



Rizzetta & Company

Greyhawk Landing Community Development District

**Board of Supervisors' Meeting
May 27, 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 Mark Bush Cheri Ady Chad Chester	Chairman Vice Chairman Assistant Secretary 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 (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

District Office · 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**

May 20, 2026

Teams Dail in number: 321-754-9488	Phone conference ID: 905 753 335#
------------------------------------	-----------------------------------

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Wednesday, May 27, 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. Presentation of Community Asset Report..... Tab 1
 - B. Consideration of Aquatic Maintenance Tab 2
 - 1. Discussion of Aquatic Maintenance Report
 - C. Field Manager Report Tab 3
 - D. District Counsel
 - E. District Engineer
 - F. District Manager Report..... Tab 4
 - 1. Announcement of Registered Voter Count Tab 5
- 4. BUSINESS ITEMS**
 - A. Discussion of Vacant Board Seat
 - B. Consideration of Resolution 2025-02, Approving the Proposed Budget for FY 26-27 and Setting a Public Hearing Tab 6
 - C. Consideration of Resolution 2026-03, General Election..... Tab 7
 - D. Consideration of Resolution 2026-04, Designating Officers..... Tab 8
 - E. Consideration of Holiday proposal Tab 9
 - F. Discussion of Blood Drive Event
 - G. Discussion of Overnight Street Parking and Towing
- 1. BUSINESS ADMINISTRATION**
 - A. Review of Financial Statement for April 2026 Tab 10
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of March 2026..... Tab 11
 - C. Consideration of Minutes of Board of Supervisors Meeting held on March 26, 2026,..... Tab 12
 - D. Consideration of the 1st Quarter Website Audit Tab 13

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Respectfully,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

GREYHAWK LANDING

COMMUNITY ASSET MANAGEMENT REPORT



April 24, 2026

Rizzetta & Company

Haley Pryor-Community Asset Manager



Rizzetta & Company
Professionals in Community Management

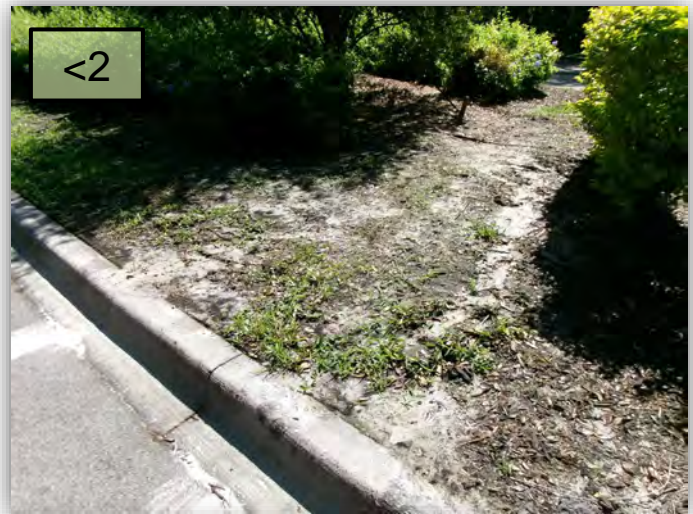
Summary, Greyhawk Blvd

General Updates, Recent & Upcoming Maintenance Events

- Manatee County is under water restrictions until July 1st. Turf installs and new plantings should be postponed or coordinated with irrigation availability. Micro irrigation is permitted during specific time periods.
- Fertilization application is scheduled for May with the following quantities: St. Augustine- **20/50lb** bgs, Bahia- **24/50lb** bgs, Ornamentals- **15/50lb** bags, Palms- **16/50 lb** bgs.

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

1. The turf in the medians on the Greyhawk Blvd. entrance way is patchy with weeds and some spots are down to bare dirt. The foliage from plants and shrubs is filling out nicely. Please see proposal page for turf install in the median. (Pic 1)



2. There was a break in the irrigation line on the median between the Bottlebrush and the Duranta. SSLM will correct today. (Pic 2>)
3. There is a missing placement for a Viburnum on the North ROW of Greyhawk Blvd. This would be the hedge behind a homeowner on Brambling Ct. Please see proposal page to replant and fill in the hedge. (Pic 3>)

4. The turf throughout the community is inconsistent. The water restriction plays a part but please rule out chinch bugs as an additional stressor.

Greyhawk Blvd./Penguin Dr./Natureview Dr.

5. Please have crews remove branches that fall and discard dead plant material. There is debris left in the Greyhawk Blvd. beds on the North ROW. (Pic 5)



9. Halfway down Greyhawk Blvd., suckers need to be removed from Oaks along the North ROW. (Pic 9)



6. The median bed at the Penguin Dr. entrance has struggling turf while other locations are coming out of dormancy. This one is down to sand and dried roots. Please inspect and advise on improvement plans. (Pic 6)



10. Please treat fire ant mounds at the Oak tree rings a hundred feet or so from the exit gate onto Upper Manatee River Rd. (Pic 10)



7. The median on Natureview Dr. is not showing much promise with bald patches and missing turf. Please inspect and advise on fertilization and improvement plan. (Pic 7>)

8. The turf at the Aster Ave. median is still a bit patchy. Dollar weed is thriving here so please treat for weeds and update on fertilization in May.



Upper Manatee River Rd./Pond 48/Lavendar Loop/Trail

11. Along Upper Manatee River Rd., the Viburnum hedge that lines the North end of Pond 48, has placements that will not be rejuvenating after cold and drought damage. Please see the proposal page to remove dead plants and replace 8-10 Viburnum and complete the hedgerow. (Pic 11)

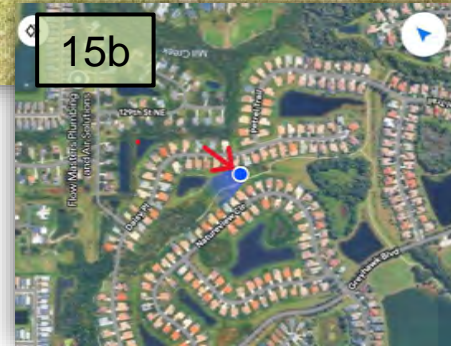


12. Along the bank of Pond 48, a new coupler is needed to connect the irrigation hose. The vendor dispatched a tech to repair by the end of the day. (Pic 12)



14. The Lavender Loop Median has the same patchy turf struggling to thrive. Please update on fertilization and improvement plan. Some medians may need turf replacement if the fertilizer applied in May doesn't boost the health and appearance of these prominent locations.

15. Two cedar trees along the nature trail are in severe decline and may no longer be viable. Please have them inspected and submit a proposal for removal if necessary. (Pics 15a&b)



13. Brush needs to be cut back on Pond 48 where it overextends the buffer. (Pic 13>)

Magpie Pl./Rec Center/Buttercup Glen

16. The new Viburnum planted at the lift station on Magpie Pl. is showing signs of transplant shock. Please fertilize and trim the dead branches from the rest of the hedge. Keep an eye on the new planting to ensure it perks up and doesn't start to decline. (Pic 16)



19. Buttercup Glen open space also has patchy weedy turf with bare spots. Please inspect and rule out chinch bugs. The dirt to turf ratio is 50/50. Continue to monitor for progress after May fertilization. (Pics 19a&b)



17. Please remove the suckers on the Oak tree in the front entrance bed at the Rec Center. It's one of the first things you see when walking to the door. (Pic 17)



18. Remove the dead Wax Myrtle along the concrete wall on Buttercup Glen. By a Magnolia tree, there is another smaller Wax Myrtle that will not rejuvenate. It is no longer viable so it needs to be discarded as well. (Pic 18>)



Rosemary Circle/Rosemary Park

20. Please have crews trim the overextending brush at the conservation line at Rosemary Park. There are a few feet past the boundary. (Pic 20)



22. The stake kits on the Magnolia trees in Rosemary park should be removed. The trees should be stable and removing now will prevent girdling in the future. Please instruct crews to remove the metal straps and not just the wood bolsters. (Pic 22>)



21. The Fakahatchee grasses in the second bed need the seasonal trimming. Please have a crew scheduled this month. (Pic 21)



