



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
February 26, 2026**

**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**

February 18, 2026

Teams Dial in number: 321-754-9488

Phone conference ID: 961 614 959#

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, February 26, 2026, 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. Discussion of Aquatic Maintenance
 1. Discussion of Aquatic Maintenance Report Tab 1
 - B. Field Manager Report Tab 2
 1. Discussion of Community Garage Sale
 - C. District Counsel
 - D. District Engineer
 1. Phase 3 Paving Update
 2. Paving RFP & Schedule Tab 3
 3. Sidewalk Repair Update Tab 4
 4. Striping Repair Update Tab 5
 - E. District Manager Report Tab 6
4. **BUSINESS ADMINISTRATION**
 - A. Review of Financial Statement for December and January 2025 Tab 7
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of December and January 2025 Tab 8
 - C. Consideration of Minutes of Board of Supervisors Meeting held on January 22, 2026, Tab 9
5. **BUSINESS ITEMS**
 - A. Consideration of 4th Quarter Website Audit Tab 10
6. **SUPERVISOR REQUESTS**
6. **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



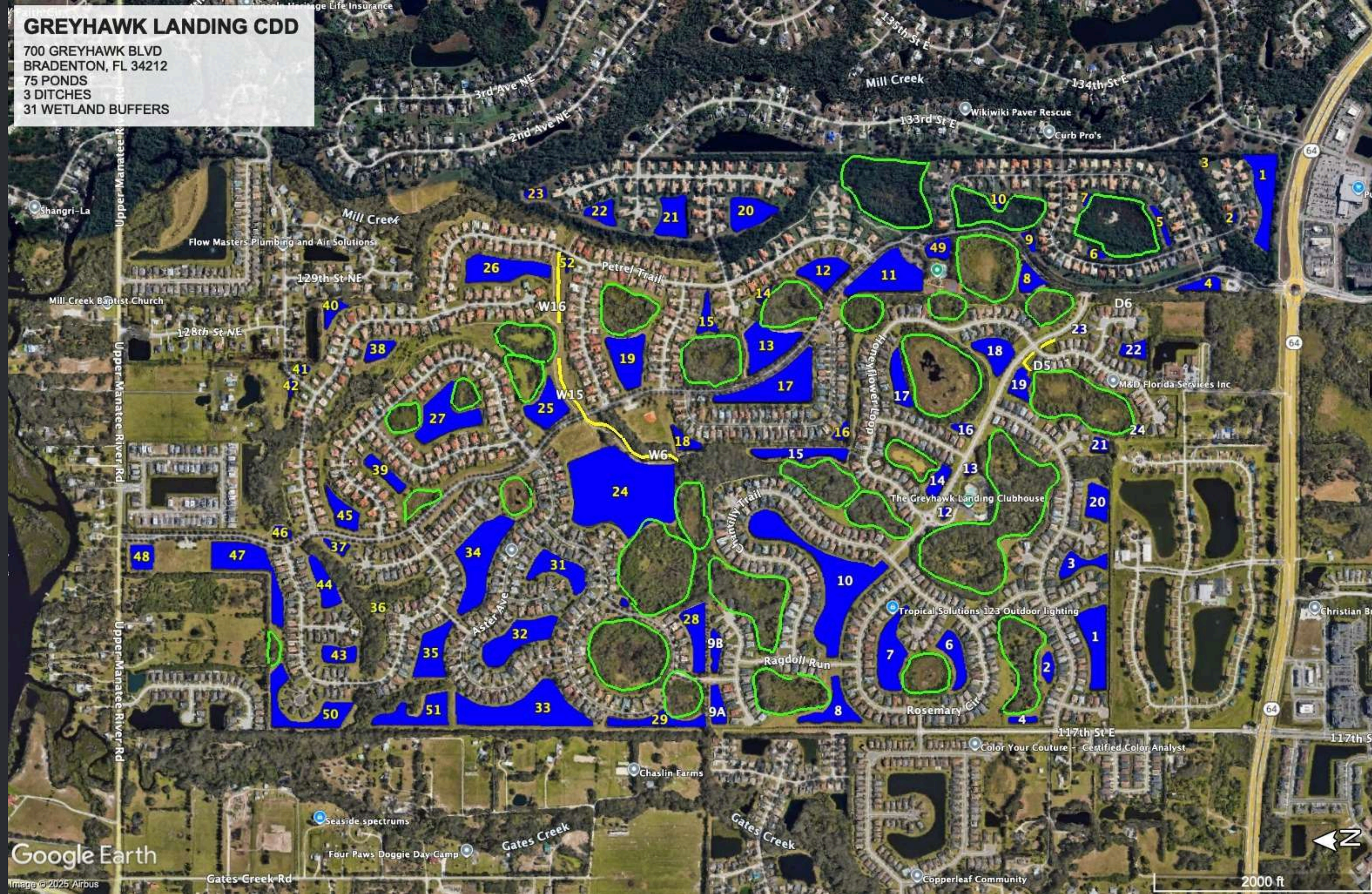
MONTHLY REPORT

FEBRUARY, 2026



GREYHAWK LANDING CDD

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



Google Earth

Image © 2025 Airbus

SUMMARY:

Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #24 Treated for Algae and Shoreline Vegetation.



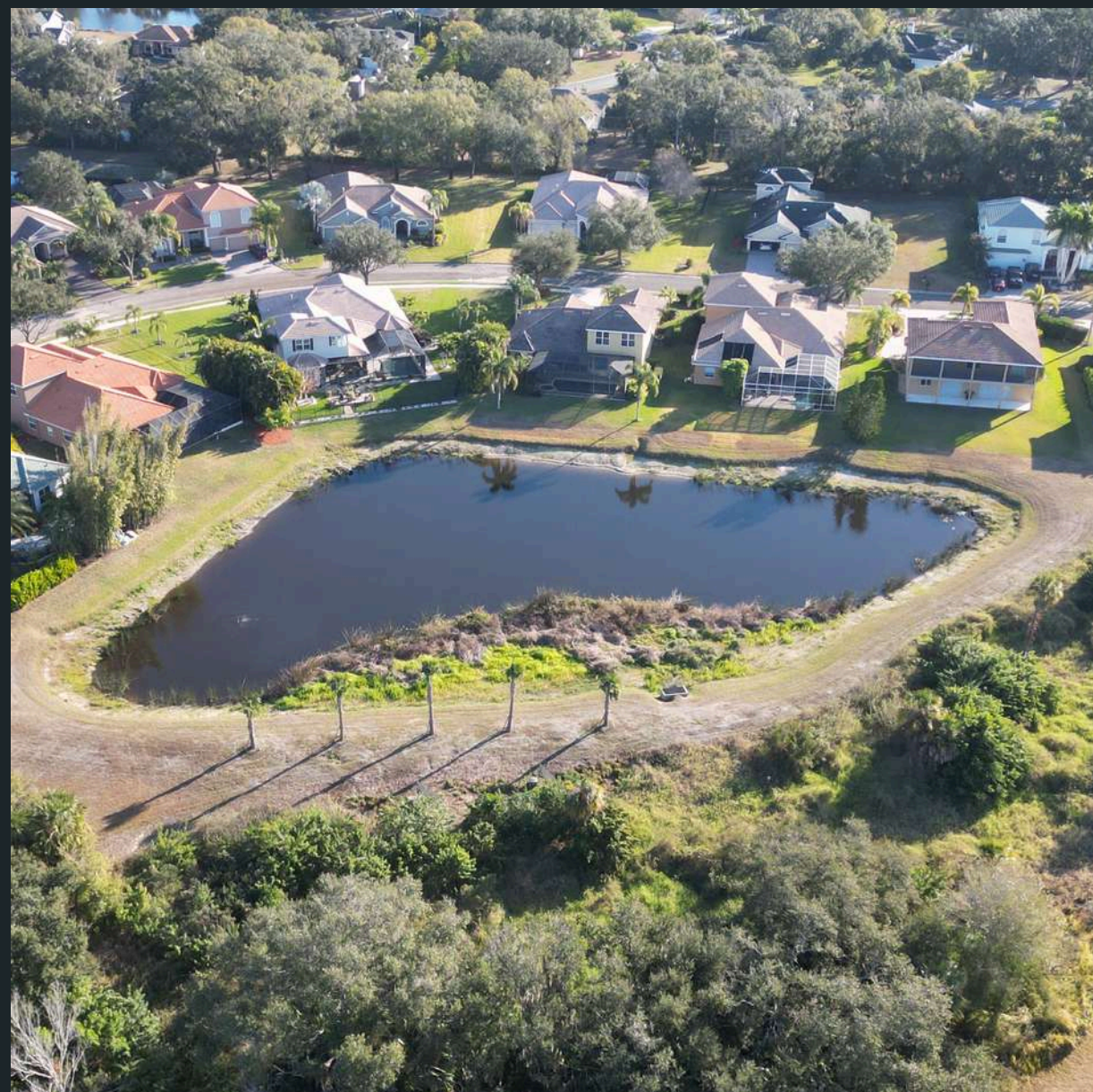
Pond #25 Treated for Algae and Shoreline vegetation.



Pond #27 Treated for Duckweed and Shoreline Vegetation.



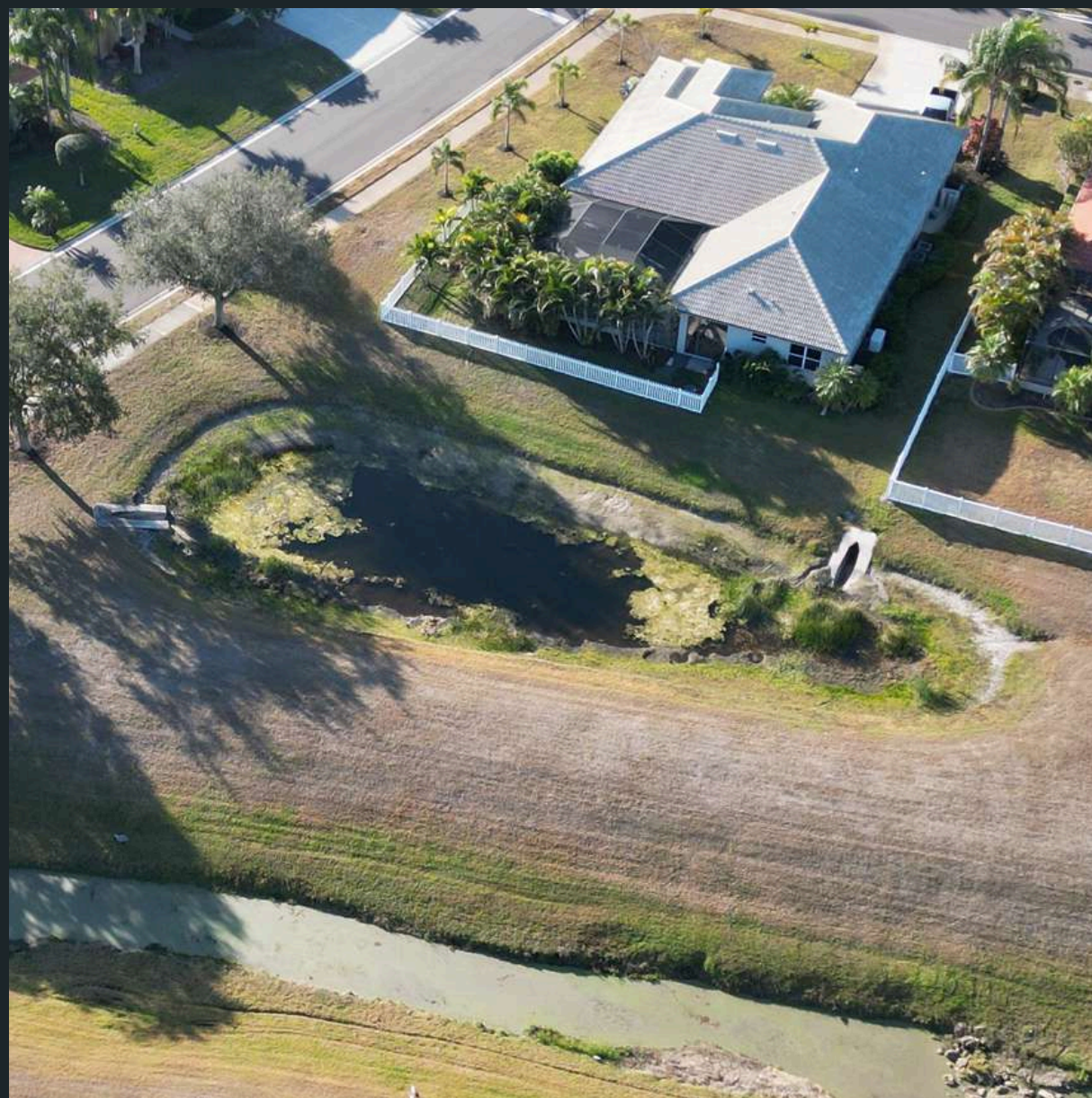
Pond #40 Treated for Shoreline Vegetation.



Pond #38 Treated for Shoreline Vegetation.



Pond #41 Treated for Shoreline Vegetation.



Pond #42 Treated for Algae and Shoreline Vegetation.



Pond #26 Treated for Algae and Shoreline Vegetation.



Pond #31 Treated for Algae and Shoreline Vegetation.



Pond #35 Treated for Shoreline Vegetation.



Pond #39 Treated for Water lettuce and Shoreline Vegetation.



Pond #34 Treated for Algae and Shoreline Vegetation.



Pond #27 Treated for Duckweed and Shoreline Vegetation.



Pond #32 Treated for Algae and Shoreline Vegetation.

Tab 2



GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Andrew Davis – February 26th, 2026

SITEX AQUATICS:

- Sitex aquatics team members have been addressing ponds that have a higher number of repeat issues.
- Crews will be tending to pond 7 aeration lines during the week of Feb. 16th. we hope that the issue has been resolved by Friday, Feb. 20.
- Pond 43 east had a small fish kill and conditions of the pond seem to be repeating itself. This pond experienced fishkills prior to the new pond vendor and again with new vendor.
- Communication was sent to Sitex to investigate Dissolved Oxygen levels and report back

SSLM :

Meetings held on 02/04, 02/11 02/18

- Will now start sending weekly irrigation check reports to board members for review
- SSLM skipped mowing during the week of Feb 2th – Feb 6th, as the sod has not had enough time to bounce back from the frost. (preventing further damage)
- Mowing resumed normal schedule week of Feb 16th

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month (Jan. 22nd – Feb. 26th)

At the REC center Clubhouse: work performed by Ast. field manager Chase Holloman

- Dusted and cleared cobwebs and old wasp nests from the entire exterior of the building.
- Washed and thoroughly cleaned the outside windows and window sills of the facility.
- Washed / cleaned the outside information board by the sidewalk.
- Applied Lubricant to squeaky gym equipment
- Repaired some broken signage
- Used window cleaner to clean the inside of the windows
- Use the Magic erasers to clear marks from the walls of the facility
- Locate spots that need repainted/patched

Operations/Maintenance Accomplishments (continued)

- **Owens Electric:** Replaced Hand drier at Rec Center - Handicap restroom inside of women's cabana
- **Maintenance tech. ED Bender:** Repaired the privacy panels inside of women's handicap cabana
- **Nostalgic Lamppost** - performed lamppost repairs on Greyhawk Blvd in front of traffic circle (boring and running new lines)

Active / Pending projects: Recreation Center
•
Active / Pending projects: Mulberry Clubhouse
• Breezeway gate – Access control panel in-op – repair / replacement parts on order • Center rail fence brace for Pickleball court
Active / Pending projects: Gate House
• American flag at entrance was found to be ripped. Ordered new flag and replaced on Wednesday Feb. 18th.

Maintenance and Operations

Pending Projects Updates:

- Pond 7 aeration repairs

Tab 3

Exhibit "A"

Greyhawk CDD Asphalt Repairs Bid Form 3.6.26

Bid Item	Description	Quantity	Unit	Unit Price	Total
1	Mill approximately 1"	18,840	SY		
2	Overlay (SP 9.5) approximately 1"	18,840	SY		
3	Hydrant Reflectors	1	LS		
4*	Traffic paint	1	LS		
5	Miscellaneous cleanup and work	1	LS		
Total					

**Item 4 includes 8 stop bars, 8 crosswalks, 2 center white stripes (+/- 112' total), 2 left turn arrows, 2 right turn arrows*



GREYHAWK CDD

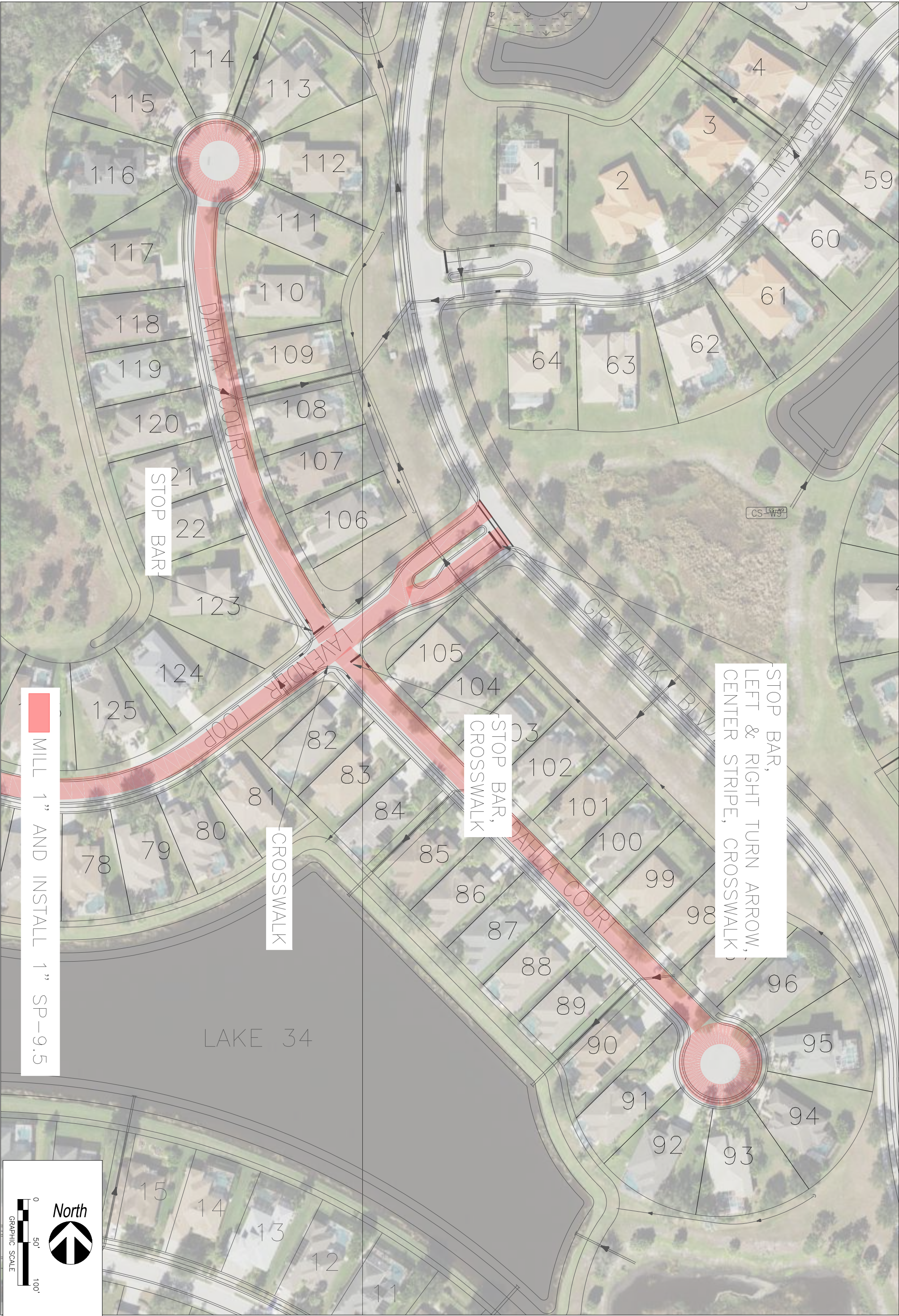
ROADWAY RESURFACING MAP (2026)

 Schappacher
Engineering, LLC
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 251-7613
WWW.SCHAPPACHERENG.COM

DESIGNED
RS
DRAWN
KH
CHECKED
RS
DATE: FEB 2026

REV	DESCRIPTION	DATE	DWN BY	CKD BY

Signature _____ Date _____
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501





North



0
50'
100'

GRAPHIC SCALE

SHEET NUMBER 1	GREYHAWK CDD	 Schappacher Engineering, LLC 3604 53rd AVENUE EAST, BRADENTON, FL 34203 PHONE: (941) 251-7613 WWW.SCHAPPACHERENG.COM	DESIGNED RS	DRAWN KH	CHECKED RS							
	GREYHAWK ROADWAY RESURFACING DAHLIA CT		DATE: FEB 2026									
			REV	DESCRIPTION			DATE	DWN BY	CKD BY			
						Signature RICHARD SCHAPPACHER, P.E. Professional Engineer # 51501			Date			

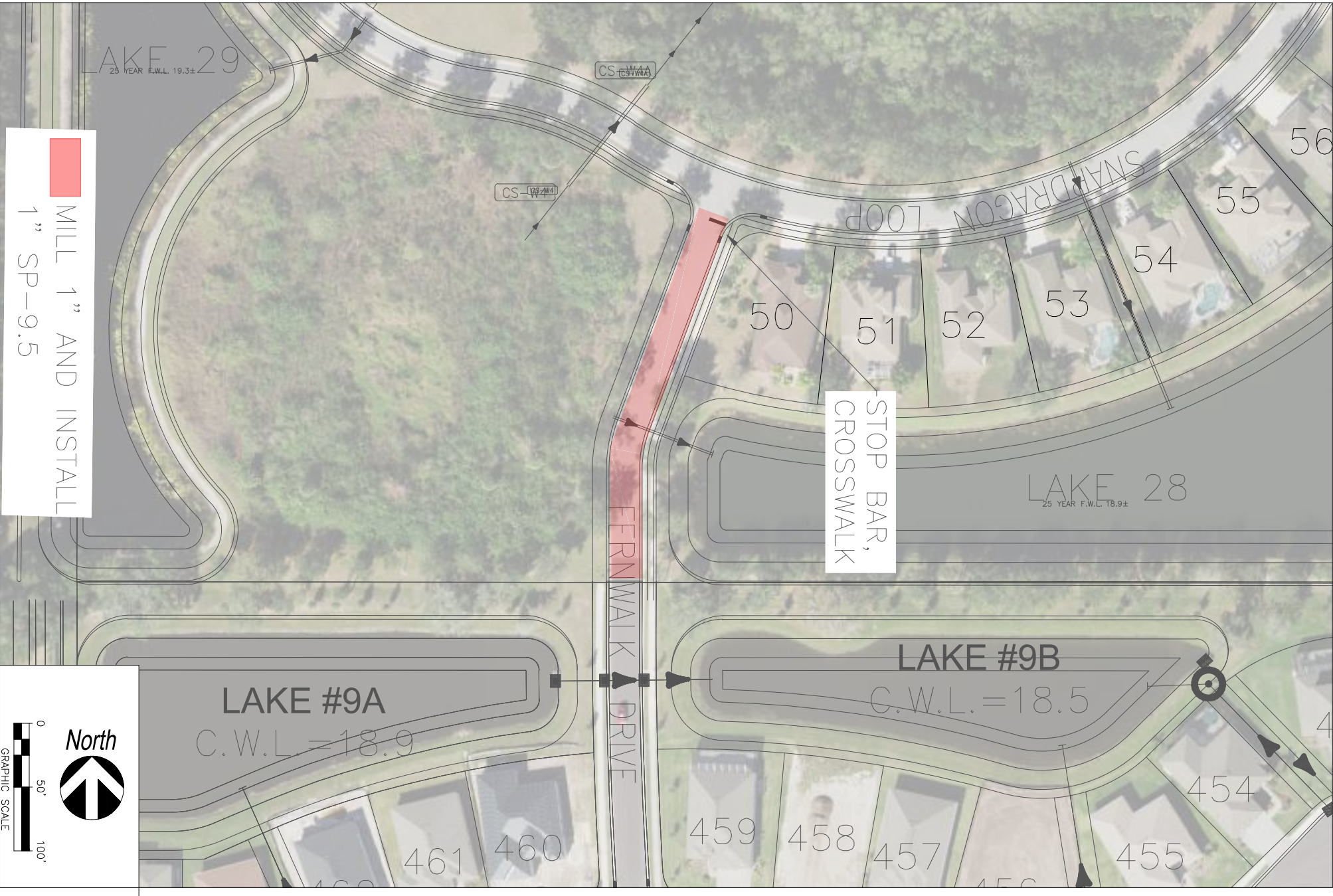




0
50'
100'

GRAPHIC SCALE

North



Tab 4

Exhibit "A"

Greyhawk Sidewalk & Nature Trail Repairs					
Contract Bid Form 2.6.26					
				Infinity Construction	
Bid Item	Description	Quantity	Unit	Unit Price	Total
	SIDEWALK AREAS				
1*	Grinds and re-grinds of raised sidewalk joint	144	EA	45.00	6,480.00
2**	Remove and replace 5' wide sidewalk	201.5	LF	58.00	11,687.00
3	Saw cut existing 5' wide sidewalk	1	EA	40.00	40.00
4	Install 8" wide x 4" thick slab between sidewalk and curb (flume)	7	EA	100.00	700.00
5	Notch existing curb approximately 2" adjacent to storm inlet, pour concrete between sidewalk and inlet to allow sidewalk ponding to drain	2	EA	75.00	150.00
6	Remove and replace handicap ramp and add ADA mat	1	EA	260.00	260.00
	NATURE TRAIL AREAS				
7*	Grinds and re-grinds of raised sidewalk joint	50	EA	45.00	2,250.00
8**	Remove and replace 6' wide sidewalk	111.5	LF	80.00	8,920.00
9	Cut swale +/- 15' long with 1' wide flat bottom to drain ponding area	1	LS	350.00	350.00
10	Remove top half of mitered end section, add backfill and compact, add filter fabric, re-pour concrete and sod	1	LS	750.00	750.00
11	Remove existing concrete slab at pedestrian bridge, re-pour slab to be even with bridge deck and add thickend edge on slab	1	LS	600.00	600.00
12	Miscellaneous cleanup and work	1	LS	0.00	0.00
Total				32,187.00	

*Items 1 & 5 - Grind 6" for every 1/2" drop

Items 2 & 8 - includes tree **root removals

SIDEWALKS

4

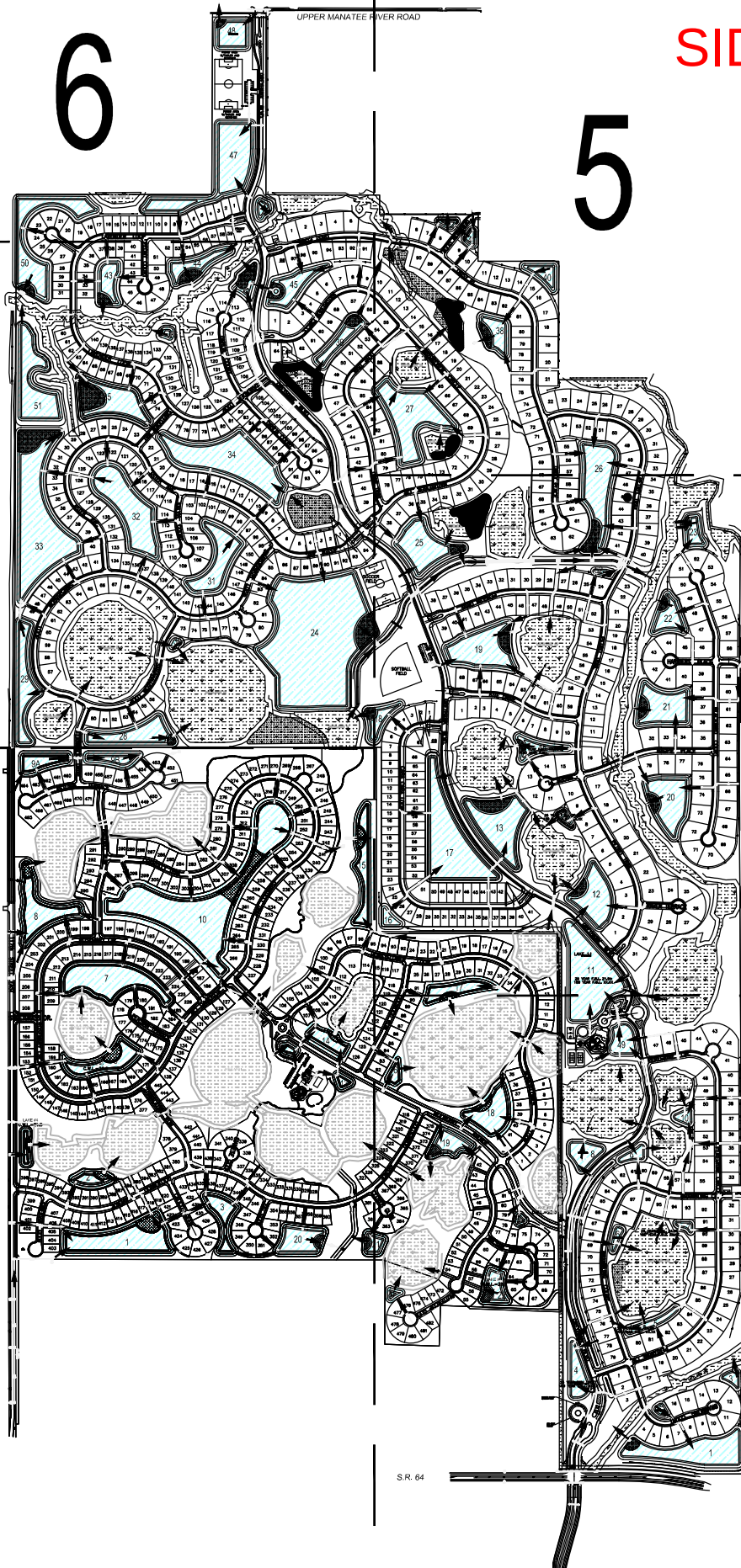
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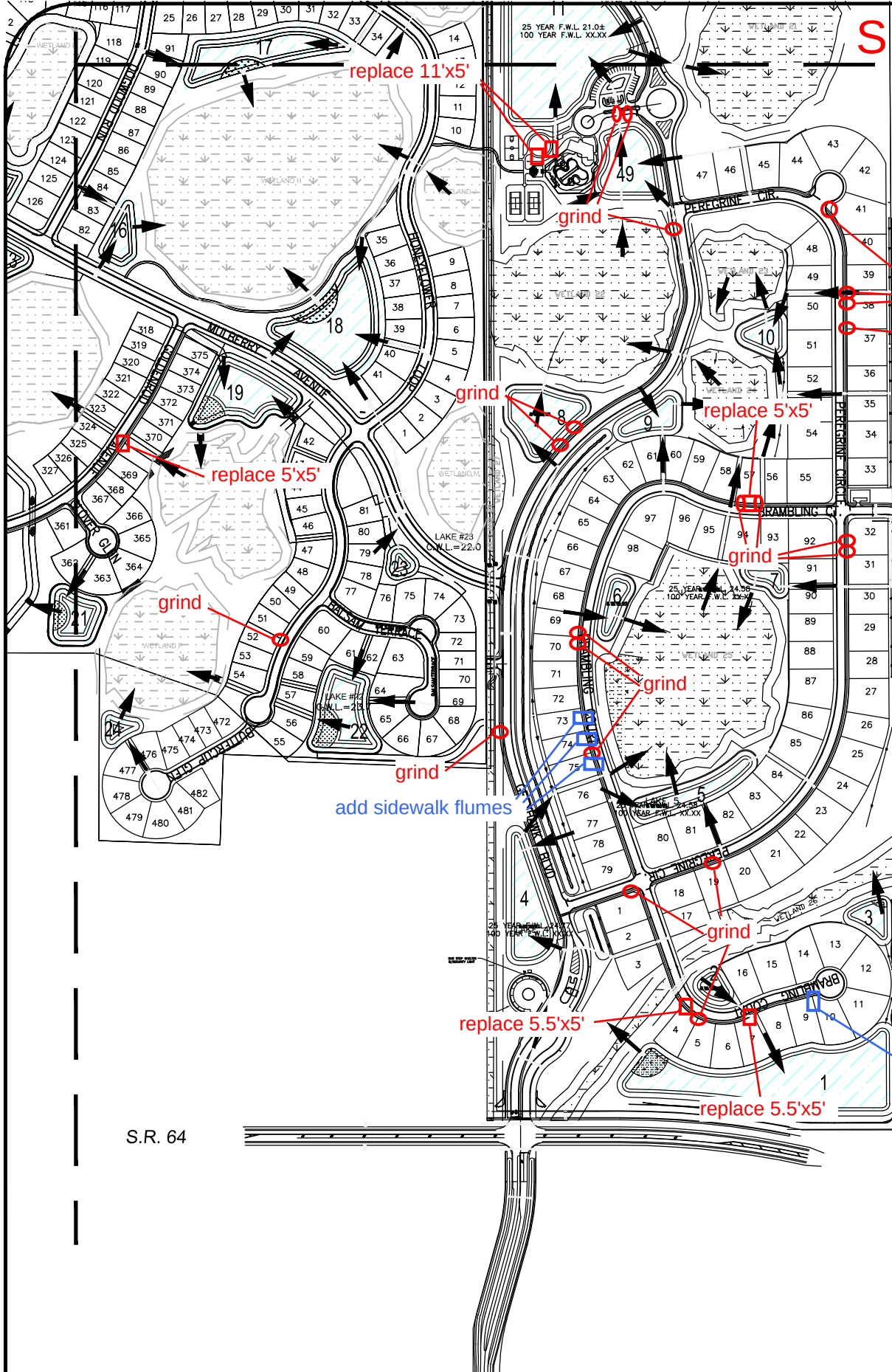


GREYHAWK CDD

Schappacher
Engineering, LLC

SIDEWALKS

1



S.R. 64

GREYHAWK CDD

Schappacher
Engineering, LLC

SIDEWALKS

replace 3
@5'x5' & 2 grinds

replace 10'x5'

add sidewalk flume

notch curb
adjacent to
inlet & pour
concrete
between inlet
and sidewalk

grind

replace 5.5'x5'

notch curb
adjacent to
inlet & pour
concrete
between inlet
and sidewalk

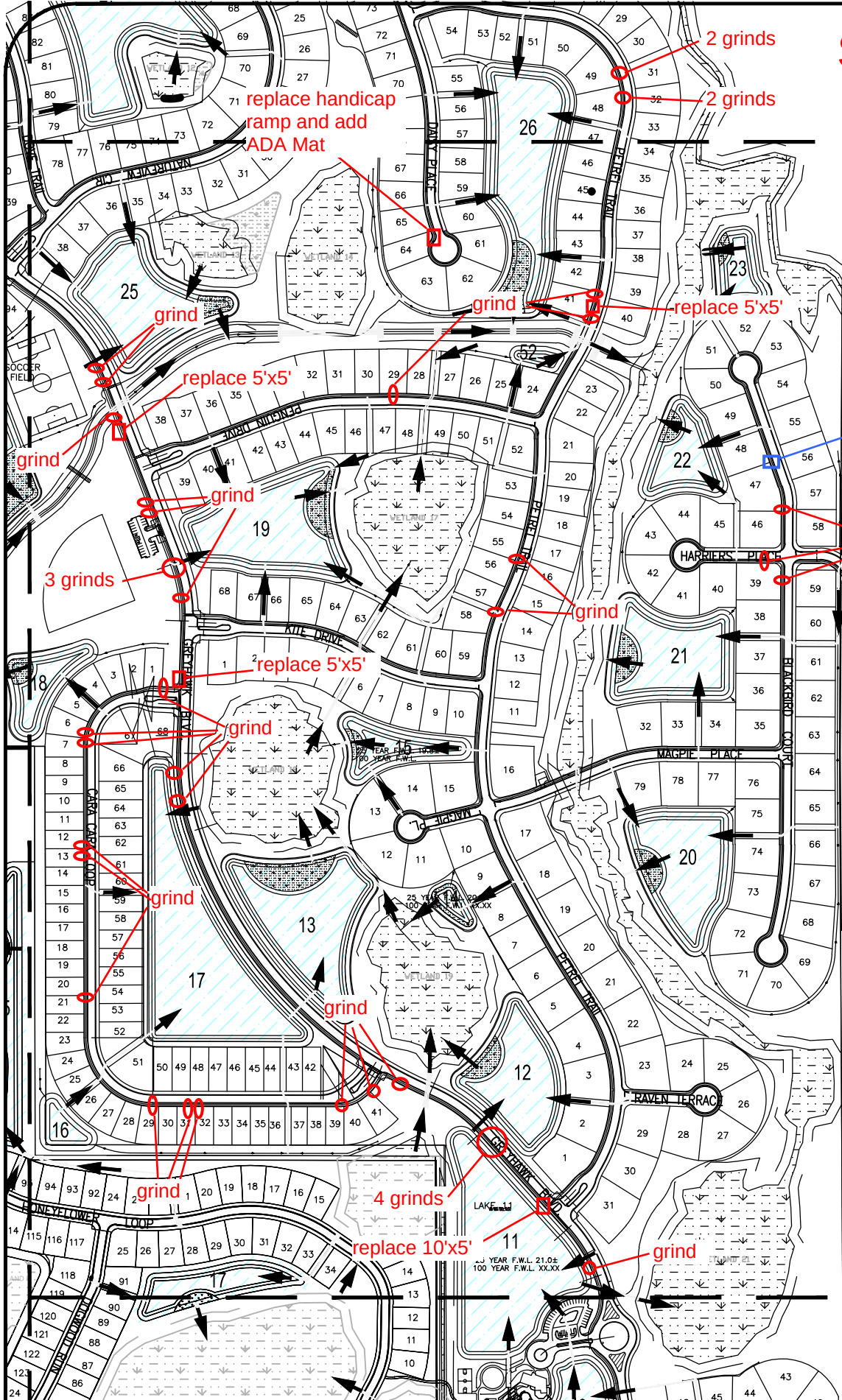
replace 4'x5'

2

GREYHAWK CDD

Schappacher
Engineering, LLC

SIDEWALKS

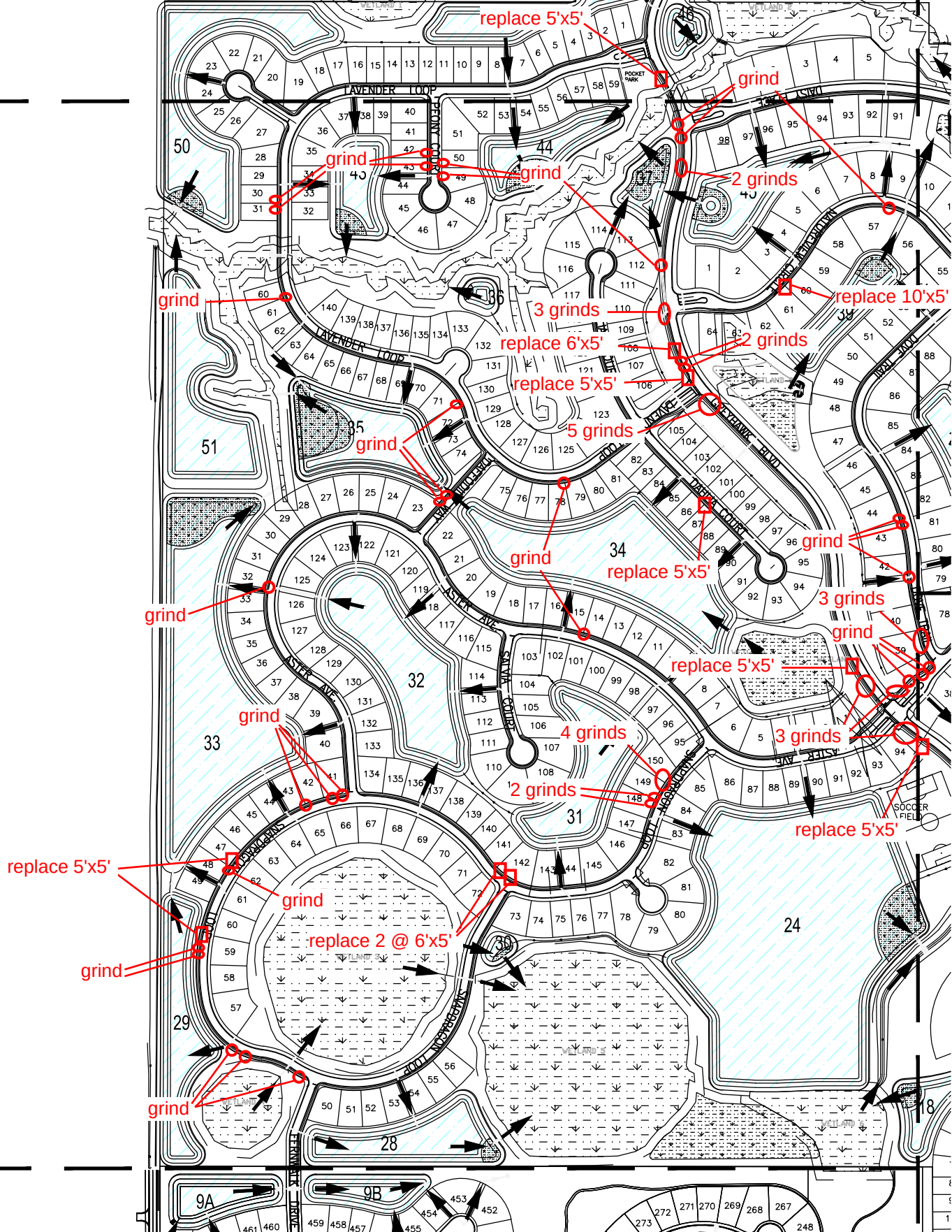


GREYHAWK CDD

Schappacher
Engineering, LLC

SIDEWALKS

4

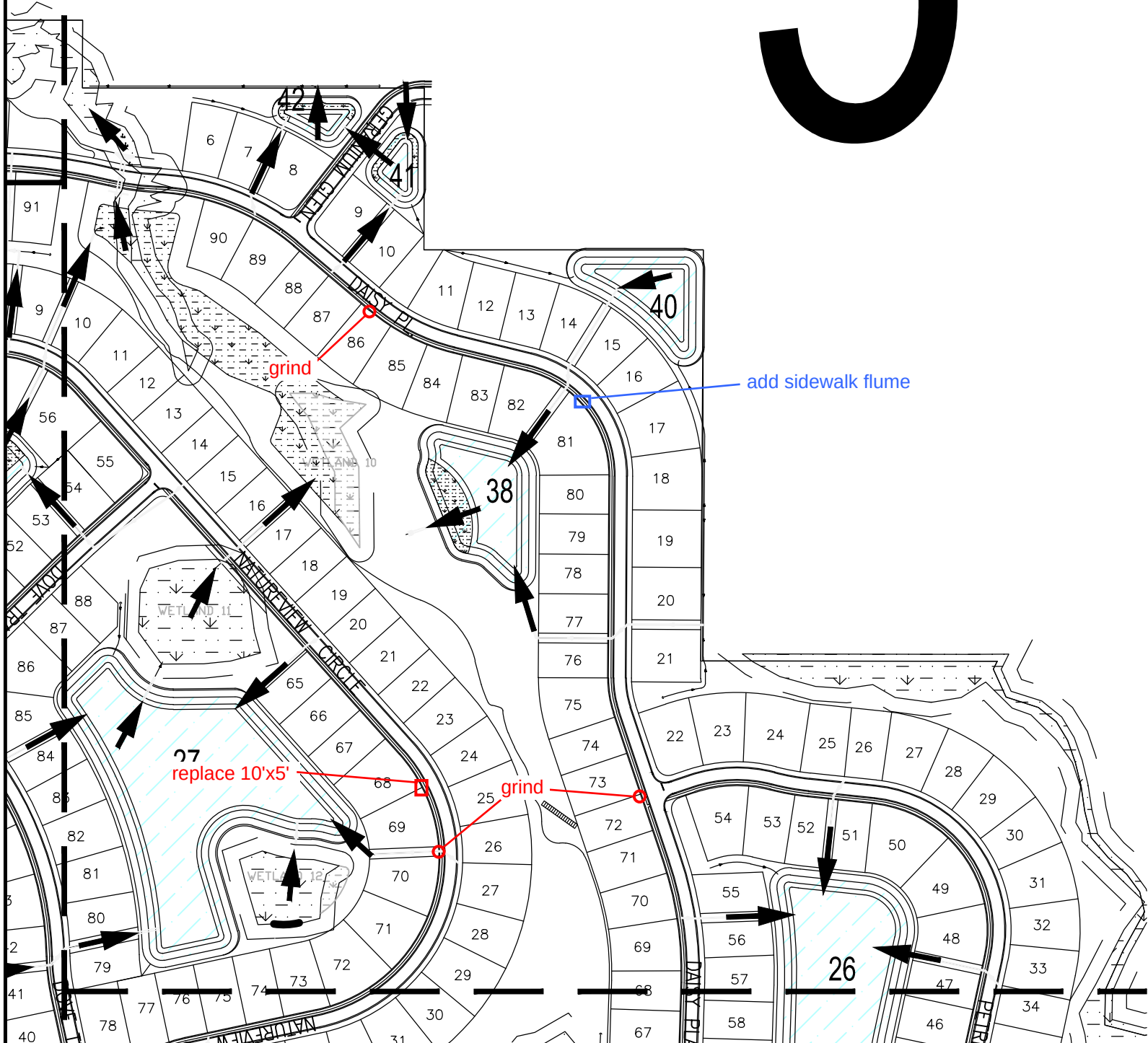


Schappacher
Engineering, LLC

GREYHAWK CDD

SIDEWALKS

5

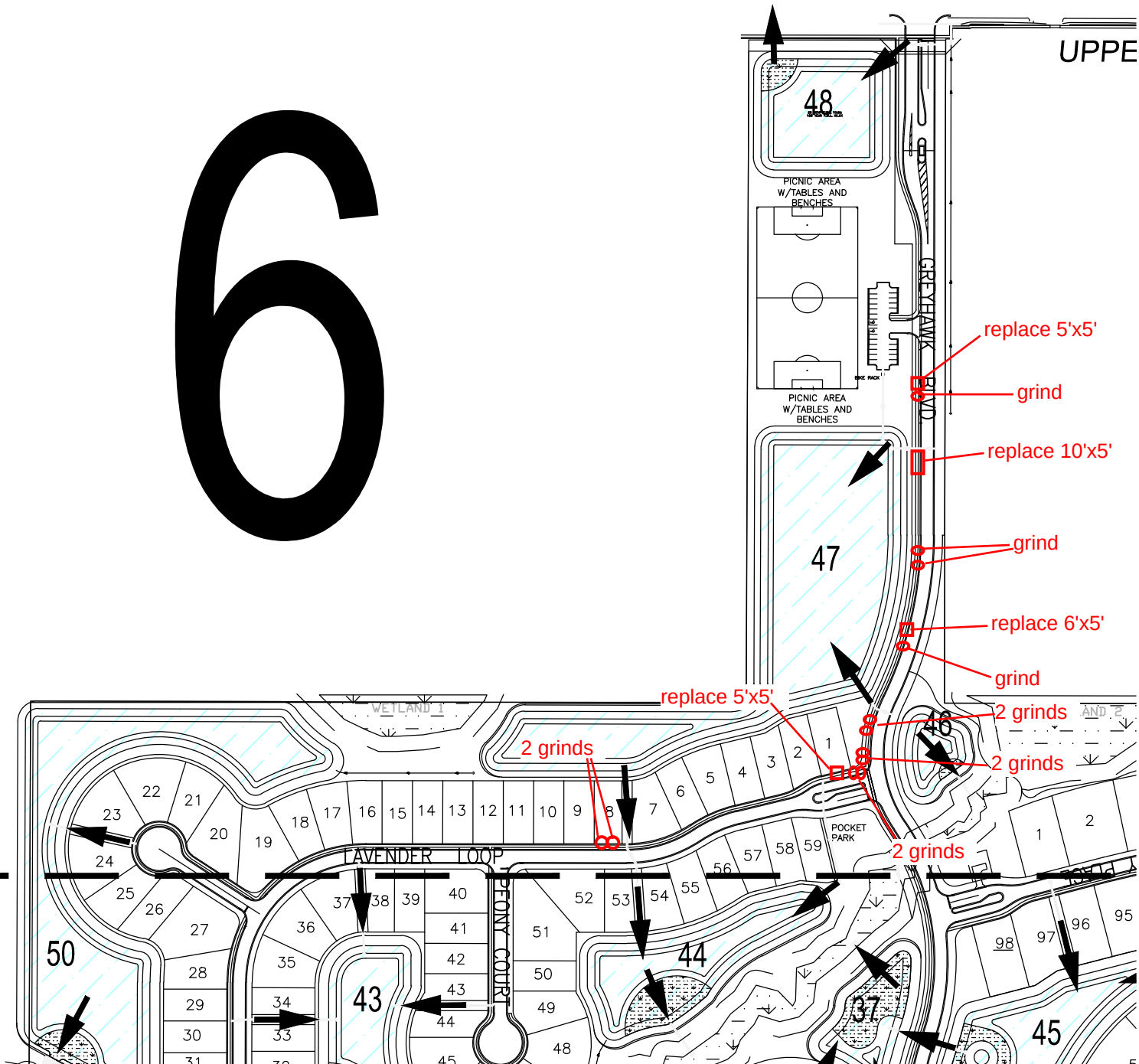


GREYHAWK CDD

Schappacher
Engineering, LLC

SIDEWALKS

6



GREYHAWK CDD

Schappacher
Engineering, LLC

NATURE TRAILS

4

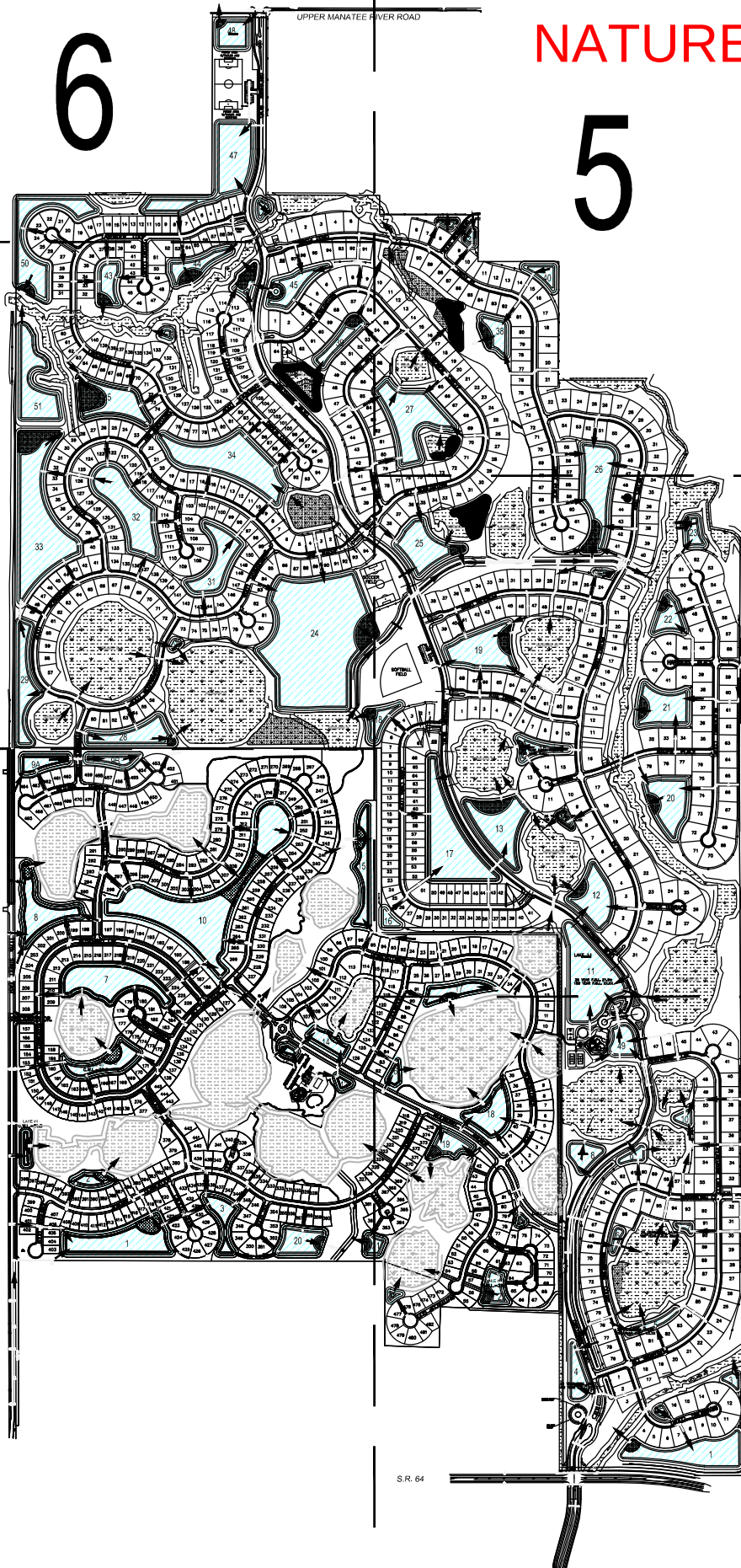
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GREYHAWK CDD

Schappacher
Engineering, LLC

NATURE TRAILS

1

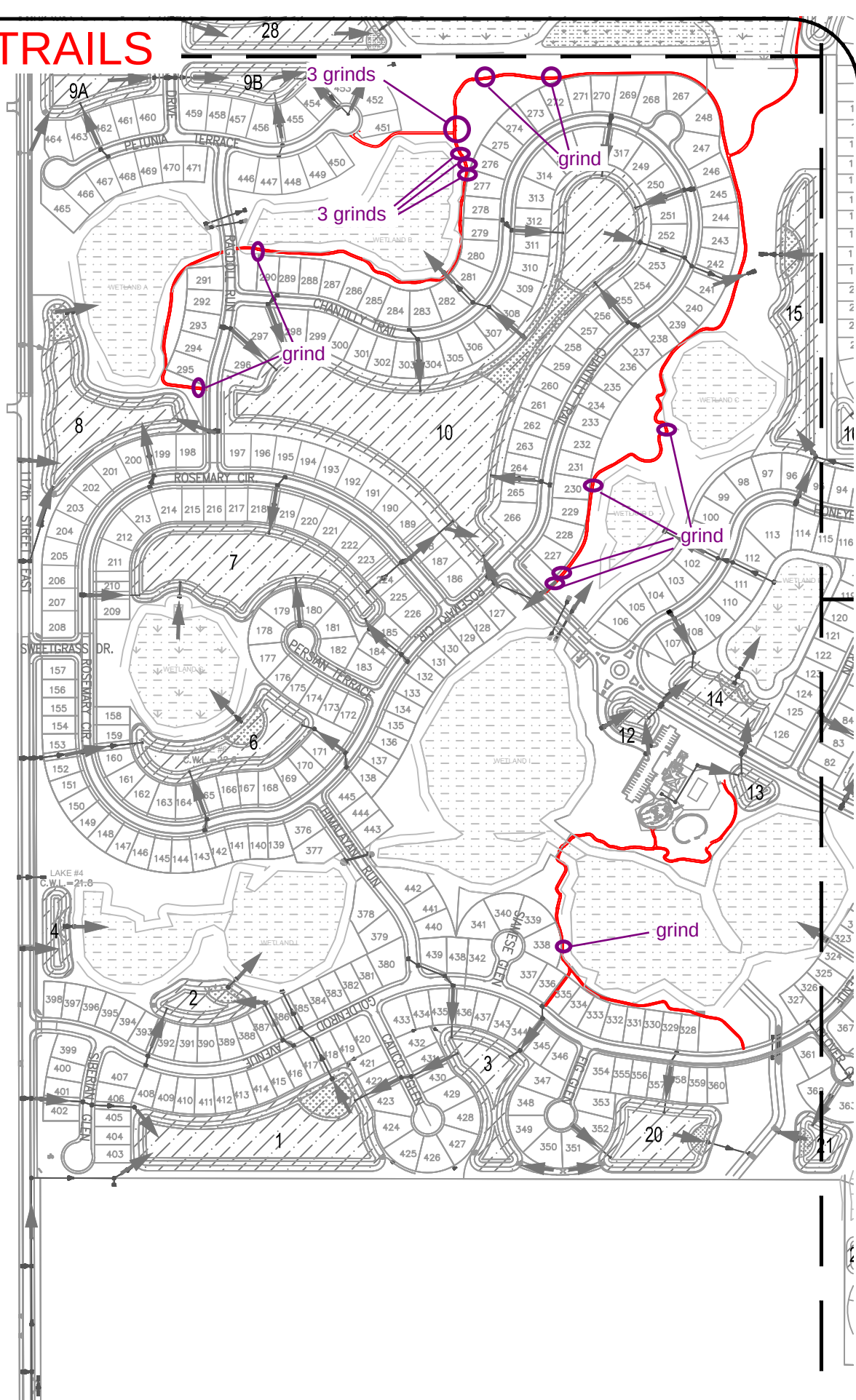
S.R. 64

GREYHAWK CDD

Schappacher
Engineering, LLC

NATURE TRAILS

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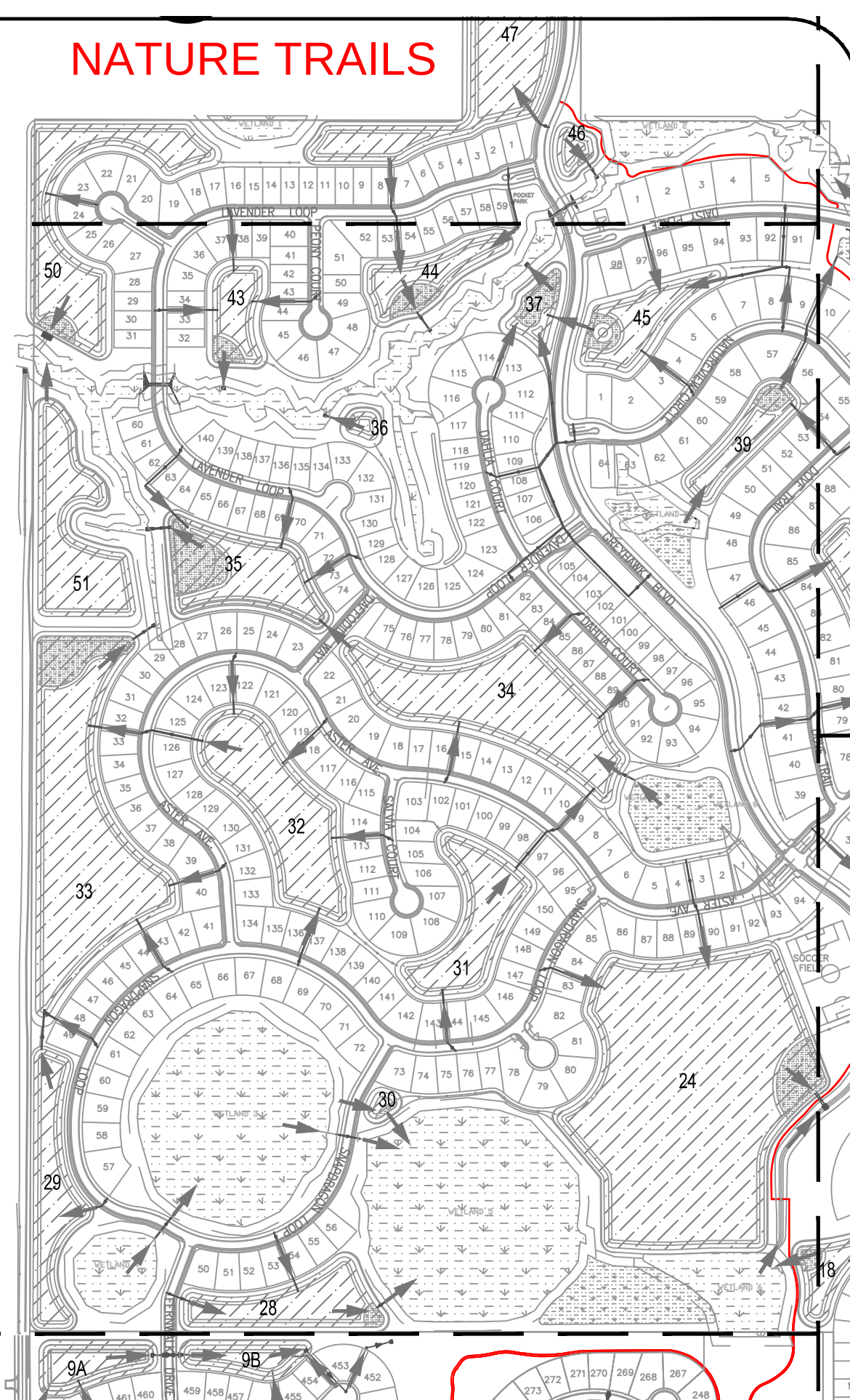
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*Schappacher
Engineering, LLC*

NATURE TRAILS

4

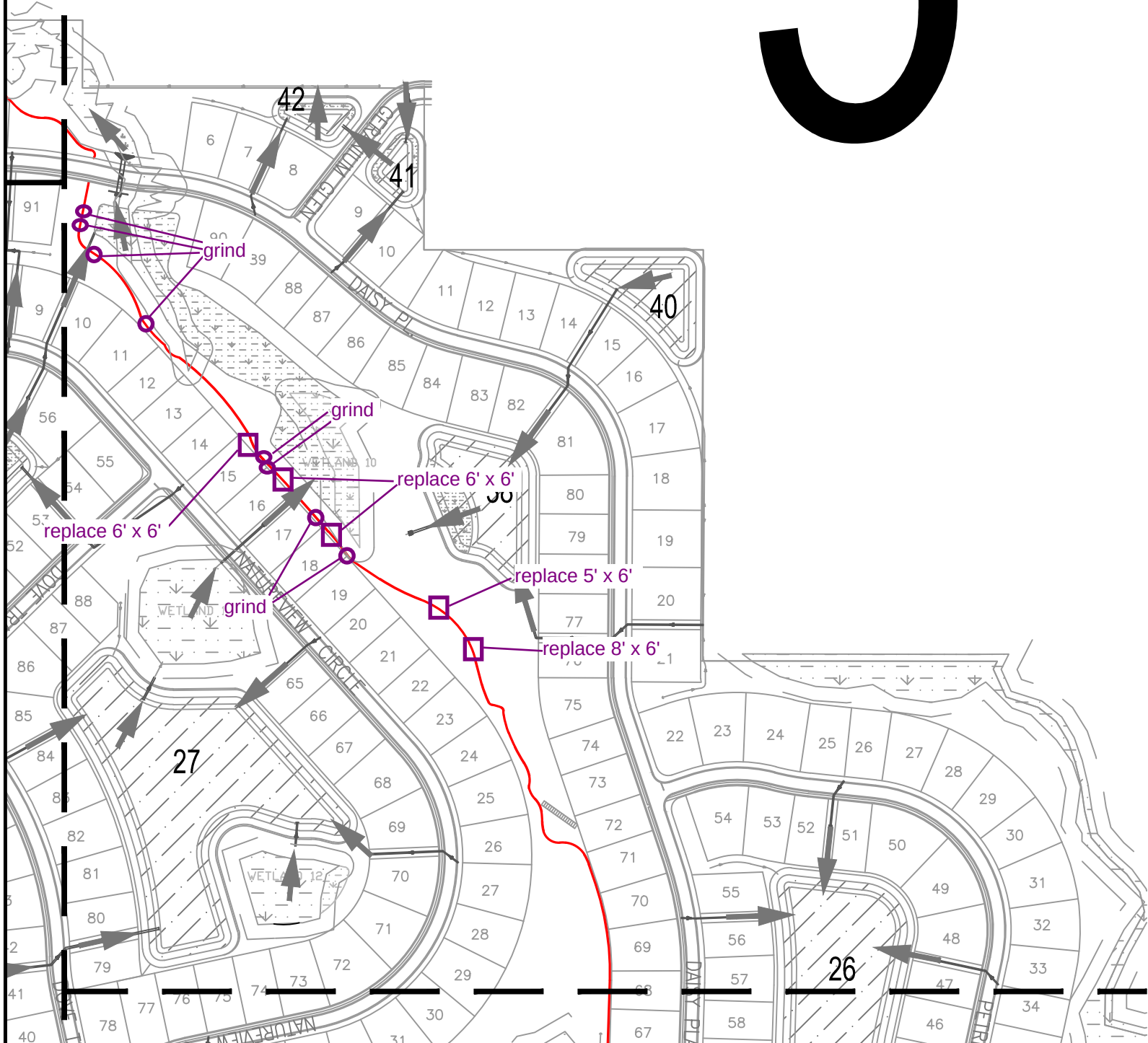


GREYHAWK CDD

Schappacher
Engineering, LLC

NATURE TRAILS

5

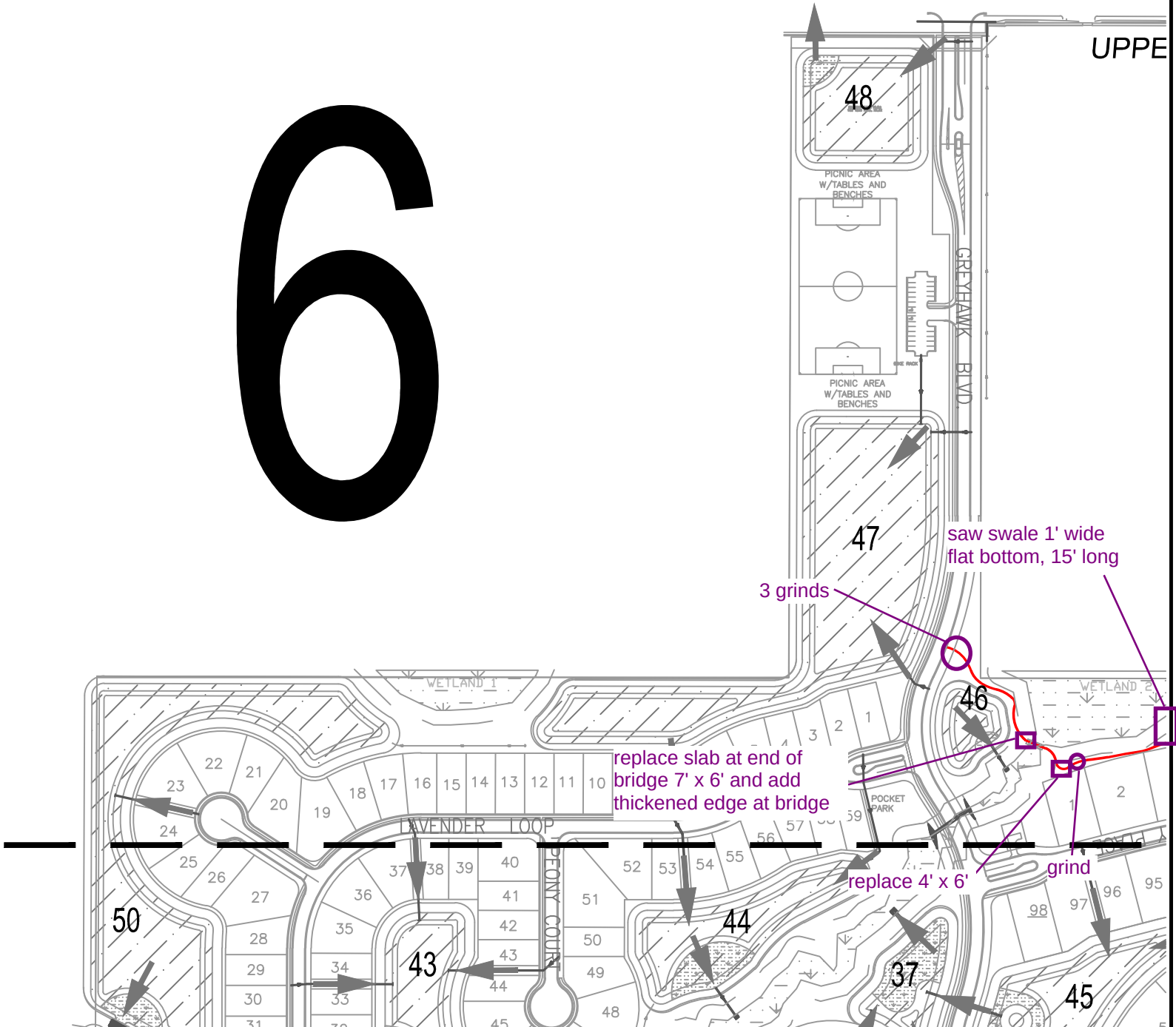


GREYHAWK CDD

Schappacher
Engineering, LLC

NATURE TRAILS

6



GREYHAWK CDD

Schappacher
Engineering, LLC

Tab 5

Exhibit "A"

Greyhawk Striping Repairs

Bid Tabulation Form 2.6.26

				JJ Pavement Markings		Parking Lot Services	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total
1	Thermoplastic 24" Stop Bars	13	LF	5.00	65.00	70.23	912.99
2	Thermoplastic 12" Crosswalks	250	LF	3.00	750.00	19.80	4,950.00
3	Miscellaneous cleanup and work	1	LS	0.00	535.00	1,679.00	1,679.00
Total				\$1,350.00			\$7,541.99

STRIPING

4

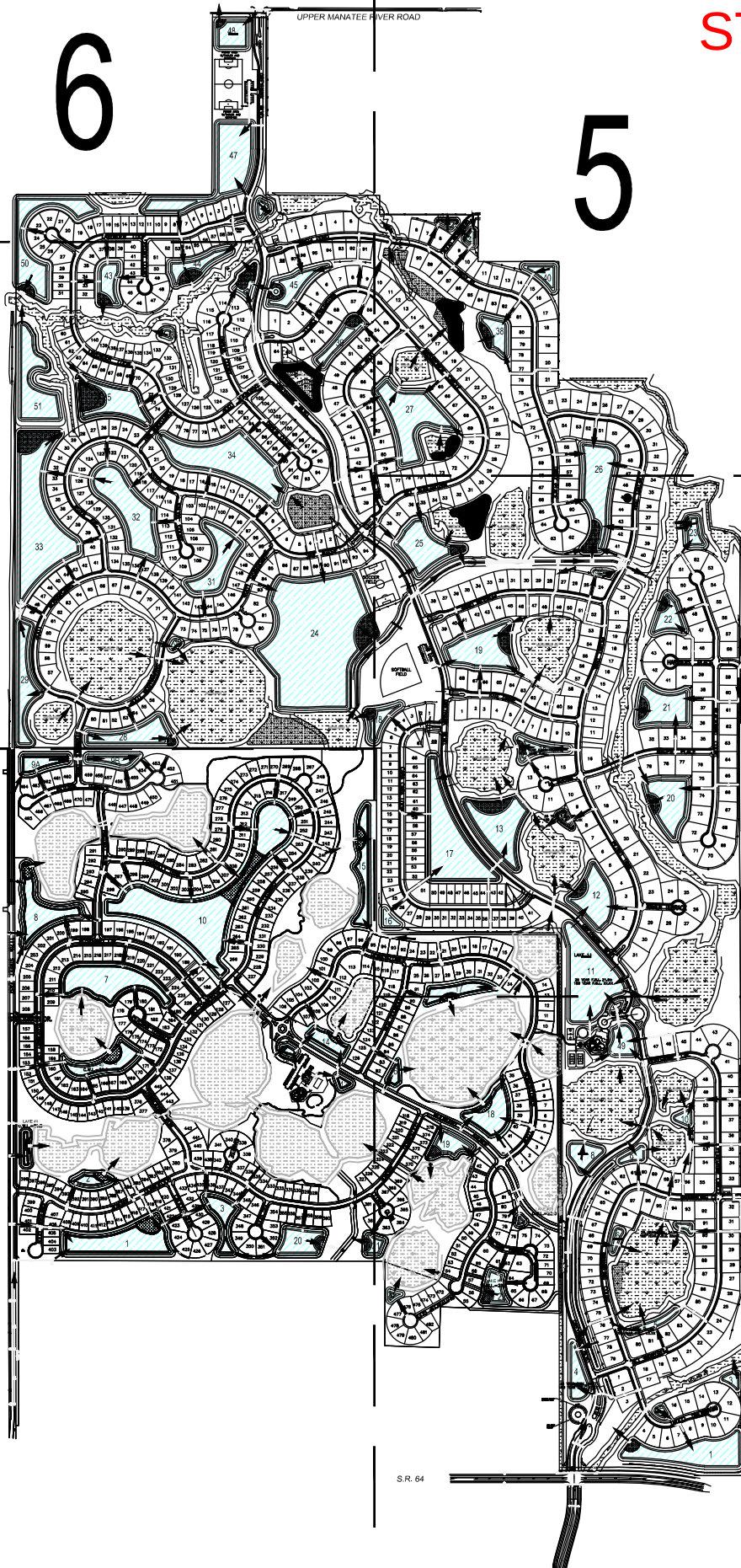
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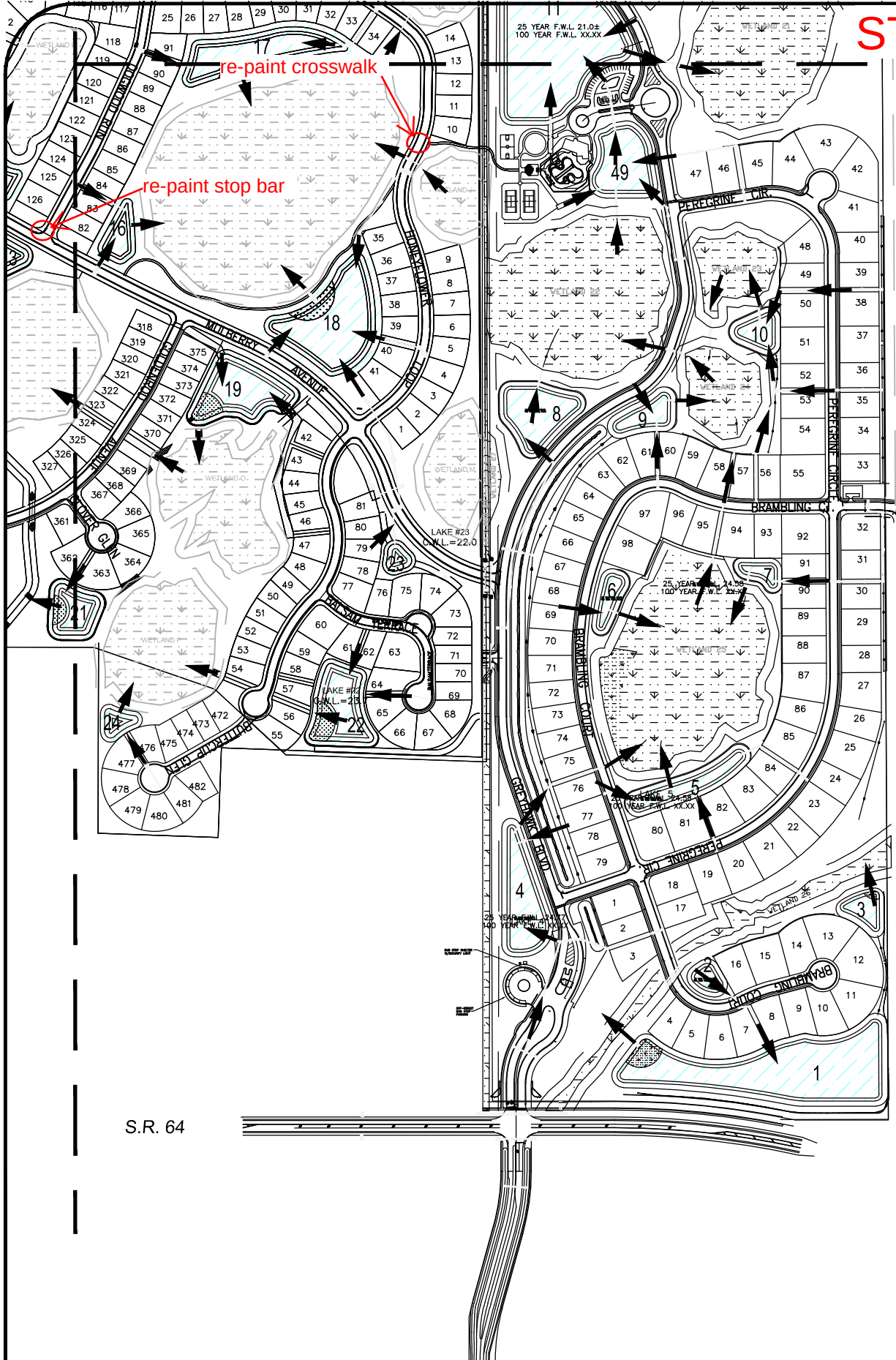


GREYHAWK CDD

Schappacher
Engineering, LLC

STRIPING

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S.R. 64

GREYHAWK CDD

Schappacher
Engineering, LLC

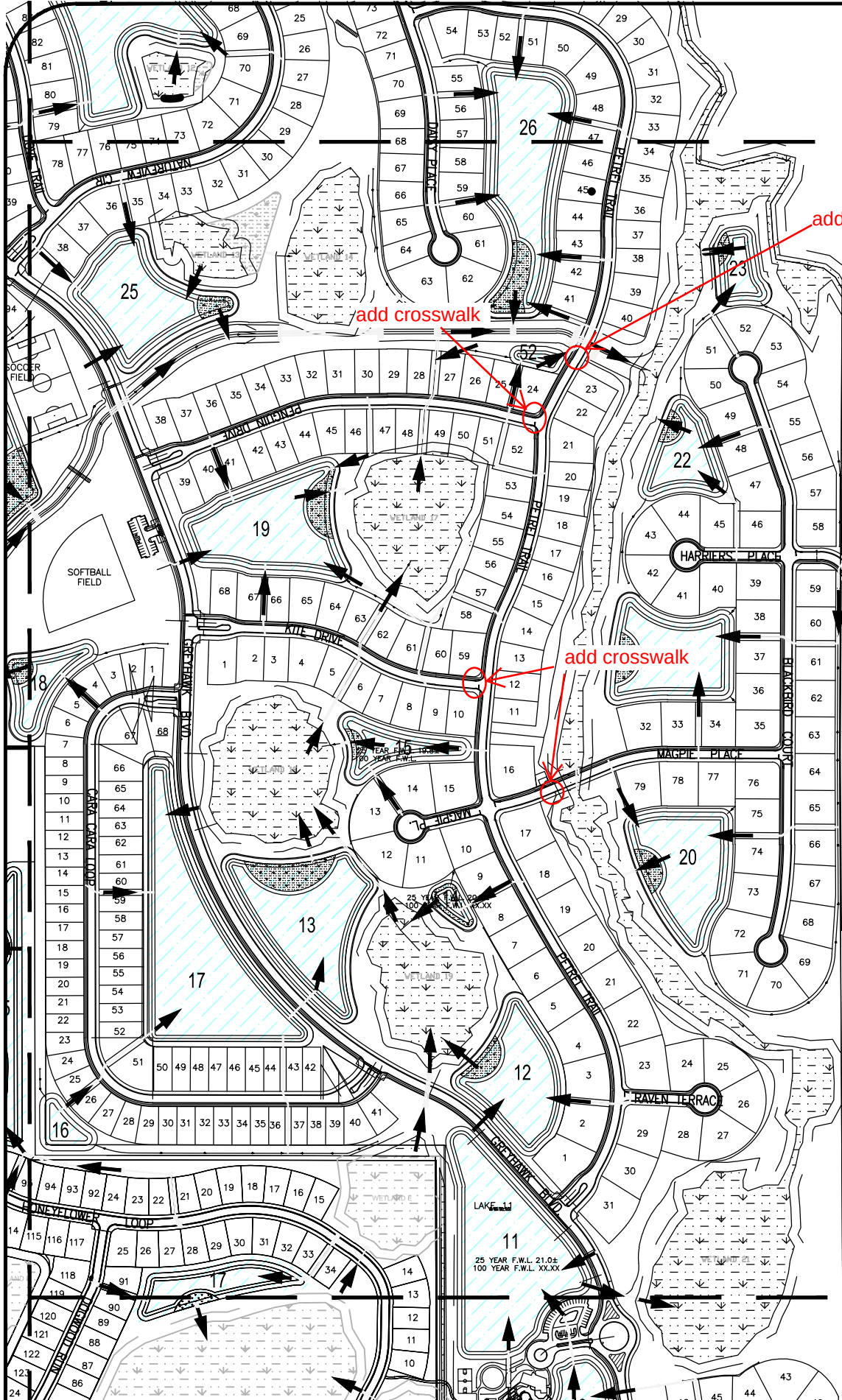
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*Schappacher
Engineering, LLC*

STRIPING

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GREYHAWK CDD

Schappacher
Engineering, LLC

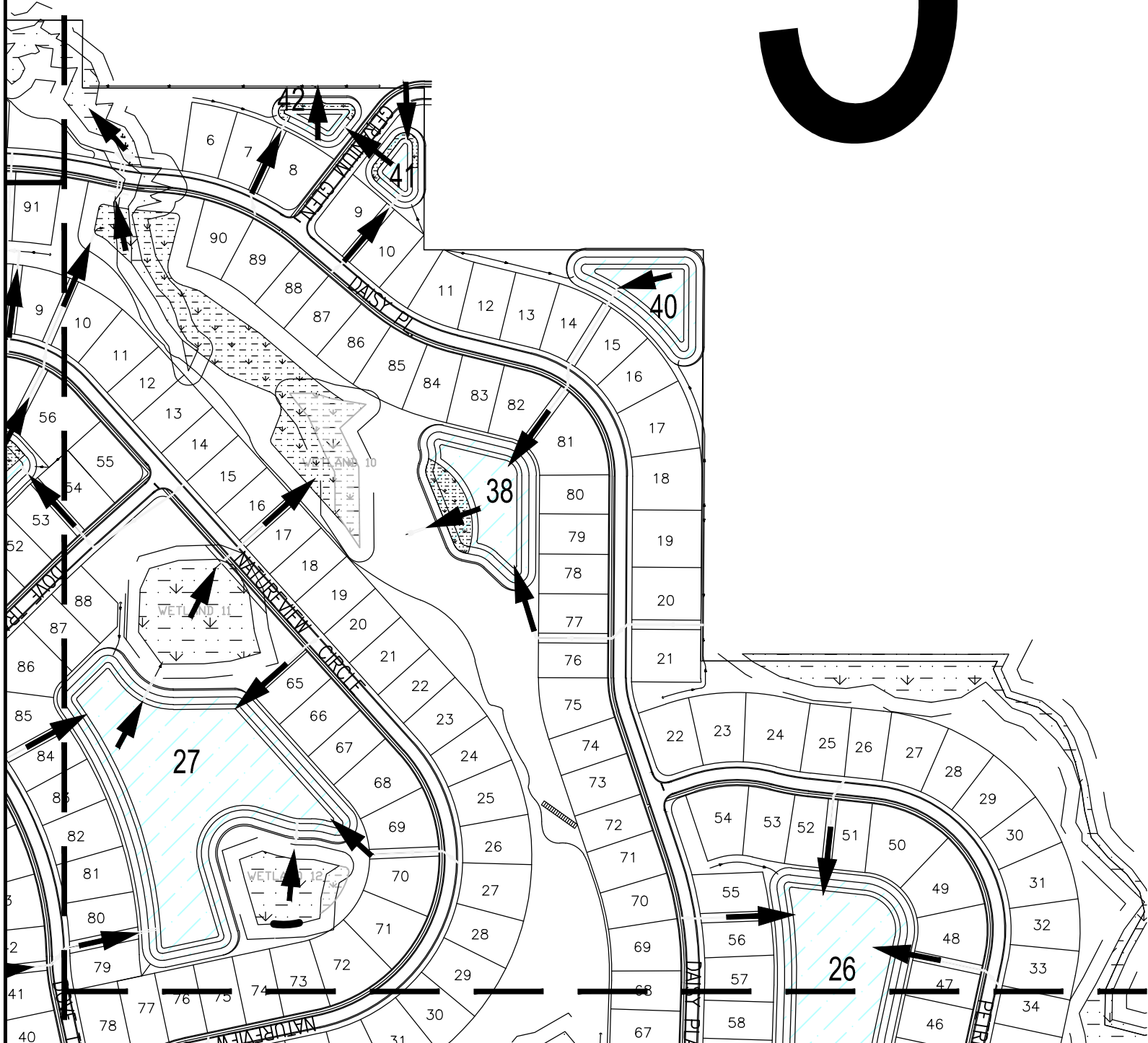
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**Schappacher
Engineering, LLC**

STRIPING

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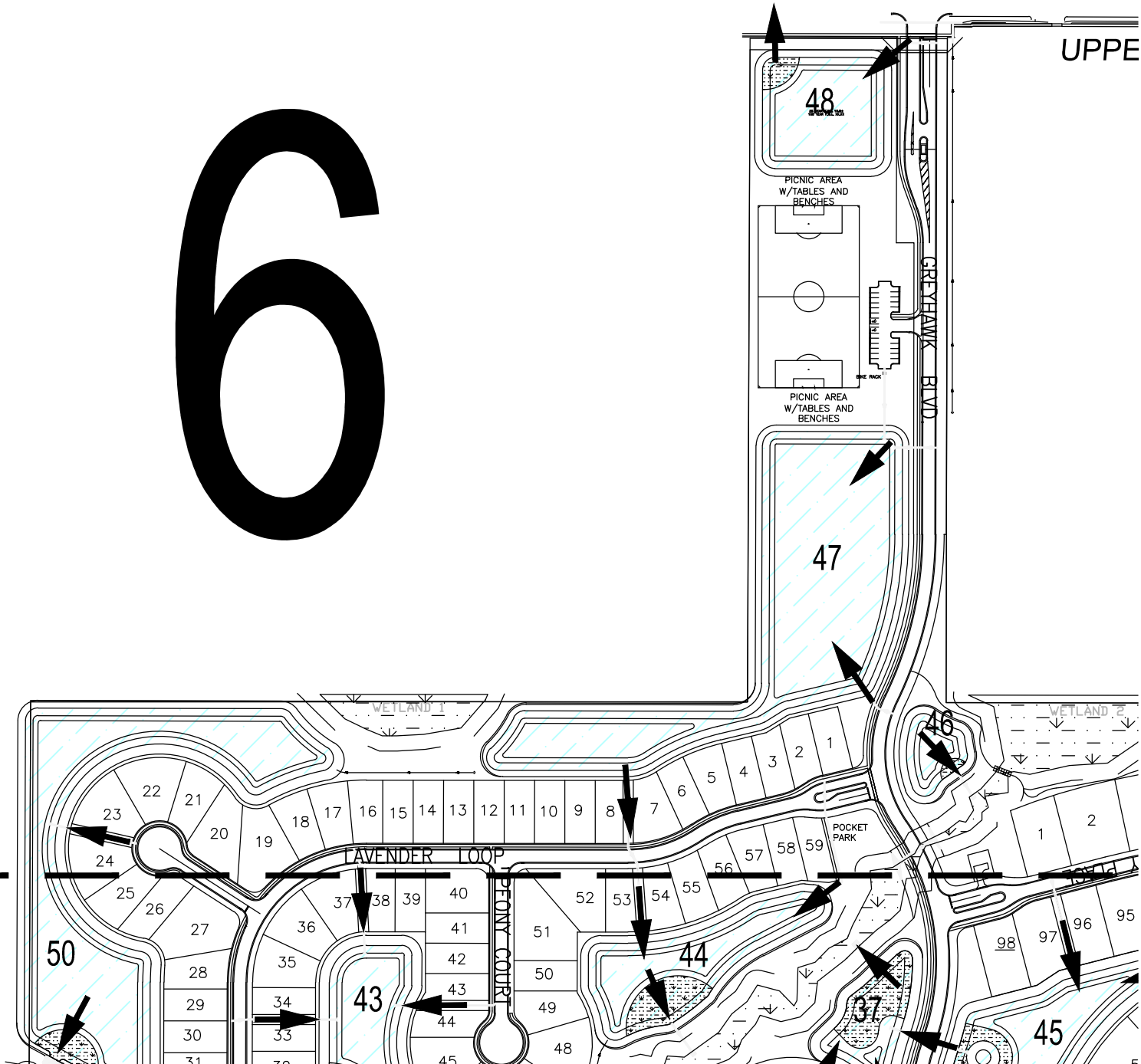


GREYHAWK CDD

Schappacher
Engineering, LLC

STRIPING

6



GREYHAWK CDD

Schappacher
Engineering, LLC

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 26, 2026
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 1, 3, & 5):** November 2026

District Manager's Report

February 26th

2026

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FINANCIAL SUMMARY

1/31/2026

General Fund Cash Balance	\$1,921,094
Investments Operating	\$150,565
Reserve Fund Investment Balance	\$2,065,656
Debt Service Fund Investment Balance	\$956,406
Capital Projects Fund Investments	\$354,296
Total Cash and Investment Balances	\$ 5,448,017
General Fund Expense Variance:	\$28,896 Under Budget

Tab 7



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 12/31/2025

(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	1,968,474	220,000	763,808	0	2,952,281	0	0
Investments	150,079	1,839,040	172,408	353,029	2,514,557	0	0
Accounts Receivable	161,333	0	69,456	0	230,789	0	0
Refundable Deposits	7,062	0	0	0	7,062	0	0
Fixed Assets	0	0	0	0	0	30,046,954	0
Amount Available in Debt Service	0	0	0	0	0	0	1,005,672
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,416,328
Total Assets	2,286,948	2,059,040	1,005,672	353,029	5,704,689	30,046,954	9,422,000
Liabilities							
Accounts Payable	20,385	0	0	0	20,385	0	0
Accrued Expenses	50,399	0	0	0	50,399	0	0
Other Current Liabilities	108	0	0	0	108	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	9,422,000
Deposits Payable	1,000	0	0	0	1,000	0	0
Total Liabilities	71,892	0	0	0	71,892	0	9,422,000
Fund Equity & Other Credits							
Beginning Fund Balance	602,360	1,821,285	282,952	649,208	3,355,805	0	0
Investment In General Fixed Assets	0	0	0	0	0	30,046,954	0
Net Change in Fund Balance	1,612,695	237,755	722,720	(296,179)	2,276,991	0	0
Total Fund Equity & Other Credits	2,215,055	2,059,040	1,005,672	353,029	5,632,796	30,046,954	0
Total Liabilities & Fund Equity	2,286,948	2,059,040	1,005,672	353,029	5,704,689	30,046,954	9,422,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	15,000	3,750	3,258	(492)
Special Assessments				
Tax Roll	2,039,098	2,039,098	2,059,618	20,520
Other Misc. Revenues				
Miscellaneous Revenue	5,000	5,000	4,230	(770)
Total Revenues	2,059,098	2,047,848	2,067,106	19,258
Expenditures				
Legislative				
Supervisor Fees	9,600	2,400	2,000	400
Total Legislative	9,600	2,400	2,000	400
Financial & Administrative				
Accounting Services	21,167	5,292	5,292	0
Administrative Services	5,013	1,253	1,253	0
Arbitrage Rebate Calculation	1,000	250	500	(250)
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,650	0	0	0
Bank Fees	1,800	450	511	(61)
Disclosure Report	1,000	250	0	250
District Engineer	42,000	10,500	5,382	5,118
District Management	25,066	6,266	6,267	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,456	1,114	1,114	0
Legal Advertising	1,000	250	225	25
Miscellaneous Mailings	1,000	250	0	250
Public Officials Liability Insurance	4,163	4,163	3,922	241
Trustees Fees	11,530	5,258	8,714	(3,457)
Website Hosting, Maintenance, Backup & E	4,418	2,257	2,258	0
Total Financial & Administrative	133,008	43,298	41,183	2,116
Legal Counsel				
District Counsel	43,286	10,822	6,996	3,825
Total Legal Counsel	43,286	10,822	6,996	3,825
Security Operations				
FHP Patrol	35,000	8,750	9,000	(250)
Guard & Gate Facility Maintenance & Repa	16,000	4,000	9,903	(5,903)
Security Camera Maintenance	4,000	1,000	3,250	(2,250)
Security Monitoring Services	7,640	1,910	1,961	(51)
Security Services & Patrols	347,331	86,832	85,951	882
Total Security Operations	409,971	102,492	110,065	(7,572)
Electric Utility Services				
Utility - Recreation Facilities	42,000	10,500	12,698	(2,199)
Utility - Street Lights	11,000	2,750	2,935	(185)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Utility Services	26,000	6,500	3,405	3,096
Total Electric Utility Services	79,000	19,750	19,038	712
Gas Utility Service				
Utility Services	300	75	57	17
Total Gas Utility Service	300	75	57	17
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,000	3,250	4,327	(1,076)
Total Garbage/Solid Waste Control Services	13,000	3,250	4,327	(1,076)
Water-Sewer Combination Services				
Utility Services	38,000	9,500	7,541	1,958
Total Water-Sewer Combination Services	38,000	9,500	7,541	1,958
Stormwater Control				
Aquatic Maintenance	49,747	12,437	18,322	(5,885)
Aquatic Plant Replacement	3,000	750	0	750
Fountain Service Repair & Maintenance	4,500	1,125	950	175
Lake/Pond Bank Maintenance & Repair	5,000	1,250	1,796	(546)
Midge Fly Treatments	10,000	2,500	0	2,500
Stormwater System Maintenance	6,000	1,500	0	1,500
Wetland Invasive Areas Maintenance	35,500	8,875	14,900	(6,025)
Wetland Monitoring & Maintenance	13,312	3,328	5,572	(2,244)
Total Stormwater Control	127,059	31,765	41,540	(9,775)
Other Physical Environment				
Employee - Salaries	235,683	58,921	47,127	11,794
Employee - Workers Comp	849	849	850	(1)
Entry & Walls Maintenance & Repair	4,000	1,000	0	1,000
Fire Ant Treatment	8,000	2,000	0	2,000
General Liability Insurance	7,564	7,564	4,278	3,286
Holiday Decorations	16,500	16,500	21,000	(4,500)
Hurricane Related Expenses	50,463	12,616	0	12,616
Irrigation Maintenance	30,000	7,500	29,510	(22,010)
Landscape - Annuals/Flowers	17,500	4,375	10,497	(6,123)
Landscape - Mulch	33,300	8,325	0	8,325
Landscape Inspection Services	5,100	1,700	2,110	(410)
Landscape Maintenance	372,000	93,000	106,181	(13,180)
Landscape Replacement Plants, Shrubs, Tr	50,000	12,500	4,590	7,910
Property Insurance	35,000	35,000	30,236	4,764
Tree Trimming Services	20,000	5,000	0	5,000
Total Other Physical Environment	885,959	266,850	256,379	10,471
Road & Street Facilities				
Gate Maintenance & Repair	12,000	3,000	0	3,000
Parking Lot Repair & Maintenance	1,500	375	0	375
Roadway Repair & Maintenance	2,500	625	0	625
Sidewalk Maintenance & Repair	45,000	11,250	2,675	8,575
Street Light/Decorative Light Maintenance	30,000	7,500	6,894	605

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Street Sign Repair & Replacement	5,000	1,250	12,899	(11,649)
Total Road & Street Facilities	96,000	24,000	22,468	1,531
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	5,000	1,250	201	1,050
Basketball Court Maintenance & Sup- plies	3,000	750	0	750
Cable & Internet	21,500	5,375	5,905	(530)
Clubhouse Janitorial Services	12,000	3,000	4,500	(1,500)
Facility Supplies	6,000	1,500	1,567	(68)
Fitness Equipment Maintenance & Re- pair	7,500	1,875	1,103	773
Maintenance & Repairs	30,000	7,500	7,705	(205)
Office Supplies	4,500	1,125	482	642
Pest Control & Termite Bond	3,800	950	1,650	(700)
Playground Equipment & Maintenance	2,000	500	0	500
Pool Repairs	7,000	1,750	6,162	(4,412)
Pool Service Contract	47,280	11,820	5,834	5,986
Pool/Water Park/Fountain Maintenance	1,000	250	0	250
Tennis Court Maintenance & Supplies	5,000	1,250	0	1,250
Vehicle Maintenance	3,335	833	1,234	(400)
Total Parks & Recreation	158,915	39,728	36,343	3,386
Contingency				
Capital Projects	25,000	6,250	0	6,250
Miscellaneous Contingency	40,000	10,000	(16,608)	26,608
Total Contingency	65,000	16,250	(16,608)	32,858
Total Expenditures	2,059,098	570,180	531,329	38,851
Total Excess of Revenues Over(Under) Ex- penditures	0	1,477,668	1,535,777	58,109
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	76,919	76,919
Total Other Financing Sources(Uses)	0	0	76,919	76,919
Fund Balance, Beginning of Period	0	0	602,359	602,360
Total Fund Balance, End of Period	0	1,477,668	2,215,055	737,388

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	50,000	50,000	17,749	(32,251)
Special Assessments				
Tax Roll	220,000	220,000	220,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>237,749</u>	<u>(32,251)</u>
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	0	270,000
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>0</u>	<u>270,000</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>0</u>	<u>270,000</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>237,749</u>	<u>237,749</u>
penditures				
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	6	6
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,821,285</u>	<u>1,821,285</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,059,040</u>	<u>2,059,040</u>

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	730	730
Special Assessments				
Tax Roll	354,900	354,900	358,123	3,223
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>358,853</u>	<u>3,953</u>
Expenditures				
Debt Service				
Interest	49,900	24,950	26,190	(1,240)
Principal	305,000	0	0	0
Total Debt Service	<u>354,900</u>	<u>24,950</u>	<u>26,190</u>	<u>(1,240)</u>
Total Expenditures	<u>354,900</u>	<u>24,950</u>	<u>26,190</u>	<u>(1,240)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>329,950</u>	<u>332,663</u>	<u>2,713</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(44,945)	(44,945)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(44,945)</u>	<u>(44,945)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>81,555</u>	<u>81,555</u>
Total Fund Balance, End of Period	<u>0</u>	<u>329,950</u>	<u>369,273</u>	<u>39,323</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,068	1,068
Special Assessments				
Tax Roll	305,910	305,910	308,688	2,779
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>309,756</u>	<u>3,847</u>
Expenditures				
Debt Service				
Interest	178,910	89,455	90,676	(1,222)
Principal	127,000	0	0	0
Total Debt Service	<u>305,910</u>	<u>89,455</u>	<u>90,676</u>	<u>(1,222)</u>
Total Expenditures	<u>305,910</u>	<u>89,455</u>	<u>90,676</u>	<u>(1,222)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>216,455</u>	<u>219,080</u>	<u>2,625</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(31,973)	(31,973)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(31,973)</u>	<u>(31,973)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>134,632</u>	<u>134,632</u>
Total Fund Balance, End of Period	<u>0</u>	<u>216,455</u>	<u>321,739</u>	<u>105,284</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	510	510
Special Assessments				
Tax Roll	311,771	311,771	314,602	2,832
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>315,112</u>	<u>3,342</u>
Expenditures				
Debt Service				
Interest	74,771	37,386	38,701	(1,316)
Principal	237,000	0	0	0
Total Debt Service	<u>311,771</u>	<u>37,386</u>	<u>38,701</u>	<u>(1,316)</u>
Total Expenditures	<u>311,771</u>	<u>37,386</u>	<u>38,701</u>	<u>(1,316)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>274,385</u>	<u>276,411</u>	<u>2,026</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(28,515)	(28,515)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(28,515)</u>	<u>(28,515)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>66,764</u>	<u>66,764</u>
Total Fund Balance, End of Period	<u>0</u>	<u>274,385</u>	<u>314,660</u>	<u>40,275</u>

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

Statement of Revenues and Expenditures

As of 12/31/2025
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,882	5,882
Total Revenues	0	0	5,882	5,882
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	330,577	(330,577)
Total Other Physical Environment	0	0	330,577	(330,577)
Total Expenditures	0	0	330,577	(330,577)
Total Excess of Revenues Over(Under) Expenditures	0	0	(324,695)	(324,695)
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	28,516	28,516
Total Other Financing Sources(Uses)	0	0	28,516	28,516
Fund Balance, Beginning of Period	0	0	649,208	649,208
Total Fund Balance, End of Period	0	0	353,029	353,029

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
December 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2025</u>
FL CLASS General	Average Monthly Yield 3.8943%	\$ 150,079
		-
	Total General Fund Investments	\$ 150,079
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 3.8943%	\$ 792,877
FL CLASS General Fund Reserve	Average Monthly Yield 3.8943%	385
Valley National Reserve	Governmental Checking/ ICS	811,973
Valley National Road Reserve	Governmental Checking	233,805
	Total Reserve Fund Investments	\$ 1,839,040
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 65,210
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	47,549
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,051
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	57,598
	Total Debt Service Fund Investments	\$ 172,408
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 353,029
	Total Capital Projects Fund Investments	\$ 353,029

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/R Ledger
1rom 12/01/2025 to 12/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
985, 2776							
	985-001	985 General Fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	161,332.25
Sum for 985, 2776							161,332.25
985, 2778							
	985-200	985 Debt Service Fund S2021 Re- fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	25,345.00
Sum for 985, 2778							25,345.00
985, 2779							
	985-201	985 Debt Service Fund S2023	Manatee County Tax Collector	AR00002933	12110	10/01/2025	21,846.38
Sum for 985, 2779							21,846.38
985, 2780							
	985-202	985 Debt Service Fund S2021	Manatee County Tax Collector	AR00002933	12110	10/01/2025	22,264.94
Sum for 985, 2780							22,264.94
Sum for 985							230,788.57
Sum Total							230,788.57

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776	985 General Fund	12/18/2025	Chad Stanley Chester	CC121825	Board of Supervisor Meeting 12/18/25	200.00
	985 General Fund	12/18/2025	Cheryl Ady	CA121825	Board of Supervisor Meeting 12/18/25	200.00
	985 General Fund	12/01/2025	Fields Consulting Group, LLC	3714	Signage Installation 12/25	6,735.00
	985 General Fund	12/11/2025	Main Gate Enterprises, Inc.	36961	Gate Repairs 12/25	225.00
	985 General Fund	12/11/2025	Main Gate Enterprises, Inc.	36960	Gate Repairs 12/25	225.00
	985 General Fund	12/11/2025	Main Gate Enterprises, Inc.	36959	Gate Repairs 12/25	225.00
	985 General Fund	12/11/2025	Manatee County Utilities Department	100020720	11/25 ACH1586 Greyhawk Blvd 11/25	481.99
	985 General Fund	12/11/2025	Manatee County Utilities Department	100201568	11/25 ACH723 Rosemary Cir 11/25	2.12
	985 General Fund	12/26/2025	Manatee County Utilities Department	100201398	12/25 ACH648 Honeyflower Loop 12/25	29.33
	985 General Fund	12/26/2025	Manatee County Utilities Department	100201320	12/25 ACH12810 Mulberry Ave 12/25	180.06
	985 General Fund	12/26/2025	Manatee County Utilities Department	100020663	12/25 ACH12351 Goldenrod Ave 12/25	3.34
	985 General Fund	12/26/2025	Manatee County Utilities Department	100201254	12/25 ACH12350 Mulberry Ave 12/25	843.72
	985 General Fund	12/26/2025	Manatee County Utilities Department	100201254	12/25 ACH12350 Mulberry Ave 12/25	393.51
	985 General Fund	12/26/2025	Manatee County Utilities Department	100020612	12/25 ACH11708 Goldenrod Ave 12/25	23.08
	985 General Fund	12/26/2025	Manatee County Utilities Department	100020499	12/25 ACH1023 Fig Glen 12/25	20.63
	985 General Fund	12/26/2025	Manatee County Utilities Department	100020436	12/25 ACH1400 Greyhawk Blvd 12/25	143.23
	985 General Fund	12/26/2025	Manatee County Utilities Department	100020378	12/25 ACH700 Greyhawk Blv 12/25	1,433.82
	985 General Fund	12/26/2025	Manatee County Utilities Department	100020378	12/25 ACH700 Greyhawk Blv 12/25	66.62
	985 General Fund	12/26/2025	Manatee County Utilities Department	100020720	12/25 ACH1586 Greyhawk Blvd 12/25	1,427.91
	985 General Fund	12/18/2025	Mark E Bush	MB121825	Board of Supervisor Meeting 12/18/25	200.00
	985 General Fund	12/23/2025	Pools by Lowell, Inc.	209469522	Pool Repairs & Materials 12/25	641.26
	985 General Fund	12/19/2025	Rizzetta & Company, Inc.	INV0000105861	Personnel Reimbursement 12/25	5,197.39
	985 General Fund	12/19/2025	Sun State Landscape Management, Inc.	70797	Pest Control 12/25	416.67
	985 General Fund	12/01/2025	Sun State Landscape Management, Inc.	70805	Foxtail Palm Installation 12/25	980.00
	985 General Fund	12/01/2025	Verizon Wireless	6131625852	Phone Service - Account 820583362 12/25	90.38
Sum for 985, 2776						20,385.06
Sum for 985						20,385.06
Sum Total						20,385.06

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
December 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 12/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice AR00002933 in the amount of \$46,209.49 was received in January 2025.
6. Debt Service Fund 2021 Refunding – Payment for Invoice AR00002933 in the amount of \$7,259.43 was received in January 2025.
7. Debt Service Fund 2023 – Payment for Invoice AR00002933 in the amount of \$6,257.34 was received in January 2025.
8. Debt Service Fund 2021 – Payment for Invoice AR00002933 in the amount of \$6,377.23 was received in January 2025



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 01/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,921,094	0	2,027	0	1,923,121	0	0
Investments	150,565	2,065,656	956,406	354,296	3,526,923	0	0
Accounts Receivable	115,123	0	49,563	0	164,685	0	0
Refundable Deposits	7,062	0	0	0	7,063	0	0
Fixed Assets	0	0	0	0	0	30,046,954	0
Amount Available in Debt Service	0	0	0	0	0	0	1,007,996
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,414,004
Total Assets	2,193,844	2,065,656	1,007,996	354,296	5,621,792	30,046,954	9,422,000
Liabilities							
Accounts Payable	72,917	0	0	0	72,917	0	0
Accrued Expenses	56,266	0	0	0	56,266	0	0
Other Current Liabilities	75	0	0	0	75	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	9,422,000
Deposits Payable	1,500	0	0	0	1,500	0	0
Total Liabilities	130,758	0	0	0	130,758	0	9,422,000
Fund Equity & Other Credits							
Beginning Fund Balance	621,924	1,821,285	282,952	649,208	3,375,369	0	0
Investment In General Fixed Assets	0	0	0	0	0	30,046,954	0
Net Change in Fund Balance	1,441,162	244,371	725,044	(294,912)	2,115,664	0	0
Total Fund Equity & Other Credits	2,063,086	2,065,656	1,007,996	354,296	5,491,033	30,046,954	0
Total Liabilities & Fund Equity	2,193,844	2,065,656	1,007,996	354,296	5,621,792	30,046,954	9,422,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	15,000	5,000	3,752	(1,248)
Special Assessments				
Tax Roll	2,039,098	2,039,098	2,064,326	25,228
Other Misc. Revenues				
Miscellaneous Revenue	5,000	5,000	5,552	552
Total Revenues	2,059,098	2,049,098	2,073,630	24,532
Expenditures				
Legislative				
Supervisor Fees	9,600	3,200	2,600	600
Total Legislative	9,600	3,200	2,600	600
Financial & Administrative				
Accounting Services	21,167	7,056	7,056	0
Administrative Services	5,013	1,671	1,671	0
Arbitrage Rebate Calculation	1,000	333	500	(167)
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,650	0	0	0
Bank Fees	1,800	600	581	19
Disclosure Report	1,000	333	0	333
District Engineer	42,000	14,000	7,069	6,932
District Management	25,066	8,356	8,355	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,456	1,485	1,485	0
Legal Advertising	1,000	333	225	108
Miscellaneous Mailings	1,000	334	0	333
Public Officials Liability Insurance	4,163	4,163	3,922	241
Trustees Fees	11,530	9,405	8,715	692
Website Hosting, Maintenance, Backup & E	4,418	2,498	2,497	0
Total Financial & Administrative	133,008	56,312	47,821	8,491
Legal Counsel				
District Counsel	43,286	14,428	8,997	5,432
Total Legal Counsel	43,286	14,428	8,997	5,432
Security Operations				
FHP Patrol	35,000	11,667	14,000	(2,334)
Guard & Gate Facility Maintenance & Repa	16,000	5,333	14,676	(9,342)
Security Camera Maintenance	4,000	1,334	8,002	(6,669)
Security Monitoring Services	7,640	2,546	2,162	384
Security Services & Patrols	347,331	115,777	116,038	(261)
Total Security Operations	409,971	136,657	154,878	(18,222)
Electric Utility Services				
Utility - Recreation Facilities	42,000	14,000	17,499	(3,499)
Utility - Street Lights	11,000	3,667	3,808	(141)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	26,000	8,667	5,548	3,119
Total Electric Utility Services	79,000	26,334	26,855	(521)
Gas Utility Service				
Utility Services	300	100	84	16
Total Gas Utility Service	300	100	84	16
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,000	4,333	5,577	(1,244)
Total Garbage/Solid Waste Control Services	13,000	4,333	5,577	(1,244)
Water-Sewer Combination Services				
Utility Services	38,000	12,667	9,159	3,507
Total Water-Sewer Combination Services	38,000	12,667	9,159	3,507
Stormwater Control				
Aquatic Maintenance	49,747	16,582	25,490	(8,907)
Aquatic Plant Replacement	3,000	1,000	0	1,000
Fountain Service Repair & Maintenance	4,500	1,500	2,445	(945)
Lake/Pond Bank Maintenance & Repair	5,000	1,667	5,286	(3,619)
Midge Fly Treatments	10,000	3,333	0	3,333
Stormwater System Maintenance	6,000	2,000	0	2,000
Wetland Invasive Areas Maintenance	35,500	11,833	14,900	(3,066)
Wetland Monitoring & Maintenance	13,312	4,438	8,358	(3,921)
Total Stormwater Control	127,059	42,353	56,479	(14,125)
Other Physical Environment				
Employee - Salaries	235,683	78,561	69,081	9,480
Employee - Workers Comp	849	849	850	(1)
Entry & Walls Maintenance & Repair	4,000	1,333	0	1,333
Fire Ant Treatment	8,000	2,667	0	2,667
General Liability Insurance	7,564	7,564	4,278	3,286
Holiday Decorations	16,500	16,500	21,000	(4,500)
Hurricane Related Expenses	50,463	16,821	0	16,821
Irrigation Maintenance	30,000	10,000	38,334	(28,334)
Landscape - Annuals/Flowers	17,500	5,833	11,711	(5,878)
Landscape - Mulch	33,300	11,100	0	11,100
Landscape Inspection Services	5,100	1,700	2,110	(410)
Landscape Maintenance	372,000	124,000	138,608	(14,608)
Landscape Replacement Plants, Shrubs, Tr	50,000	16,667	5,147	11,520
Property Insurance	35,000	35,000	30,236	4,764
Tree Trimming Services	20,000	6,666	0	6,666
Total Other Physical Environment	885,959	335,261	321,355	13,906
Road & Street Facilities				
Gate Maintenance & Repair	12,000	4,000	85	3,915
Parking Lot Repair & Maintenance	1,500	500	0	500
Roadway Repair & Maintenance	2,500	834	0	834
Sidewalk Maintenance & Repair	45,000	15,000	2,975	12,025
Street Light/Decorative Light Maintenance	30,000	10,000	8,524	1,475

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Street Sign Repair & Replacement	5,000	1,666	12,899	(11,232)
Total Road & Street Facilities	96,000	32,000	24,483	7,517
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	5,000	1,667	201	1,466
Basketball Court Maintenance & Sup- plies	3,000	1,000	0	1,000
Cable & Internet	21,500	7,167	7,845	(679)
Clubhouse Janitorial Services	12,000	4,000	5,500	(1,500)
Facility Supplies	6,000	2,000	1,999	1
Fitness Equipment Maintenance & Re- pair	7,500	2,500	1,582	918
Maintenance & Repairs	30,000	10,000	8,042	1,958
Office Supplies	4,500	1,500	573	927
Pest Control & Termite Bond	3,800	1,266	2,495	(1,228)
Playground Equipment & Maintenance	2,000	667	0	667
Pool Repairs	7,000	2,333	6,646	(4,313)
Pool Service Contract	47,280	15,760	11,934	3,826
Pool/Water Park/Fountain Maintenance	1,000	333	0	333
Tennis Court Maintenance & Supplies	5,000	1,667	0	1,667
Vehicle Maintenance	3,335	1,112	1,325	(214)
Total Parks & Recreation	158,915	52,972	48,142	4,829
Contingency				
Capital Projects	25,000	8,333	0	8,334
Miscellaneous Contingency	40,000	13,333	2,957	10,376
Total Contingency	65,000	21,666	2,957	18,710
Total Expenditures	2,059,098	738,283	709,387	28,896
Total Excess of Revenues Over(Under) Ex- penditures	0	1,310,815	1,364,243	53,428
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	76,918	76,919
Total Other Financing Sources(Uses)	0	0	76,918	76,919
Fund Balance, Beginning of Period	0	0	621,925	621,924
Total Fund Balance, End of Period	0	1,310,815	2,063,086	752,271

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	50,000	50,000	24,145	(25,855)
Special Assessments				
Tax Roll	220,000	220,000	220,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>244,145</u>	<u>(25,855)</u>
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	0	270,000
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>0</u>	<u>270,000</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>0</u>	<u>270,000</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>244,145</u>	<u>244,145</u>
penditures				
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	226	226
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>226</u>	<u>226</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>226</u>	<u>226</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,821,285</u>	<u>1,821,285</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,065,656</u>	<u>2,065,656</u>

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

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	850	850
Special Assessments				
Tax Roll	354,900	354,900	358,863	3,963
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>359,713</u>	<u>4,813</u>
Expenditures				
Debt Service				
Interest	49,900	24,950	26,190	(1,240)
Principal	305,000	0	0	0
Total Debt Service	<u>354,900</u>	<u>24,950</u>	<u>26,190</u>	<u>(1,240)</u>
Total Expenditures	<u>354,900</u>	<u>24,950</u>	<u>26,190</u>	<u>(1,240)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>329,950</u>	<u>333,523</u>	<u>3,573</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(44,945)	(44,945)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(44,945)</u>	<u>(44,945)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>81,555</u>	<u>81,555</u>
Total Fund Balance, End of Period	<u>0</u>	<u>329,950</u>	<u>370,133</u>	<u>40,183</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,180	1,180
Special Assessments				
Tax Roll	305,910	305,910	309,326	3,416
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>310,506</u>	<u>4,596</u>
Expenditures				
Debt Service				
Interest	178,910	89,455	90,676	(1,221)
Principal	127,000	0	0	0
Total Debt Service	<u>305,910</u>	<u>89,455</u>	<u>90,676</u>	<u>(1,221)</u>
Total Expenditures	<u>305,910</u>	<u>89,455</u>	<u>90,676</u>	<u>(1,221)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>216,455</u>	<u>219,830</u>	<u>3,375</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(31,974)	(31,974)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(31,974)</u>	<u>(31,974)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>134,632</u>	<u>134,633</u>
Total Fund Balance, End of Period	<u>0</u>	<u>216,455</u>	<u>322,488</u>	<u>106,034</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	573	573
Special Assessments				
Tax Roll	311,771	311,771	315,253	3,482
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>315,826</u>	<u>4,055</u>
Expenditures				
Debt Service				
Interest	74,771	37,386	38,701	(1,315)
Principal	237,000	0	0	0
Total Debt Service	<u>311,771</u>	<u>37,386</u>	<u>38,701</u>	<u>(1,315)</u>
Total Expenditures	<u>311,771</u>	<u>37,386</u>	<u>38,701</u>	<u>(1,315)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>274,385</u>	<u>277,125</u>	<u>2,740</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(28,515)	(28,516)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(28,515)</u>	<u>(28,516)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>66,764</u>	<u>66,765</u>
Total Fund Balance, End of Period	<u>0</u>	<u>274,385</u>	<u>315,374</u>	<u>40,989</u>

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

Statement of Revenues and Expenditures

As of 01/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 01/31/2026 YTD Budget	Year To Date 01/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,149	7,149
Total Revenues	0	0	7,149	7,149
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	330,577	(330,577)
Total Other Physical Environment	0	0	330,577	(330,577)
Total Expenditures	0	0	330,577	(330,577)
Total Excess of Revenues Over(Under) Expenditures	0	0	(323,428)	(323,428)
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	28,515	28,515
Total Other Financing Sources(Uses)	0	0	28,515	28,515
Fund Balance, Beginning of Period	0	0	649,209	649,209
Total Fund Balance, End of Period	0	0	354,296	354,296

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
January 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2026</u>
FL CLASS General	Average Monthly Yield 3.8084%	\$ 150,565
		-
	Total General Fund Investments	\$ 150,565
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 3.9679%	\$ 1,016,243
FL CLASS General Fund Reserve	Average Monthly Yield 3.8084%	478
Valley National Reserve	Governmental Checking/ ICS	814,425
Valley National Road Reserve	Governmental Checking	234,510
	Total Reserve Fund Investments	\$ 2,065,656
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 351,307
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	298,837
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,058
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	304,204
	Total Debt Service Fund Investments	\$ 956,406
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 354,296
	Total Capital Projects Fund Investments	\$ 354,296

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/R Ledger
From 1/01/2026 to 1/31/2026

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
985, 2776							
	985-001	985 General Fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	115,122.76
Sum for 985, 2776							115,122.76
985, 2778							
	985-200	985 Debt Service Fund S2021 Re- fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	18,085.57
Sum for 985, 2778							18,085.57
985, 2779							
	985-201	985 Debt Service Fund S2023	Manatee County Tax Collector	AR00002933	12110	10/01/2025	15,589.04
Sum for 985, 2779							15,589.04
985, 2780							
	985-202	985 Debt Service Fund S2021	Manatee County Tax Collector	AR00002933	12110	10/01/2025	15,887.71
Sum for 985, 2780							15,887.71
Sum for 985							164,685.08
Sum Total							164,685.08

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District
Summary A/P Ledger
From 1/01/2026 to 1/31/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776					
985 General Fund	01/22/2026	Chad Stanley Chester	CC012226	Board of Supervisor Meeting 01/22/26	200.00
985 General Fund	01/01/2026	Fitness Logic, Inc.	127927	Monthly Maintenance 01/26	135.00
985 General Fund	01/01/2026	Infinity Construction and Concrete Services LLC	1514	Sidewalk Repairs 01/26	300.00
985 General Fund	01/01/2026	Lyfe Outdoor Comfort Solutions	82131	Refill Mosquito System 01/26	450.00
985 General Fund	01/22/2026	Mark E Bush	MB012226	Board of Supervisor Meeting 01/22/26	200.00
985 General Fund	01/01/2026	Nostalgic Lampposts & Mailboxes Plus, Inc.	3893	Lighting Repair 01/26	230.00
985 General Fund	01/01/2026	Owens Electric, Inc.	39129029	Gate Lights Troubleshoot 01/26	264.00
985 General Fund	01/22/2026	Patricia L. Mathews	PM012226	Board of Supervisor Meeting 01/22/26	200.00
985 General Fund	01/01/2026	Pools by Lowell, Inc.	210282438	Pool Repairs 01/26	196.06
985 General Fund	01/01/2026	Pools by Lowell, Inc.	208159640	Commercial Pool Service 12/25	2,250.00
985 General Fund	01/01/2026	Pools by Lowell, Inc.	210250694	Pool Feeder Repair 01/26	73.14
985 General Fund	01/01/2026	Pools by Lowell, Inc.	208377552	Pool Feeder Repair 12/25	214.77
985 General Fund	01/01/2026	Redwire	625583	Fire System/Monthly Monitoring Service 01/26	201.40
985 General Fund	01/25/2026	Redwire	629798	Fire System/Monthly Monitoring Service 01/26	201.40
985 General Fund	01/01/2026	Rizzetta & Company, Inc.	INV0000106587	Personnel Reimbursement 01/26	6,901.58
985 General Fund	01/25/2026	Rizzetta & Company, Inc.	INV0000106750	Personnel Reimbursement 02/26	7,270.04
985 General Fund	01/01/2026	Say No to Bugs, Inc.	129629	Pest Control 01/25	395.00
985 General Fund	01/01/2026	Schappacher Engineering, LLC	2982	Engineering Services 12/25	2,186.25
985 General Fund	01/01/2026	Sitex Aquatics, LLC	10654-b	Physical Removals 01/26	3,490.00
985 General Fund	01/01/2026	Sitex Aquatics, LLC	10658-b	Fountain Repair 01/26	1,494.46
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71259	Installation of Flowers 01/26	963.00
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71258	Viburnum Replacement 01/26	556.40
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71264	Dead Tree Removal 01/26	700.00
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71263	Tree Restacking 01/26	200.00
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71262	Landscape Maintenance 01/26	802.50
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71261	Landscape Maintenance 01/26	240.75
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	70981	Irrigation Repairs 12/25	4,616.20
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71002	Landscape & Irrigation Maintenance 01/26	1,708.34
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71002	Landscape & Irrigation Maintenance 01/26	26,856.25
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71083	Fertilization 12/25	3,300.00
985 General Fund	01/01/2026	Sun State Landscape Management, Inc.	71260	Installation of Plants 01/26	240.75
985 General Fund	01/12/2026	TECO Peoples Gas	211012697549-010926	12350 Mulberry Ave 01/26	23.00
985 General Fund	01/31/2026	Valley National Bank	CC013126-985	Credit Card Expenses 01/26	91.76
985 General Fund	01/31/2026	Valley National Bank	CC013126-985	Credit Card Expenses 01/26	82.36

Greyhawk Landing Community Development District
Summary A/P Ledger
From 1/01/2026 to 1/31/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985 General Fund	01/31/2026	Valley National Bank	CC013126-985	Credit Card Expenses 01/26	88.14
985 General Fund	01/31/2026	Valley National Bank	CC013126-985	Credit Card Expenses 01/26	431.26
985 General Fund	01/31/2026	Valley National Bank	CC013126-985	Credit Card Expenses 01/26	321.15
985 General Fund	01/31/2026	Valley National Bank	CC013126-985	Credit Card Expenses 01/26	89.98
985 General Fund	01/01/2026	Virtual Access Com- munications and Con- trol	5583	-Security Camera Maintenance 10/25	500.76
985 General Fund	01/01/2026	Virtual Access Com- munications and Con- trol	5584	-Security Camera Maintenance 11/25	500.76
985 General Fund	01/01/2026	Virtual Access Com- munications and Con- trol	5585	-Security Camera Maintenance 12/25	500.76
985 General Fund	01/01/2026	Virtual Access Com- munications and Con- trol	5587	Tagmaster Tag 01/26	3,250.00
Sum for 985, 2776					72,917.22
Sum for 985					72,917.22
Sum Total					72,917.22

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 1/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 8

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 December 2025 For Board Approval

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

The total items being presented: **\$323,559.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Accurate Drilling Solutions, LLC	100895	i7248	Irrigation Repair 11/25	\$ 7,027.70
ASAP Fence and Gate LLC	100889	J3399	Reinstalling fence 08/25	\$ 2,925.00
Central Security Group - Nationwide, Inc.	100911	16804650	Clubhouse Security Services 12/25	\$ 264.60
Chad Stanley Chester	100922	CC112025	Board of Supervisor Meeting 11/20/25	\$ 200.00
Charter Communications	20251201-1	0034318111025 11/25 ACH	700 Greyhawk Blvd 11/25	\$ 221.17
Cheryl Ady	100923	CA112025	Board of Supervisor Meeting 11/20/25	\$ 200.00
Club Care, Inc.	100896	38440	Fall Soil Installation 11/25	\$ 1,800.00
Club Care, Inc.	100896	38441	Fall Flagpole Flowers 11/25	\$ 1,260.00
Club Care, Inc.	100896	38442	Fall Community Entrances Flowers 11/25	\$ 2,871.00
Club Care, Inc.	100896	38443	Fall Main Entr/Guardhouse 11/25	\$ 2,890.00
Club Care, Inc.	100896	38444	Fall Clubhouse Flowers 11/25	\$ 3,193.00
Club Care, Inc.	100940	38532	Annual Plants 11/25	\$ 283.60

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Crosscreek Environmental, Inc.	100897	23341	Mechanical Mulching 10/25	\$ 14,900.00
Crosscreek Environmental, Inc.	100916	23436	New Airline 11/25	\$ 796.00
Crosscreek Environmental, Inc.	100916	23528	Monthly Pond Maintenance 11/25	\$ 3,986.10
Crosscreek Environmental, Inc.	100930	23779	Compressor Replacement 11/25	\$ 950.00
ESPA Management, Inc.	100903	522722	Bench Installment Deposit 50% 1of2	\$ 1,981.50
Fitness Logic, Inc.	100920	127513	Monthly Maintenance 12/25	\$ 135.00
Fitness Logic, Inc.	100941	127694	Equipment Repair 11/25	\$ 125.00
FL Off Duty Police	100942	GH110125	Off Duty Patrol Services 10/25	\$ 4,050.00
FL Off Duty Police	100942	GH120125	Off Duty Patrol Services 11/25	\$ 4,950.00
Florida Department of Revenue	20251217-1	5180154454887 11/25 ACH	Sales Tax 11/25	\$ 83.12
Florida Power & Light Company	120251229-1	05244-30428 11/25 ACH	11703 Goldenrod Ave # ENTRY 11/25	\$ 65.98
Florida Power & Light Company	120251229-1	08618-92289 11/25 ACH	848 Rosemary Cir # STR-LGHTS 11/25	\$ 45.11

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20251223-2	23756-53280 12/25 ACH	619 Honeyflower Lp # LITES 12/25	\$ 34.46
Florida Power & Light Company	20251223-2	31348-99503 12/25 ACH	1031 Buttercup Gln # LITES 12/25	\$ 36.88
Florida Power & Light Company	20251223-2	37617-81131 12/25 ACH	Greyhawk Blvd # STLTS 12/25	\$ 754.46
Florida Power & Light Company	120251229-1	44620-33285 11/25 ACH	736 Rosmary Cir # GATE 11/25	\$ 70.92
Florida Power & Light Company	120251229-1	56917-79507 11/25 ACH	12360 Mulberry # LITES 11/25	\$ 56.48
Florida Power & Light Company	120251229-1	75842-30010 11/25 ACH	12350 Mulberry Ave 11/25	\$ 1,482.52
Florida Power & Light Company	120251229-1	81206-25366 11/25 ACH	318 Ragdoll Run #FNTN 11/25	\$ 167.35
Florida Power & Light Company	20251223-2	87994-49502 11/25 ACH	843 Honeyflower Lp # SIGN 11/25	\$ 38.37
Florida Power & Light Company	20251216-1	95925-44168 11/25	Recreation Facilitates 11/25	\$ 4,367.24
Frontier Florida, LLC	20251223-1	210-141-0055-031323-5 12/25 ACH	Internet & Phone Services 12/25	\$ 1,593.15
Giella Designs, LLC	100912	12296	2025 Holiday Decor Final Invoice 12/25	\$ 10,500.00
Infinity Construction and Concrete Services LLC	100913	1498	Sidewalk Repairs 11/25	\$ 475.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Infinity Construction and Concrete Services LLC	100913	1499	Petrel Trail Sidewalk Repairs 11/25	\$ 550.00
LLS Tax Solutions, Inc.	100943	003899	Arbitrage Rebate Calculation Series 2021 09/25	\$ 500.00
Lyfe Outdoor Comfort Solutions	100931	80069	Refill Mosquito System 12/25	\$ 570.00
Main Gate Enterprises, Inc.	100917	36908	Service Call 10/27/25	\$ 225.00
Main Gate Enterprises, Inc.	100917	36918	Gate Repairs 11/25	\$ 382.30
Manatee County Sheriff's Office	100898	4420	Security Services 10/25	\$ 2,370.00
Manatee County Sheriff's Office	100937	4509	Security Services 11/25	\$ 2,340.00
Manatee County Utilities Department	20251215-1	100020436 ACH 11/25	100020436 1400 Greyhawk Blvd 11/25 ACH	\$ 123.31
Manatee County Utilities Department	20251215-1	100020499 ACH 11/25	100020499 10/25 -11/25 1023 Fig Glen 11/25	\$ 19.79
Manatee County Utilities Department	20251215-1	100020612 ACH 11/25	100020612 10/25 -11/25 11708 Goldenrod Ave 11/2	\$ 19.55
Manatee County Utilities Department	20251215-3	100201254 11/25 ACH	Garbage: 12350 Mulberry Ave 11/25	\$ 1,246.79
Manatee County Utilities Department	20251215-3	100201320 11/25 ACH	12810 Mulberry Ave 11/25	\$ 100.25

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	20251215-3	100201398 11/25 ACH	648 Honeyflower Loop 11/25	\$ 29.70
Manatee County Utilities Department	20251215-3	100201490 11/25 ACH	12498 Mulberry Ave 11/25	\$ 80.55
Manatee County Utilities Department	20251215-3	100201730 11/25 ACH	11806 Petunia Ter 11/25	\$ 4.45
Mark E Bush	100924	MB112025	Board of Supervisor Meeting 11/20/25	\$ 200.00
MCUD	20251215-2	100020378 ACH 11/25	100020378 09/25 -10/25 700 Greyhawk Blvd 11/25	\$ 959.00
MCUD	20251215-2	100020663 ACH 11/25	12351 Goldenrod Ave 11/25	\$ 2.63
Nostalgic Lampposts & Mailboxes Plus, Inc.	100944	3831	Monthly Maintenance 12/25	\$ 1,400.00
Persson, Cohen & Mooney, P.A.	100904	6470	Legal Services 10/25	\$ 2,302.75
Persson, Cohen & Mooney, P.A.	100938	6532	Legal Services 11/25	\$ 1,677.50
Pools by Lowell, Inc.	100890	207486284	Pool Services (2of2) 11/25	\$ 1,033.96
Pools by Lowell, Inc.	100932	208187801	Pool Repairs 12/25	\$ 105.68
Pools by Lowell, Inc.	100928	208187905	Pool Repairs 12/25	\$ 101.28

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pools by Lowell, Inc.	100932	208946895	Pool Repairs 12/25	\$ 272.82
Redwire	100929	620935	Fire System/Monthly Monitoring Service 12/25	\$ 201.40
Rizzetta & Company, Inc.	100893	INV0000105092	Personnel Reimbursement 11/25	\$ 7,397.41
Rizzetta & Company, Inc.	100894	INV0000105377	Accounting Services 12/25	\$ 5,831.83
Rizzetta & Company, Inc.	100918	INV0000105407	Amenity Management & Oversight 12/25	\$ 8,527.55
Rizzetta & Company, Inc.	100919	INV0000105475	Cell Phone 11/25	\$ 330.63
Sarasota Gate and Access	100899	245759	Gate - Final Deposit 11/25 (2of2)	\$ 2,392.00
Schappacher Engineering, LLC	100933	2966	Engineering Services 11/25	\$ 1,320.00
Sitex Aquatics, LLC	100905	10423-b	Aquatic Maintenance 11/25	\$ 9,954.00
Sitex Aquatics, LLC	100945	10522-b	Aquatic Maintenance 12/25	\$ 9,954.00
Spectrum	20251229-1	0034318121025 12/25 ACH	700 Greyhawk Blvd 12/25	\$ 221.45
Spectrum	20251222-1	8337 12 013 1816996 12/25 ACH	Internet: 700 Greyhawk Blvd-Gym 12/25	\$ 32.10

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stillman's Tree Service	100891	5377	Tree Work 11/25	\$ 430.00
Sun State Landscape Management, Inc.	100921	69442	Pest Control 03/25-08/25	\$ 1,666.68
Sun State Landscape Management, Inc.	100921	69443	Fertilization 02/25-05/25 - Bahia	\$ 5,700.00
Sun State Landscape Management, Inc.	100921	69444	Fertilization 02/25-05/25 - St.Augustine	\$ 9,200.00
Sun State Landscape Management, Inc.	100921	69445	Fertilization 03/25 & 05/25 - Ornamentals	\$ 1,400.00
Sun State Landscape Management, Inc.	100921	69446	Fertilization 03/25 & 05/25 - Palms	\$ 600.00
Sun State Landscape Management, Inc.	100934	69592	Irrigation Maintenance 10/25	\$ 28,564.59
Sun State Landscape Management, Inc.	100900	70207	Irrigation Repairs 11/25	\$ 5,581.55
Sun State Landscape Management, Inc.	100914	70228	Landscape & Irrigation Maintenance 11/25	\$ 28,564.59
Sun State Landscape Management, Inc.	100914	70262	Pest Control 11/25	\$ 416.67
Sun State Landscape Management, Inc.	100914	70263	Fertilization 11/25	\$ 3,725.00
Sun State Landscape Management, Inc.	100914	70313	Directional Boring 11/25	\$ 3,000.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sun State Landscape Management, Inc.	100914	70350	Sabal Palms Installation 11/25	\$ 1,900.00
Sun State Landscape Management, Inc.	100914	70364	Sylvester Core Sample 11/02	\$ 210.00
Sun State Landscape Management, Inc.	100939	70641	Irrigation Repairs 11/25	\$ 6,275.45
Sun State Landscape Management, Inc.	100939	70662	Landscape & Irrigation Maintenance 12/25	\$ 28,564.59
TECO Peoples Gas	20251202-1	211012697549 10/25 ACH	12350 Mulberry Ave 10/25	\$ 19.10
TECO Peoples Gas	20251231-2	211012697549 11/25 ACH	12350 Mulberry Ave 11/25	\$ 19.10
TFR Cleaning Services, Inc.	100915	89401	Janitorial Services 12/25	\$ 1,000.00
Universal Protection Service, LLC	100901	17711499	Security Services 09/26/25-10/30/25	\$ 29,738.19
Universal Protection Service, LLC	100935	17820049	Security Services 10/31/25-11/27/25	\$ 24,705.87
Valley National Bank	20251226-1	CC122625-985 ACH	Maintenance & Repairs 11/25	\$ 1,376.99
Verizon Wireless	20251211-1	6129107337	Phone Service -Account 820583362 11/25	\$ 90.38

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Virtual Access Communications and Control	100892	5251	Tagmaster Tag 08/25	\$ 1,625.00
Virtual Access Communications and Control	100902	5492	Tagmaster Tag 11/25	<u>\$ 1,625.00</u>
Total				<u><u>\$ 323,559.14</u></u>

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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$100,132.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Allied Universal Security Services	100968	17935218	Security Services 11/28/25-12/25/25	\$ 24,717.26
Chad Stanley Chester	100948	CC121825	Board of Supervisor Meeting 12/18/25	\$ 200.00
Charter Communications	20260129-1	0034318011026	700 Greyhawk Blvd 01/26	\$ 221.33
Cheryl Ady	100949	CA121825	Board of Supervisor Meeting 12/18/25	\$ 200.00
Fields Consulting Group, LLC	100946	3714	Signage Installation 12/25	\$ 6,735.00
Fitness Logic, Inc.	100965	127788	Equipment Repair 01/26	\$ 343.99
Florida Power & Light Company	20260127-4	23756-53280-011226	619 Honeyflower Lp # LITES 01/26	\$ 39.70
Florida Power & Light Company	20260127-4	31348-99503-011226	1031 Buttercup Gln # LITES 01/26	\$ 41.74
Florida Power & Light Company	20260127-4	37617-81131-011226	Greyhawk Blvd # STLTS 01/26	\$ 641.88
Florida Power & Light Company	20260127-4	87994-49502-011226	1031 Buttercup Gln # LITES 01/26	\$ 43.18
Florida Power & Light Company	20260107-1	9592544168-121525	95925-44168 12/25	\$ 5,086.50
Florida Department of Revenue	20260121-1	51-8015445488-7-011926	Sales Tax 01/26	\$ 108.25

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260127-3	05244-30428-010826	11703 Goldenrod Ave # ENTRY 01/26	\$ 68.89
Florida Power & Light Company	20260127-3	08618-92289-010826	848 Rosemary Cir # STR-LGHTS 01/26	\$ 46.14
Florida Power & Light Company	20260127-3	44620-33285-010826	736 Rosmary Cir # GATE 01/26	\$ 75.02
Florida Power & Light Company	20260127-3	56917-79507-010826	12360 Mulberry # LITES 01/26	\$ 60.07
Florida Power & Light Company	20260127-3	75842-30010-010826	12350 Mulberry Ave 01/26	\$ 1,736.96
Florida Power & Light Company	20260127-3	81206-25366-010826	318 Ragdoll Run #FNTN 01/26	\$ 152.23
Flylock Security Solutions	100957	039-1841684	Clubhouse Swing Door Operator Repair 12/25	\$ 2,244.64
Frontier Communications of FL	20260122-1	21014100550313235-122825	Internet & Phone Services 01/26	\$ 1,596.98
Main Gate Enterprises, Inc.	100954	36959	Gate Repairs 12/25	\$ 225.00
Main Gate Enterprises, Inc.	100954	36960	Gate Repairs 12/25	\$ 225.00
Main Gate Enterprises, Inc.	100954	36961	Gate Repairs 12/25	\$ 225.00
Manatee County Sheriff's Office	100958	4627	Security Services 12/25	\$ 2,080.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	20260116-1	100020378 12/25 ACH	700 Greyhawk Blv 12/25	\$ 1,500.44
Manatee County Utilities Department	20260116-1	100020436 12/25 ACH	1400 Greyhawk Blvd 12/25	\$ 143.23
Manatee County Utilities Department	20260116-1	100020499 12/25 ACH	1023 Fig Glen 12/25	\$ 20.63
Manatee County Utilities Department	20260116-1	100020612 12/25 ACH	11708 Goldenrod Ave 12/25	\$ 23.08
Manatee County Utilities Department	20260116-1	100020663 12/25 ACH	12351 Goldenrod Ave 12/25	\$ 3.34
Manatee County Utilities Department	20260102-1	100020720 11/25 ACH	1586 Greyhawk Blvd 11/25	\$ 481.99
Manatee County Utilities Department	20260116-1	100020720 12/25 ACH	1586 Greyhawk Blvd 12/25	\$ 945.92
Manatee County Utilities Department	20260116-1	100201254 12/25 ACH	12350 Mulberry Ave 12/25	\$ 1,237.23
Manatee County Utilities Department	20260116-1	100201320 12/25 ACH	12810 Mulberry Ave 12/25	\$ 180.06
Manatee County Utilities Department	20260116-1	100201398 12/25 ACH	648 Honeyflower Loop 12/25	\$ 29.33
Manatee County Utilities Department	20260102-1	100201568 11/25 ACH	723 Rosemary Cir 11/25	\$ 2.12
Mark E Bush	100950	MB121825	Board of Supervisor Meeting 12/18/25	\$ 200.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Michael Mascitto	100959	122625 Mascitto	RFID Tags 12/25	\$ 32.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100966	3864	Service Call - Gate System	\$ 85.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	100960	3881	Monthly Maintenance 01/26	\$ 1,400.00
Persson, Cohen & Mooney, P.A.	100972	6615	Legal Services 12/25	\$ 3,020.32
Pools by Lowell, Inc.	100955	209469522	Pool Repairs & Materials 12/25	\$ 641.26
Pools by Lowell, Inc.	100961	209647193	Pool Feeder Repair 12/25	\$ 305.53
Pools by Lowell, Inc.	100961	209805291	Commercial Pool Service 01/26	\$ 2,250.00
Pools by Lowell, Inc.	100961	209805336	Commercial Pool Service 01/26	\$ 1,600.00
Rizzetta & Company, Inc.	100951	INV0000105861	Personnel Reimbursement 12/25	\$ 5,197.39
Rizzetta & Company, Inc.	100952	INV0000106056	Personnel Reimbursement 01/26	\$ 7,732.63
Rizzetta & Company, Inc.	100953	INV0000106298	Accounting Services 01/26	\$ 4,881.83
Rizzetta & Company, Inc.	100956	INV0000106324	Cell Phone 12/25	\$ 50.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sarasota Gate and Access	100962	245817	LiftMaster Access Control & Hardware Bundle 12/25	\$ 4,691.00
Sitex Aquatics, LLC	100973	10626-b	Aquatic Maintenance 01/26	\$ 9,954.00
Spectrum	20260119-1	8337 12 013 1816996-010126	Internet: 700 Greyhawk Blvd-Gym 01/26	\$ 32.10
Sun State Landscape Management, Inc.	100947	70797	Pest Control 12/25	\$ 416.67
Sun State Landscape Management, Inc.	100947	70805	Foxtail Palm Installation 12/25	\$ 980.00
Sun State Landscape Management, Inc.	100967	70895	Reinstall Annuals 01/26	\$ 250.00
Sun State Landscape Management, Inc.	100963	70955	Irrigation Pump Repair 01/26	\$ 2,500.00
TFR Cleaning Services, Inc.	100964	89844	Janitorial Services 01/26	\$ 1,000.00
Valley National Bank	CC123125-985	CC123125-985	Credit Card Expenses 12/25	\$ 1,139.93
Verizon Wireless	20260112-1	6131625852	Phone Service -Account 820583362 12/25	<u>\$ 90.38</u>
Total				<u>\$ 100,132.17</u>

Tab 9

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, January 22, 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
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.
Rick Schappacher	District Engineer, Schappacher Engineering
Syd Roberts	Sun State Landscape Management, Inc.
Haley Prior	Rizzetta, Landscape Inspection Services

Audience	None
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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

None of the general public was present.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatic Maintenance

Mr. Smith presented his report to the Board.

Mr. Hengel spoke about pond 37 conditions.

B. Landscape Maintenance

Ms. Prior provided her report to the Board.

Mr. Roberts provided his report to the Board.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board the SSLM proposal in the amount of \$10,425 for tree trimming around ponds, for the Greyhawk Landing Community Development District.

C. Field Manager

Mr. Davis provided the Board with his report.

The Board requested staff follow up on 12 lb. weights, swing seat seats needing repair and possibility of play and spray activation button to reduce costs of running equipment.

There was a discussion about the county white control box being open, the play and spray constantly running and asked about a button timer.

D. District Counsel

Mr. Cohen provided his report to the Board and spoke about the Milton Debris FEMA denial.

On a Motion by Mr. Hengel, seconded Mr. Chester, with all in favor, the Board approved not pursuing Milton debris FEMA claim any further, for the Greyhawk Landing Community Development District.

E. District Engineer

Mr. Schappacher provided the Board with his report.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved NTE of \$35,000 authorizing chair to work with DC and DE for sidewalk repair, for the Greyhawk Landing Community Development District.

Mr. Schappacher will provide the Board with a count on how many posts are on Mulberry.

F. District Manager

Mr. O'Nolan advised the next regular meeting of the Board of Supervisors is scheduled for Thursday, February 26, 2026, at 6:00 p.m.

On a Motion by Mr. Hengel, seconded Mr. Chester, with all in favor, the Board approved the allied Security 3% increase pending addendum from counsel, for the Greyhawk Landing Community Development District.

FOURTH ORDER OF BUSINESS

**Review of the Financial Statement for
November 2025**

FIFTH ORDER OF BUSINESS

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

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Meeting held on
December 18, 2025**

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved the November 2025 (\$57,517.39) Operations and Maintenance Expenditures and the meeting minutes of Board of Supervisors held on December 18, 2025, for the Greyhawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Bush requested FM work with Allied on overnight video monitoring to prevent vandalism.

EIGHTH 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. Bush, seconded Ms. Mathews, with all in favor, the Board Adjourned the Meeting at 7:15 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 10



Quarterly Compliance Audit Report

GreyHawk Landing

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

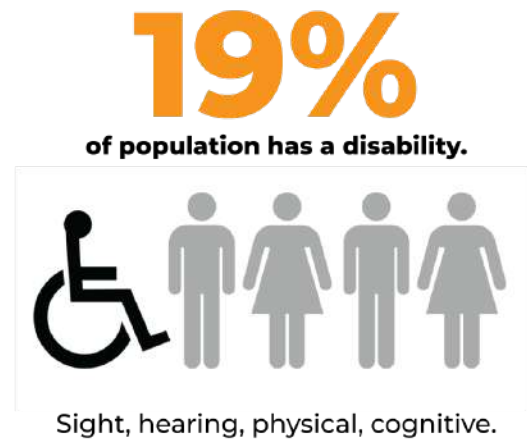
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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