



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
October 23, 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: 535 356 846#

October 14, 2025

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, October 23, 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
 - B. Landscape Maintenance and Proposals Tab 1
 - C. Field Manager Report Tab 2
 - D. District Counsel
 - E. District Engineer
 1. Consideration of Ponds 3 and 48 Bank Repairs..... Tab 3
 - F. District Manager Report..... Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Review of Financial Statement for September 2025..... Tab 5
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of September 2025 Tab 6
 - C. Consideration of Minutes of Board of Supervisors Meeting held on September 25, 2025..... Tab 7
- 5. BUSINESS ITEMS**
 - A. Discussion of Non-Resident Gate Access
 - B. Discussion of Alcohol at Clubhouse
- 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

GREYHAWK LANDING

LANDSCAPE INSPECTION REPORT



September 15, 2025
Rizzetta & Company
Hunter Mimbs— Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Greyhawk Blvd, Mulberry

General Updates, Recent & Upcoming Maintenance Events

❑ There are no fertilizer applications until October.

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

1. The tree rings for the large oaks that run down Greyhawk Blvd have invasive weeds in them. Please spot spray them during service.

2. The mulch bed at the top of the privacy berm that runs along the east side of Greyhawk Blvd has a lot of weeds and vines in the beds. These need to be removed.

3. The sidewalk strips on Mulberry at the intersection of Greyhawk Blvd are patchy and have turf weeds. (Pic 3)



4. The firebush at the intersection of Mulberry and Greyhawk Blvd need to be lowered as to not be touching the robellini palms.(Pic 4>)

5. Treat the center island plant bed for invasive weeds, large weeds should be hand pulled and smaller weeds should be spot treated as to not leave behind patches of dead weeds.

6. Turf weeds in this plant and/or tree buffer area between the homes the exit side of Mulberry. (Pic 6)



Mulberry, Clubhouse,

7. In the buffer area between Mulberry and the homes there is a dead tree, please provide a proposal to remove this tree, and a proposal to remove and replace. (Pic 7)



11. In the turf area behind the pool, there are 3 irrigation control valve boxes. 1 of those 3 boxes has an issue that makes the lid very hard to install securely. (Pic 11)



8. On Mulberry heading towards clubhouse there is a dead tree, please provide a proposal to remove and replace with a magnolia and a proposal to remove and cover with sod. (Pic 8)



12. Around the Clubhouse, pool and pickleball court there are areas where we have weeds growing in the cracks of walk ways. Please spot treat these areas.

13. There are a couple large patches of turf weeds to be treated in the area of turf between the walkway on mulberry and lake next to road leading into the Clubhouse.

14. In several areas of the property, I see fallen limbs/branches laying in the tree rings. This type of debris needs to be removed and disposed of during services.



9. At the clubhouse off of Mulberry, the turf around the pool area has some spots with turf weeds in them. Please identify and treat for these weeds accordingly.

10. Treat for weeds in the mulch bed surrounding perimeter of pool.



Recreation Center, Village Entrances

- 15. There are some dead juniper in the bed between the Rec. Center and the pond bank.
- 16. Crack weeds around sidewalk and playground. .
- 17. The low lying grass area was not mowed during time of inspection, please mow regularly when the mowers are able to pass without causing damage to turf. (Pic 17)



- 18. The condition of the village entrance medians did not change and definitely did not improve since the last inspection. It appears as if the turf is struggling at almost every one of these entrances. The surrounding plant materials at the entrances need to be trimmed as well. (Pics 18 a,b,c,d)



- 19. Dead palms, and plant material should be removed during services.
- 20. Exposed drip at UMRR exit needs to be stapled down.



Proposals

No. 2 in the report is an Install & Invoice.

1. SSLM to provide a proposal to completely remove this “all but dead” magnolia on the north side of Mulberry across from Marigold and replace with a 45 Gal., “Bracken’s Brown Beauty” magnolia, *Magnolia grandiflora* ‘Bracken’s Brown Beauty’. Proposal must include a working flood bubbler attached through the top of a 30 Gal. Gator Bag which sits in an 8” – 10” earthen water saucer surrounding the rootball. (Pic 1)



2. SSLM to provide a proposal to flush cut this dead tree at the end of the sweet viburnum hedge on the outbound lanes of Mulberry near GHBlvd. (Pic 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.



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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.



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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

Tab 2

GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Andrew Davis –October 23rd, 2025

Aquatics - Lakes & Ponds Update:

- Cross creek continues to show initiative with routine service with minimal (if any) delay in action.
- The community experienced several fish kills on Saturday Oct. 11th, when the water temps cooled
Cross Creek responded immediately to handle the fish kill situation.
- Pond aerators that are not working on Pond 8W (Rosemary) and Pond 31E (Solar unit pond) are set to be replaced / repaired on Monday, Oct. 20th, 2025

SSLM

Meetings held on 10/01, 10/08, & 10/16

Items to be addressed by Sunstate that are pending:

- SSLM will be distributing fertilizer on Monday, Oct. 20th.
- On Tuesday, October 14th, Irrigation crew members were onsite to connect irrigation lines with the reclaimed line. This process will mostly consist of laying the ground work with some new irrigation lines before final connection is complete.
- The timeline for completion (specified as 1-2 weeks) is much faster than was originally anticipated.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month

(Sept. 25th – Oct. 23rd)

- Annual Foliage around the community will be removed starting on the week of Oct. 20th.
- Immediately after the removal, the flower beds will be sprayed with pre-emergent to for weed control prior to installing the new fall foliage
- Fall foliage will be installed during the week of November 3rd.

- A new soccer net has been ordered due to a buck (deer) getting caught in the south end soccer net.

Active / Pending projects: Recreation Center

- Life safety rings and throw ropes have replaced the old throw rings for a fresh new look.
- The Ladies cabana restroom had a new toilet installed (due to leaking valves)
-

Active / Pending projects: Mulberry Clubhouse

- Deep cleaning of Mulberry pool has been **scheduled** for dep clean (including black dot treatment for Tuesday, October 21st – Thursday Oct. 23rd

Active / Pending projects: Gate House (main entrance)

- A proposal is being prepared to fix the awning / overhang at the visitor lane of the guard house.

Maintenance and Operations

Pending Projects Updates:

- **RFID gates / LPR cameras –**
 - LPR cameras for the Main entrance (SR 64 & Upper Manatee) have been delayed for installation due to a customs / border patrol issue (Maingate is not the only business effected by this hold)
 - The ground work has been laid and when cameras do arrive, this will allow for a quick installation.

Tab 3

Exhibit "A"

GreyHawk Bank Repairs

Bid Form 9.25.25

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Area 1 - Pond 3 - Remove rip rap along bank, add backfill and compact, re-create swale extension from southwest, add filter fabric, add bahia sod and add rip rap at the toe of the slope at water's edge.	1	LS	\$1,450.00	\$1,450.00
2	Area 2 - Pond 48 - Cut out eroded area, add backfill and re-grade and compact, add filter fabric, add bahia sod.	1	LS	\$850.00	\$850.00
3	Miscellaneous cleanup and work	1	LS	\$300.00	\$300.00
Total					\$2,600.00

Contractor: Crosscreek Environmental, Inc.

Bids Due Friday October 10th by 5:00 PM

Area 2

Upper Manatee River Rd

Foxleigh

Upper Manatee River Rd

Area 1

Peace Presbyterian Church PO

Image © 2025 Airbus

McDonald's

64

Imagery Date: 2/9/2025, Su

This is a detailed site plan for a residential development. The plan shows a grid of streets and numerous lots, each numbered. Key features include:

- Streets:** 17th Street East (top left), Rosemary Cir (middle left), Peony Trail (top center), Rosemary Trail (middle center), and various other local streets.
- Wetlands:** Labeled as Wetland A, B, C, and D, these areas are shown with wavy line patterns.
- Lakes:** Lake #4 (C.W.L. = 21.8) and Lake #6 (C.W.L. = 22.6) are depicted with blue hatching.
- Numbered Areas:** Large numbers (1, 2, 3, 7, 8, 9A, 9B, 10, 14, 15, 20) are placed in specific regions of the plan, possibly indicating different phases or types of development.
- Flow Indicators:** Arrows throughout the plan suggest the direction of water flow or traffic.
- Lot Numbers:** Individual lots are numbered, with a red circle highlighting lot 27 in the bottom center.

*Schappacher
Engineering, LLC*



Pond 48 - Southwest corner of pond viewing south



Pond 48 - Southwest corner of pond viewing northeast



Pond 48 - Southwest corner of pond viewing west



Pond 3 - Southwest corner of pond viewing swale on southwest side

Greyhawk CDD – Ponds 3 & 48 Bank Erosion 9.5.25 – Page 1



Pond 3 - Southwest corner of pond



Pond 3 - Southwest corner of pond

Tab 4



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 20, 2025
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 2, & 4):** November 2026

District Manager's Report

October 23

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



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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 5



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Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 09/30/2025

(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	128,147	0	0	0	128,147	0	0
Investments	546,841	1,821,285	282,952	649,208	3,300,286	0	0
Prepaid Expenses	57,650	0	0	0	57,650	0	0
Refundable Deposits	7,062	0	0	0	7,063	0	0
Fixed Assets	0	0	0	0	0	29,716,377	0
Amount Available in Debt Service	0	0	0	0	0	0	282,952
Amount To Be Provided Debt Service	0	0	0	0	0	0	9,139,048
Total Assets	739,700	1,821,285	282,952	649,208	3,493,146	29,716,377	9,422,000
Liabilities							
Accounts Payable	55,224	0	0	0	55,224	0	0
Accrued Expenses	78,979	0	0	0	78,979	0	0
Other Current Liabilities	135	0	0	0	135	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	9,422,000
Deposits Payable	2,750	0	0	0	2,750	0	0
Total Liabilities	137,088	0	0	0	137,088	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	29,716,377	0
Net Change in Fund Balance	65,503	179,401	22,265	(913,405)	(646,235)	0	0
Total Fund Equity & Other Credits	602,613	1,821,285	282,952	649,208	3,356,058	29,716,377	0
Total Liabilities & Fund Equity	739,700	1,821,285	282,952	649,208	3,493,146	29,716,377	9,422,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	28,635	28,635
Special Assessments				
Tax Roll	1,989,099	1,989,099	2,019,457	30,358
Other Misc. Revenues				
Insurance Proceeds	0	0	15,606	15,606
Miscellaneous Revenue	0	0	23,322	23,322
Total Revenues	1,989,099	1,989,099	2,087,020	97,921
Expenditures				
Legislative				
Supervisor Fees	9,600	9,600	8,600	1,000
Total Legislative	9,600	9,600	8,600	1,000
Financial & Administrative				
Accounting Services	20,550	20,550	20,550	0
Administrative Services	4,867	4,867	4,867	0
Arbitrage Rebate Calculation	1,000	1,000	0	1,000
Assessment Roll	5,408	5,408	5,408	0
Auditing Services	3,650	3,650	3,650	0
Bank Fees	451	451	2,088	(1,637)
Disclosure Report	1,000	1,000	0	1,000
District Engineer	40,000	40,000	32,114	7,886
District Management	24,336	24,336	24,336	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,326	4,326	4,326	0
Legal Advertising	2,300	2,300	1,830	470
Miscellaneous Mailings	1,000	1,000	1,876	(876)
Public Officials Liability Insurance	3,804	3,804	3,700	104
Trustees Fees	11,530	11,530	13,245	(1,715)
Website Hosting, Maintenance, Backup & E	4,418	4,418	4,417	1
Total Financial & Administrative	128,815	128,815	122,582	6,233
Legal Counsel				
District Counsel	42,311	42,311	56,131	(13,820)
Outside Counsel	0	0	350	(350)
Total Legal Counsel	42,311	42,311	56,481	(14,170)
Security Operations				
FHP Patrol	35,000	35,000	28,270	6,730
Guard & Gate Facility Maintenance & Repa	10,000	10,000	29,033	(19,033)
Security Camera Maintenance	6,100	6,100	10,145	(4,045)
Security Monitoring Services	7,640	7,640	14,216	(6,576)
Security Services & Patrols	337,052	337,052	357,452	(20,400)
Total Security Operations	395,792	395,792	439,116	(43,324)
Electric Utility Services				

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Recreation Facilities	58,000	58,000	32,108	25,892
Utility - Street Lights	12,000	12,000	10,997	1,003
Utility Services	32,000	32,000	30,421	1,579
Total Electric Utility Services	102,000	102,000	73,526	28,474
Gas Utility Service				
Utility Services	210	210	230	(20)
Total Gas Utility Service	210	210	230	(20)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,200	12,200	13,755	(1,555)
Total Garbage/Solid Waste Control Services	12,200	12,200	13,755	(1,555)
Water-Sewer Combination Services				
Utility Services	22,000	22,000	38,380	(16,380)
Total Water-Sewer Combination Services	22,000	22,000	38,380	(16,380)
Stormwater Control				
Aquatic Maintenance	49,747	49,747	52,219	(2,472)
Aquatic Plant Replacement	3,000	3,000	0	3,000
Fountain Service Repair & Maintenance	4,500	4,500	0	4,500
Lake/Pond Bank Maintenance & Repair	5,000	5,000	25,412	(20,412)
Midge Fly Treatments	10,000	10,000	0	10,000
Stormwater System Maintenance	4,700	4,700	17,650	(12,950)
Wetland Invasive Areas Maintenance	35,500	35,500	12,871	22,629
Wetland Monitoring & Maintenance	13,312	13,312	18,365	(5,053)
Total Stormwater Control	125,759	125,759	126,517	(758)
Other Physical Environment				
Employee - Salaries	218,665	218,665	197,762	20,903
Employee - Workers Comp	850	850	850	0
Entry & Walls Maintenance & Repair	4,000	4,000	300	3,700
Fire Ant Treatment	8,000	8,000	0	8,000
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	28,200	32,533	(4,333)
Landscape - Annuals/Flowers	17,500	17,500	21,086	(3,586)
Landscape - Mulch	37,000	37,000	43,765	(6,765)
Landscape Inspection Services	5,100	5,100	5,200	(100)
Landscape Maintenance	372,000	372,000	362,318	9,682
Landscape Replacement Plants, Shrubs, Tr	50,000	50,000	23,166	26,834
Property Insurance	31,720	31,720	30,713	1,007
Tree Trimming Services	20,000	20,000	2,405	17,595
Total Other Physical Environment	812,269	812,269	876,945	(64,676)
Road & Street Facilities				
Gate Maintenance & Repair	12,000	12,000	2,999	9,001
Parking Lot Repair & Maintenance	1,500	1,500	0	1,500
Roadway Repair & Maintenance	2,500	2,500	0	2,500
Sidewalk Maintenance & Repair	45,000	45,000	44,000	1,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Street Light/Decorative Light Maintenance	30,000	30,000	29,497	503
Street Sign Repair & Replacement	5,000	5,000	913	4,087
Total Road & Street Facilities	96,000	96,000	77,409	18,591
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	5,000	5,000	1,211	3,789
Basketball Court Maintenance & Supplies	3,000	3,000	0	3,000
Cable & Internet	15,300	15,300	21,466	(6,166)
Clubhouse Janitorial Services	11,108	11,108	11,571	(463)
Dock Repairs and Maintenance	3,000	3,000	0	3,000
Facility Supplies	6,000	6,000	5,837	163
Fitness Equipment Maintenance & Repair	7,500	7,500	3,508	3,992
Maintenance & Repairs	39,500	39,500	23,252	16,248
Office Supplies	4,500	4,500	2,136	2,364
Pest Control & Termite Bond	1,700	1,700	5,010	(3,310)
Playground Equipment & Maintenance	2,000	2,000	0	2,000
Pool Repairs	33,000	33,000	9,366	23,634
Pool Service Contract	46,200	46,200	42,350	3,850
Pool/Water Park/Fountain Maintenance	1,000	1,000	4,144	(3,144)
Tennis Court Maintenance & Supplies	5,000	5,000	264	4,736
Vehicle Maintenance	3,335	3,335	3,957	(622)
Total Parks & Recreation	187,143	187,143	134,072	53,071
Contingency				
Capital Projects	25,000	25,000	0	25,000
Miscellaneous Contingency	30,000	30,000	70,424	(40,424)
Total Contingency	55,000	55,000	70,424	(15,424)
Total Expenditures	1,989,099	1,989,099	2,038,037	(48,938)
Total Excess of Revenues Over(Under) Expenditures	0	0	48,983	48,983
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	901,026	901,026
Prior Year AP Credit				
Prior Year A/P Credits	0	0	39,255	39,255
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(923,761)	(923,761)
Total Other Financing Sources(Uses)	0	0	16,520	16,520
Fund Balance, Beginning of Period	0	0	537,110	537,110
Total Fund Balance, End of Period	0	0	602,613	602,613

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	69,860	69,860
Special Assessments				
Tax Roll	270,000	270,000	270,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>339,860</u>	<u>69,860</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	182,480	87,520
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>182,480</u>	<u>87,520</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>182,490</u>	<u>87,510</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>157,370</u>	<u>157,370</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	(901,025)	(901,025)
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(705)	(705)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(705)</u>	<u>(705)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>22,031</u>	<u>22,031</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>1,821,285</u>	<u>1,821,285</u>

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

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,881	5,881
Special Assessments				
Tax Roll	354,900	354,900	359,510	4,610
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>365,391</u>	<u>10,491</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) Expenditures	<u>0</u>	<u>0</u>	<u>8,031</u>	<u>8,031</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>73,524</u>	<u>73,524</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>81,555</u>	<u>81,555</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,392	6,392
Special Assessments				
Tax Roll	305,910	305,910	309,884	3,974
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>316,276</u>	<u>10,366</u>
Expenditures				
Debt Service				
Interest	184,910	184,910	187,088	(2,178)
Principal	121,000	121,000	121,000	0
Total Debt Service	<u>305,910</u>	<u>305,910</u>	<u>308,088</u>	<u>(2,178)</u>
Total Expenditures	<u>305,910</u>	<u>305,910</u>	<u>308,088</u>	<u>(2,178)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>8,188</u>	<u>8,188</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>134,632</u>	<u>134,632</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,634	4,634
Special Assessments				
Tax Roll	311,771	311,771	315,820	4,049
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>320,454</u>	<u>8,683</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>6,046</u>	<u>6,046</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>66,764</u>	<u>66,764</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 09/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	66,312	66,312
Total Revenues	0	0	66,312	66,312
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	979,716	(979,716)
Total Other Physical Environment	0	0	979,716	(979,716)
Total Expenditures	0	0	979,716	(979,716)
Total Excess of Revenues Over(Under) Expenditures	0	0	(913,404)	(913,404)
Fund Balance, Beginning of Period	0	0	1,562,612	1,562,612
Total Fund Balance, End of Period	0	0	649,208	649,208

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
September 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2025</u>
FL CLASS General	Average Monthly Yield 4.2990%	\$ 546,841
		-
	Total General Fund Investments	\$ 546,841
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 4.3082%	\$ 784,652
FL CLASS General Fund Reserve	Average Monthly Yield 4.2990%	381
Valley National Reserve	Governmental Checking/ ICS	804,577
Valley National Road Reserve	Governmental Checking	231,675
	Total Reserve Fund Investments	\$ 1,821,285
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 81,555
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	66,764
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,032
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	132,601
	Total Debt Service Fund Investments	\$ 282,952
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 649,208
	Total Capital Projects Fund Investments	\$ 649,208

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 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776	985 General Fund	09/25/2025	Chad Stanley Chester	CC92525	Board of Supervisor Meeting 09/25/25	200.00
	985 General Fund	09/25/2025	Cheryl Ady	CA092525	Board of Supervisor Meeting 09/25/25	200.00
	985 General Fund	09/15/2025	Crosscreek Environmental, Inc.	22721	Quarterly Maintenance 09/25	3,200.00
	985 General Fund	09/01/2025	FenceScreen LLC	Q-107126	Pickleball Wind-screens 08/25	3,344.04
	985 General Fund	09/29/2025	Lyfe Outdoor Comfort Solutions	79535	Refill Mosquito System 09/25	645.00
	985 General Fund	09/25/2025	Main Gate Enterprises, Inc.	36776	Service Call 09/16/25	200.00
	985 General Fund	09/25/2025	Main Gate Enterprises, Inc.	36777	Service Call 09/18/25	200.00
	985 General Fund	09/25/2025	Manatee County Utilities Department	MCUD Summary 09/25 ACH-985	MCUD Summary 09/25 ACH	4,365.48
	985 General Fund	09/25/2025	Manatee County Utilities Department	MCUD Summary 09/25 ACH-985	MCUD Summary 09/25 ACH	1,043.58
	985 General Fund	09/01/2025	Manatee County Utilities Department	MCUD Summary 08/25 ACH 985	MCUD Summary 08/25 ACH	230.14
	985 General Fund	09/25/2025	Mark E Bush	MB092525	Board of Supervisor Meeting 09/25/25	200.00
	985 General Fund	09/25/2025	Patricia L. Mathews	PM092525	Board of Supervisor Meeting 09/25/25	200.00
	985 General Fund	09/12/2025	Pickle Holding Company South, LLC	039-1810137	Record Operator - 50% Deposit	2,244.64
	985 General Fund	09/29/2025	Pools by Lowell, Inc.	184461005	Repair Feeder Pump 09/25	162.50
	985 General Fund	09/26/2025	Pools by Lowell, Inc.	184453333	Pool Feeder Repairs 09/25	125.00
	985 General Fund	09/25/2025	Redwire	612071	Fire System/Monthly Monitoring Service 10/25	201.40
	985 General Fund	09/26/2025	Rizzetta & Company, Inc.	INV0000103528	Personnel Reimbursement 09/25	7,157.41
	985 General Fund	09/26/2025	Sarasota Gate and Access	Ac-245434	Gate - 50% Deposit 09/25	2,392.00
	985 General Fund	09/26/2025	The Observer Group, Inc.	25-01796M	Legal Advertising 09/26/25	78.75
	985 General Fund	09/25/2025	U.S. Bank	7905345	Trustee Fees Series 2021	345.69
	985 General Fund	09/25/2025	U.S. Bank	7905345	09/01/25-08/31/26 Trustee Fees Series 2021	3,802.69
	985 General Fund	09/25/2025	Universal Protection Service, LLC	17580879	09/01/25-08/31/26 Security Services 08/29/25-09/25/25	24,685.44
Sum for 985, 2776						55,223.76
Sum for 985						55,223.76
Sum Total						55,223.76

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
September 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 9/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 6

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 September 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$210,546.22**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Backflow Testing, Inc.	100755	51603	Backflow Repair - Balance 08/25	\$ 150.00
All Security Equipment	100756	S62160	Barrier Arms 08/25	\$ 953.87
American Power Washing, LLC	100808	629	Curb & Gutter Cleaning 09/25	\$ 40,000.00
ASAP Fence and Gate LLC	100809	J3338	Aluminum Fence Install 08/25	\$ 24,200.00
Chad Stanley Chester	100765	CC081925	Board of Supervisor Meeting 08/19/25	\$ 200.00
Cheryl Ady	100766	CA081925	Board of Supervisor Meeting 08/19/25	\$ 200.00
Cintas Fire Protection	100757	0F32722055	Annual Inspection 08/25	\$ 923.90
Crosscreek Environmental, Inc.	100799	22313	Monthly Maintenance 08/25	\$ 3,986.10
Crosscreek Environmental, Inc.	100792	22476	Monthly Maintenance -Vegetation 06/25-08/25	\$ 950.00
Crosscreek Environmental, Inc.	100795	22533	Pond Clean Up 08/25	\$ 800.00
Crosscreek Environmental, Inc.	100776	22616	Fish Kill Clean Up 09/25	\$ 400.00
Egis Insurance Advisors, LLC	100804	29373	Policy #100124617 10/01/25-10/01/26	\$ 38,436.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ergotech Controls, LLC	100811	INS-240225	Update Cameras at Gated Entry 09/25	\$ 1,176.10
Fitness Logic, Inc.	100777	126072	Monthly Maintenance 09/25	\$ 135.00
FL Off Duty Police	100767	GH081225	Off Duty Patrol Services 07/25	\$ 2,700.00
FL Off Duty Police	100806	GH090125	Off Duty Patrol Services 08/25	\$ 2,250.00
Florida Department of Revenue	20250917-2	51-8015445488-7 08/25 ACH	Sales Tax 09/25	\$ 99.13
Florida Power & Light Company	20250930-1	FPL Summary 08/25 ACH- 985	FPL Summary 08/25 ACH	\$ 2,367.69
Frontier Florida, LLC	20250923-1	210-141-0055-031323-5 09/25 ACH	Internet & Phone Services 09/25	\$ 1,632.93
LaPensee Plumbing, Inc.	100758	502447	Service Call - Spa 01/25	\$ 100.00
Lyfe Outdoor Comfort Solutions	100759	79310	Refill Mosquito System 08/25	\$ 740.00
Main Gate Enterprises, Inc.	100754	36623	Service Call 07/25	\$ 206.90
Main Gate Enterprises, Inc.	100754	36629	Service Call 07/25	\$ 575.00
Main Gate Enterprises, Inc.	100754	36635	Service Call 08/25	\$ 325.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Main Gate Enterprises, Inc.	100754	36647	Service Call 07/25	\$ 450.00
Main Gate Enterprises, Inc.	100793	36660	Service Call 08/25	\$ 325.00
Main Gate Enterprises, Inc.	100773	36665	Upper Manatee RFID Reader 08/25 50%	\$ 2,898.00
Main Gate Enterprises, Inc.	100810	36697	Service Call 08/25	\$ 450.00
Main Gate Enterprises, Inc.	100760	36699	Service Call 07/25	\$ 400.00
Main Gate Enterprises, Inc.	100778	36719	RFID Reader - 50% 09/25	\$ 2,898.00
Manatee County Sheriff's Office	100800	4221	Security Services 08/25	\$ 2,600.00
Manatee County Utilities Department	20250904-1	100020663 07/25 ACH	723 Rosemary Cir 07/25	\$ 3.76
Manatee County Utilities Department	20250917-1	100020663 08/25 ACH	mcud Summary 08/25 ACH	\$ 3,425.11
Mark E Bush	100768	MB081925	Board of Supervisor Meeting 08/19/25	\$ 200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100761	3549	Light Replacement 08/25	\$ 715.10
Nostalgic Lampposts & Mailboxes Plus, Inc.	100779	3581	Replace Monument Light 09/25	\$ 873.10

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nostalgic Lampposts & Mailboxes Plus, Inc.	100805	3613	Light Repair 09/25	\$ 170.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100801	3624	Street Lights Maintenance 09/25	\$ 1,400.00
Owens Electric, Inc.	100762	35357757	Pool Repairs 09/25	\$ 1,525.40
Owens Electric, Inc.	100798	35713202	Service Call - Tennis Court 09/25	\$ 264.00
Patricia L. Mathews	100769	PM081925	Board of Supervisor Meeting 08/19/25	\$ 200.00
Persson, Cohen & Mooney, P.A.	100807	6284	Legal Services 08/25	\$ 2,771.40
Pools by Lowell, Inc.	100763	182922734	Service Call 08/25	\$ 197.39
Pools by Lowell, Inc.	100770	183428432	Service Call 08/25	\$ 234.87
Redwire	100774	604870	Fire System/Monthly Monitoring- Additional hours 08/25	\$ 1,646.50
Redwire	100794	607368	Fire System/Monthly Monitoring Service 09/25	\$ 201.40
Rizzetta & Company, Inc.	100750	INV0000102330	District Management Fees 09/25	\$ 4,746.58
Rizzetta & Company, Inc.	100751	INV0000102360	Personnel Reimbursement 08/25	\$ 7,154.16

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100785	INV0000102402	Cell Phone 08/25	\$ 50.00
Rizzetta & Company, Inc.	100796	INV0000102427	Amenity Management Oversight and Personnel Reimbursement 08/25	\$ 8,366.95
Schappacher Engineering, LLC	100764	2918	Engineering Services 08/25	\$ 1,387.50
Spectrum	20250929-1	0034318091025 ACH 09/25	700 Greyhawk Blvd 09/25	\$ 220.91
Spectrum	20250923-2	2786891090425 ACH 09/25	110 Greyhawk Blvd - Gate 09/25	\$ 75.00
Spectrum	20250922-1	8337 12 013 1816996 09/25 ACH	700 Greyhawk Blvd-Gym 09/25	\$ 32.10
Sun State Landscape Management, Inc.	100771	68772	Installed Plants 08/25	\$ 1,500.00
Sun State Landscape Management, Inc.	100775	68784	Tree Removal 08/25	\$ 3,426.00
Sun State Landscape Management, Inc.	100775	68785	Landscape Maintenance 08/25	\$ 2,625.00
Sun State Landscape Management, Inc.	100780	69033	Irrigation Repairs 08/25	\$ 267.33
TECO Peoples Gas	20250930-2	211012697549 08/25 ACH	12350 Mulberry Ave 08/25	\$ 19.10
TFR Cleaning Services, Inc.	100772	88105	Janitorial Services 09/25	\$ 1,000.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	100781	25-01634M	Legal Advertising 09/25	\$ 100.63
Universal Protection Service, LLC	100802	17485411	Security Services 08/01/25-08/28/25	\$ 24,347.81
Universal Protection Service, LLC	100802	17485412	Summer Coverage 08/01/25-08/28/25	\$ 1,562.24
USA Fence Company	100803	179720C	Fence Install 03/25 Balance	\$ 2,998.91
Valley National Bank	20250926-1	CC083125-985 ACH	Credit Card Expenses 08/25	\$ 2,134.55
Valley National Bank	20250926-1	Greyhawk Valley Visa 07/25 ACH	Maintenance 07/25	\$ 1,071.51
Verizon Wireless	20250911-1	6121639476 08/25 ACH	Phone Service -Account 820583362 08/25	<u>\$ 103.29</u>
Report Total				<u>\$ 210,546.22</u>

Tab 7

MINUTES OF MEETING

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

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Thursday, September 25, 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	Assistant Field Manager, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Engineering (via phone)
Bert Smith	Representative, Sitex
Andrew Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Bill Kurth	Representative, Premier Lakes
Matt Remson	Representative, Remson Aquatics
Sid Roberts	Representative, Sun State Landscaping

Audience	Present
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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 sidewalk weeds, ponds, RFID tags, garage sale, bloodmobile, non-resident gate access and benches.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatic Maintenance

Mr. Kurth with Premier Lakes presented to the Board and answered questions.

Mr. Remson with Remson Aquatics presented to the Board and answered questions.

Mr. Smith with Sitex presented to the Board and answered questions.

The Board discussed the proposals presented.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board approved the Crosscreek termination with 30-day notice with an ending date of October 25, 2025, for the Greyhawk Landing Community Development District.

The Board noted the Crosscreek open items as Pond 38 Compressor and Pond 24 alligator hose.

On a Motion by Ms. Ady, seconded by Mr. Chester, with all in favor, the Board approved the proposal from Sitex with a new three-year contract for aquatic and wetlands, for the Greyhawk Landing Community Development District.

B. Landscape Maintenance

Mr. Roberts, Sun State Landscape, spoke about viburnum hedges, wet checks and advised that irrigation reports will be completed in the future.

The Board inquired about drip irrigation working and Mr. Roberts confirmed.

There was a discussion about reclaimed water.

C. Field Manager

Mr. Davis presented his report to the Board and spoke about the Mulberry deep clean later in October.

There was a discussion about report for pool and spa at the rec center opening.

Mr. Davis advised he would be meeting with the power washing company to go over the property concerns.

D. District Counsel

Mr. Cohen presented his report to the Board.

Mr. Chester will take the lead on the road RFP.

E. District Engineer

Mr. Schappacher presented his report to the Board.

F. District Manager

Mr. O’Nolan advised the next regular meeting of the Board of Supervisors is scheduled for Thursday, October 23, 2025, at 6:00 p.m.

FOURTH ORDER OF BUSINESS

Review of the Financial Statement for August 2025

The Board reviewed the Financial Statement for August 2025

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Expenditures for the month of August 2025

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

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on August 19, 2025

On a Motion by Mr. Bush, seconded Mr. Chester, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of August 2025 (\$164,167.72) and the Minutes for February 27, 2025 with amendments, for the Greyhawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of the District Management Addendum

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

EIGHTH ORDER OF BUSINESS

Consideration of Amenity Services Addendum

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board approved the Amenity Services Addendum as presented, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Discussion of Non-Resident Gate Access

This discussion was tabled.

TENTH ORDER OF BUSINESS

Discussion of Sign Poles on Greyhawk Boulevard

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board approved the Greyhawk Landing Boulevard Signing, for the Greyhawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of Garage Sales

On a Motion by Mr. Hengel, seconded Mr. Chester, with all in favor, the Board approved the front gate opening for the non-resident garage sale, for the Greyhawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion of 308 Chantily Trail Fence

There was a discussion about having original documents from the resident which she will provide.

On a Motion by Ms. Mathews, seconded Mr. Chester, with all in favor, the Board approved the fence for 308 Chantily Trail, for the Greyhawk Landing Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Hengel asked that the Mulberry pool resurfacing be done Jan-Feb 2026.

Ms. Ady asked that the petunia pedestrian gate being approved, bus stop benches, weeds in between sidewalks and wet checks.

Ms. Mathews requested Mr. Davis address white lines.

FOURTEENTH 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 Ms. Ady, seconded Mr. Bush, with all in favor, the Board Adjourned the Meeting at 8:38 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

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