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.

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"



Mailing:

Physical:

PO Box 917
Parrish, FL 34219

11719 31st TER E
Palmetto, FL 34221

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: Matt O'Nolan
Address: 2700 S. Falkenburg Rd Suite 200 Tampa, Florida 33578
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:

Thirty-One (31) Wetland buffers (30' swath) at the GreyHawk 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. K.I.P. (Kill in Place) Category 1 & 2 invasive species | Included |
| 2. Treatment Reports per application | Included |

Service shall consist of Four (4) treatments per wetland buffer, per year, invoiced monthly.

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:

Monthly invoice:	\$2,786.00
Total Annual Maintenance Cost:	\$33,432.00

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.

09/15/2025

Accepted By

Date

President, Sitex Aquatics Ilc.

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.

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"



Company Headquarters

**11719 31st TERR E
PALMETTO, FL 34219
813.564.2322
www.sitexaquatics.com
www.sitexearthworks.com**

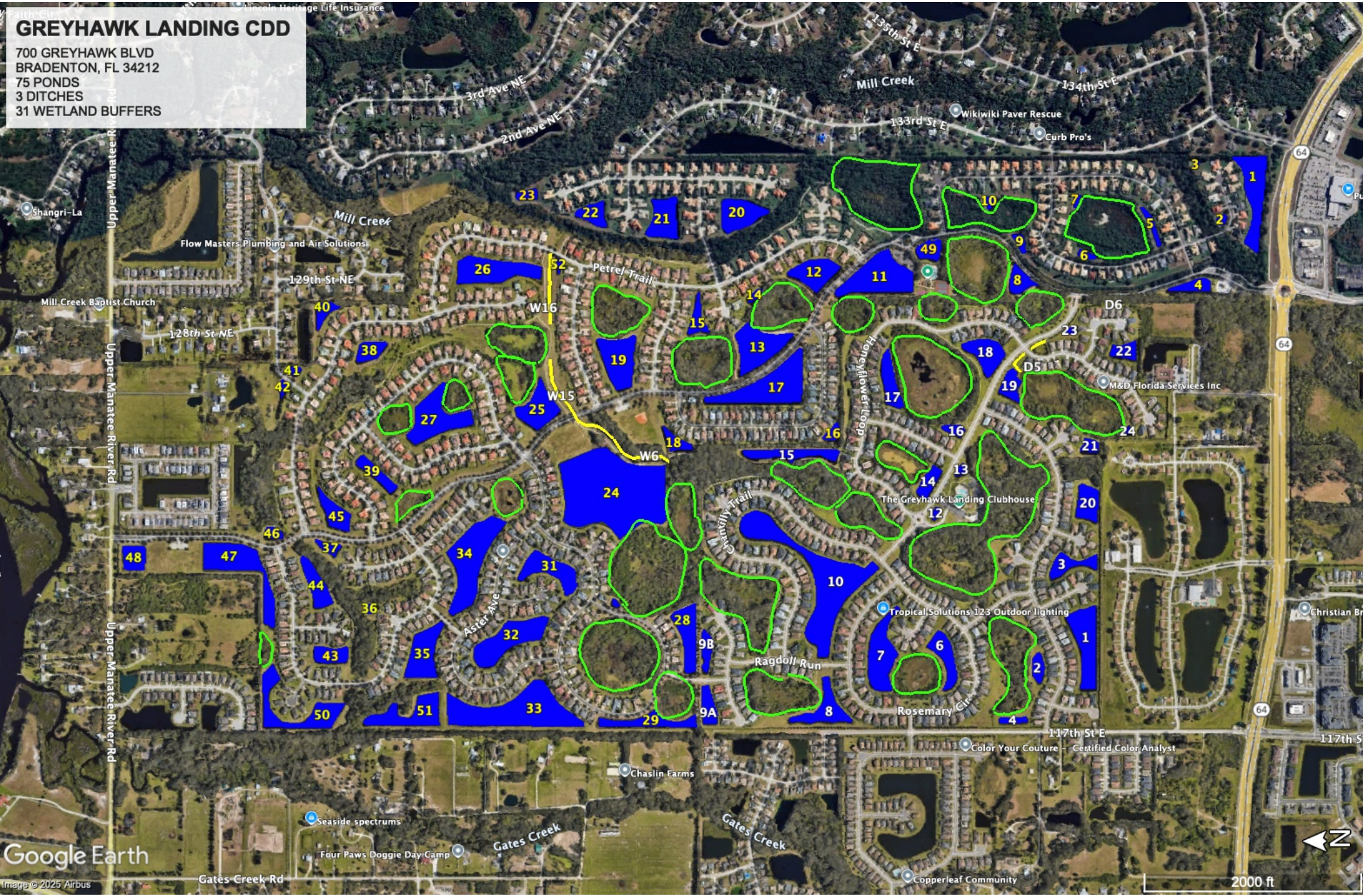
HURRICANE CLEAN-UP PRICE LISTS-2025-2026

GENERAL LABOR-	\$75.00/HOUR
CHAINSAW OPERATOR-	\$135.00/HOUR
EQUIPMENT OPERATOR-	\$95.00/HOUR
TRACK LOADER-	\$150.00/HOUR
BACKHOE/EXCAVATOR-	\$175.00/HOUR
DELIVERY/PICK-UP ALL EQUIPMENT-	\$450/PER MACHINE
TREE TRIMMING/PER DAY/3 MAN CREW-	\$3,600.00/PER DAY
STUMP GRINDING/PER HR + OPERATOR-	\$225.00/HOUR
LARGE DUMP TRAILER/PER LOAD	\$200.00/PER LOAD +DUMP FEE'S
SMALL DUMP TRAILER/PER LOAD	\$100.00/PER LOAD+DUMP FEE'S

DUMP FEE'S WILL BE ASSESSED @ TIME OF DUMP & DEPEND ON CONTENTS

GREYHAWK LANDING CDD

700 GREYHAWK BLVD
BRADENTON, FL 34212
75 PONDS
3 DITCHES
31 WETLAND BUFFERS



Greyhawk Landing CDD Aquatic Maintenance and Wetland Maintenance

Sitex	Year 1 Pricing	Year 2 Pricing	Year 3 Pricing	Additonal Services
Aquatic Maintenance	\$86,016.00	\$88,596.00	\$91,253.00	
Quarterly Wetland Maintenance (Every Wetland area treated once per quarter)	\$33,432.00	\$34,434.00	\$35,467.00	
Comments				
Total Price	\$119,448.00	\$123,030.00	\$126,720.00	



Company Headquarters

**11719 31st TERR E
PALMETTO, FL 34219
813.564.2322
www.sitexaquatics.com**

Fish Stocking

	\$Per Fish & subject to availability
Triploid Grass Carp 10"-12"	\$10.00
Bluegill 1"-2"	\$1.50
Channel Catfish	\$1.50
Largemouth Bass 1"-2"	\$2.50
Gambusia "Mosquitofish"	\$.80

Aquatics Plants

Aquatic Natives	\$2.00 per plant (bareroot)
-----------------	-----------------------------

Fountain/Aeration

\$200.00 per quarter per system

Mechanical/Physical Aquatic vegetation removal

Priced specific per job, "all equipment owned in house"
No subcontractors used

Tab 2

Rizzetta & Co.

Landscape Inspection Services

“COMMITTED TO PRESERVING AND ENHANCING THE COMMUNITY LANDSCAPE”

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to?

Our Landscape Inspection Services team includes a Landscape Designer, a former commercial landscape maintenance company account manager, a prior owner of a multi-dimensional landscape service firm and other landscape related professionals. Rizzetta & Co.'s Landscape Inspection Services team has a combined total of 100 + years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a “Wow” factor to visitors, set a welcoming tone for the residents, and help to increase the home values within the community. Rizzetta & Co.'s Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.

**GREYHAWK
LANDING**
COMMUNITY DEVELOPMENT DISTRICT



Rizzetta & Company

How we do it

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

Landscape Design: Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

Landscape and Irrigation Specification Development: Upon request and following fee agreement, develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. Conduct the bidding process, review, and prepare bid tabulation documents for the board. Assist the board with reviewing the bid tabulation and other pertinent information.

Landscape Maintenance Inspections: Perform grounds inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

Landscape Turnover Inspections: Attend landscape turnover meeting and participate in the inspection on behalf of the District. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.

ISA Certified Arborist: Upon request and following fee agreement, provide professional arborist services including tree permit applications, risk assessments, pruning prescriptions, and mitigation calculations.



Rizzetta & Company

Scope of Services

Rizzetta & Co. will perform the following scope of services:

- Perform a Site Visit

An International Society of Arboriculture (ISA) Certified Arborist will conduct a site visit to inspect and evaluate the condition of the tree in question.

- Signed Arborist Report

Following the inspection, the Arborist will prepare and sign a formal report documenting the tree's condition and providing a professional opinion on the cause of decline.

- Remain Available

In accordance with ISA standards, the Arborist of Record will remain available for municipal contact if required. Availability includes up to 1.5 hours of virtual or phone consultation; additional time will be billed at \$150 per hour.

The Arborist Report provided by Rizzetta & Co. is intended as an official record of tree condition and professional opinion at the time of inspection. While this document is not automatically required, municipalities such as Manatee County may request an Arborist Report to support tree removal permit applications, risk assessments, or mitigation determinations in accordance with the Manatee County Land Development Code. Because reports can be misplaced or requested months after issuance, it is strongly recommended that the community retain a copy of this report in its permanent records for reference. Replacement copies may not always be available if lost.



Rizzetta & Company

Arborist Report Fees

All production, printing, postage, shipping and blueprinting costs necessary to perform the services are included. All travel costs necessary to perform the services are included.

Total Fee for Certified Arborist Report Preparation:

\$750

(To be billed upon completion of the Report)

Submitted

By: _____

Lucianno Mastronni, Vice President, Corporate Services

Rizzetta & Co., Inc.

Date: 09/23/2025

Accepted

By: _____

Print: _____

For: Greyhawk Landing Community Development District

Date: _____



Rizzetta & Company

PROPOSAL

Page No. 1 of 1

Sun State Landscape Management inc.

8920 Erie Lane

Parrish, FL 34219

(941) 776-2897 office

(941) 776-0857 admin. fax



Design / Build Contractors

Landscaping Maintenance

Irrigation Systems

<u>PROPOSAL SUBMITTED TO</u> Grey Hawk Landing CDD	<u>PHONE</u>	<u>DATE</u> 8-25-25
<u>STREET</u> 3434 Colwell Ave UNIT 200	<u>JOB NAME</u> Tree Removal/ Tree Install	
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> Mulberry and Honey Flower Loop	
<u>ARCHITECT</u>	<u>DATE OF PLANS</u>	<u>JOB PHONE</u>

We hereby submit specifications and materials for:

This is a proposal to remove one Maple Tree on Mulberry Ave and cut at ground level

One Maple to be removed on Honey Flower Loop this one will be ground and St Augustine sod installed in its place

One Magnolia tree to be removes on Mulberry Ave and replaced with a 45 Gallon Bracken Brown Magnolia

All areas will be left in a neat and clean manner all irrigation will be adjusted to run daily until they are established

Total \$2,530.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Two Thousand Five Hundred Thirty Dollars

dollars

\$2,530.00

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

NOTE: This proposal may be withdrawn by us
if not accepted within 30 days

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

PROPOSAL



Sun State Landscape Management Inc.

8920 Erie Lane

Parrish, FL 34219

(941) 776-2897 office

(941) 776-0857 fax

Page 1 of 1

Design / Build Contractors

Landscaping, Irrigation,

Maintenance

PROPOSAL SUBMITTED TO

Grey Hawk Landing CDD

DATE

8/25/2025

STREET

3434 Colwell Ave UNIT 200

JOB NAME

Remove Large Queen Palms

CITY, STATE, ZIP CODE

Tampa, FL, 33614

JOB LOCATIONS

Rec Center along GH Blvd.

Reference

DATE OF PLANS

We hereby submit specifications and materials for:

This is a proposal to remove and stump grind the 4 large queens at the Rec Center

We will remove, stump grind, and clean up all debris.

QTY

Price

Total

4

\$675.00

\$2,700.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Twenty Seven Hundred Dollars

\$2,700.00

Payment to be made as follows: UPON ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

NOTE: This proposal may be withdrawn by us
if not accepted within 30 days

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

Tab 3



GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Andrew Davis – September 25th, 2025

Aquatics - Lakes & Ponds Update:

- Replace vegetation that was burned up by recent treatments

Items to be addressed by Cross creek that are pending:

POND health improvement across all ponds

SSLM

Meetings held on 08/27, 09/03, and 09/10

Items to be addressed by Sunstate that are pending:

Irrigation issues:

As of 07/15 (and up today's date 09/11/2025) we are still waiting on a wet check report to be provided to district staff.

SSLM crews were onsite the week of Sept. 8th-12th tending to both clubhouse locations. Scope of work included tending to plants and foliage – e.g. Removing weeds, trimming trees and manicuring shrubs and brush in the common areas.

I have repeatedly asked SSLM for a target date for the replacement of the viburnum along 117th, Greyhawk Blvd., and the southwest corner of Mulberry and Greyhawk intersection. To date, no answers have been provided.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month (Aug 19th – Sept. 25th)

Active / Pending projects: Recreation Center

- Pool resurfacing and splash pad are close to completion (as of 09/12) and the approx. **completion date** of **mid-September** still looks good....

((We hope that we are able to announce that the pool has re-opened by the time of CDD meeting))

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)

- EDIT from last month: water leak in ceiling is NOT because of roof.

The A/C drain lines are freezing up and then thawing out, causing water to slowly deteriorate the drywall in the ceiling.

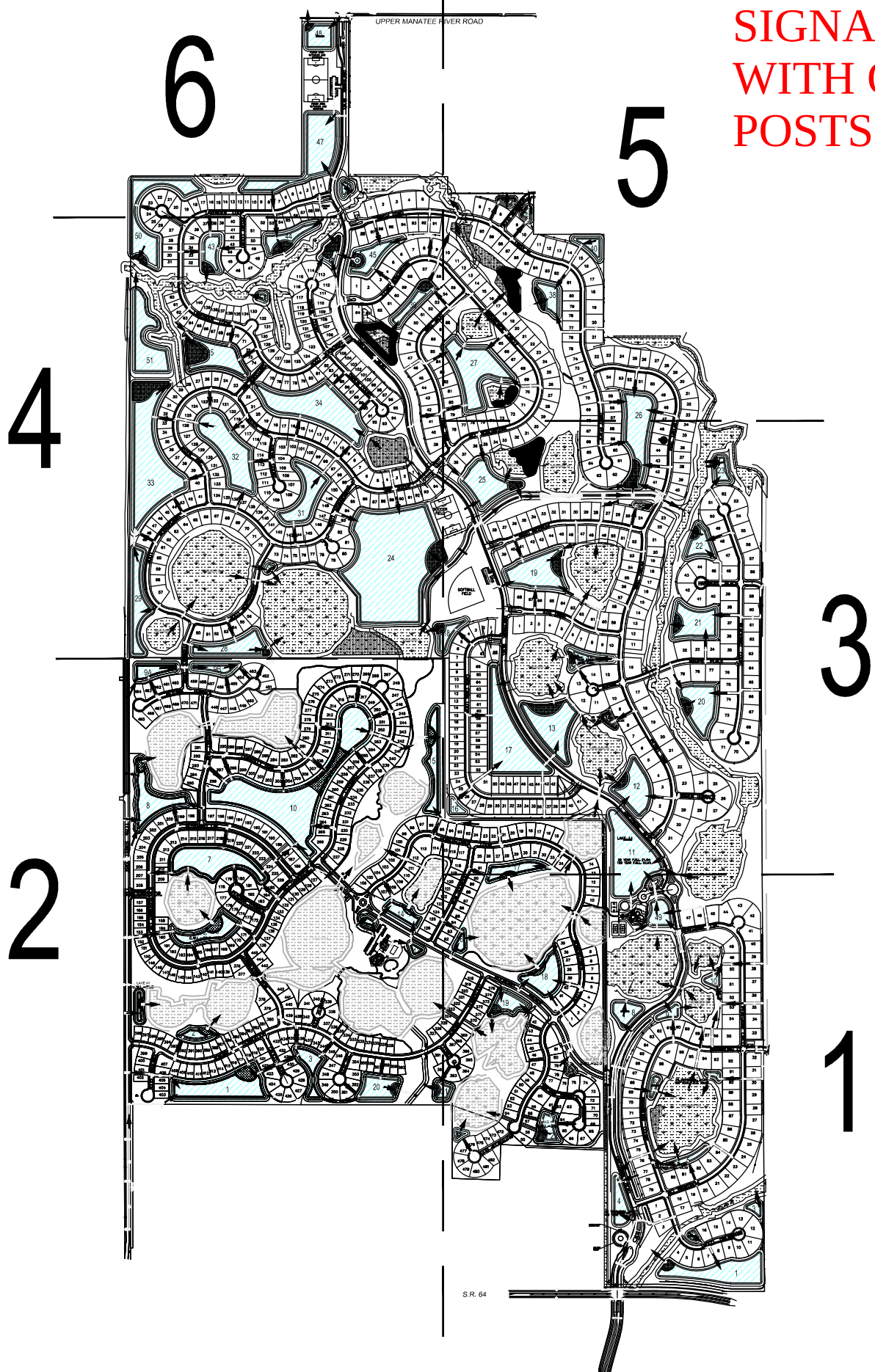
Maintenance and Operations

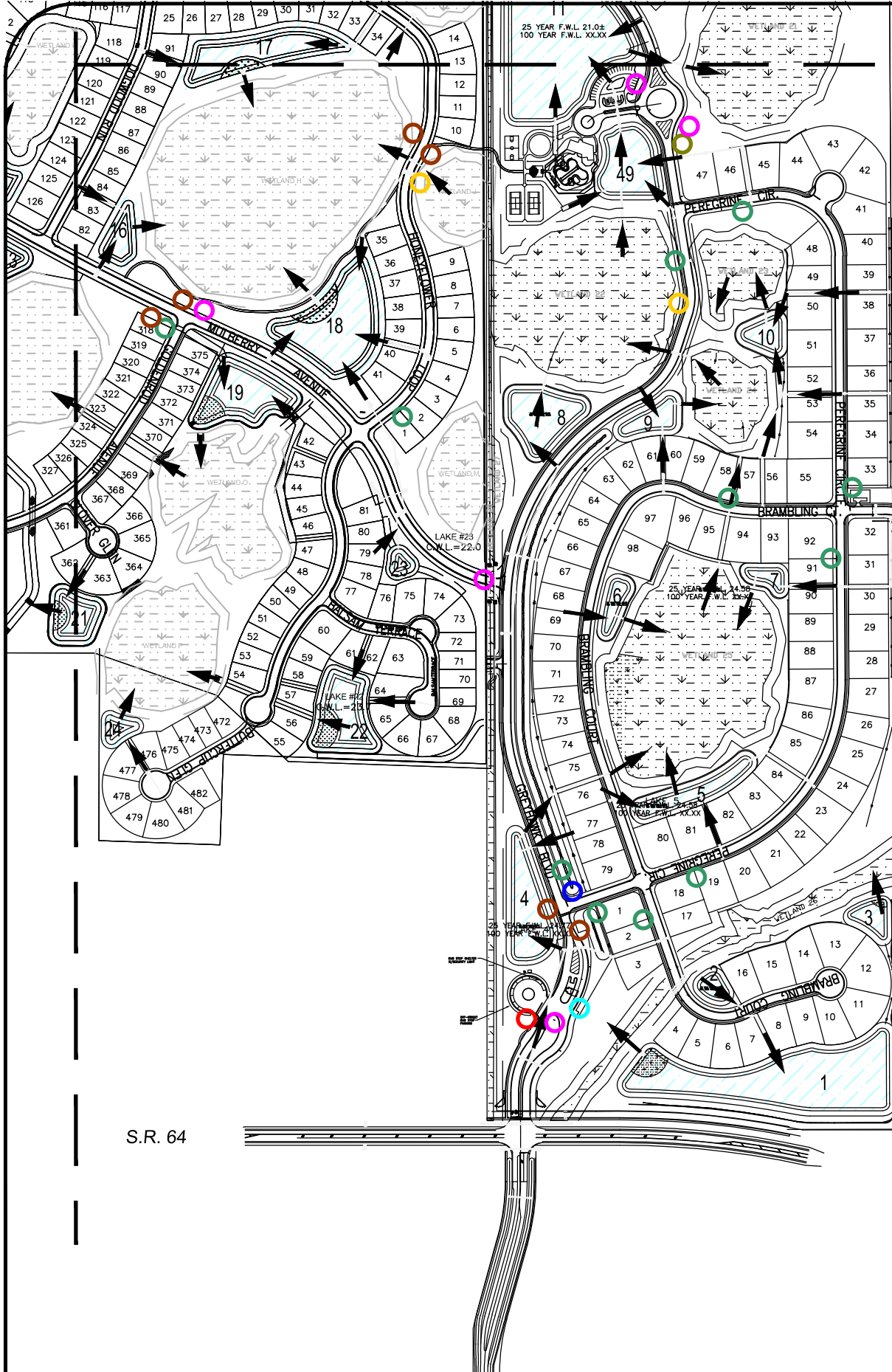
Pending Projects Updates:

- **Pool resurfacing & Splash pad** – Started on Monday, June 9th, and per contract, is extremely close to finish. Waiting on Manatee County to sign off.
- **RFID gates** –
 - Main entrance (SR64) – has replaced the RFID reader with a new one, and have pointed the reader to be “able to” detect stickers from at least two car lengths from gate line.
- **Cameras** – Each gate entry/exit point has cameras with access to recording and are viewable from Main offices. We are in the process of upgrading a few components to provide clarity on some of the camera lenses.

Tab 4

SIGNAGE
WITH OLD
POSTS





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

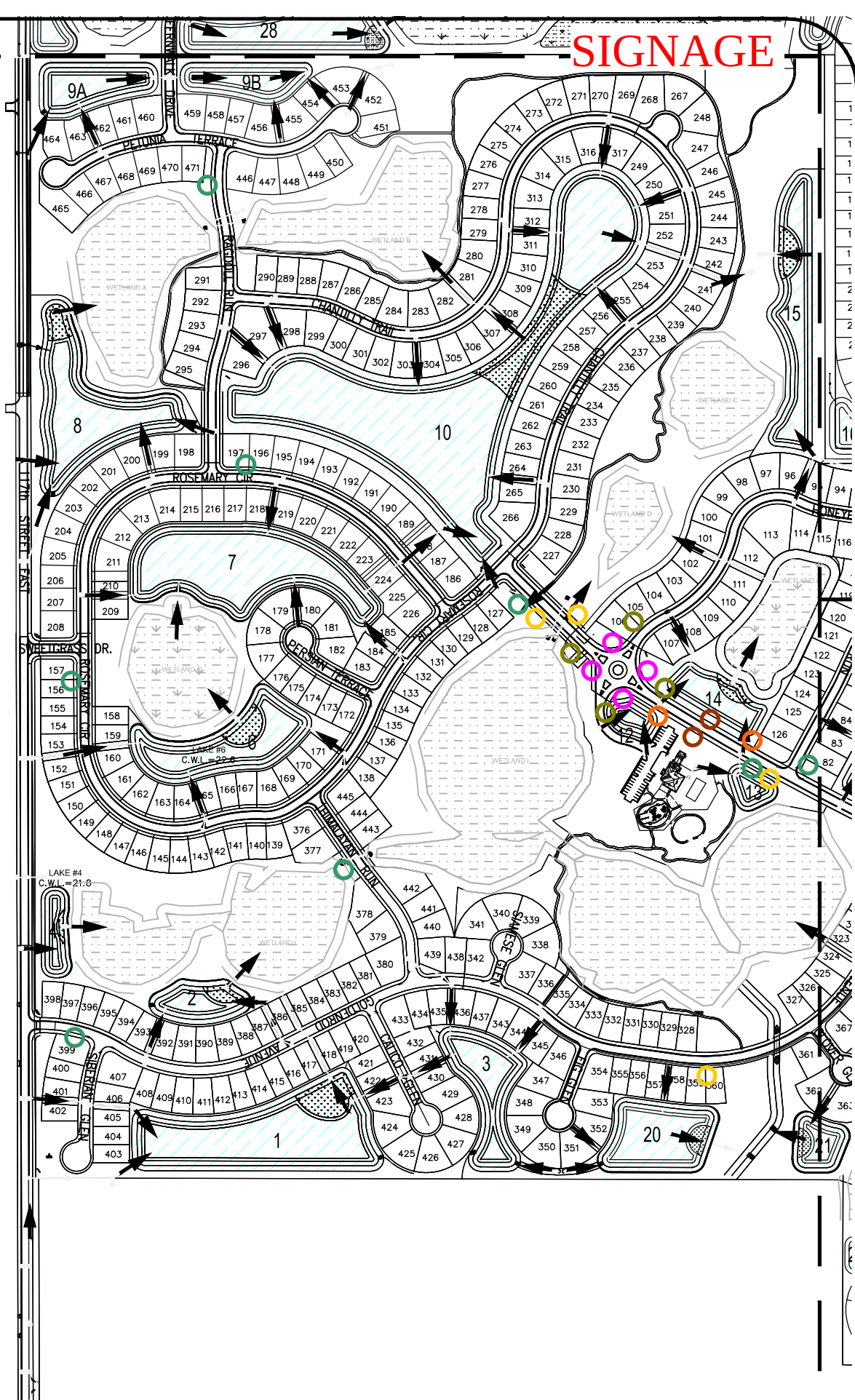
1

S.R. 64

2

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

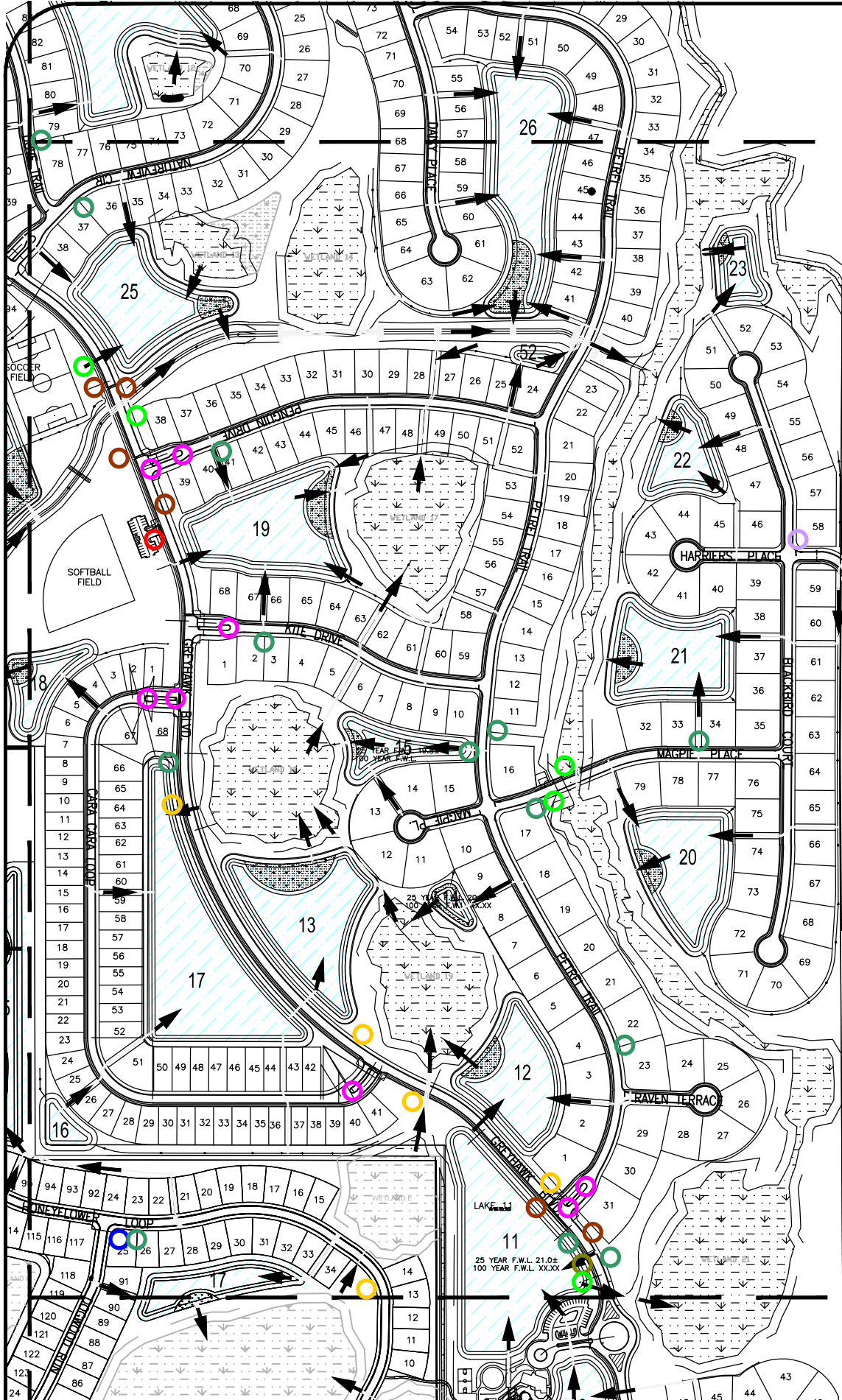
SIGNAGE



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



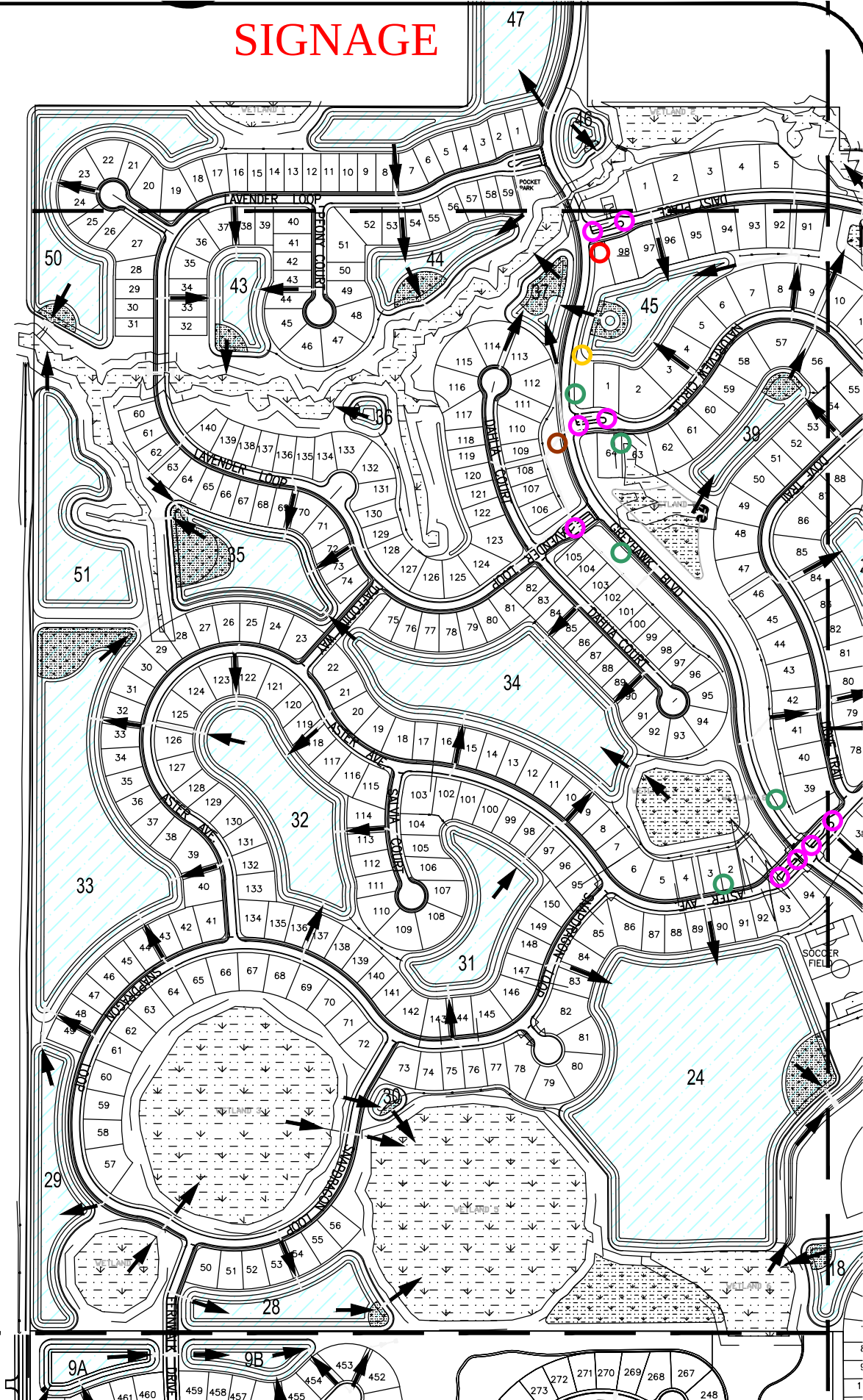
GREYHAWK CDD

Schappacher
Engineering, LLC

SIGNAGE

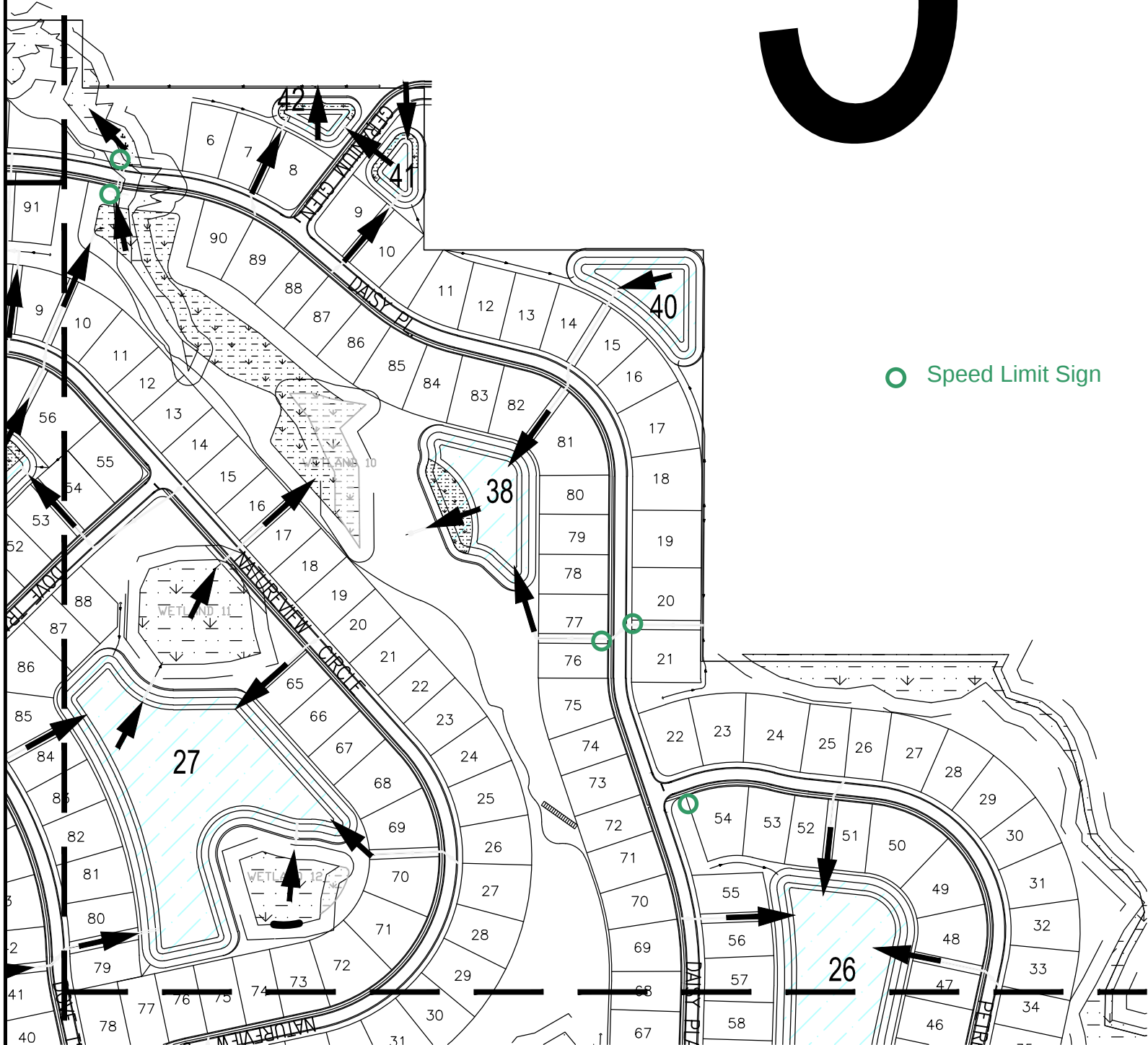
- Yield Sign
- Replace Stop Sign Post
- Speed Limit Sign
- Wildlife Sign
- Crosswalk Sign

4



SIGNAGE

5



○ Speed Limit Sign

GREYHAWK CDD

Schappacher
Engineering, LLC

SIGNAGE

Replace Stop

○ Replace Stop
Sign Post

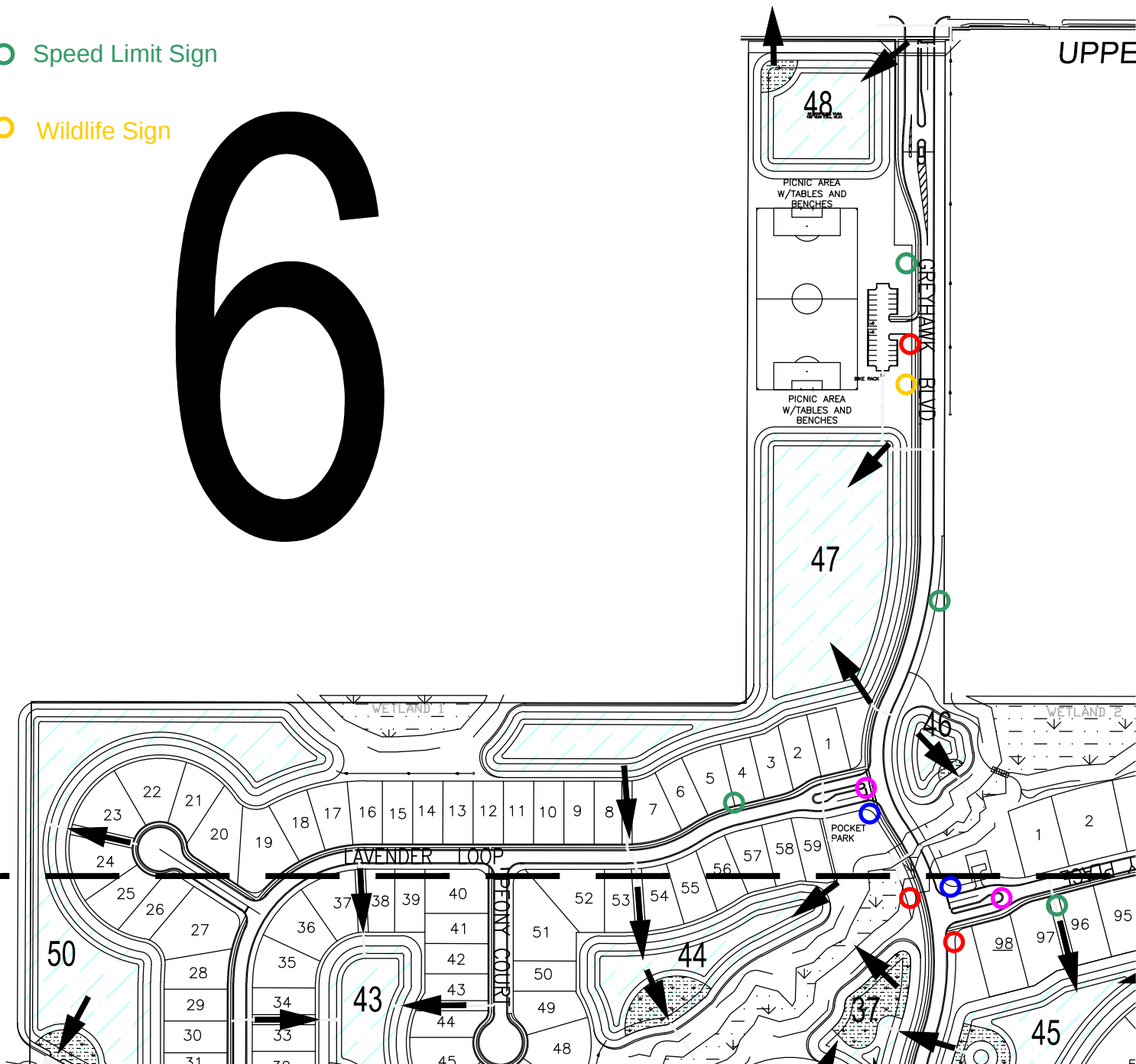


○ Yield Sign

○ Speed Limit Sign

○ Wildlife Sign

6



GREYHAWK CDD

Schappacher
Engineering, LLC

Exhibit "A"

Greyhawk Signage Repairs Change Old Post to New Decorative Posts 4.24.25					
Bid Item	Description	Quantity	Unit	Unit Price	Total
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
Total					\$78,000.00

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 23, 2025
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 2, & 4):** November 2026

District Manager's Report

September 25

2025

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FINANCIAL SUMMARY

8/31/2025

General Fund Cash Balance	\$135,658
Investments Operating	\$744,722
Reserve Fund Investment Balance	\$1,779,536
Debt Service Fund Investment Balance	\$281,936
Capital Projects Fund Investments	\$679,976
Total Cash and Investment Balances	\$ 3,621,828
General Fund Expense Variance:	\$14,893 Under Budget



Rizzetta & Company

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

Tab 6



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 08/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	135,658	0	0	0	135,658	0	0
Investments	744,722	1,779,536	281,936	679,976	3,486,170	0	0
Prepaid Expenses	15,411	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	29,681,471	0
Amount Available in Debt Service	0	0	0	0	0	0	281,936
Amount To Be Provided Debt Service	0	0	0	0	0	0	9,140,064
Total Assets	904,921	1,779,536	281,936	679,976	3,646,370	29,681,471	9,422,000
Liabilities							
Accounts Payable	58,875	0	0	0	58,875	0	0
Accrued Expenses	22,968	0	0	0	22,968	0	0
Other Current Liabilities	99	0	0	0	99	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	9,422,000
Deposits Payable	1,750	0	0	0	1,750	0	0
Total Liabilities	83,692	0	0	0	83,692	0	9,422,000
Fund Equity & Other Credits							
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	29,681,471	0
Net Change in Fund Balance	284,119	137,652	21,249	(882,637)	(439,615)	0	0
Total Fund Equity & Other Credits	821,229	1,779,536	281,936	679,976	3,562,678	29,681,471	0
Total Liabilities & Fund Equity	904,921	1,779,536	281,936	679,976	3,646,370	29,681,471	9,422,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	26,510	26,510
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	21,392	21,392
Total Revenues	1,989,099	1,989,099	2,082,964	93,865
Expenditures				
Legislative				
Supervisor Fees	9,600	8,800	7,800	1,000
Total Legislative	9,600	8,800	7,800	1,000
Financial & Administrative				
Accounting Services	20,550	18,838	18,838	0
Administrative Services	4,867	4,461	4,461	0
Arbitrage Rebate Calculation	1,000	917	0	916
Assessment Roll	5,408	5,408	5,408	0
Auditing Services	3,650	3,650	3,650	0
Bank Fees	451	413	1,719	(1,305)
Disclosure Report	1,000	917	0	917
District Engineer	40,000	36,666	29,864	6,802
District Management	24,336	22,308	22,308	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,326	3,966	3,966	0
Legal Advertising	2,300	2,108	1,882	226
Miscellaneous Mailings	1,000	917	1,876	(960)
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	4,177	4,177	0
Total Financial & Administrative	128,815	120,255	114,923	5,332
Legal Counsel				
District Counsel	42,311	38,786	53,107	(14,321)
Outside Counsel	0	0	350	(350)
Total Legal Counsel	42,311	38,786	53,457	(14,671)
Security Operations				
FHP Patrol	35,000	32,083	24,670	7,413
Guard & Gate Facility Maintenance & Repa	10,000	9,167	24,590	(15,423)
Security Camera Maintenance	6,100	5,592	7,247	(1,656)
Security Monitoring Services	7,640	7,003	14,015	(7,011)
Security Services & Patrols	337,052	308,964	330,686	(21,722)
Total Security Operations	395,792	362,809	401,208	(38,399)
Electric Utility Services				

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Recreation Facilities	58,000	53,167	30,872	22,295
Utility - Street Lights	12,000	11,000	10,103	897
Utility Services	32,000	29,333	27,309	2,024
Total Electric Utility Services	102,000	93,500	68,284	25,216
Gas Utility Service				
Utility Services	210	193	210	(17)
Total Gas Utility Service	210	193	210	(17)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,200	11,183	11,479	(296)
Total Garbage/Solid Waste Control Services	12,200	11,183	11,479	(296)
Water-Sewer Combination Services				
Utility Services	22,000	20,166	33,272	(13,105)
Total Water-Sewer Combination Services	22,000	20,166	33,272	(13,105)
Stormwater Control				
Aquatic Maintenance	49,747	45,602	43,847	1,754
Aquatic Plant Replacement	3,000	2,750	0	2,750
Fountain Service Repair & Maintenance	4,500	4,125	0	4,125
Lake/Pond Bank Maintenance & Repair	5,000	4,583	25,412	(20,829)
Midge Fly Treatments	10,000	9,167	0	9,167
Stormwater System Maintenance	4,700	4,308	17,650	(13,342)
Wetland Invasive Areas Maintenance	35,500	32,542	12,871	19,671
Wetland Monitoring & Maintenance	13,312	12,202	15,165	(2,963)
Total Stormwater Control	125,759	115,279	114,945	333
Other Physical Environment				
Employee - Salaries	218,665	200,443	182,188	18,255
Employee - Workers Comp	850	850	850	0
Entry & Walls Maintenance & Repair	4,000	3,667	300	3,367
Fire Ant Treatment	8,000	7,333	0	7,333
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	25,850	28,406	(2,556)
Landscape - Annuals/Flowers	17,500	16,042	21,086	(5,044)
Landscape - Mulch	37,000	33,916	43,764	(9,848)
Landscape Inspection Services	5,100	5,100	5,200	(100)
Landscape Maintenance	372,000	341,000	335,463	5,537
Landscape Replacement Plants, Shrubs, Tr	50,000	45,833	23,166	22,667
Property Insurance	31,720	31,720	30,713	1,007
Tree Trimming Services	20,000	18,334	2,405	15,929
Total Other Physical Environment	812,269	749,322	830,388	(81,066)
Road & Street Facilities				
Gate Maintenance & Repair	12,000	11,000	0	11,000
Parking Lot Repair & Maintenance	1,500	1,375	0	1,375
Roadway Repair & Maintenance	2,500	2,291	0	2,291
Sidewalk Maintenance & Repair	45,000	41,250	4,000	37,250

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Light/Decorative Light Maintenance	30,000	27,500	27,053	447
Street Sign Repair & Replacement	5,000	4,584	913	3,670
Total Road & Street Facilities	96,000	88,000	31,966	56,033
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	5,000	4,583	1,211	3,373
Basketball Court Maintenance & Supplies	3,000	2,750	0	2,750
Cable & Internet	15,300	14,025	19,580	(5,555)
Clubhouse Janitorial Services	11,108	10,182	10,572	(390)
Dock Repairs and Maintenance	3,000	2,750	0	2,751
Facility Supplies	6,000	5,500	4,458	1,041
Fitness Equipment Maintenance & Repair	7,500	6,875	3,373	3,502
Maintenance & Repairs	39,500	36,208	19,635	16,574
Office Supplies	4,500	4,125	1,922	2,202
Pest Control & Termite Bond	1,700	1,559	4,365	(2,807)
Playground Equipment & Maintenance	2,000	1,833	0	1,833
Pool Repairs	33,000	30,250	7,554	22,697
Pool Service Contract	46,200	42,350	42,350	0
Pool/Water Park/Fountain Maintenance	1,000	917	4,143	(3,227)
Tennis Court Maintenance & Supplies	5,000	4,583	0	4,583
Vehicle Maintenance	3,335	3,057	3,855	(797)
Total Parks & Recreation	187,143	171,547	123,018	48,530
Contingency				
Capital Projects	25,000	22,916	0	22,917
Miscellaneous Contingency	30,000	27,500	24,414	3,086
Total Contingency	55,000	50,416	24,414	26,003
Total Expenditures	1,989,099	1,830,256	1,815,364	14,893
Total Excess of Revenues Over(Under) Expenditures	0	158,843	267,600	108,758
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	(923,760)	(923,761)
Total Other Financing Sources(Uses)	0	0	16,520	16,519
Fund Balance, Beginning of Period	0	0	537,109	537,110
Total Fund Balance, End of Period	0	158,843	821,229	662,387

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	63,800	63,800
Special Assessments				
Tax Roll	270,000	270,000	270,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>333,800</u>	<u>63,800</u>
Expenditures				
Financial & Administrative				
Bank Fees	0	0	10	(10)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>10</u>	<u>(10)</u>
Contingency				
Capital Reserve	270,000	270,000	217,386	52,614
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>217,386</u>	<u>52,614</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>217,396</u>	<u>52,604</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>116,404</u>	<u>116,404</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	923,761	923,761
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(901,026)	(901,026)
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(1,487)	(1,487)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(1,487)</u>	<u>(1,487)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>21,248</u>	<u>21,248</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,641,884</u>	<u>1,641,884</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,779,536</u>	<u>1,779,536</u>

985 Debt Service Fund S2021 Refund **Greyhawk Landing Community Development District**
Statement of Revenues and Expenditures
As of 08/31/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,588	5,588
Special Assessments				
Tax Roll	354,900	354,900	359,510	4,610
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>365,098</u>	<u>10,198</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>7,738</u>	<u>7,738</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>81,263</u>	<u>81,263</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,909	5,909
Special Assessments				
Tax Roll	305,910	305,910	309,883	3,974
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>315,792</u>	<u>9,883</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>7,705</u>	<u>7,705</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>134,149</u>	<u>134,149</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,394	4,394
Special Assessments				
Tax Roll	311,771	311,771	315,821	4,050
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>320,215</u>	<u>8,444</u>
Expenditures				
Debt Service				
Interest	80,771	80,771	83,408	(2,637)
Principal	231,000	231,000	231,000	0
Total Debt Service	<u>311,771</u>	<u>311,771</u>	<u>314,408</u>	<u>(2,637)</u>
Total Expenditures	<u>311,771</u>	<u>311,771</u>	<u>314,408</u>	<u>(2,637)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5,807</u>	<u>5,807</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>60,718</u>	<u>60,718</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>66,525</u>	<u>66,525</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
August 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2025</u>
FL CLASS General	Average Monthly Yield 4.3466%	\$ 744,722
		-
	Total General Fund Investments	\$ 744,722
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 4.3558%	\$ 781,101
FL CLASS General Fund Reserve	Average Monthly Yield 4.3466%	380
Valley National Reserve	Governmental Checking/ ICS	801,969
Valley National Road Reserve	Governmental Checking	196,086
	Total Reserve Fund Investments	\$ 1,779,536
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 81,262
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	66,525
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,024
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	132,125
	Total Debt Service Fund Investments	\$ 281,936
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 679,976
	Total Capital Projects Fund Investments	\$ 679,976

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 08/01/2025 to 08/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776					
985 General Fund	08/06/2025	Accurate Backflow Testing, Inc.	51603	Backflow Repair - Balance 08/25	150.00
985 General Fund	08/18/2025	All Security Equipment	S62160	Barrier Arms 08/25	953.87
985 General Fund	08/19/2025	Chad Stanley Chester	CC081925	Board of Supervisor Meeting 08/19/25	200.00
985 General Fund	08/19/2025	Cheryl Ady	CA081925	Board of Supervisor Meeting 08/19/25	200.00
985 General Fund	08/29/2025	Cintas Fire Protection	0F32722055	Annual Inspection 08/25	923.90
985 General Fund	08/26/2025	Crosscreek Environmental, Inc.	22533	Pond Clean Up 08/25	800.00
985 General Fund	08/12/2025	FL Off Duty Police	GH081225	Off Duty Patrol Services 07/25	2,700.00
985 General Fund	08/01/2025	LaPensee Plumbing, Inc.	502447	Service Call - Spa 01/25	100.00
985 General Fund	08/29/2025	Lyfe Outdoor Comfort Solutions	79310	Refill Mosquito System 08/25	740.00
985 General Fund	08/14/2025	Main Gate Enterprises, Inc.	36647	Service Call 07/25	450.00
985 General Fund	08/20/2025	Main Gate Enterprises, Inc.	36665	Upper Manatee RFID Reader 08/25 50%	2,898.00
985 General Fund	08/13/2025	Main Gate Enterprises, Inc.	36635	Service Call 08/25	325.00
985 General Fund	08/13/2025	Main Gate Enterprises, Inc.	36629	Service Call 07/25	575.00
985 General Fund	08/20/2025	Main Gate Enterprises, Inc.	36660	Service Call 08/25	325.00
985 General Fund	08/13/2025	Main Gate Enterprises, Inc.	36623	Service Call 07/25	206.90
985 General Fund	08/12/2025	Manatee County Utilities Department	100020663	07/25 ACH723 Rosemary Cir 07/25	3.76
985 General Fund	08/26/2025	Manatee County Utilities Department	100020663	08/25 ACH723 Rosemary Cir 08/25	3.95
985 General Fund	08/19/2025	Mark E Bush	MB081925	Board of Supervisor Meeting 08/19/25	200.00
985 General Fund	08/24/2025	Nostalgic Lampposts & Mailboxes Plus, Inc.	3549	Light Replacement 08/25	715.10
985 General Fund	08/19/2025	Patricia L. Mathews	PM081925	Board of Supervisor Meeting 08/19/25	200.00
985 General Fund	08/29/2025	Pools by Lowell, Inc.	183428432	Service Call 08/25	234.87
985 General Fund	08/20/2025	Pools by Lowell, Inc.	182922734	Service Call 08/25	197.39
985 General Fund	08/19/2025	Redwire	604870	Fire System/Monthly Monitoring- Additional hours 08/25	1,646.50
985 General Fund	08/25/2025	Redwire	607368	Fire System/Monthly Monitoring Service 09/25	201.40
985 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102360	Personnel Reimbursement 08/25	7,154.16
985 General Fund	08/19/2025	Sun State Landscape Management, Inc.	68784	Tree Removal 08/25	3,426.00
985 General Fund	08/19/2025	Sun State Landscape Management, Inc.	68785	Landscape Maintenance 08/25	2,625.00
985 General Fund	08/14/2025	Sun State Landscape Management, Inc.	68772	Installed Plants 08/25	1,500.00
985 General Fund	08/28/2025	Universal Protection Service, LLC	17485411	Security Services 08/01/25-08/28/25	24,347.81
985 General Fund	08/28/2025	Universal Protection Service, LLC	17485412	Summer Coverage 08/01/25-08/28/25	1,562.24
985 General Fund	08/01/2025	Valley National Bank	Greyhawk Valley Visa	Maintenance 07/25 07/25 ACH	66.98
985 General Fund	08/01/2025	Valley National Bank	Greyhawk Valley Visa	Maintenance 07/25 07/25 ACH	528.65
985 General Fund	08/01/2025	Valley National Bank	Greyhawk Valley Visa	Maintenance 07/25 07/25 ACH	106.56
985 General Fund	08/01/2025	Valley National Bank	Greyhawk Valley Visa	Maintenance 07/25 07/25 ACH	241.15
985 General Fund	08/01/2025	Valley National Bank	Greyhawk Valley Visa	Maintenance 07/25	128.17

Greyhawk Landing Community Development District
Summary A/P Ledger
From 08/01/2025 to 08/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
			07/25 ACH		
985 General Fund	08/31/2025	Valley National Bank	CC083125-985 ACH	Credit Card Expenses 08/25	1,157.64
985 General Fund	08/31/2025	Valley National Bank	CC083125-985 ACH	Credit Card Expenses 08/25	45.97
985 General Fund	08/31/2025	Valley National Bank	CC083125-985 ACH	Credit Card Expenses 08/25	330.42
985 General Fund	08/31/2025	Valley National Bank	CC083125-985 ACH	Credit Card Expenses 08/25	137.77
985 General Fund	08/31/2025	Valley National Bank	CC083125-985 ACH	Credit Card Expenses 08/25	462.75
985 General Fund	08/21/2025	Verizon Wireless	6121639476 08/25 ACH	Phone Service - Account 820583362 08/25	103.29
Sum for 985, 2776					58,875.20
Sum for 985					58,875.20
Sum Total					58,875.20

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

Balance Sheet

1. Trust statement activity has been recorded through 8/31/25.
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 7

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures August 2025 For Board Approval

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

The total items being presented: **\$164,167.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ASAP Fence and Gate LLC	100719	J3310	Existing Fence & Installing New 07/25	\$ 1,460.00
Asphalt Remedies, LLC	100720	AR137	Nature Trail Sidewalk Repair 07/25	\$ 1,800.00
Auto Trim Design of Suncoast	100740	196115	Aluminum Signs 08/25	\$ 618.00
Beeman Stan Roberts, LLC	100741	9466	Bee Removal 08/25	\$ 475.00
Charter Communications	20250829-2	0034318081025 08/25 ACH	700 Greyhawk Blvd 08/25	\$ 220.91
Charter Communications	20250825-1	2786891080425 08/25 ACH	110 Greyhawk Blvd -Gate 08/25	\$ 75.00
Crosscreek Environmental, Inc.	100730	21941	Monthly Maintenance 07/25	\$ 3,986.10
Crosscreek Environmental, Inc.	100730	22106	Monthly Maintenance -Vegetation 06/25-08/25	\$ 950.00
Fitness Logic, Inc.	100721	125332	Monthly Maintenance 07/25	\$ 135.00
Fitness Logic, Inc.	100742	125692	Monthly Maintenance 08/25	\$ 135.00
FL Off Duty Police	100729	GH071525	Off Duty Patrol Services 06/25	\$ 4,050.00
Florida Department of Revenue	20250814-1	51-8015445488-7 07/25 ACH	Sales Tax 07/25	\$ 119.68
Florida Power & Light Company	100743	FPL Electric Summary 95925- 44168 07/25-985	FPL Electric Summary 95925-44168 07/25	\$ 2,406.55

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20250826-1	FPL Summary 07/25 ACH-985	FPL Summary 07/25 ACH-985	\$ 2,273.95
Frontier Florida, LLC	20250822-1	210-141-0055-031323-5	Internet & Phone Services 08/25	\$ 1,620.18
G & S Pool Supply, Inc.	100722	08/25 ACH 255522	Service Call 0/25	\$ 147.50
Giella Designs, LLC	100731	12290	Holiday Decorations 12/25 Deposit	\$ 10,500.00
HomeTeam Pest Defense, Inc.	100744	112057070	Pest Control 08/25	\$ 149.90
Jan-Pro of Manasota	100723	87680	Janitorial Services 08/25	\$ 1,000.00
LaPensee Plumbing, Inc.	100724	513516	Service Call 07/25	\$ 278.00
Lykins Signtek, Inc.	100745	209806	Repair 2 Monument Signs 08/25	\$ 295.00
Main Gate Enterprises, Inc.	100732	36554	50% final Service Call 07/25	\$ 200.00
Main Gate Enterprises, Inc.	100732	36557	Service Call 07/25	\$ 400.00
Main Gate Enterprises, Inc.	100732	36558	Service Call 07/25	\$ 200.00
Main Gate Enterprises, Inc.	100748	36612	Service Call 08/25	\$ 2,500.00
Main Gate Enterprises, Inc.	100748	36613	Service Call 08/25	\$ 1,689.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Sheriff's Office	100746	4141	Security Services 07/25	\$ 2,120.00
Manatee County Utilities Department	20250819-1	MCUD Summary 07/25 ACH	MCUD Summary 07/25 ACH	\$ 3,716.60
Nostalgic Lampposts & Mailboxes Plus, Inc.	100747	3525	Street Lights Maintenance 08/25	\$ 1,400.00
Owens Electric, Inc.	100725	33917489	Service Call 07/25	\$ 458.75
Persson, Cohen & Mooney, P.A.	100735	6200	Legal Services 07/25	\$ 3,605.80
Pickle Holding Company South, LLC	100753	039-1801504 Balance	Front Door Balance From Deposit 08/25	\$ 2,244.64
Pools by Lowell, Inc.	100733	177365185	Service Call 04/25	\$ 312.50
Pools by Lowell, Inc.	100733	181347747	Pool Services 08/25	\$ 2,250.00
Pools by Lowell, Inc.	100733	181347772	Pool Services 08/25	\$ 1,600.00
Pools by Lowell, Inc.	100733	181551069	Pool Repairs 08/25	\$ 250.00
Redwire	300000	602940	Fire System/Monthly Monitoring 08/25	\$ 201.40
Redwire	100749	604503	Service Call -Intelligent Reader Module 08/25	\$ 5,832.00
Rizzetta & Company, Inc.	100727	INV0000101284	District Management Fees 08/25	\$ 5,196.58

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100728	INV0000101314	Amenity Management Oversight and Personnel Reimbursement 08/25	\$ 8,321.34
Rizzetta & Company, Inc.	300001	INV0000101352	Cell Phone & Auto Mileage/Travel 07/25	\$ 70.00
Rizzetta & Company, Inc.	100739	INV0000101386	Personnel Reimbursement 08/25	\$ 7,225.86
Schappacher Engineering, LLC	100734	2901	Engineering Services 07/25	\$ 2,845.50
Spectrum	20250820-1	8337 12 013 1816996 08/25 ACH	700 Greyhawk Blvd-Gym 08/25	\$ 32.10
Sun State Landscape Management, Inc.	100726	37873	Landscape Maintenance 07/25	\$ 8,000.00
Sun State Landscape Management, Inc.	100738	68408	Plant Replacement 07/25	\$ 2,625.00
Sun State Landscape Management, Inc.	100736	68440	Irrigation Repairs 07/25	\$ 1,399.30
Sun State Landscape Management, Inc.	100738	68462	Landscape & Irrigation Maintenance 08/25	\$ 28,564.59
TECO Peoples Gas	20250829-1	211012697549 07/25 ACH	12350 Mulberry Ave 07/25	\$ 19.10
Universal Protection Service, LLC	100737	17366400	Security Services 06/27/25-07/31/25	\$ 30,277.40
Universal Protection Service, LLC	100737	17366401	Security Services 06/27/25-07/31/25	\$ 7,811.20

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Verizon Wireless	20250812-1	6119140716 07/25 ACH	Phone Service -Account 820583362 07/25	\$ <u>103.29</u>
Report Total				\$ <u>164,167.72</u>

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 **Tuesday, August 19, 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	Board Supervisor, Chairman
Mark Bush	Board Supervisor, Vice Chairman
Cheri Ady	Board Supervisor, Assistant Secretary
Chad Chester	Board Supervisor, Assistant Secretary
Patty Mathews	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Andrew Davis	Field Manager, Rizzetta & Company, Inc.
Hannah Alhalel	Field Manager, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Engineering
Carlos Trujillo	Sun State Landscape Management, Inc.
John Toborg	Rizzetta Manager, Landscape Inspection Services
Alex Kurth	Representative, Premier
Bert Smith	Representative, Sitex
Matt Jones	Representative, Cross Creek
Andrew Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

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 pond conditions, aerators and roadwork.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatic Maintenance

Mr. Jones discussed his updates and spoke about wetlands being addressed once a year.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved extending another 30 days to notice to cure to Cross Creek, for the Greyhawk Landing Community Development District.

Mr. Smith discussed what Sitex Aquatics Services.

Mr. Kurth discussed what Premier Aquatics Services.

The Board requested staff reach out to potential pond vendors with an updated scope to get updated bids based on updated scope.

B. Landscape Maintenance

Mr. Trujillo provided the board with his report.

The Board requested SSLM complete all red items on landscaping report by September meeting and provide schedule for Viburnums.

C. Field Manager

Mr. Davis provided the Board his report.

D. District Counsel

Mr. Cohen provided the Board the FEMA report.

The Board requested staff investigate pool vendor billing for REC center pool as pool was shut down for 3 months for renovations.

The Board requested Field Manager to mark white line identifying spot where cars should stop in order to have the gate operate properly.

E. District Engineer

Mr. Schappacher provided the Board his report.

Mr. Schappacher will review fencing agreement and convey back to the HOA.

The Board directed staff to work on getting phase 3 road paving RFP scope.

The Board tabled the sign discussion to the September Meeting.

The Board requested the District Counsel, District Engineer and District Manager work on getting the RFP scope out.

F. District Manager

Mr. O'Nolan advised the next regular meeting of the Board of Supervisors is scheduled for Thursday, September 25, 2025, at 6:00 p.m.

Mr. O'Nolan spoke about the Fy 2025-2026 Goals and Objectives.

On a Motion by Mr. Chester, seconded Mr. Hengel, with all in favor, the Board adopted Financial Transparency, Budget consciousness and Investment strategy as Goals for FY 25-26, for the Greyhawk Landing Community Development District.

FOURTH ORDER OF BUSINESS

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

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved the July 2025 Operations and Maintenance Expenditures (\$135,522.10), for the Greyhawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Meeting held on July 24,
2025**

On a Motion by Ms. Mathews, seconded Mr. Bush, with all in favor, the Board approved the meeting **minutes of Board of Supervisors held on July 24, 2025**, for the Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

**Public Comments on the Fiscal Year
2025-2026 Final Budget**

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board opened the public hearing on the fiscal year 2025-2026, for the Greyhawk Landing Community Development District.

There was one comment on pond ten presented.

On a Motion by Ms. Ady, seconded Ms. Mathews, with all in favor, the Board closed the public hearing on the fiscal year 2025-2026, for the Greyhawk Landing Community Development District.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

August 19, 2025, Minutes of Meeting

Page 4

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Adopting the Final Budget for Fiscal
year 25-26**

There was a discussion about mulch proposals.

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board adopted resolution 2025-05 adopting the fiscal year 2025-2026 final budget, for the Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Comments on the Fiscal Year
2025-2026 Special Assessments**

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board opened the public hearing on the fiscal year 2025-2026 special assessments, for the Greyhawk Landing Community Development District.

On a Motion by Ms. Ady, seconded Ms. Mathews, with all in favor, the Board closed the public hearing on the fiscal year 2025-2026 special assessments, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Setting the Meeting Schedule For
Fiscal Year 25-26**

On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board adopted resolution 2025-05 adopting the resolution 2025-07, setting the meeting schedule For Fiscal Year 25-26, for the Greyhawk Landing Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the 2nd Quarter
Website Audit**

On a Motion by Ms. Mathews, seconded Mr. Hengel, with all in favor, the Board approved the second quarter website audit as presented, for the Greyhawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

**Discussion of Non-Resident Gate
Access**

On a Motion by Mr. Hengel, seconded Ms. Mathews, with all in favor, the Board approved the Pool Works pool heater proposal in the amount of \$51,130.88, for the Greyhawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

**Discussion of Sign Poles on
Greyhawk Boulevard**

The Board tabled the rule making process.

THIRTEENTH ORDER OF BUSINESS

**Discussion of Pressure Washing
Scheduling**

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board approved The Board approved the American Power Washing pressure washing proposal # 689 with the following stipulations. Phase 1&2 to be completed in FY 24-25 and \$40,000 to be billed for current FY. Phase 3 to be completed in FY 25-26 and \$44,785 to be invoiced in FY 25-26, for the Greyhawk Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

The Board requested the Field Manager work with Cross Creek on ponds 10,34,35 and 38.

Mr. Bush requested getting pond numbers and scope to all board members and new vendors.

The Board requested inviting pond vendors to the next meeting.

Mr. Chester requested follow-up with SSLM and weed control.

FIFTEENTH 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 Ms. Ady, with all in favor, the Board Adjourned the Meeting at 7:44 p.m., for the Greyhawk Landing Community Development District.

228
229
230
231
232
233
234
235
236

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 9

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Greyhawk Landing Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 11, 2025

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees

Exhibit B

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,088.83	\$25,066
Administrative:	\$417.75	\$5,013
Accounting:	\$1,763.92	\$21,167
Financial & Revenue Collections:	\$371.33	\$4,456
Assessment Roll ⁽¹⁾		\$5,570
Total Standard On-Going Services:	\$4,641.83	\$61,272

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

2025-10-01 - Greyhawk Landing CDD - First Addendum - Contract for Professional District Services, unexecuted

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIWGSdFCdvKEZa1yjc1L-RkW6XnyMr7W

"2025-10-01 - Greyhawk Landing CDD - First Addendum - Contract for Professional District Services, unexecuted" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-11 - 11:38:44 AM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-11 - 11:38:47 AM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-11 - 11:39:08 AM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-11 - 12:23:46 PM GMT - Time Source: server
-  Agreement completed.
2025-08-11 - 12:23:46 PM GMT

Tab 10

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this “**Fourth Addendum**”), is made and entered into as of the 2025 day of October 1st (the “**Effective Date**”), by and between Greyhawk Landing Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated September 1, 2021 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Greyhawk Landing
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026**.

PERSONNEL:

Operations Manager

Full Time Personnel – 40 hours/week

Assistant Manager

Full Time Personnel – 40 hours/week

Maintenance Technician

Full Time Personnel – 40 hours/week

ANNUAL

Budgeted Personnel Total ⁽¹⁾ \$ 221,403.

General Management and Oversight ⁽²⁾ \$ 14,280.

Total Services Cost: \$ 235,683.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED