



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting July 23, 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
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**

July 15, 2026

Teams Dial in number: 321-754-9488

Phone conference ID: 260 894 554#

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, July 23, 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. Discussion of Aquatic Maintenance Report..... Tab 2
 - C. Field Manager Report Tab 3
 - D. District Counsel
 - E. District Engineer
 1. Consideration of Bank Repair Proposals Tab 4
 2. Consideration of Vegetation Removal Proposals Tab 5
 - F. District Manager Report Tab 6
- 4. BUSINESS ITEMS**
 - A. Discussion of the Southwest Florida Water Management District Giddens Parcel
 - B. Discussion of Amenity Guest Access
 - C. Discussion of Towing Signs
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for May 2026 Tab 7
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of May 2026..... Tab 8
 - C. Consideration of Minutes of Board of Supervisors Meeting held on June 25, 2026, Tab 9
- 5. 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

GREYHAWK LANDING

COMMUNITY ASSET MANAGEMENT REPORT



June 30, 2026

Rizzetta & Company

Haley Pryor-Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Greyhawk Blvd

General Updates, Recent & Upcoming Maintenance Events

- o Water restrictions have been extended to October 1st. Extreme water shortage allows for once-a-week watering and micro-irrigation during specific time frames.
- o Fertilization applications with nitrogen and phosphorous are in the black out period until October 1st.

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 oak canopies along the reclinata palm roundabout off Greyhawk Blvd need to be raised. Branches are hanging low over the parallel parking spaces and sidewalk. (Pic 1)



3. Inspect, diagnose, and treat the declining sections of shrubbery in front of the entrance monument. Dead stems have defoliated behind the partition wall. (Pic 3)



2. Raise the Ligustrum canopy over the sidewalk before the exit monument. Branches are getting low at the end of Greyhawk Blvd.. (Pic 2)

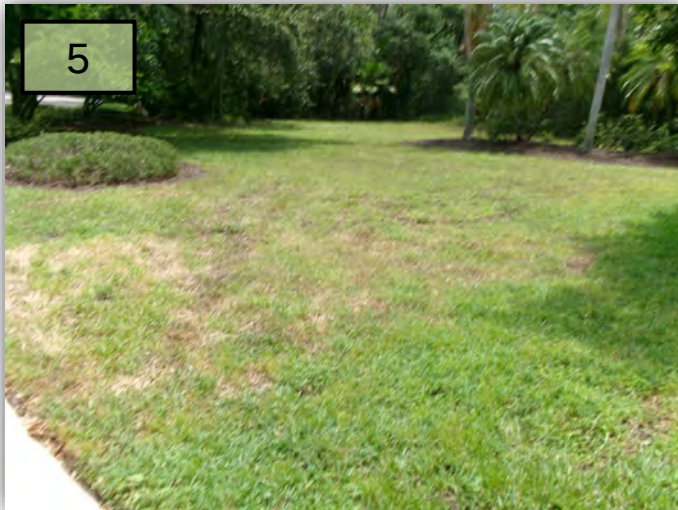


4. Remove dead plant material in the landscape bed behind the entrance monument. (Pic 4)



Greyhawk Blvd./Brambling Ct./Peregrin Cr.

5. Documenting general condition of turf during this drought. Along Greyhawk Blvd., there is discoloration and patchiness. Fungal disease and chinch bugs can be an issue when turf is dehydrated. Please inspect and rule out stressors other than the drought. (Pic 5)



9. On Brambling Ct. and Peregrin Cr., the lift station hedge has dead sections that need to be removed. Other sections appear in decline so please inspect, diagnose, and treat so we don't lose the entire hedge. (Pic 9)



6. On the right side of the entrance gate, brush needs to be trimmed back. Branches are growing into the CDD buffer. (Pic 6)



10. The Greyhawk Blvd. roundabout that leads to the Amenity center has multiple dying Penta lining the curb. Please inspect and remove non-viable plantings. Diagnose the stressor causing decline. It may be pests or other issue compounded with drought conditions. (Pic 10)



7. Remove the dead Podocarpus past the entrance gate and next to the motor. Inspect the remaining hedge for pests or stressors causing decline.
8. The first Viburnum past the Greyhawk Blvd. security gate needs the weedy vines cut away. The adjacent palm tree has fronds colliding with the Viburnum that need to be removed as well.

11. The roundabout has weedy and patchy turf. Please inspect and rule out chinch bugs or fungal disease.
12. Please remove suckers from Oak trees in the roundabout.

Greyhawk Blvd/Amenity Center/Pool/Clubhouse

13. The Oleander in the Amenity Center parking lot median has powdery mildew on the foliage. Both Oleander placements have the talcum like substance that indicates fungal presence, scale, or spider mites. Please inspect and treat accordingly. (Pics 13a&b)



17. A health check is recommended for the tree in the Clubhouse roundabout. Please inspect to rule out stressors that work in tandem with drought conditions and cause decline or death. The tree has lost foliage and leaves are turning at the tip. It could be fungal disease. Please advise after inspection. (Pic 17)



18. The Juniper on the left side of the Clubhouse is struggling. Please inspect for fungal presence or spider mites causing the branch die off and browning of foliage.
19. The Copper Leaf Plants also need to be treated for pests on the left side of the Clubhouse. The foliage has bite marks that indicate a caterpillar, worm, or beetle is feeding here. It's very common for dehydrated vegetation to lead to influx of pests and additional stressors.



14. Please raise the canopies of Oak trees that surround the Amenity Center parking lot. There are branches that can easily touch the top of trucks.
15. Inspect and treat the Firebush on the side of the Amenity Center. There are signs of insect presence with frasse and chewed foliage. (Pic 15>)
16. The Beach Morning Glory in the roundabout directly in front of the Clubhouse has holes in the leaves. This suggests a beetle or other pest is feeding here as well.



Greyhawk Blvd/Amenity Center/Petrel Tr/Magpie Pl/Daisy Pl

20. On the left side of the pool enclosure there is a dead Palm tree that also has fungus on the trunk and possibly Ganoderma. Immediate removal is recommended. Another dead Palm stands outside of the tennis court fence. Please see proposal page for removal of both palms. (Pic 20)



24. Please inspect the Juniper at the Falcon Trace monument on Kite Dr. Ensure fungus or mites are being treated and cut away dead branches.
25. The hedge around the Magpie Pl. lift station has a planting that is not doing well. This one had transplant shock and never bounced back. Please inspect and remove if no longer viable. It will need to be replaced once irrigation is not restricted. In addition, the turf here is struggling at the sidewalk and curb. Rule out chinch bugs or fungal disease. (Pic 25)



21. Please have crews remove hanging fruits, seed pods, and dead fronds on palms in the pool area. Pavers and pool furniture need to be free of fallen fruits and pests that feed on them.
22. Juniper in the parking lot beds need dead pruned out and inspected for fungus or mites.
23. Documenting the absence of annuals in the median bed at Petrel Tr. The turf here looks much better now that rainfall has picked up. Please remove hanging fruits from the Palm in this median. (Pic 23)