Field Inspection

1. Both monuments at the SR 64 entrance need a repaint. The paint is faded and aged. In particular, the off white background has cracks in the substrate that show in the finish. Patching will need to be part of the prep before priming and repainting. Pressure washing would need to be the first step of prep due to the build up of thick black algae. The stonework has the algae as well so a chlorine solution in tandem with pressure washing would be the best route. Waterproofing or sealing the stonework would add to the appearance and longevity of both mortar and stone. (Pics 1a&b)

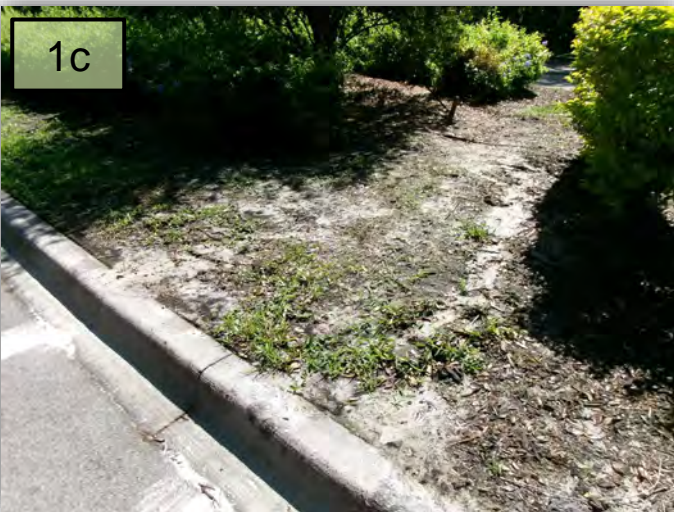
3. The vinyl fence on Buttercup Glen has highly visible algae staining. A pressure wash with a solution is recommended. (Pic 3)



2. On the soccer field, one of the goal nets is missing.

Proposals

1. Please provide proposal for St. Augustine install in the median along the entrance of Greyhawk Blvd. irrigation is reclaimed so it would be watered regularly. (Pics 1a-c)



2. Provide proposal to plant a matching hedge on the right side of the median before the guard house. Arboricola is missing along the right edge. (Pic 2)

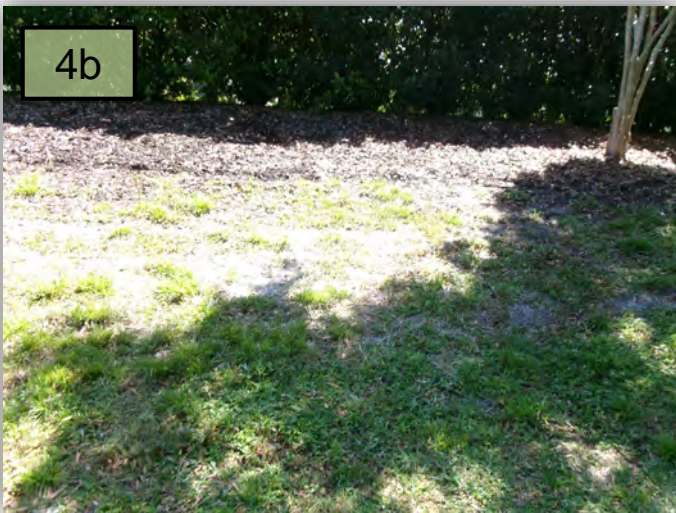


3. Provide proposal to plant a Viburnum in the empty slot on the hedge along Greyhawk Blvd. North ROW past the guard house and parallel to homeowner property on Brambling Ct. (Pic 3)



Proposals

4. Provide proposal to trim Oaks that overhang the landscape beds along Greyhawk Blvd. North ROW. The Crape Myrtles, hedges, and other plants could use the sunlight and the turf is also blocked from sufficient light. This is a good time to enhance the landscape during a water restricted period and prevent the branches from making contact with the hedge. (Pics 4a&b)



5. Provide proposal to replace 8-10 Viburnum along the bank of Pond 48. Some placements include removal of dead plants. This is an effort to complete the hedgerow along Upper Manatee River Rd. that leads to the North gated entrance and re-establish the natural community border. (Pic 5)



Tab 2



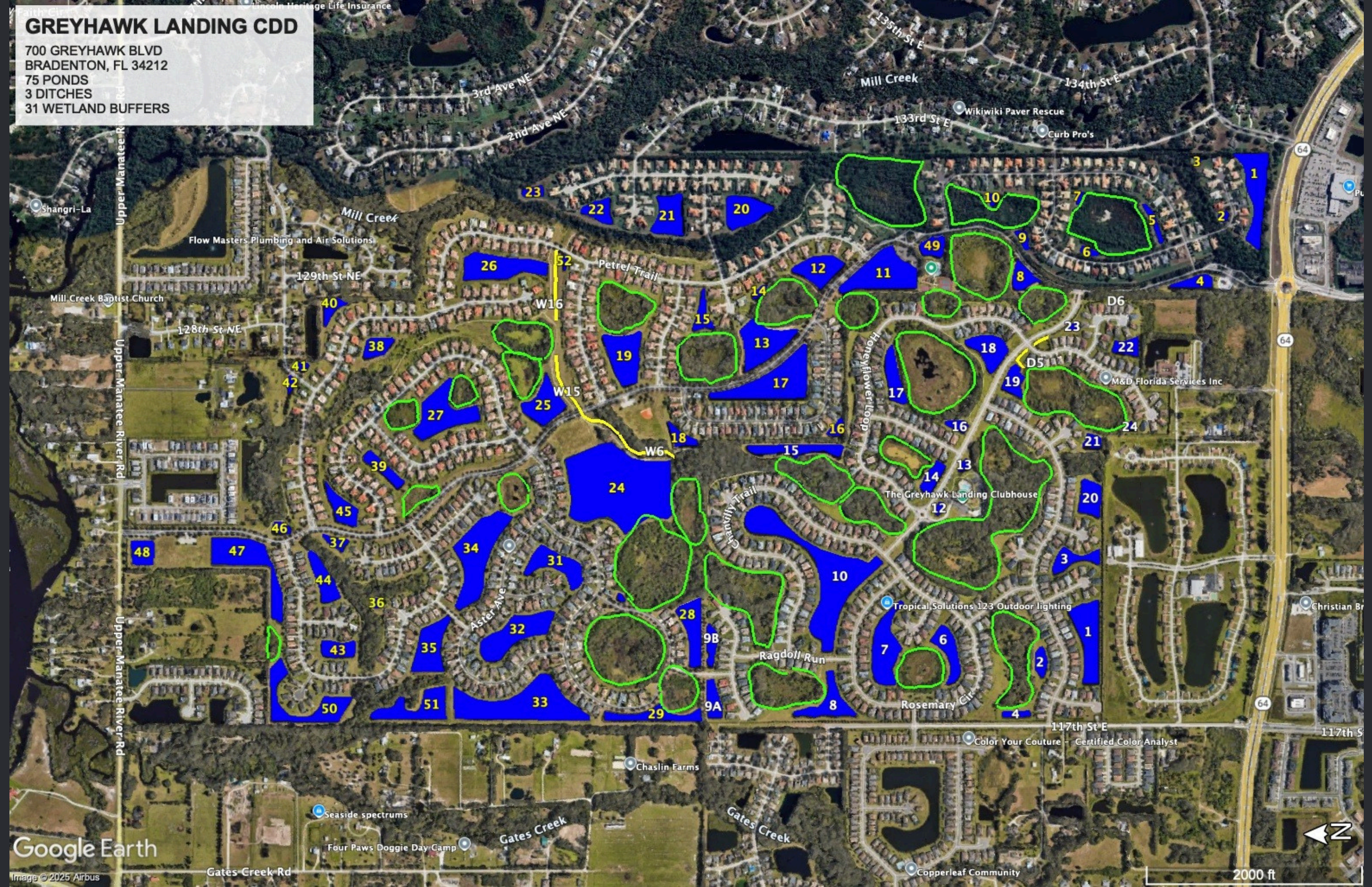
MONTHLY REPORT

MAY, 2026



GREYHAWK LANDING CDD

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



SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Algae and Shoreline vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for duckweed and Shoreline Vegetation.



Pond #28 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #9A Treated for Algae and Shoreline Vegetation.



Pond #9B Treated for Hydrilla and Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.

Tab 3



GREYHAWK LANDING
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FIELD MANAGER MONTHLY REPORT

Andrew Davis – May 27th , 2026

SITEX AQUATICS:

- Sitex is actively tending to pond concerns throughout the community.
- Several pond aerators have stopped working. Sitex ordered “seal kits” to help with the maintenance of these unit. Most aerators are back up and running, while a few others still need attention.

SSLM :

Meetings held on 05/06, and 05/13

- Crews are doing very well, maintaining the grounds of the property.
- Irrigation issues are minimal compared to past months.
- Watering restrictions are still in place as the extreme drought conditions plague most of the surrounding counties (and around the state)
- Irrigation inspection reports are collected weekly to ensure problems are found and repaired quickly.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month (April 23rd – May 27th)

- LPR cameras have been active since April 27th 2026 at Rosemary and Goldenrod entrances.
Anyone using remotes programmed to the emergency frequency are being documented and sent to code enforcement to receive warning letters.
- Allied security will be staffed during the week of May 25th for the upcoming “Summer schedule” and continue until school starts back up in August.
- Power washing vendor should be close to completion of sidewalks and nature trails by the time of the CDD meeting.
William Butler will in attendance at the May CDD meeting.
Please inquire with the vendor any questions, comments, or concerns you may have!

• **Maintenance and Operations**

Active / Pending projects: Recreation Center

- On Friday, May 15th, the pump that runs the Splash pad stopped working. The pump is 20+ years old and needs to be replaced. We are waiting for bids to replace the pump before it will work again. (as of May 18, 2026)
- The exterior of the Fitness center and cabana buildings were power washed during the week of May 4th.

Active / Pending projects: Mulberry Clubhouse

- The Roof and exterior of the Mulberry clubhouse and maintenance buildings were power washed during the last week of April.
- Signs around the exterior of the rec center were replaced with new and fresh decals. (signs included: pool rules, AED notice, and security camera notice)

Active / Pending projects: Guard House

- Repairs to the damaged awning at guard house are pending

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 25, 2026
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 1, 3, & 5):** November 2026

District
Manager's
Report

May 27th

2026

G
R
E
Y
H
A
W
K

L
A
N
D
I
N
G

C
D
D

<u>FINANCIAL SUMMARY</u>		<u>04/30/2026</u>
General Fund Cash Balance		\$1,407,040
Investments Operating		\$151,942
Reserve Fund Investment Balance		\$2,082,737
Debt Service Fund Investment Balance		\$981,187
Capital Projects Fund Investments		\$15,943
Total Cash and Investment Balances		\$4,638,849
General Fund Expense Variance:	\$38,517	Over Budget

Tab 5

Scott Farrington

Supervisor of Elections



**MAKE FREEDOM COUNT...
REGISTER AND VOTE!**

Manatee County, Florida

April 15, 2026

Greyhawk Landing Community Development District
Attn: Matt O’Nolan
3434 Colwell Ave., Suite 200
Tampa, FL. 33614

Dear Matt O’Nolan:

We are in receipt of your request for the number of registered voters in the Greyhawk Landing Community Development District as of April 15, 2026. According to our records, there were 2,703 persons registered in the Greyhawk Landing Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Scott Farrington". The signature is enclosed in a dashed rectangular box.

Scott Farrington
Supervisor of Elections

SF/sas

Tab 6

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026-2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Greyhawk Landing Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (collectively the “**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: _____

HOUR: _____

LOCATION: Greyhawk Landing Clubhouse
12350 Mulberry Avenue
Bradenton, FL 34212

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to applicable authorities including Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

PASSED AND ADOPTED THIS 27th DAY OF MAY 2026.

ATTEST:

**GREYHAWK LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2026/2027

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2026/2027

Tab 7

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)(2)(c), FLORIDA STATUTES AND INSTRUCTING THAT THE MANATEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Greyhawk Landing Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(a)(2)(c), Florida Statutes, and to instruct the Manatee County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats, and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Vacant	November 2026
2	Chad Chester	November 2028
3	Jim Hengel	November 2026
4	Cheri Ady	November 2028
5	Mark Bush	November 2026

2. GENERAL ELECTION SEATS. Seat 1, currently held by Vacant, and Seat 3, currently held by Jim Hengel and Seat 5, currently held by Mark Bush, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Manatee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200.00 per meeting for their attendance and no Board member shall receive more than \$4,800.00 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 27th day of May 2026.

ATTEST:

**GREYHAWK LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Tab 8

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Greyhawk Landing Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to redesignate the Officers of the District.

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

- Section 1. _____ is appointed Chairperson.
- Section 2. _____ is appointed Vice Chairperson.
- Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Secretary.
_____ is appointed Treasurer.
Susan Garcia _____ is appointed Assistant Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of May 2026.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

Chairman / Vice Chairman

ATTEST:

Secretary / Assistant Secretary

Tab 9



2026 PROPOSAL FOR HOLIDAY DECOR

Date: 4/22/2026 Proposal # 2662

Contract Term: 1 year (2026)

Service Location:

Greyhawk Landing CDD
12350 Mulberry Avenue
Bradenton, FL 34212

Primary Contact

Chase Holloman
astfieldmgr@greyhawkcdd.org
(941) 228-6084

Billing Information

Rizzetta & Company
CDDinvoice@rizzetta.com

PROJECT DESCRIPTION

Main Entry/Exit Median

- Install Warm White Oak Tree Lighting to 4 (Four) Oak Trees in Center Median
- Install Warm White C9 Lighting to Top Monument Edge on Both Entry and Exit Monuments
- Install Warm White C9 Lighting to Planter Bed Edge on Both Entry & Exit Monuments
- Install 4 (Four) Lit 3 Ft Wreaths with Red & Gold Bows to each Monument

Guard House

- Install 2 (Two) Lit Garland Column Wraps with Gold Decorative Balls
- Install 1 (One) 5 Ft Lit Commercial Wreath with Red & Gold 48 inch Bow to Front Window
- Install Red & Warm White Candy Cane Style Lighting to 3 (Three) Palm Trees in Front Planter
- Install Lit Menorah in Front Planter

Rec Center

Install 1 (One) 5 Ft Commercial Wreath at Rec Center

Install Garland Swag with Red & Gold Bows around Entry Arch

Install Warm White Roofline Lighting to Rec Center (added 2024)

Clubhouse

Install Warm White Roofline Lighting to Clubhouse

Install Warm White and Green Mini Lights to Three Palm Trees in front of Clubhouse

Install Garland Swag with Red & Gold Bows around Entry Arch

Smaller Secondary Community Monuments (20 Smaller Monuments, Most are Double Sided)

38 (Thirty Eight) Pieces of Commercial Garland, 114 (One Hundred Fourteen) 12 inch Red & Gold Commercial Bows

Main Entry Exit Monuments

14 (Fourteen) Pieces of Lit Commercial Garland, 4 (Four) 12 inch Red & Gold Commercial Bows, 10 (Ten) 14 inch Red & Gold Bows, 2 (Two) 24 inch Red & Gold Commercial Bows

*PLEASE NOTE: Please adjust irrigation to run between 8 AM & 1 PM ONLY during the holiday rental period to prevent water intrusion.

TOTAL CONTRACT PRICE: \$21,000 (includes preferred customer discount of \$2500)

50% DEPOSIT \$10,500 is due at time the Proposal is approved (signed).

FINAL PAYMENT \$ 10,500 is due upon completion of installation and if not received by **December 20, 2026** you will incur a **\$500.00** Late Fee.

Price includes: Labor & Material Costs, Equipment Rental Costs, Mileage Costs, Weekly Maintenance Checks on all Decor and Lighting, On Call and Administrative Costs

2025 HOLIDAY SEASON – CONTRACT TERMS & CONDITIONS

1. Once the Proposal (including Terms and Conditions) is signed, it becomes a legally binding Contract. The required 50% Deposit is due at the time the Contract is signed. The deposit must be received to guarantee installation and illumination by December 6, 2026. Installation will commence in October, followed by greenery in November.
2. Due to our time requirements for ordering materials for your property, Deposits are non-refundable.
3. Customer acknowledges that the **final payment is due when installation is complete but not later than December 20, 2026** after which a late fee of \$500 will be charged. If final payment is not received by December 20, 2026, Giella Designs, LLC, at its discretion, may remove the display.
4. All lighting and decorative material is the property of Giella Designs, LLC. Material must not be tampered with or moved at any time, and Giella Designs, LLC is not responsible for injuries related to tampering with our materials. The customer is responsible for any costs related to electrical issues. If a GFI trips, we will come out to reset it once as a courtesy. If it continues to trip, the customer will be responsible for resetting or replacing it. If any installed materials are found to be missing at any time after installed on Customer's property (vandalism or theft), Customer will be billed at our cost.
5. Drawings included with proposals/estimates of décor placement are concept renderings of what the final design will look like. Final placement/design of décor is at our discretion based upon electricity availability and/or the condition of the installation surface.
6. Customers shall ensure that proper communication is in place with their landscaping company and other vendors regarding the holiday décor prior to our installation date. All trees/plantings including palm trees should be trimmed prior to our installation, or your installation will be delayed. Once holiday decor is installed, it is important that vendors are mindful of the materials and use caution when trimming/maintaining areas around it. It is advised that all property maintenance in or around holiday decor (i.e. power washing) be

Giella Designs, LLC 4722 111th Ter E - Parrish, FL 34219 941.376.9903
julianne@gielladesigns.com

avoided during the decor season. Damage to holiday decor as a result will be the Customer's responsibility.

7. Customer gives permission for Giella Designs, LLC to install necessary hardware for the holiday decor to effectively install the greenery/lighting. Only necessary hardware will be installed, and we will install as few as possible. We recommend that the CDD/HOA/Property Owners permit the hardware to remain in place for the following year. This will prevent reinstalling new hardware each year, minimizing disturbance to the installation surface. Many CDD/HOA/Property Owners paint hardware (i.e. screws) to match the surface paint color to lessen the visibly off-season.

Please sign below that you have read and accept this Proposal and 2026 Holiday Season - Contract Terms and Conditions:

Signature

Print Name/Date

Thank you for the opportunity to provide you with this Proposal for 2026 Holiday Decoration Services. We hope to exceed your expectations!

INVOICE

Giella Designs
4722 111th Ter E
Parrish, FL 34219

julianne@gielladesigns.com
+1 (941) 376-9903
www.gielladesigns.com



GIELLA DESIGNS, LLC.
— HOLIDAY DECORATING SERVICES —

Bill to
Greyhawk Landing CDD/Andrew Davis
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Ship to
Greyhawk Landing CDD/Andrew Davis
c/o Rizzetta & Company
9428 Camden Field Parkway
Riverview, FL 33578

Invoice details

Invoice no.: 12309
Terms: Due on receipt
Invoice date: 04/23/2026

#	Date	Product or service	Description	Amount
1.		2026 Holiday Decor	Deposit on Proposal #2662 - Holiday Decor 2026	\$10,500.00
			Total	\$10,500.00

Please make check payable to:
Giella Designs LLC

Send payment to:
Giella Designs.LLC
4722 111th Terrace East
Parrish, Florida. 34219

Note to customer

Thank you for trusting Giella Designs to provide exceptional holiday decor for your community. We appreciate the opportunity!

Tab 10



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org
rizzetta.com

Greyhawk Landing Community Development District

Balance Sheet

As of 04/30/2026

(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	1,407,040	0	28,055	0	1,435,096	0	0
Investments	151,942	2,082,737	981,187	15,943	3,231,808	0	0
Accounts Receivable	12,801	0	5,512	0	18,313	0	0
Prepaid Expenses	2,129	0	0	0	2,128	0	0
Refundable Deposits	7,062	0	0	0	7,062	0	0
Fixed Assets	0	0	0	0	0	30,387,666	0
Amount Available in Debt Service	0	0	0	0	0	0	1,014,754
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,407,246
Total Assets	1,580,974	2,082,737	1,014,754	15,943	4,694,407	30,387,666	9,422,000
Liabilities							
Accounts Payable	45,033	0	0	0	45,033	0	0
Accrued Expenses	22,894	0	0	0	22,894	0	0
Other Current Liabilities	48	0	0	0	48	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	9,422,000
Deposits Payable	4,000	0	0	0	4,000	0	0
Total Liabilities	71,975	0	0	0	71,975	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	30,387,666	0
Net Change in Fund Balance	887,075	261,452	731,802	(633,265)	1,247,063	0	0
Total Fund Equity & Other Credits	1,508,999	2,082,737	1,014,754	15,943	4,622,432	30,387,666	0
Total Liabilities & Fund Equity	1,580,974	2,082,737	1,014,754	15,943	4,694,407	30,387,666	9,422,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 04/30/2026 YTD Budget	Year To Date 04/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	15,000	8,750	5,148	(3,602)
Special Assessments				
Tax Roll	2,039,098	2,039,098	2,064,326	25,228
Other Misc. Revenues				
Miscellaneous Revenue	5,000	5,000	11,046	6,046
Total Revenues	2,059,098	2,052,848	2,080,520	27,672
Expenditures				
Legislative				
Supervisor Fees	9,600	5,600	4,400	1,200
Total Legislative	9,600	5,600	4,400	1,200
Financial & Administrative				
Accounting Services	21,167	12,347	12,348	0
Administrative Services	5,013	2,925	2,924	0
Arbitrage Rebate Calculation	1,000	583	500	83
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,650	0	0	0
Bank Fees	1,800	1,050	933	117
Disclosure Report	1,000	583	0	583
District Engineer	42,000	24,500	23,509	991
District Management	25,066	14,622	14,622	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,456	2,599	2,599	0
Legal Advertising	1,000	584	152	432
Miscellaneous Mailings	1,000	583	0	584
Public Officials Liability Insurance	4,163	4,163	3,922	241
Trustees Fees	11,530	9,406	10,842	(1,437)
Website Hosting, Maintenance, Backup & E	4,418	3,217	3,217	0
Total Financial & Administrative	133,008	82,907	81,313	1,594
Legal Counsel				
District Counsel	43,286	25,250	16,723	8,528
Total Legal Counsel	43,286	25,250	16,723	8,528
Security Operations				
FHP Patrol	35,000	20,417	32,800	(12,383)
Guard & Gate Facility Maintenance & Repa	16,000	9,333	30,708	(21,375)
Security Camera Maintenance	4,000	2,334	8,152	(5,819)
Security Monitoring Services	7,640	4,456	3,768	688
Security Services & Patrols	347,331	202,610	206,728	(4,118)
Total Security Operations	409,971	239,150	282,156	(43,007)
Electric Utility Services				
Utility - Recreation Facilities	42,000	24,500	36,160	(11,660)
Utility - Street Lights	11,000	6,417	6,281	136

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 04/30/2026 YTD Budget	Year To Date 04/30/2026 YTD Actual	YTD Variance
Utility Services	26,000	15,166	15,243	(76)
Total Electric Utility Services	79,000	46,083	57,684	(11,600)
Gas Utility Service				
Utility Services	300	175	153	22
Total Gas Utility Service	300	175	153	22
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,000	7,584	7,368	215
Total Garbage/Solid Waste Control Services	13,000	7,584	7,368	215
Water-Sewer Combination Services				
Utility Services	38,000	22,166	17,611	4,556
Total Water-Sewer Combination Services	38,000	22,166	17,611	4,556
Stormwater Control				
Aquatic Maintenance	49,747	29,019	46,994	(17,975)
Aquatic Plant Replacement	3,000	1,750	0	1,750
Fountain Service Repair & Maintenance	4,500	2,625	6,583	(3,959)
Lake/Pond Bank Maintenance & Repair	5,000	2,917	18,311	(15,394)
Midge Fly Treatments	10,000	5,833	0	5,833
Stormwater System Maintenance	6,000	3,500	0	3,500
Wetland Invasive Areas Maintenance	35,500	20,709	14,900	5,808
Wetland Monitoring & Maintenance	13,312	7,765	16,716	(8,950)
Total Stormwater Control	127,059	74,118	103,504	(29,387)
Other Physical Environment				
Employee - Salaries	235,683	137,482	117,443	20,038
Employee - Workers Comp	849	849	850	(1)
Entry & Walls Maintenance & Repair	4,000	2,333	1,048	1,286
Fire Ant Treatment	8,000	4,667	0	4,666
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	29,436	0	29,437
Irrigation Maintenance	30,000	17,500	59,639	(42,139)
Landscape - Annuals/Flowers	17,500	10,209	40,915	(30,706)
Landscape - Mulch	33,300	19,425	16,648	2,776
Landscape Inspection Services	5,100	3,400	4,010	(610)
Landscape Maintenance	372,000	217,000	233,711	(16,710)
Landscape Replacement Plants, Shrubs, Tr	50,000	29,166	13,777	15,390
Property Insurance	35,000	35,000	30,236	4,764
Tree Trimming Services	20,000	11,667	350	11,316
Total Other Physical Environment	885,959	542,198	543,905	(1,707)
Road & Street Facilities				
Gate Maintenance & Repair	12,000	7,000	85	6,915
Parking Lot Repair & Maintenance	1,500	875	1,350	(475)
Roadway Repair & Maintenance	2,500	1,458	0	1,459
Sidewalk Maintenance & Repair	45,000	26,250	2,975	23,275
Street Light/Decorative Light Maintenance	30,000	17,500	22,285	(4,785)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Sign Repair & Replacement	5,000	2,917	12,898	(9,983)
Total Road & Street Facilities	96,000	56,000	39,593	16,407
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	5,000	2,917	2,576	341
Basketball Court Maintenance & Sup- plies	3,000	1,750	0	1,750
Cable & Internet	21,500	12,541	14,077	(1,536)
Clubhouse Janitorial Services	12,000	7,000	8,500	(1,500)
Facility Supplies	6,000	3,500	3,757	(257)
Fitness Equipment Maintenance & Re- pair	7,500	4,375	3,025	1,350
Maintenance & Repairs	30,000	17,500	24,163	(6,663)
Office Supplies	4,500	2,625	933	1,692
Pest Control & Termite Bond	3,800	2,217	5,339	(3,122)
Playground Equipment & Maintenance	2,000	1,167	5,408	(4,241)
Pool Repairs	7,000	4,083	12,558	(8,475)
Pool Service Contract	47,280	27,580	23,484	4,096
Pool/Water Park/Fountain Maintenance	1,000	583	450	134
Tennis Court Maintenance & Supplies	5,000	2,917	0	2,916
Vehicle Maintenance	3,335	1,945	1,794	151
Total Parks & Recreation	158,915	92,700	106,064	(13,364)
Contingency				
Capital Projects	25,000	14,583	0	14,583
Miscellaneous Contingency	40,000	23,334	9,890	13,443
Total Contingency	65,000	37,917	9,890	28,026
Total Expenditures	2,059,098	1,231,848	1,270,364	(38,517)
Total Excess of Revenues Over(Under) Ex- penditures	0	821,000	810,156	(10,845)
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	621,924	621,925
Total Fund Balance, End of Period	0	821,000	1,508,999	687,999

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	50,000	50,000	42,243	(7,757)
Special Assessments				
Tax Roll	220,000	220,000	220,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>262,243</u>	<u>(7,757)</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>262,243</u>	<u>262,243</u>
penditures				
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(791)	(791)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(791)</u>	<u>(791)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(791)</u>	<u>(791)</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>2,082,737</u>	<u>2,082,737</u>

985 Debt Service Fund S2021 Refund **Greyhawk Landing Community Development District**
 Statement of Revenues and Expenditures
 As of 04/30/2026
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,336	3,336
Special Assessments				
Tax Roll	354,900	354,900	358,863	3,963
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>362,199</u>	<u>7,299</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>336,009</u>	<u>6,059</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>372,619</u>	<u>42,669</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,353	3,353
Special Assessments				
Tax Roll	305,910	305,910	309,326	3,416
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>312,679</u>	<u>6,769</u>
Expenditures				
Debt Service				
Interest	178,910	89,455	90,677	(1,221)
Principal	127,000	0	0	0
Total Debt Service	<u>305,910</u>	<u>89,455</u>	<u>90,677</u>	<u>(1,221)</u>
Total Expenditures	<u>305,910</u>	<u>89,455</u>	<u>90,677</u>	<u>(1,221)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>216,455</u>	<u>222,002</u>	<u>5,548</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(31,973)	(31,974)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(31,973)</u>	<u>(31,974)</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>324,661</u>	<u>108,206</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,673	2,673
Special Assessments				
Tax Roll	311,771	311,771	315,252	3,482
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>317,925</u>	<u>6,155</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- penditures	<u>0</u>	<u>274,385</u>	<u>279,224</u>	<u>4,839</u>
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>317,473</u>	<u>43,088</u>

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

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,509	9,509
Total Revenues	<u>0</u>	<u>0</u>	<u>9,509</u>	<u>9,509</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	671,289	(671,289)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>671,289</u>	<u>(671,289)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>671,289</u>	<u>(671,289)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>(661,780)</u>	<u>(661,780)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
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>649,208</u>	<u>649,208</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>15,943</u>	<u>15,943</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
April 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2026</u>
FL CLASS General	Average Monthly Yield 3.7259%	\$ 151,942
	Total General Fund Investments	\$ 151,942
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 3.8580%	\$ 1,024,813
FL CLASS General Fund Reserve	Average Monthly Yield 3.7259%	483
Valley National Reserve	Governmental Checking/ ICS	821,031
Valley National Road Reserve	Governmental Checking	236,410
	Total Reserve Fund Investments	\$ 2,082,737
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 360,371
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	306,713
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,075
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	312,028
	Total Debt Service Fund Investments	\$ 981,187
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 15,943
	Total Capital Projects Fund Investments	\$ 15,943

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 04/01/2026 to 04/30/2026**

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	12,801.78
Sum for 985, 2776							12,801.78
985, 2778	985-200	985 Debt Service Fund S2021 Re- fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	2,011.15
Sum for 985, 2778							2,011.15
985, 2779	985-201	985 Debt Service Fund S2023	Manatee County Tax Collector	AR00002933	12110	10/01/2025	1,733.53
Sum for 985, 2779							1,733.53
985, 2780	985-202	985 Debt Service Fund S2021	Manatee County Tax Collector	AR00002933	12110	10/01/2025	1,766.73
Sum for 985, 2780							1,766.73
Sum for 985							18,313.19
Sum Total							18,313.19

See Notes to Unaudited Financial Statements

**Greyhawk Landing Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776					
985 General Fund	04/24/2026	Albritton Pressure Cleaning LLC	MA41726	Washing (clubhouse) 4/26	1,939.00
985 General Fund	04/24/2026	Albritton Pressure Cleaning LLC	n/a	Wall pressure wash 4/26	1,048.00
985 General Fund	04/30/2026	Allied Universal Security Services	18429819	security patrol 4/26	30,637.08
985 General Fund	04/27/2026	Manatee County Utilities Department	100020612-042726	Reclaim Utilities 03/26	21.62
985 General Fund	04/27/2026	Manatee County Utilities Department	100201320-042726	Reclaim Utilities 03/26	109.93
985 General Fund	04/27/2026	Manatee County Utilities Department	100201568-042726	Reclaim Utilities 03/26	36.28
985 General Fund	04/27/2026	Manatee County Utilities Department	100201730-042726	Reclaim Utilities 03/26	14.51
985 General Fund	04/23/2026	Manatee County Utilities Department	100020499-042726	Reclaim Utilities 03/26	20.12
985 General Fund	04/23/2026	Manatee County Utilities Department	100020555-042726	Reclaim Utilities 03/26	29.19
985 General Fund	04/23/2026	Manatee County Utilities Department	100020720-042726	Reclaim Utilities 03/26	611.75
985 General Fund	04/27/2026	Manatee County Utilities Department	100020663-042726	Reclaim Utilities 03/26	2.35
985 General Fund	04/29/2026	Manatee County Utilities Department	100020436-042926	Water Utility Charge 03/26	(293.66)
985 General Fund	04/27/2026	Manatee County Utilities Department	100020378-042726	Water Utilities 03/26	1,107.17
985 General Fund	04/27/2026	Manatee County Utilities Department	100020378-042726	Water Utilities 03/26	66.62
985 General Fund	04/27/2026	Manatee County Utilities Department	100201813-042726	Reclaimed Water 03/26	0.12
985 General Fund	04/27/2026	Manatee County Utilities Department	100201398-042726	Reclaim Utilities 03/26	0.24
985 General Fund	04/27/2026	Manatee County Utilities Department	100201254-042726	Reclaim Utilities 03/26	494.85
985 General Fund	04/27/2026	Manatee County Utilities Department	100201254-042726	Reclaim Utilities 03/26	843.72
985 General Fund	04/27/2026	Manatee County Utilities Department	100201490-042726	Reclaim Utilities 03/26	128.08
985 General Fund	04/21/2026	New Hope General Services Corporation	05012026-01	pool/water park/ fountain maintenance 04/26	450.00
985 General Fund	04/01/2026	TECO	211012697549-040926	Natural Gas Charges 03/26	23.00
985 General Fund	04/24/2026	U.S. Bank	8160266	adminisrrative bank 4/26	2,128.07
985 General Fund	04/24/2026	U.S. Bank	8160266	adminisrrative bank 4/26	2,128.06
985 General Fund	04/21/2026	Valley National Bank	CC04302026-985	Maintenance & Repairs 4/26	80.00
985 General Fund	04/21/2026	Valley National Bank	CC04302026-985	Maintenance & Repairs 4/26	600.73
985 General Fund	04/21/2026	Valley National Bank	CC04302026-985	Maintenance & Repairs 4/26	820.51
985 General Fund	04/21/2026	Valley National Bank	CC04302026-985	Maintenance & Repairs 4/26	270.55
985 General Fund	04/27/2026	Verizon Wireless	6141685132	Phone Service 04/26	90.16
985 General Fund	04/29/2026	Virtual Access Communications and Control	5821	tagmaster headlamp 4/26	1,625.00
Sum for 985, 2776					45,033.05
Sum for 985					45,033.05
Sum Total					45,033.05

4/30/2026

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

Construction Account Activity Through April 30, 2026

Inflows:	Debt Proceeds	\$ 3,844,216.91	
	Total Bond Proceeds:	3,844,216.91	
	Interest Earnings	210,315.40	
	Transfer from Revenue	28,515.26	
	SFWMD Deposit	13,215.00	
	Total Inflows:	\$ 4,096,262.57	

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 04/30/26
08/31/21	COI	Bryant Miller - Bond Counsel	\$ (35,000.00)	Cleared
08/31/21	COI	MBS Capital - Placement Agent	(58,035.00)	Cleared
08/31/21	COI	Persson & Cohen - District Counsel	(25,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - Special Assessment	(20,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - District Manager	(5,000.00)	Cleared
08/31/21	COI	Squire Patton - Trustee Counsel	(5,500.00)	Cleared
09/30/21	COI	Trustee Fees	(5,825.00)	Cleared
12/13/21	CR2	Engineer Fees	(4,780.00)	Cleared
		Total COI Expenses:	(159,140.00)	
11/17/2021	1	ANJ Excavation	(12,612.50)	Cleared
12/22/2021	3	Greyhawk Landing	(51,840.00)	Cleared
1/13/2022	4	Crosscreek Environmental	(79,740.00)	Cleared
3/29/2022	5	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
3/29/2022	6	ANJ Excavation LLC	(16,687.50)	Cleared
3/29/2022	7	Yellowstone Landscape	(3,495.40)	Cleared
4/6/2022	8	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
4/19/2022	9	Gulf Coast Grass Inc.	(49,658.40)	Cleared
4/19/2022	10	Yellowstone Landscape	(4,176.19)	Cleared
5/31/2022	11	Stahlman-England Irrigation, Inc.	(69,991.00)	Cleared
5/31/2022	12	Superior Asphalt, Inc.	(771,025.40)	Cleared
7/6/2022	13	Owens Electric, Inc.	(1,648.50)	Cleared
7/6/2022	14	Stahlman-England Irrigation, Inc.	(43,819.00)	Cleared
8/8/2022	15	Greyhawk Landing	(19,935.00)	Cleared
8/8/2022	16	The Pool Works	(5,250.00)	Cleared
8/25/2022	17	Main Gate Enterprises, Inc.	(3,882.00)	Cleared
10/6/2022	18	Superior Asphalt, Inc.	(18,555.85)	Cleared
10/11/2022	19	Finn Outdoor	(12,130.00)	Cleared
11/8/2022	20	CourtCo	(14,020.00)	Cleared
11/8/2022	21	Crosscreek Environmental	(21,140.00)	Cleared
11/8/2022	22	Finn Outdoor	(21,920.00)	Cleared
11/15/2022	23	Crosscreek Environmental	(2,187.50)	Cleared
12/1/2022	24	CourtCo	(21,030.00)	Cleared
12/1/2022	25	Finn Outdoor	(4,500.00)	Cleared
12/8/2022	26	Gulf Coast Grass Inc.	(9,932.00)	Cleared
1/10/2023	27	Gulf Coast Grass Inc.	(7,200.00)	Cleared
1/10/2023	28	Virtual Access Communications & Control	(44,550.00)	Cleared
1/31/2023	29	Gulf Coast Grass Inc.	(39,726.00)	Cleared
2/21/2023	30	Nostalgic Lampposts & Mailboxes Plus	(3,225.00)	Cleared
2/23/2023	31	CourtCo	(18,250.00)	Cleared

3/15/2023	32	ASAP Fence and Gates LLC	(12,144.00)	Cleared
3/22/2023	33	Gator Grading and Paving	(47,479.50)	Cleared
3/29/2023	34	Florida Playgrounds	(3,187.56)	Cleared
5/17/2023	35	CourtCo	(21,030.00)	Cleared
5/30/2023	37	Finn Outdoor	(26,600.00)	Cleared
6/12/2023	38	Finn Outdoor	(7,750.00)	Cleared
6/12/2023	39	Florida Playgrounds	(25,284.50)	Cleared
5/30/2023	36	ASAP Fence and Gates LLC	(12,144.00)	Cleared
6/19/2023	40	Infinity Construction and Concrete Services, l	(700.00)	Cleared
6/30/2023	41	Florida Playgrounds	(6,943.43)	Cleared
6/30/2023	42	Security Ox	(11,411.50)	Cleared
7/13/2023	43	Stahlman-England Irrigation, Inc.	(15,815.00)	Cleared
7/19/2023	45	Infinity Construction and Concrete Services, l	(5,263.75)	Cleared
7/13/2023	44	CourtCo	(14,300.00)	Cleared
8/4/2023	46	Crosscreek Environmental	(26,000.00)	Cleared
8/16/2023	47	Bellmore Electric, Inc.	(4,110.00)	Cleared
9/19/2023	48	Gulf Coast Grass Inc.	(12,528.00)	Cleared
9/19/2023	49	Sun State Landscape Management, Inc.	(5,135.00)	Cleared
12/6/2023	50	Infinity Construction and Concrete Services, l	(2,915.00)	Cleared
1/9/2024	51	Bellmore Electric, Inc.	(1,825.00)	Cleared
1/9/2024	52	Florida Playgrounds	(25,284.50)	Cleared
2/21/2024	54	Greyhawk Landing	(14,870.00)	Cleared
2/28/2024	55	Security Ox	(11,411.50)	Cleared
4/5/2024	56	Badger Daylighting Corp	(1,197.90)	Cleared
5/29/2024	57	ANJ Excavation LLC	(24,500.00)	Cleared
5/29/2024	58	Crosscreek Environmental	(14,870.00)	Cleared
6/11/2024	59	Gator Grading and Paving	(35,311.00)	Cleared
6/11/2024	60	Superior Sod Solutions	(15,250.00)	Cleared
7/30/2024	61	ANJ Excavation LLC	(7,000.00)	Cleared
8/7/2024	63	Superior Sod Solutions	(15,250.00)	Cleared
8/13/2024	64	ANJ Excavation LLC	(24,500.00)	Cleared
10/29/2024	53	Pavement Technologies	(175,000.00)	Cleared
12/9/2024	65	Main Gate Enterprises, Inc.	(58,456.00)	Cleared
2/28/2025	66	Owens Electric	(3,985.00)	Cleared
2/28/2025	67	The Pool Works of Florida	(34,869.93)	Cleared
4/8/2025	68	Owens Electric	(3,985.00)	Cleared
4/8/2025	69	The Pool Works of Florida	(10,461.00)	Cleared
4/11/2025	70	The Pool Works of Florida	(139,479.71)	Cleared
4/29/2025	71	Engineering expenses reimbursed from G/F	(48,106.32)	Cleared
7/1/2025	72	Main Gate Enterprises, Inc.	(14,445.00)	Cleared
7/1/2025	73	Crosscreek Environmental	(45,170.00)	Cleared
7/3/2025	74	The Pool Works of Florida	(58,178.00)	Cleared
8/26/2025	78	Ajax Paving	(44,410.50)	Cleared
8/26/2025	77	Ajax Paving	(399,694.50)	Cleared
8/27/2025	79	The Pool Works of Florida	(131,675.22)	Cleared
9/5/2025	76	The Pool Works of Florida	(34,906.80)	Cleared
10/6/2025	80	The Pool Works of Florida	(27,065.44)	Cleared
10/17/2025	81	The Pool Works of Florida	(93,011.06)	Cleared
12/10/2025	82	Main Gate Enterprises, Inc.	(210,500.00)	Cleared
3/10/2026	83	Gator Grading and Paving	(333,395.00)	Cleared
4/24/2026	84	Sarasota Gate and Fence	(7,317.50)	Cleared

Total Requisitions: (3,921,179.36)

Total Construction Requisitions and COI: (4,080,319.36)

Total Outflows: (4,080,319.36)

Series 2021 Construction Fund Balance at April 30, 2026 \$ 15,943.21

Greyhawk Landing Community Development District
Notes to Unaudited Financial Statements
April 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 04/30/26.
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 11

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 March 2026 For Board Approval

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

The total items being presented: **\$196,871.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Allied Universal Security Services	101043	18173630	Security Services 01/30/26 - 02/26/26	\$ 24,719.75
Chad Stanley Chester	101039	CC022626	Board of Supervisor Meeting 02/26/26	\$ 200.00
Chad Stanley Chester	101063	CC032626	Board of Supervisors Meeting 03/26/26	\$ 200.00
Charter Communications	20260303-2	0034318021026	700 Greyhawk Blvd 02/26	\$ 239.57
Charter Communications	20260330-1	0034318031026	Internet 700 Greyhawk Blvd 03/26	\$ 239.57
Cheryl Ady	101040	CA022626	Board of Supervisor Meeting 02/26/26	\$ 200.00
Cheryl Ady	101064	CA032626	Board of Supervisors Meeting 03/26/26	\$ 200.00
Club Care, Inc.	101032	38258	Entrances Landscape Maintenance 02/26	\$ 1,390.00
Crosscreek Environmental, Inc.	101033	24179	Bank Repairs 12/25	\$ 2,600.00
FL Off Duty Police	101050	GH030126	Off Duty Patrol Services 02/26	\$ 5,400.00
Florida Power & Light Company	20260325-1	3761781131-031326	Electric Utility 02/26	\$ 641.88
Florida Power & Light Company	20260327-1	4462033285-031026	Electric Utility 02/26	\$ 68.12
Florida Department of Revenue	20260312-1	5180154454887-031026	Sales Tax 03/26	\$ 82.42
Florida Power & Light Company	20260327-2	0524430428-031026	Electric Utility 02/26	\$ 59.94

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260327-2	0861892289-031026	Electric Utility 02/26	\$ 41.22
Florida Power & Light Company	20260325-2	2375653280-031326	Electric Utility 02/26	\$ 38.26
Florida Power & Light Company	20260325-2	3134899503-031326	Electric Utility 02/26	\$ 39.66
Florida Power & Light Company	20260327-2	5691779507-031026	Electric Utility 02/26	\$ 52.78
Florida Power & Light Company	20260327-2	7584230010-031026	Electric Utility 02/26	\$ 1,947.37
Florida Power & Light Company	20260327-2	8120625366-031026	Electric Utility 02/26	\$ 165.87
Florida Power & Light Company	20260325-2	8799449502-031326	Electric Utility 02/26	\$ 38.96
Florida Power & Light Company	20260317-1	95925-44168-021726	Summary Bill 01/26	\$ 5,129.03
Florida Power & Light Company	20260317-1	9592544168-011526	Summary Bill 12/25	\$ 5,529.13
Frontier Communications of FL	20260325-3	21014100550313235-022826	Internet & Phone Services 03/26	\$ 1,767.38
HomeTeam Pest Defense, Inc.	101044	117090880	Pest Control 02/26	\$ 74.95
HomeTeam Pest Defense, Inc.	101060	2197348-031726	Pest Control 03/26	\$ 74.95
JJ Pavement Marking Works, LLC	101059	SC02062601-01	Thermoplastic Markings 03/26	\$ 1,350.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LaPensee Plumbing, Inc.	101053	535649	Clogged Sewer Lines [Plumbing Repairs 03/26	\$ 865.70
Lee F Falk and Dayle A Falk	101026	022526-985	Rental Deposit Refund 02/25/26	\$ 250.00
Lyfe Outdoor Comfort Solutions	101034	82390	Refill Mosquito System 02/26	\$ 625.00
Main Gate Enterprises, Inc.	101045	37171	Gate Repairs 03/26	\$ 227.93
Main Gate Enterprises, Inc.	101061	37203	Gate Repairs 03/26	\$ 227.93
Manatee County Sheriff's Office	101054	4820	Security Services 02/26	\$ 2,080.00
Manatee County Utilities Department	20260318-1	100020378-022426	Water Utilities 01/26	\$ 1,250.27
Manatee County Utilities Department	20260318-1	100020436-022426	Water Utilities 01/26	\$ 138.46
Manatee County Utilities Department	20260318-1	100020499-022426	Reclaim Utilities 01/26	\$ 20.07
Manatee County Utilities Department	20260318-1	100020555-022426	Reclaim Utilities 01/26	\$ 12.83
Manatee County Utilities Department	20260318-1	100020612-022426	Reclaim Utilities 01/26	\$ 20.49
Manatee County Utilities Department	20260318-1	100020663-022426	Reclaim Utilities 01/26	\$ 2.02
Manatee County Utilities Department	20260318-1	100020720-022426	Reclaim Utilities 01/26	\$ 436.91
Manatee County Utilities Department	20260318-1	100201254-022426	Water Utilities 01/26	\$ 1,240.10

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	20260318-1	100201320-022426	Reclaim Utilities 01/26	\$ 88.74
Manatee County Utilities Department	20260318-1	100201398-022426	Reclaim Utilities 01/26	\$ 30.79
Manatee County Utilities Department	20260318-1	100201490-022426	Reclaim Utilities 01/26	\$ 99.37
Manatee County Utilities Department	20260318-1	100201568-022426	Reclaim Utilities 01/26	\$ 30.27
Manatee County Utilities Department	20260318-1	100201730-022426	Reclaim Utilities 01/26	\$ 13.46
Manatee County Utilities Department	20260318-1	100201813-022426	Reclaim Utilities 01/26	\$ 0.12
Mark E Bush	101041	MB022626	Board of Supervisor Meeting 02/26/26	\$ 200.00
Mark E Bush	101065	MB032626	Board of Supervisors Meeting 03/26/26	\$ 200.00
One Putt Pest Management LLC	101027	1021	Flower Bed Pest Control 01/26	\$ 1,000.00
Persson, Cohen & Mooney, P.A.	101046	6790	Legal Services 02/26	\$ 2,089.25
Pools by Lowell, Inc.	101035	211848145	Pool Repairs 02/26	\$ 213.15
Pools by Lowell, Inc.	101036	212253832	Commercial Pool Service 03/26	\$ 2,250.00
Pools by Lowell, Inc.	101036	212253912	Commercial Pool Service 03/26	\$ 1,600.00
Pools by Lowell, Inc.	101055	212317649	Pool - Service Call 03/26	\$ 2,883.10

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Redwire	101028	634075	Fire System/Monthly Monitoring Service 02/26	\$ 201.40
Rizzetta & Company, Inc.	101030	INV0000107411	Personnel Reimbursement 02/26	\$ 7,448.14
Rizzetta & Company, Inc.	101031	INV0000107537	Accounting Services 03/26	\$ 4,881.83
Rizzetta & Company, Inc.	101042	INV0000107574	Cell Phone 02/26	\$ 50.00
Rizzetta & Company, Inc.	101058	INV0000107602	Amenity Management & Oversight 03/26	\$ 8,625.90
Sarasota Gate and Access	101037	246313	Final 50% Deposit - Quote #223356	\$ 3,466.50
Sarasota Gate and Access	101051	246365	Final 50% - LiftMaster Cloud Based 2 Door Controller 02/26	\$ 5,814.00
Sarasota Gate and Access	101051	246394	Bollard Installation at Pedestrian Gate 03/26	\$ 3,314.07
Schappacher Engineering, LLC	101052	3007	Engineering Services 02/26	\$ 3,503.25
Sitex Aquatics, LLC	101047	10834-b	Aquatic Maintenance 03/26	\$ 9,954.00
Sitex Aquatics, LLC	101056	10863-b	Aeration 03/26	\$ 1,500.00
Sitex Aquatics, LLC	101062	10868-b	Fountain Repairs 03/26	\$ 2,639.00
Spectrum	20260320-1	8337120131816996-030126	Internet: 700 Greyhawk Blvd-Gym 03/26	\$ 38.52
Sun State Landscape Management, Inc.	101029	71556	July Field Inspection Report 02/26	\$ 35,140.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sun State Landscape Management, Inc.	101049	71706	Mainline Break 02/26	\$ 612.83
Sun State Landscape Management, Inc.	101049	71812	Irrigation Inspections - Monthly 03/26	\$ 28,564.59
Sun State Landscape Management, Inc.	101048	71871	Fertilization 03/26	\$ 3,725.00
Sun State Landscape Management, Inc.	101048	71935	Landscape Maintenance 03/26	\$ 1,500.00
Sun State Landscape Management, Inc.	101057	71936	Plant Install 03/26	\$ 1,475.00
TECO Peoples Gas	20260303-1	211012697549-020926	Natural Gas Charges 01/26	\$ 23.00
TFR Cleaning Services, Inc.	101038	90702	Janitorial Services 03/26	\$ 1,000.00
Valley National Bank	20260326-1	CC022826-985	Credit Card Expenses 02/26	\$ 2,717.63
Verizon Wireless	20260311-1	6136637702	Phone Service -Account 820583362 02/26	\$ <u>90.35</u>
Total				\$ <u>196,871.78</u>

Tab 12

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, March 26, 2026, at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

Jim Hengel	Board Supervisor, Chairman
Mark Bush	Board Supervisor, Vice Chairman
Cheri Ady	Board Supervisor, Assistant Secretary
Chad Chester	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Andrew Davis	Field Manager, Rizzetta & Company, Inc.
Haley Pryor	Landscape Inspection, Rizzetta & Company, Inc.
Rick Schappacher	District Engineer, Schappacher Engineering
Syd Roberts	Sun State Landscape Management, Inc.
Bert Smith	Representative, Sitex (via phone)
Andrew Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

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

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on Easter Volunteers, pond 40, 1st pond on 117th algae, and praising staff.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

48 **A. Landscape Maintenance**

49 Ms. Pryor provided the Board with her report.

50
51 The Board requested Ms. Pryor monitor the conservation cutbacks up to white pole
52 identifiers. It was noted the East side of the community has no conservation marker.

53
54 Mr. Roberts reviewed his report with the Board.

55
56 **B. Aquatic Maintenance**

57 Mr. Smith provided the Board with his report.

58
59 The Board discussed pond 45 and the Board tabled the aerator proposal.

60
61 **C. Field Manager**

62 Mr. Davis provided the Board with his report.

63
64 Mr. Davis will investigate grant background information.

65
66 On a Motion by Mr. Chester, seconded Mr. Hengel, with all in favor, the Board approved
67 the Sarasota gate proposal #223568 in the amount of \$14,635.00 for the Greyhawk
68 Landing Community Development District.

69
70 Mr. Hengel asked other Board members to reach out to the county commissioner
71 for Yelp feature.

72
73 **D. District Counsel**

74 Mr. Cohen provided the Board with his report..

75
76 The Board requested Counsel send demand letter to Will Butler to attend next
77 board meeting to discuss his pressure washing contract and progress.

78
79 **E. District Engineer**

80 Mr. Schappacher provided the Board with his report.

81
82 On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved the
83 Mike's Signs proposal in the amount of \$14,460.25, for the Greyhawk Landing Community
84 Development District.

85
86 The Board reviewed the Road RFP and in First place was Gator with 397 votes,
87 Second place was Superior with 363 votes, Third was Parking?? With 356 votes
88 and Fourth place was Ajax with 353 votes.

89
90 On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board approved Road
91 RFP and in first place was Gator with 397 votes, second place was Superior with 363
92 votes, third was Parking Lot Services With 356 votes and fourth place was Ajax with 353

93 votes for the Greyhawk Landing Community Development District.

94

95 **F. District Manager**

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

98

99 **FOURTH ORDER OF BUSINESS**

**Review of the Financial Statement for
February 2026**

100

101

102 The Board reviewed the Financial statement for February 2026.

103

104 **FIFTH ORDER OF BUSINESS**

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

105

106

107

108 The Board reviewed the Operations and Maintenance Expenditures for the Month
109 of July 2025

110

111 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of
Supervisors Meeting held on February
26, 2026**

112

113

114

115 On a Motion by Mr. Hengel, seconded Mr. Chester, with all in favor, the Board approved
116 the Operations and Maintenance Expenditures for February (\$230,746.17) and the
117 meeting minutes of Board of Supervisors held on February 26, 2026, with amended line
118 67 for Mr. Lewis not Mr. Cohen, for the Greyhawk Landing Community Development District.

119

120 **SIXTH ORDER OF BUSINESS**

Consideration of Mulch Proposal

121

122 On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board approved the
123 mulch proposal with an NTE of \$33,300 authorizing the Chair, pending contract for the
124 Greyhawk Landing Community Development District.

125

126 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests

127

128 **No requests were made at this time.**

129

130 **EIGHTH ORDER OF BUSINESS**

Adjournment

131

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

134

135 On a Motion by Mr. Chester, seconded Ms. Ady, with all in favor, the Board Adjourned the
136 Meeting at 7:28 p.m., for the Greyhawk Landing Community Development District.

137

138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 13



Quarterly Compliance Audit Report

GreyHawk Landing

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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**

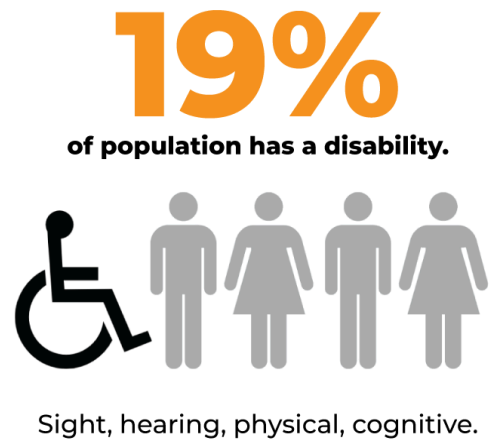
Compliance Criteria

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