26. Please inspect, diagnose, and treat the declining hedge sections around the Daisy Pl. lift station. Remove Viburnum that is no longer viable. The entire hedge is in decline so please investigate so we don't lose it. (Pic 26)



Greyhawk Blvd/Daisy Pl/Upper Manatee River Rd/Pond 48

27. Please inspect and treat the turf and foliage at the Daisy Place median. By the Osprey Cove monument, there may be a fungal issue causing damage that requires a fungicide.
28. Please instruct mowing crews to line trim around concrete structures and retaining walls. Dog fennel and other weeds are getting over 3ft high. (Pic 28)



29. Ornamental grass throughout the community needs to be inspected for spider mites or fungal issues. Placements like the median off Upper Manatee River Road are getting pale and wilting. The deterioration may be more than drought conditions and dehydrated vegetation is vulnerable to pests and blight. (Pic 29)



30. The Viburnum along UMRR continues to decline. More than 10 plantings could need removal and replacement. Please inspect, diagnose, and treat. Remove plants that are no longer viable. Remaining Viburnum may need to be treated with fungicide.
31. Please perform an irrigation inspection and test the timer for the UMRR hedge. Ensure the Viburnum is getting watered weekly as allowed by Manatee Co. (Pic 31)



32. The turf along the UMRR exit is patchy and weedy with bare ground dominating the space along the curb and sidewalk. Please inspect for chinch bugs.
33. Please cut back Brazilian Pepper that overhangs the buffer around Pond 48. This is the pond closest to UMRR and the invasive vegetation is gaining more space. Please schedule a cut back. (Pic 33)



Buttercup Glen/Mulberry Ave

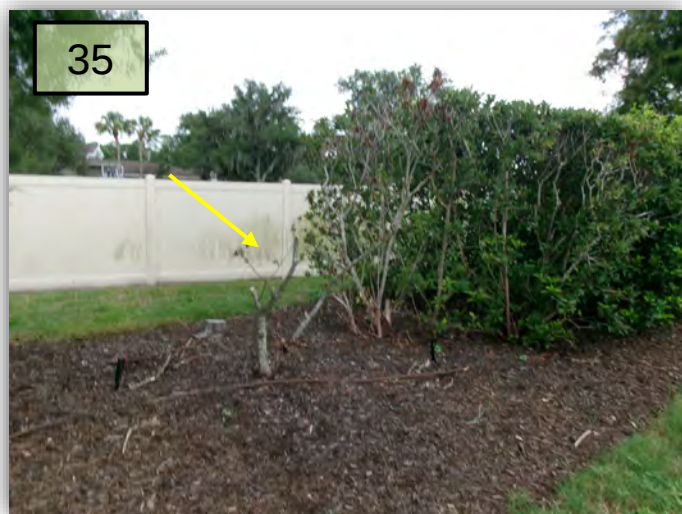
34. The Wax Myrtles that line the CDD wall towards the end of Buttercup Glen need to be trimmed and shaped. Please have detailing crew manicure along the wall. (Pic 34)



37. The turf throughout the Buttercup Glen open space has heavy weed pressure and patches of bare ground. Please monitor and inspect to rule out stressors other than drought. (Pic 37)



35. At the end of the Buttercup Glen Viburnum hedge, by the Cedar tree, a planting is no longer alive and should be removed. Treating the hedge with fungicide is recommended. (Pic 35)



38. The East corner of Mulberry Ave. and Buttercup Glen has a wedge of Wax Myrtles and Firebush. The Wax Myrtles have a wide spread of black sooty mold from scale. This was apparently treated by SSLM in previous pest control applications. At this time, no live scale was discovered as the remaining bodies are dried up. Please inspect to ensure pests have not returned and continue to monitor since this was a significant infestation at one time.



36. By the light pole in the bed, a Viburnum is struggle to survive. Please treat for fungus and possibly scale. Underneath the foliage, there is a volunteer Holly bush that has a white powdery residue on the leaves. Fungus or scale could easily spread to the Viburnum so please remove the Holly by the root and treat the Viburnum accordingly. (Pic 36>)



Rosemary Cr/Siberian Glen/Pond 1(West)

39. The Wax Myrtles in the Rosemary Park bed should be inspected for issues other than drought stress. The trunk and leaves have signs of fungal presence. Please diagnose and treat accordingly. (Pic 39)



41. Along Pond 1, left of the Siberian Glen cul-de-sac, there is a dead Viburnum in the middle of the hedge. Vines and Ivy are trying to fill the space. Please remove the dead plant and pull out the vines by the roots. (Pic 41)



40. The Viburnum hedge along the wall at the Siberian Glen cul-de-sac needs to be trimmed and shaped. Please differentiate between the Magnolia trees and the Viburnum hedge. They are growing on top of each other and it looks like a collision. Also, please inspect the section of the hedge on the left of this Magnolia. The right side is full and healthy but the left side is getting sparse and weak. Please advise. (Pic 40)



42. The turf surrounding the Siberian Glen cul-de-sac and lift station is very declined. It consists of weeds and bare dirt. There is very little actual turf. Please inspect for chinch bugs and fungal disease. There may be something else causing stress besides drought conditions. (Pic 42)



Proposals

1. Please provide proposal for removal of 2 dead Palm trees on the left side of the pool and tennis courts. Ganoderma may be the cause of death at the pool with the conk on the trunk is an indicator. The dead palm by the tennis court could also have Ganoderma but there were no outward signs at the time of inspection. This is the 700 Greyhawk Amenity Center. (Pics 1a&b)



Tab 2



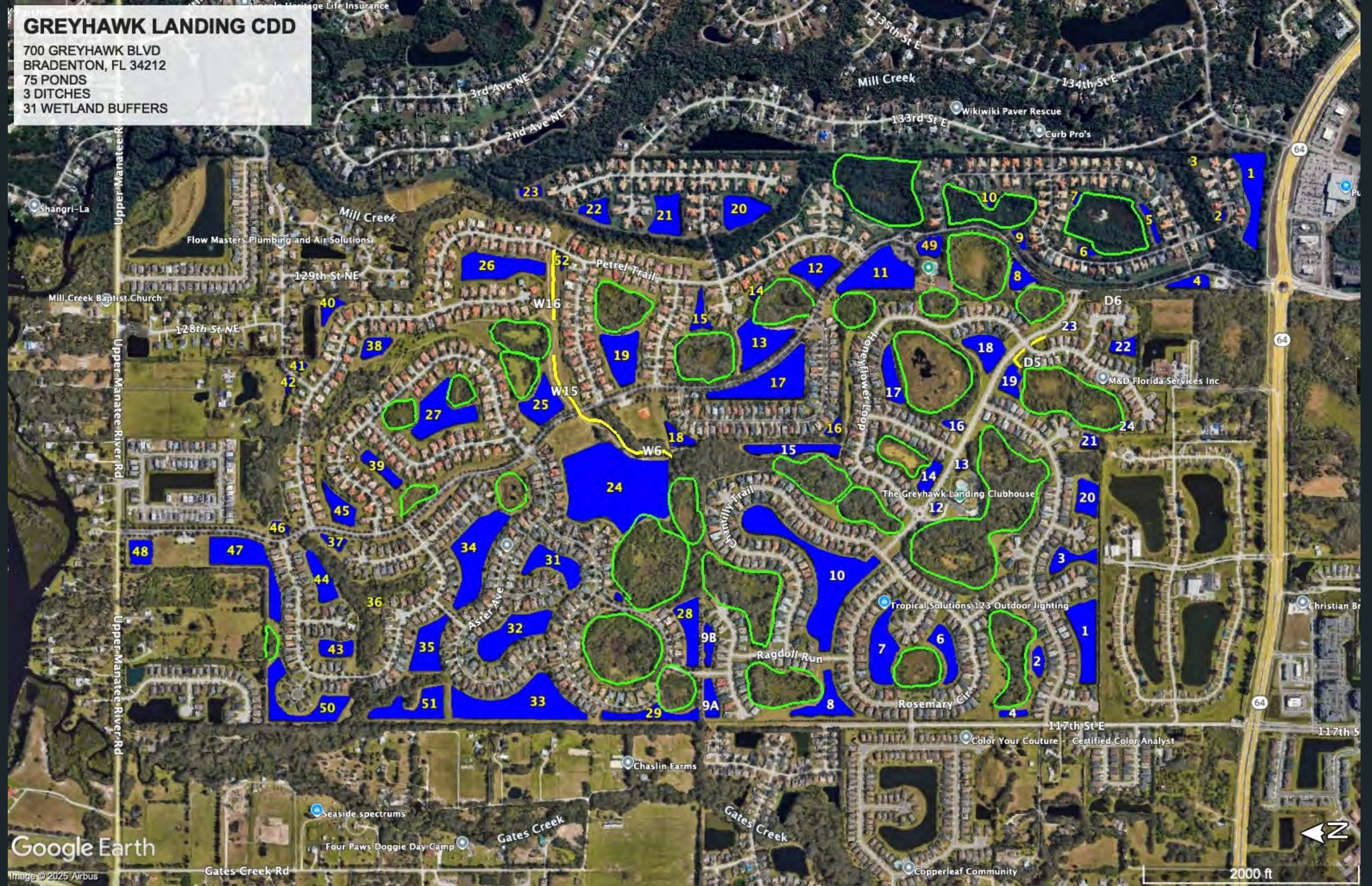
MONTHLY REPORT

JULY, 2026



GREYHAWK LANDING CDD

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



SUMMARY:

The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.



Pond #1W Treated for Baby tears,
Algae and Shoreline Vegetation.



Pond #6W Treated for Algae and
Shoreline Vegetation.



Pond #2W Treated for Algae and
Shoreline vegetation.



Pond #3W Treated for Algae and Shoreline Vegetation.



Pond #21W Treated for Algae and Shoreline Vegetation.



Pond #14E Treated for Shoreline Vegetation.



Pond #20W Treated for Shoreline Vegetation.



Pond #24 Treated for Hydrilla, Algae and Shoreline Vegetation.



Pond #45 Treated for Algae and Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #38 Treated for Shoreline Vegetation.



Pond #45 Treated for Algae and Shoreline Vegetation.



Pond #34 Treated for Hydrilla, Algae and Shoreline Vegetation.



Pond #39 Treated for Algae and Shoreline Vegetation.



Pond #31 Treated for Hydrilla, Algae and Shoreline Vegetation.

Tab 3



GREYHAWK LANDING

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGER MONTHLY REPORT

Andrew Davis – July 23rd , 2026

SITEX AQUATICS:

- Sitex is actively tending to pond concerns throughout the community.
- Land clearing with the heavy machinery (Forestry deck / Mulcher) begins during the week of July 13th
- No aerator issues to report on

SSLM :

Meetings held on 07/01, and 07/8

- Crews skipped mowing during week of June (6/29 through 7/03) and resumed normal schedule during the following week.
- Grass and sod are starting to bounce back with rain.
- No irrigation issues to report on.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month (June 25 – July 23rd)

- Several Pedestrian gates were adjusted due to maglock misalignment. (include: Geranium glen, Harriers Place, Goldenrod (x2), and Rosemary (x1)
- Sign vendor on site Thursday, July 2nd. Swapped out majority of sign posts. Onsite for 3 days (week of July 6th.) Extreme heat and inclement weather caused work to be done at a slower pace than expected. Any remaining work will be completed during week of July 13th

• Maintenance and Operations

Active / Pending projects: Recreation Center

- Roofing by curry fixed a couple of tiles that slide out of place on Tuesday, July 7th

Active / Pending projects: Mulberry Clubhouse

- Mulberry pool was closed for deep clean on Tuesday July 7. Reopened Thursday July 9.
- Mulberry Spa was shut down around 4th of July due to a damaged filter lock ring.
- Mulberry Pool resurface project – **January 2027**

Active / Pending projects: Guard House

- Repairs to the damaged awning at guard house - **pending**

Tab 4

Exhibit "A"

GreyHawk Bank Repairs Bid Tabulation Form 6.12.26							
				Crosscreek Environmental	ANJ Excavation		
Bid Item	Description	Quantity	Unit	Total	Total	Total	Total
1	Area 1 - Remove outflow drain, extend resident installed drain down slope and install pop up at toe of slope at Pond 1	1	LS	900.00	900.00		
2	Area 2 - Remove outflow drain, extend resident installed drain down slope and install pop up at toe of slope at Pond 1	1	LS	900.00	900.00		
3	Area 3 - Add backfill, compact and sod the eroded area behind Lot 13 at Pond 3	1	LS	850.00	1,075.00		
4	Area 4 - Add backfill, compact and sod the eroded area behind Lot 12/13 at Pond 3	1	LS	1,250.00	1,075.00		
5	Area 5 - Install 18" yard drain at top of slope, install pipe down slope into pond and add rip rap at toe of slope at Pond 9	1	LS	1,850.00	2,950.00		
6	Area 6 - Remove existing pop up, connect to existing pipe, install pipe down slope into pond and add rip rap at toe of slope at Pond 15	1	LS	1,700.00	1,875.00		
7	Area 7 - Weld damaged skimmer at Pond 23	1	LS	800.00	850.00		
8	Area 8 - Connect to existing resident installed pipe, install pipe down slope into pond and add rip rap at toe of slope at Pond 23	1	LS	1,350.00	1,600.00		
9	Area 9 - Add crushed concrete under MES, backfill along edges, install filter fabric and 4"-6" rip rap on top and sides at Pond 52	1	LS	1,700.00	1,800.00		
10	Area 10 - Add backfill, compact, add filter fabric and rip rap at toe of slope at Pond 52	1	LS	1,900.00	1,600.00		
11	Area 11 - Add backfill, compact, add filter fabric and rip rap at toe of slope at Pond 16	1	LS	2,350.00	2,400.00		
12	Area 12 - Pour concrete collar around 18" RCP at Pond 29	1	LS	2,200.00	1,800.00		
13	Area 9 - Add crushed concrete under MES, backfill along edges, install filter fabric and 4"-6" rip rap on top and sides at Pond 33	1	LS	1,850.00	1,800.00		
14	Area 14 - Add backfill, compact, add filter fabric and rip rap at toe of slope at Pond 38	1	LS	1,700.00	2,775.00		
15	Area 15 - Add epoxy coated rebar in weir opening, embed rebar into concrete at Pond 2 (Greyhawk West)	1	LS	900.00	750.00		
16	Area 16 - Epoxy patch pick holes at Control Structure at Pond 8	1	LS	300.00	300.00		
17	Miscellaneous cleanup and work	1	LS	1,500.00	250.00		
Total				24,000.00	24,700.00	0.00	0.00

Tab 5

Exhibit "A"

GreyHawk Vegetation Removals							
Bid Tabulation Form 6.12.26							
				Site X Aquatics	SSLM	Crosscreek Environmental	
Bid Item	Description	Quantity	Unit	Total	Total	Total	Total
1	Area 1 - Clear path and 10' around Outfall Control Structure at Pond 30	1	LS	300.00	420.00	600.00	
2	Area 2 - Clear path and 10' around Outfall Control Structure at Pond 28	1	LS	300.00	420.00	600.00	
3	Area 3 - Clear path and 10' around MES at Pond 33	1	LS	300.00	420.00	600.00	
4	Area 4 - Clear 20' of vegetation in channel on east side of Box Culvert on Lavender Loop	1	LS	450.00	495.00	750.00	
5	Area 5 - Clear path and 10' around MES at Pond 43	1	LS	200.00	420.00	600.00	
6	Area 6 - Clear path and 10' around MES at Pond 36	1	LS	300.00	420.00	600.00	
7	Area 7 - Clear path and 10' around MES at Pond 44	1	LS	300.00	420.00	600.00	
8	Area 8 - Clear path and 10' around MES at Pond 38	1	LS	300.00	420.00	600.00	
9	Area 9 - Clear path and 10' around Outfall Control Structure at Pond 27 (south)	1	LS	100.00	420.00	600.00	
10	Area 10 - Clear path and 10' around Outfall Control Structure at Pond 27 (north)	1	LS	300.00	495.00	600.00	
11	Area 11 - Clear path and 10' around MES at Pond 37	1	LS	250.00	420.00	600.00	
12	Area 12 - Clear path and 10' around MES at Pond 35	1	LS	300.00	420.00	600.00	
13	Area 13 - Clear path and 10' around Outfall Control Structure at Pond 2 (Greyhawk West)	1	LS	100.00	420.00	600.00	
14	Area 14 - Clear path and 10' around Outfall Control Structure from Pond 1 (Greyhawk West)	1	LS	100.00	420.00	600.00	
15	Area 15 - Clear path and 10' around Outfall Control Structure at Pond 6 (Greyhawk West)	1	LS	300.00	495.00	600.00	
16	Area 16 - Clear path and 10' around Outfall Control Structure at Pond 10 (Greyhawk West)	1	LS	300.00	420.00	600.00	
17	Area 17 - Clear path and 10' around Outfall Control Structure at Pond 14 (Greyhawk West)	1	LS	100.00	330.00	600.00	
18	Area 18 - Clear path and 10' around Outfall Control Structure at Pond 18 (Greyhawk West)	1	LS	100.00	330.00	600.00	
19	Area 19 - Clear path and 10' around Outfall Control Structure at Pond 17 (Greyhawk West)	1	LS	50.00	250.00	600.00	
20	Area 20 - Clear path and 10' around Outfall Control Structure at Pond 21 (Greyhawk West)	1	LS	200.00	420.00	600.00	
21	Area 21 - Clear vegetation in front of headwall on west side of Goldenrod Ave.	1	LS	50.00	250.00	200.00	
22	Area 22 - Clear path and 10' around Outfall Control Structure at Pond 20 (Greyhawk West)	1	LS	100.00	420.00	600.00	
23	Area 23 - Clear path and 10' around MES at Pond 1	1	LS	250.00	420.00	600.00	
24	Area 24 - Locate and clear path and 10' around Outfall Control Structure at Pond 5	1	LS	350.00	660.00	750.00	
25	Area 25 - Locate and clear path and 10' around Outfall Control Structure at Pond 6	1	LS	350.00	495.00	750.00	
26	Area 26 - Locate and clear path and 10' around Outfall Control Structure at Pond 8	1	LS	350.00	495.00	750.00	
27	Area 27 - Locate and clear path and 10' around Outfall Control Structure at Pond 7	1	LS	350.00	660.00	750.00	
28	Area 28 - Locate and clear path and 10' around Outfall Control Structure at Wetland 25 (north)	1	LS	350.00	495.00	750.00	
29	Area 29 - Locate and clear path and 10' around Outfall Control Structure at Pond 10	1	LS	350.00	660.00	750.00	
30	Area 30 - Locate and clear path and 10' around Outfall Control Structure at Wetland 24	1	LS	350.00	495.00	750.00	
31	Area 31 - Locate and clear path and 10' around Outfall Control Structure from Pond 11	1	LS	350.00	420.00	200.00	
32	Area 32 - Clear cut palm branches from top of Outfall Control Structure from Pond 14	1	LS	50.00	250.00	750.00	
33	Area 33 - Locate and clear path and 10' around Outfall Control Structure at Pond 23	1	LS	300.00	420.00	600.00	
34	Area 34 - Clear path and 10' around MES at Pond 22	1	LS	300.00	420.00	600.00	
35	Area 35 - Clear path and 10' around MES at Pond 21	1	LS	300.00	420.00	600.00	
36	Area 36 - Clear path and 10' around MES at Pond 20	1	LS	200.00	420.00	600.00	

Exhibit "A"

GreyHawk Vegetation Removals							
Bid Tabulation Form 6.12.26							
				Site X Aquatics	SSLM	Crosscreek Environmental	
Bid							
37	Area 37 - Clear path and 10' around Outfall Control Structure at Pond 19	1	LS	200.00	495.00	600.00	
38	Area 38 - Locate and clear path and 10' around Outfall Control Structure at Wetland 25 (west)	1	LS	300.00	495.00	750.00	
39	Area 39 - Locate and clear path and 10' around Outfall Control Structure at Pond 9	1	LS	300.00	420.00	750.00	
40	Miscellaneous cleanup and work	1	LS	0.00	5,300.00	1,200.00	
Total				9,800.00	22,385.00	25,450.00	

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 19, 2026
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 1, 3, & 5):** November 2026

District Manager's Report

July 23rd

2026

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FINANCIAL SUMMARY

05/31/2026

General Fund Cash Balance	\$557,990
Investments Operating	\$878,813
Reserve Fund Investment Balance	\$2,087,990
Debt Service Fund Investment Balance	\$159,426
Capital Projects Fund Investments	\$16,008
Total Cash and Investment Balances	\$3,700,227
General Fund Expense Variance:	\$38,723 Over Budget

Tab 7



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

May 31, 2026

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 05/31/2026

(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	557,990	0	32,084	0	590,075	0	0
Investments	878,813	2,087,990	159,426	16,008	3,142,235	0	0
Accounts Receivable	4,132	0	1,779	0	5,912	0	0
Prepaid Expenses	2,128	0	0	0	2,128	0	0
Refundable Deposits	7,063	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	193,289
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,559,711
Total Assets	1,450,126	2,087,990	193,289	16,008	3,747,412	30,387,666	8,753,000
Liabilities							
Accounts Payable	56,048	0	0	0	56,048	0	0
Accrued Expenses	43,055	0	0	0	43,055	0	0
Other Current Liabilities	67	0	0	0	67	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	8,753,000
Deposits Payable	2,000	0	0	0	2,000	0	0
Total Liabilities	101,170	0	0	0	101,170	0	8,753,000
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	727,032	266,705	(89,663)	(633,200)	270,873	0	0
Total Fund Equity & Other Credits	1,348,956	2,087,990	193,289	16,008	3,646,242	30,387,666	0
Total Liabilities & Fund Equity	1,450,126	2,087,990	193,289	16,008	3,747,412	30,387,666	8,753,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	15,000	10,000	7,026	(2,974)
Special Assessments				
Tax Roll	2,039,098	2,039,098	2,065,016	25,918
Other Misc. Revenues				
Miscellaneous Revenue	5,000	5,000	12,596	7,596
Total Revenues	2,059,098	2,054,098	2,084,638	30,540
Expenditures				
Legislative				
Supervisor Fees	9,600	6,400	5,200	1,200
Total Legislative	9,600	6,400	5,200	1,200
Financial & Administrative				
Accounting Services	21,167	14,111	14,111	0
Administrative Services	5,013	3,342	3,342	0
Arbitrage Rebate Calculation	1,000	667	500	167
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,650	0	0	0
Bank Fees	1,800	1,200	995	205
Disclosure Report	1,000	667	0	667
District Engineer	42,000	28,000	32,007	(4,007)
District Management	25,066	16,710	16,711	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,456	2,971	2,970	0
Legal Advertising	1,000	667	318	349
Miscellaneous Mailings	1,000	666	0	667
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	3,457	3,458	0
Total Financial & Administrative	133,008	91,772	94,921	(3,148)
Legal Counsel				
District Counsel	43,286	28,858	19,945	8,911
Total Legal Counsel	43,286	28,858	19,945	8,911
Security Operations				
FHP Patrol	35,000	23,333	38,250	(14,916)
Guard & Gate Facility Maintenance & Repa	16,000	10,667	31,278	(20,612)
Security Camera Maintenance	4,000	2,666	8,153	(5,485)
Security Monitoring Services	7,640	5,094	3,969	1,124
Security Services & Patrols	347,331	231,554	236,290	(4,737)
Total Security Operations	409,971	273,314	317,940	(44,626)
Electric Utility Services				
Utility - Recreation Facilities	42,000	28,000	39,402	(11,401)
Utility - Street Lights	11,000	7,333	7,127	206

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	26,000	17,333	17,741	(407)
Total Electric Utility Services	79,000	52,666	64,270	(11,602)
Gas Utility Service				
Utility Services	300	200	176	24
Total Gas Utility Service	300	200	176	24
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,000	8,667	7,712	954
Total Garbage/Solid Waste Control Services	13,000	8,667	7,712	954
Water-Sewer Combination Services				
Utility Services	38,000	25,333	20,067	5,266
Total Water-Sewer Combination Services	38,000	25,333	20,067	5,266
Stormwater Control				
Aquatic Maintenance	49,747	33,165	54,162	(20,997)
Aquatic Plant Replacement	3,000	2,000	0	2,000
Fountain Service Repair & Maintenance	4,500	3,000	10,692	(7,692)
Lake/Pond Bank Maintenance & Repair	5,000	3,333	18,311	(14,978)
Midge Fly Treatments	10,000	6,667	0	6,666
Stormwater System Maintenance	6,000	4,000	0	4,000
Wetland Invasive Areas Maintenance	35,500	23,667	14,900	8,767
Wetland Monitoring & Maintenance	13,312	8,874	19,502	(10,627)
Total Stormwater Control	127,059	84,706	117,567	(32,861)
Other Physical Environment				
Employee - Salaries	235,683	157,122	133,504	23,618
Employee - Workers Comp	849	849	850	(1)
Entry & Walls Maintenance & Repair	4,000	2,667	2,096	571
Fire Ant Treatment	8,000	5,333	0	5,333
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	33,642	0	33,642
Irrigation Maintenance	30,000	20,000	63,638	(43,638)
Landscape - Annuals/Flowers	17,500	11,667	45,395	(33,728)
Landscape - Mulch	33,300	22,200	16,649	5,551
Landscape Inspection Services	5,100	3,400	4,010	(610)
Landscape Maintenance	372,000	248,000	266,000	(18,001)
Landscape Replacement Plants, Shrubs, Tr	50,000	33,333	18,133	15,201
Property Insurance	35,000	35,000	30,236	4,764
Tree Trimming Services	20,000	13,333	350	12,984
Total Other Physical Environment	885,959	610,610	606,139	4,472
Road & Street Facilities				
Gate Maintenance & Repair	12,000	8,000	1,189	6,810
Parking Lot Repair & Maintenance	1,500	1,000	1,350	(350)
Roadway Repair & Maintenance	2,500	1,667	0	1,667
Sidewalk Maintenance & Repair	45,000	30,000	2,975	27,025
Street Light/Decorative Light Maintenance	30,000	20,000	26,373	(6,373)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 05/31/2026	Year To Date 05/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Sign Repair & Replacement	5,000	3,333	22,079	(18,746)
Total Road & Street Facilities	96,000	64,000	53,966	10,033
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	5,000	3,333	2,575	758
Basketball Court Maintenance & Sup- plies	3,000	2,000	0	2,000
Cable & Internet	21,500	14,334	16,216	(1,882)
Clubhouse Janitorial Services	12,000	8,000	9,500	(1,500)
Facility Supplies	6,000	4,000	3,952	48
Fitness Equipment Maintenance & Re- pair	7,500	5,000	3,270	1,730
Maintenance & Repairs	30,000	20,000	24,331	(4,331)
Office Supplies	4,500	3,000	1,166	1,834
Pest Control & Termite Bond	3,800	2,533	6,033	(3,499)
Playground Equipment & Maintenance	2,000	1,333	5,408	(4,075)
Pool Repairs	7,000	4,667	13,829	(9,163)
Pool Service Contract	47,280	31,520	27,459	4,061
Pool/Water Park/Fountain Maintenance	1,000	667	1,200	(533)
Tennis Court Maintenance & Supplies	5,000	3,333	0	3,333
Vehicle Maintenance	3,335	2,223	1,794	429
Total Parks & Recreation	158,915	105,943	116,733	(10,790)
Contingency				
Capital Projects	25,000	16,667	0	16,667
Miscellaneous Contingency	40,000	26,667	9,890	16,777
Total Contingency	65,000	43,334	9,890	33,444
Total Expenditures	2,059,098	1,395,803	1,434,526	(38,723)
Total Excess of Revenues Over(Under) Ex- penditures	0	658,295	650,112	(8,183)
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	621,925	621,924
Total Fund Balance, End of Period	0	658,295	1,348,956	690,660

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	50,000	50,000	48,523	(1,477)
Special Assessments				
Tax Roll	220,000	220,000	220,000	0
Total Revenues	270,000	270,000	268,523	(1,477)
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	0	270,000
Total Contingency	270,000	270,000	0	270,000
Total Expenditures	270,000	270,000	0	270,000
Total Excess of Revenues Over(Under) Ex-	0	0	268,523	268,523
penditures				
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(1,818)	(1,818)
Total Gain or Loss on Investments	0	0	(1,818)	(1,818)
Total Other Financing Sources(Uses)	0	0	(1,818)	(1,818)
Fund Balance, Beginning of Period	0	0	1,821,285	1,821,285
Total Fund Balance, End of Period	0	0	2,087,990	2,087,990

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,366	4,366
Special Assessments				
Tax Roll	354,900	354,900	358,972	4,072
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>363,338</u>	<u>8,438</u>
Expenditures				
Debt Service				
Interest	49,900	49,900	52,380	(2,480)
Principal	305,000	305,000	305,000	0
Total Debt Service	<u>354,900</u>	<u>354,900</u>	<u>357,380</u>	<u>(2,480)</u>
Total Expenditures	<u>354,900</u>	<u>354,900</u>	<u>357,380</u>	<u>(2,480)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5,958</u>	<u>5,958</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(44,946)	(44,946)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(44,946)</u>	<u>(44,946)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>81,556</u>	<u>81,556</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>42,568</u>	<u>42,568</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,251	4,251
Special Assessments				
Tax Roll	305,910	305,910	309,419	3,510
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>313,670</u>	<u>7,761</u>
Expenditures				
Debt Service				
Interest	178,910	178,910	181,352	(2,443)
Principal	127,000	127,000	127,000	0
Total Debt Service	<u>305,910</u>	<u>305,910</u>	<u>308,352</u>	<u>(2,443)</u>
Total Expenditures	<u>305,910</u>	<u>305,910</u>	<u>308,352</u>	<u>(2,443)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>5,318</u>	<u>5,318</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>134,632</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>107,976</u>	<u>107,976</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 05/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,550	3,550
Special Assessments				
Tax Roll	311,771	311,771	315,347	3,577
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>318,897</u>	<u>7,127</u>
Expenditures				
Debt Service				
Interest	74,771	74,771	77,402	(2,632)
Principal	237,000	237,000	237,000	0
Total Debt Service	<u>311,771</u>	<u>311,771</u>	<u>314,402</u>	<u>(2,632)</u>
Total Expenditures	<u>311,771</u>	<u>311,771</u>	<u>314,402</u>	<u>(2,632)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>4,495</u>	<u>4,495</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>0</u>	<u>42,744</u>	<u>42,744</u>

See Notes to Unaudited Financial Statements

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

Statement of Revenues and Expenditures

As of 05/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 05/31/2026 YTD Budget	Year To Date 05/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,574	9,574
Total Revenues	0	0	9,574	9,574
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	671,289	(671,289)
Total Other Physical Environment	0	0	671,289	(671,289)
Total Expenditures	0	0	671,289	(671,289)
Total Excess of Revenues Over(Under) Expenditures	0	0	(661,715)	(661,715)
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	649,208	649,208
Total Fund Balance, End of Period	0	0	16,008	16,008

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
May 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2026</u>
FL CLASS General	Average Monthly Yield 3.7009%	\$ 878,813
		-
	Total General Fund Investments	\$ 878,813
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 3.8600%	\$ 1,027,143
FL CLASS General Fund Reserve	Average Monthly Yield 3.7009%	484
Valley National Reserve	Governmental Checking/ ICS	823,300
Valley National Road Reserve	Governmental Checking	237,063
	Total Reserve Fund Investments	\$ 2,087,990
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 30,211
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	31,889
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,082
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	95,244
	Total Debt Service Fund Investments	\$ 159,426
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 16,008
	Total Capital Projects Fund Investments	\$ 16,008

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 05/01/2026 to 05/31/2026

	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	4,132.66
Sum for 985, 2776							4,132.66
985, 2778							
	985-200	985 Debt Service Fund S2021 Re- fund	Manatee County Tax Collector	AR00002933	12110	10/01/2025	649.25
Sum for 985, 2778							649.25
985, 2779							
	985-201	985 Debt Service Fund S2023	Manatee County Tax Collector	AR00002933	12110	10/01/2025	559.62
Sum for 985, 2779							559.62
985, 2780							
	985-202	985 Debt Service Fund S2021	Manatee County Tax Collector	AR00002933	12110	10/01/2025	570.33
Sum for 985, 2780							570.33
Sum for 985							5,911.86
Sum Total							5,911.86

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776					
985 General Fund	05/01/2026	Albritton Pressure Cleaning LLC	041726 Albritton	Cleaning Clubhouse 04/26	1,939.00
985 General Fund	05/01/2026	Albritton Pressure Cleaning LLC	042126 Albritton	Washing Walls 4/26	1,048.00
985 General Fund	05/20/2026	Allied Universal Security Services	18527546	Security Service 05/26	25,147.39
985 General Fund	05/28/2026	Allied Universal Security Services	18527547	Payments for Coverage 05/26	1,815.36
985 General Fund	05/20/2026	Aramco, Inc.	376348	Street Signs 05/26	9,180.27
985 General Fund	05/27/2026	Chad Stanley Chester	CC05272026-1	Chad Chester BOS meeting 05/27/2026	200.00
985 General Fund	05/27/2026	Chad Stanley Chester	CC05272026-2	Chad Chester BOS meeting 05/27/2026	200.00
985 General Fund	05/18/2026	FL Off Duty Police	GH050126	Off Duty Security 04/26	4,950.00
985 General Fund	05/18/2026	Florida Power & Light Company	95925-44168-051826	Utilities 05/26	2,567.72
985 General Fund	05/18/2026	Florida Power & Light Company	95925-44168-051826	Utilities 05/26	2,200.87
985 General Fund	05/15/2026	Frontier Communications of FL	21014100550313235-052826	Internet & Phone Services 05/26	1,785.62
985 General Fund	04/29/2026	Manatee County Utilities Department	100020436-042926	Water Utility Charge 03/26	(293.66)
985 General Fund	05/25/2026	Manatee County Utilities Department	100201730-052526	Reclaim Utilities 04/26	14.16
985 General Fund	05/25/2026	Manatee County Utilities Department	100020378-052526	Water Utilities 04/26 - 05/26	1,142.24
985 General Fund	05/25/2026	Manatee County Utilities Department	100201568-052526	Reclaim Utilities 05/26	36.47
985 General Fund	05/25/2026	Manatee County Utilities Department	100020720-052526	Reclaim Utilities 04/26	530.25
985 General Fund	05/25/2026	Manatee County Utilities Department	100020436-052526	Water Utility Charge 04/26 - 05/26	45.73
985 General Fund	05/25/2026	Manatee County Utilities Department	100201254-052526	Waste Service 05/26	373.18
985 General Fund	05/25/2026	Manatee County Utilities Department	100201254-052526	Waste Service 05/26	843.72
985 General Fund	05/25/2026	Manatee County Utilities Department	100020555-052526	Reclaim Utilities 05/26	28.81
985 General Fund	05/25/2026	Manatee County Utilities Department	100201320-052526	Reclaim Utilities 04/26 to 05/26	114.82
985 General Fund	05/25/2026	Manatee County Utilities Department	100020499-052526	Reclaim Utilities 04/26	18.05
985 General Fund	05/25/2026	Manatee County Utilities Department	100020663-052526	Reclaim Utilities 04/26	2.21
985 General Fund	05/25/2026	Manatee County Utilities Department	100020612-052526	Reclaim Utilities 04/26	20.02
985 General Fund	05/25/2026	Manatee County Utilities Department	100201490-052526	Utilities 04/26 to 05/26	130.52
985 General Fund	05/08/2026	Mark E Bush	MB052726-1	BOS Meeting 05/27/2026	200.00
985 General Fund	05/08/2026	Mark E Bush	MB052726-3	BOS Meeting 05/27/2026	200.00
985 General Fund	05/25/2026	Nostalgic Lampposts & Mailboxes Plus, Inc.	4265	Decorative Lighting Repair 05/26	387.60
985 General Fund	05/20/2026	Pools by Lowell, Inc.	221386286	Spa Service Maintenance 05/26	125.00
985 General Fund	05/20/2026	Pools by Lowell, Inc.	221991970	Spa Repair 05/26	120.25
985 General Fund	05/20/2026	TECO	211012697549-050826	Natural Gas Charges 04/26	23.00
985 General Fund	05/15/2026	The Observer Group, Inc.	26-00780M	Legal Counsel 05/26	83.13
985 General Fund	05/08/2026	The Observer Group, Inc.	26-00766M	Legal Advertising 05/26	83.13
985 General Fund	05/31/2026	Valley National Bank	CC053126-985-1	Facility Supplies 4/26	99.96
985 General Fund	05/31/2026	Valley National Bank	CC053126-985-1	Facility Supplies 4/26	233.28
985 General Fund	05/31/2026	Valley National Bank	CC053126-985-1	Facility Supplies 4/26	168.39

Greyhawk Landing Community Development District
Summary A/P Ledger
From 05/01/2026 to 05/31/2026

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985 General Fund	05/31/2026	Valley National Bank	CC053126-985-1	Facility Supplies 4/26	193.71
985 General Fund	05/25/2026	Verizon Wireless	6144202384	Phone Service 04/26 to 05/26	90.22
Sum for 985, 2776					56,048.42
Sum for 985					56,048.42
Sum Total					56,048.42

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

Construction Account Activity Through May 31, 2026

Inflows:	Debt Proceeds	\$ 3,844,216.91
	Total Bond Proceeds:	3,844,216.91
	Interest Earnings	210,380.14
	Transfer from Revenue	28,515.26
	SFWMD Deposit	13,215.00
	Total Inflows:	\$ 4,096,327.31

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 05/31/26
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 May 31, 2026			\$ 16,007.95	

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

Balance Sheet

1. Trust statement activity has been recorded through 05/31/26.
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
May 2026
For Board Approval**

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

The total items being presented: **\$133,721.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A-NIKS LLC	101135	83025	Pest Control 05/26	\$ 112.50
Albritton Pressure Cleaning LLC	101123	MA41726	Washing (clubhouse) 4/26	\$ 1,939.00
Albritton Pressure Cleaning LLC	101123	WO 05012026-03	Wall pressure wash 4/26	\$ 1,048.00
Allied Universal Security Services	101122	18429819	security patrol 4/26	\$ 30,637.08
Chad Stanley Chester	300003	CC042326	Board of Supervisor Meeting 04/23/26	\$ 200.00
Charter Communications	20260529-1	34318051026	Cable and Internet 05/26	\$ 244.43
Cheryl Ady	300004	CA042326	Board of Supervisor Meeting 04/23/26	\$ 200.00
Club Care, Inc.	101142	38667	Landscaping 05/26	\$ 1,875.00
Club Care, Inc.	101142	38668	Plant Flowers 05/26	\$ 825.00
Club Care, Inc.	101142	38669	Landscaping 05/26	\$ 1,779.90
Fitness Logic, Inc.	101124	129682	Fitness Equipment Maintenance 05/26	\$ 145.00
Florida Department of Health Hillsborough County	101136	41-BID-8537793	Permits and Fees 05/18/26	\$ 125.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Health in Manatee County	101137	41-BID-8537794	Permits and Fees 04/26	\$ 250.00
Florida Department of Health in Manatee County	101137	41-BID-8537795	Permits and Fees 04/26	\$ 250.00
Florida Department of Health in Manatee County	101132	41-BID-8537796	Licenses and Fees 05/18/2026	\$ 125.00
Florida Department of Revenue	20260513-1	5180154454887-051226	Sales Tax 04/26	\$ 47.82
Florida Power & Light Company	20260527-1	05244-30428-050826	Utilities 04/26	\$ 55.78
Florida Power & Light Company	20260527-1	08618-92289-050826	Electric Utility 04/26	\$ 39.56
Florida Power & Light Company	20260527-1	23756-53280-051326	Street Lights 04/26 to 05/26	\$ 37.63
Florida Power & Light Company	20260527-1	31348-99503-051326	Street Lights 04/26 to 05/26	\$ 39.81
Florida Power & Light Company	20260527-1	37617-81131-051326	Electric Utility 04/26	\$ 641.88
Florida Power & Light Company	20260527-1	44620-33285-050826	Electric Utility 04/26 to 05/26	\$ 65.39
Florida Power & Light Company	20260527-1	56917-79507-050826	Utilities Electric 04/26 to 05/26	\$ 49.03
Florida Power & Light Company	20260527-1	75842-30010-050826	Utilities Street Lights 04/26 to 05/26	\$ 1,459.63

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260527-1	81206-25366-050826	Utilities 04/26	\$ 213.84
Florida Power & Light Company	20260527-1	87994-49502-051326	Utilities Electric 04/26 to 05/26	\$ 38.96
Frontier Communications of FL	20260526-2	21014100550313235-042826	Internet & Phone Services 05/26	\$ 1,765.38
Hiram A David and Jessica Campos	300005	985-050526	Deposit Reimbursement 05/26	\$ 250.00
Lyfe Outdoor Comfort Solutions	101130	83025	Pest Control 05/26	\$ 112.50
Manatee County Sheriff's Office	101117	5017	security pay	\$ 2,080.00
Manatee County Utilities Department	20260519-1	100020378-042726	Water Utilities 03/26	\$ 1,173.79
Manatee County Utilities Department	20260519-1	100020499-042726	Reclaim Utilities 03/26	\$ 20.12
Manatee County Utilities Department	20260519-1	100020555-042726	Reclaim Utilities 03/26	\$ 29.19
Manatee County Utilities Department	20260519-1	100020612-042726	Reclaim Utilities 03/26	\$ 21.62
Manatee County Utilities Department	20260519-1	100020663-042726	Reclaim Utilities 03/26	\$ 2.35

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	20260519-1	100020720-042726	Reclaim Utilities 03/26	\$ 611.75
Manatee County Utilities Department	20260519-1	100201254-042726	Reclaim Utilities 03/26	\$ 1,338.57
Manatee County Utilities Department	20260519-1	100201320-042726	Reclaim Utilities 03/26	\$ 109.93
Manatee County Utilities Department	20260519-1	100201398-042726	Reclaim Utilities 03/26	\$ 0.24
Manatee County Utilities Department	20260519-1	100201490-042726	Reclaim Utilities 03/26	\$ 128.08
Manatee County Utilities Department	20260519-1	100201568-042726	Reclaim Utilities 03/26	\$ 36.28
Manatee County Utilities Department	20260519-1	100201730-042726	Reclaim Utilities 03/26	\$ 14.51
Manatee County Utilities Department	20260519-1	100201813-042726	Reclaimed Water 03/26	\$ 0.12
Mark E Bush	300006	MB042326	Board of Supervisor Meeting 04/23/26	\$ 200.00
New Hope General Services Corporation	101120	05012026-01	pool/water park/fountain maintenance 04/26	\$ 450.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	101133	3951	Decorative Lighting Repair 02/26	\$ 387.60

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Nostalgic Lampposts & Mailboxes Plus, Inc.	101138	3990	Decorative Lighting 02/26	\$ 1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	101133	4003	Light Repair 03/26	\$ 512.60
Nostalgic Lampposts & Mailboxes Plus, Inc.	101138	4255	Decorative Lighting 05/26	\$ 1,400.00
Persson, Cohen & Mooney, P.A.	101125	6963	legal counsel 4/26	\$ 2,577.25
Pools by Lowell, Inc.	101131	212328153	Pool Repair 05/26	\$ 900.00
Pools by Lowell, Inc.	101131	215961575	Pool Repairs 04/26	\$ 125.00
Pools by Lowell, Inc.	101118	216511093	pool service	\$ 2,250.00
Pools by Lowell, Inc.	101118	216511205	pool service	\$ 1,600.00
Pools by Lowell, Inc.	101131	216695010	Pool Repairs 05/26	\$ 126.04
Redwire	101143	647010	Security Monitoring 05/26	\$ 201.40
Rizzetta & Company, Inc.	101116	INV0000109225	Administrative Services 04/26	\$ 4,881.83

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sarasota Gate and Access	101144	246794	Gate Maintenance 05/26	\$ 1,104.34
Sarasota Gate and Access	101144	246849	Gate Maintenance 05/26	\$ 569.80
Schappacher Engineering, LLC	101126	3032	Drainage preparation (monitoring) 4/26	\$ 4,413.75
Sitex Aquatics, LLC	101121	11052-b	aquatic maintenance	\$ 9,954.00
Sitex Aquatics, LLC	101139	11096-b	Fountain Repair 04/26	\$ 4,109.00
Spectrum	20260520-1	8337 12 013 1816996-050126	Internet: 700 Greyhawk Blvd-Gym 05/26	\$ 38.52
Steven and Vicki Shamrock	101140	VS052026	Rental Deposit Refund 05/26	\$ 250.00
Sun State Landscape Management, Inc.	101127	72850	Irrigation inspection & turf maintenance 4/26	\$ 28,564.59
Sun State Landscape Management, Inc.	101127	72851	Ant Control	\$ 468.75
Sun State Landscape Management, Inc.	101134	72879	Fertilization 05/26	\$ 3,725.00
Sun State Landscape Management, Inc.	101134	72903	Landscape Replacement 04/26	\$ 1,656.09

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sun State Landscape Management, Inc.	101134	73007	Landscape Replacement 05/26	\$ 2,700.00
TECO	20260501-1	211012697549-040926	Natural Gas Charges 03/26	\$ 23.00
TFR Cleaning Services, Inc.	101119	91563	janitorial services	\$ 1,000.00
Tim Schellenger	101141	TS04052026	Rental Reimbursement 04/26	\$ 250.00
U.S. Bank	101129	8160266	adminisrrative bank 4/26	\$ 4,256.13
Valley National Bank	20260526-1	CC04302026-985	Maintenance & Repairs 4/26	\$ 1,771.79
Verizon Wireless	20260511-1	6141685132	Phone Service 04/26	\$ 90.16
Virtual Access Communications and Control	101128	5821	tagmaster headlamp 4/26	<u>\$ 1,625.00</u>
Total				<u><u>\$ 133,721.31</u></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, June 25, 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
Patty Mathews	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Andrew Davis	Field Manager, Rizzetta & Company, Inc.
Syd Roberts	Sun State Landscape Management, Inc.
Bert Smith	Representative, Sitex
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 dog park, bubbler, parking concerns and HOA .

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Landscape Maintenance

Mr. Roberts reviewed his report with the Board.

B. Aquatic Maintenance

Mr. Smith reviewed his report with the Board and spoke about Forestry mulching machine for the wetlands.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved Sitex for \$1800.00 per day price for five days for a forestry mulching machine for the wetlands, for the Greyhawk Landing Community Development District.

C. Field Manager

Mr. Davis reviewed his report with the Board.

D. District Counsel

Mr. Cohen reviewed his report with the Board.

E. District Engineer

The Board tabled this topic and proposals until the July Meeting.

F. District Manager

Mr. O’Nolan advised the next regular meeting of the Board of Supervisors is scheduled for Thursday, July 23, 2026, at 6:00 p.m.

FOURTH ORDER OF BUSINESS

Consideration of Bank Repair Proposals

The Board tabled this topic and proposals until the July Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Vegetation Removal Proposals

The Board tabled this topic and proposals until the July Meeting.

SIXTH ORDER OF BUSINESS

Discussion of SWFWMD Giddens Parcel

The Board tabled this topic and proposals until the July Meeting.

SEVENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of April 2026

The Board reviewed the Operations and Maintenance Expenditures for the month of April 2026.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Meeting held on April 23 and May 27, 2026

The Board reviewed the meeting minutes held on April 23 and May 27, 2026.

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board approved Operations and Maintenance Expenditures for the Month of April 2026 (\$200,950.82) meeting minutes as amended for the Board of Supervisors held on April 23 and May 27, 2026, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Board requests at this meeting.

TENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Chester, seconded Ms. Ady, with all in favor, the Board Adjourned the Meeting at 6:45 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT