Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting
August 19, 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 August 12, 2026

Teams Dail in number: 321-754-9488	Phone conference ID: 609 108 023#

FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Wednesday, August 19, 2026, at 5:30 p.m.** at the **Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212**. The following is the final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS & UPDATES**
   - **A.** Discussion of Aquatic Maintenance Report .... Tab 1
   - **B.** Field Manager Report
   - **C.** District Counsel
   - **D.** District Engineer
     - **1.** Consideration of Bank Repair Proposals .... Tab 2
     - **2.** Consideration of Vegetation Removal Proposals .... Tab 3
   - **E.** District Manager Report
4. **BUSINESS ITEMS**
   - **A.** Public Hearing on Fiscal Year 2026-2027 Final Budget
     - **1.** Public Comments on the fiscal Year 2026-2027 Final Budget
     - **2.** Consideration of Resolution 2026-05, Adopting the Final Budget for Fiscal Year 2026-2027................... Tab 4
   - **B.** Public Hearing on Fiscal Year 2026-2027 Assessments
     - **1.** Public Comments on the Fiscal Year 2026-2027 Special Assessments
     - **2.** Consideration of Resolution 2026-06, Levying O&M Assessments for Fiscal Year 2026-2027........................ Tab 5
   - **C.** Consideration of Resolution 2026-07, Setting the Meeting Schedule for FY 2026-2027 .... Tab 6
   - **D.** Consideration of the 2025 Final Financial Audit .... Tab 7
   - **E.** Discussion of the Southwest Florida Water Management District Giddens Parcel
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Financial Statement for June 2026 .... Tab 8
   - **B.** Consideration of the Operations and Maintenance Expenditures for the Month of June and July 2026..................... Tab 9

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

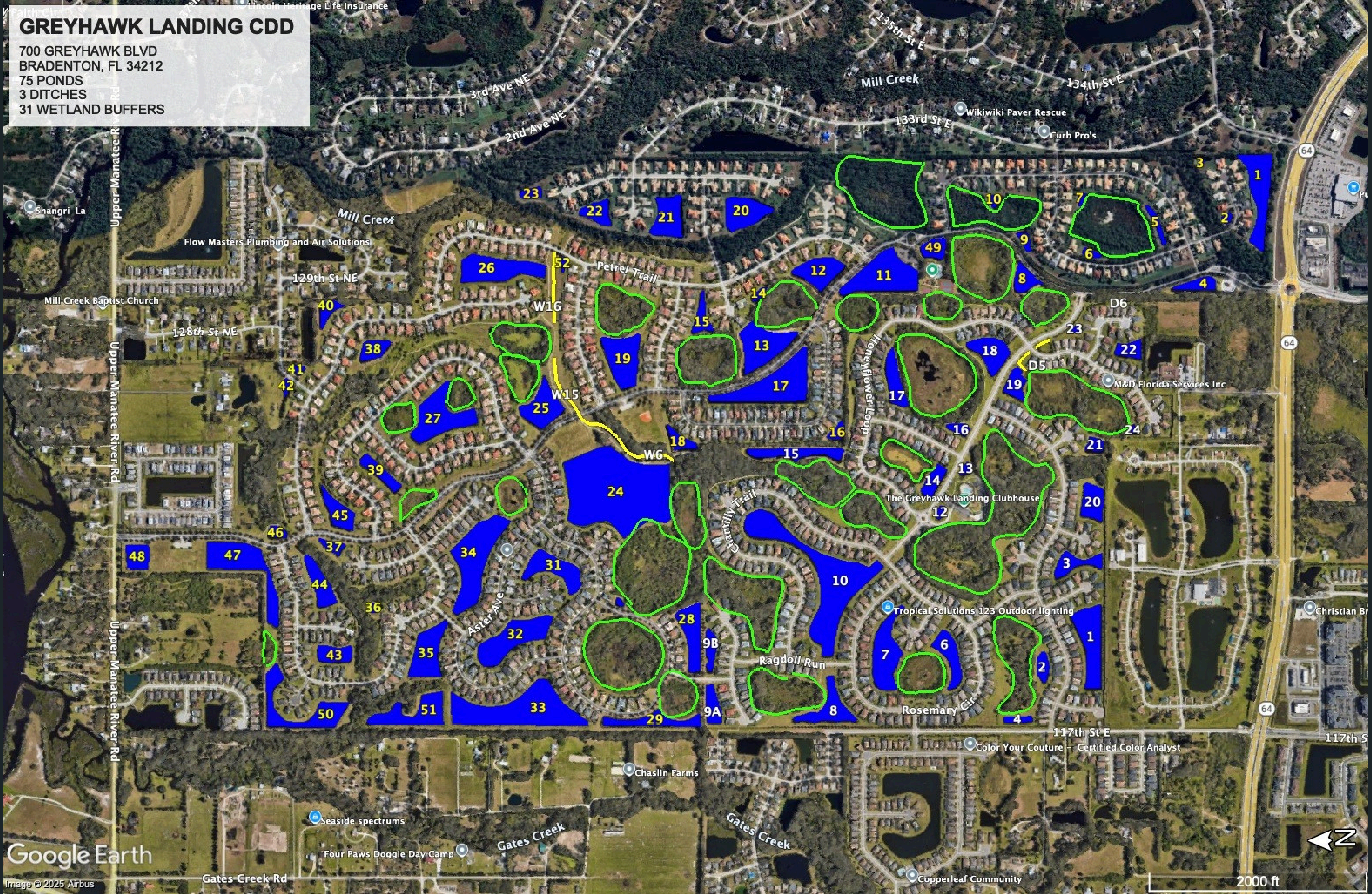
Matt O'Nolan
District Manager

Tab 1

SitexAquatics
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

AUGUST, 2026


GREYHAWK LANDING CDD
700 GREYHAWK BLVD
BRADENTON, FL 34212
75 PONDS
3 DITCHES
31 WETLAND BUFFERS
Mill Creek
3rd Ave NE
2nd Ave NE
135th St E
134th St E
133rd St E
Wikiwiki Paver Rescue
Curb Pro's
Shangri-La
Flow Masters Plumbing and Air Solutions
129th St NE
128th St NE
Mill Creek Baptist Church
Upper Manatee River Rd
Petrel Trail
Honeyflower Loop
Chantilly Trail
Aster Ave
Ragdoll Run
Rosemary Cir
The Greyhawk Landing Clubhouse
Tropical Solutions 123 Outdoor lighting
M&D Florida Services Inc
117th St E
Color Your Couture - Certified Color Analyst
Chaslin Farms
Seaside spectrums
Four Paws Doggie Day Camp
Gates Creek
Gates Creek Rd
Copperleaf Community
Christian Br
64
W16
W15
W6
D5
D6
9A
9B
Google Earth
Image © 2025 Airbus
2000 ft
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SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.

Pond #10W Treated for Algae and Shoreline Vegetation.

Pond #9B-W Treated for Hydrilla, Algae and Shoreline Vegetation.

Pond #28 Treated for Algae and Shoreline vegetation.

Pond #31 Treated for Algae and Shoreline Vegetation.

Pond #32 Treated for Algae and Shoreline Vegetation.

Pond #24 Treated for Shoreline Vegetation.

Pond #44 Treated for Algae and Shoreline Vegetation.

Pond #34 Treated for Algae and Shoreline Vegetation.

Pond #35 Treated for Algae and Shoreline Vegetation.

Pond #40 Treated for Shoreline Vegetation.

Pond #39 Treated for Algae and Shoreline Vegetation.

Pond #45 Treated for Algae and Shoreline Vegetation.

Pond #19 Treated for Algae and Shoreline Vegetation.

Pond #27 Treated for Algae and Shoreline Vegetation.

Pond #38 Treated for Shoreline Vegetation.

Tab 2

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 3

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 4

Rizzetta & Company

Greyhawk Landing

Community Development District

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Approved Proposed Budget

Fiscal Year 2026/2027

Professionals in Community Management

Table of Contents

Proposed Budget
GreyHawk Landing Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 2,064,326	$ 2,064,326	$ 2,039,098	$ 25,228	$ 2,259,868	$ 220,770	
6								
7	**Assessment Revenue Subtotal**	**$ 2,064,326**	**$ 2,064,326**	**$ 2,039,098**	**$ 25,228**	**$ 2,259,868**	**$ 220,770**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 4,676	$ 9,352	$ 15,000	$ (5,648)	$ 10,000	$ (5,000)	
13	***Other Miscellaneous Revenues***							
14	Insurance Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	
15	Miscellaneous Revenue	$ 8,993	$ 17,986	$ 5,000	$ 12,986	$ 5,000	$ -	
16								
17	**Other Revenue Subtotal**	**$ 13,669**	**$ 27,338**	**$ 20,000**	**$ 7,338**	**$ 15,000**	**$ (5,000)**	
18								
	TOTAL REVENUES	**$ 2,077,995**	**$ 2,091,664**	**$ 2,059,098**	**$ 32,566**	**$ 2,274,868**	**$ 215,770**	
20								
21	**EXPENDITURES - ADMINISTRATIVE**							
22								
23	***Legislative***							
24	Supervisor Fees	$ 3,800	$ 7,600	$ 9,600	$ 2,000	$ 9,600	$ -	4 paid Supervisors x 12 meetings
25	***Financial & Administrative***							
26	Accounting Services	$ 10,584	$ 21,168	$ 21,167	$ (1)	$ 21,802	$ 635	Contract Rate
27	Administrative Services	$ 2,506	$ 5,012	$ 5,013	$ 1	$ 5,163	$ 150	Contract Rate
28	Arbitrage Rebate Calculation	$ 500	$ 500	$ 1,000	$ 500	$ 1,000	$ -	
29	Assessment Roll	$ 5,570	$ 5,570	$ 5,570	$ -	$ 5,737	$ 167	Contract Rate
30	Auditing Services	$ -	$ -	$ 3,650	$ 3,650	$ 3,650	$ -	As per new agreement with BTEGF
31	Bank Fees	$ 799	$ 1,598	$ 1,800	$ 202	$ 1,800	$ -	Flat
32	Disclosure Report	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	Only the 2013 Bonds require continuing disclosure.
33	District Engineer	$ 19,096	$ 38,192	$ 42,000	$ 3,808	$ 42,000	$ -	Flat
34	District Management	$ 12,533	$ 25,066	$ 25,066	$ -	$ 25,818	$ 752	Contract Rate
35	Dues, Licenses & Fees	$ 175	$ 350	$ 175	$ (175)	$ 175	$ -	DEO Fee
36	Financial & Revenue Collections	$ 2,228	$ 4,456	$ 4,456	$ -	$ 5,790	$ 1,334	Additional Services
37	Legal Advertising	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	Flat
38	Miscellaneous Mailings	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	
39	Public Officials Liability Insurance	$ 3,922	$ 3,922	$ 4,163	$ 241	$ 4,614	$ 451	Estimate from EGIS
40	Trustees Fees	$ 8,714	$ 8,714	$ 11,530	$ 2,816	$ 11,530	$ -	S2013 $ 2,963.13+ S2021 REF $ 4,148.38, S2021 $ 4,148.38
41	Website Hosting, Maintenance, Backup (and Email)	$ 2,977	$ 5,954	$ 4,418	$ (1,537)	$ 6,112	$ 1,695	ADA Website and Email
42	***Legal Counsel***							
43	District Counsel	$ 14,145	$ 28,290	$ 43,286	$ 14,996	$ 45,000	$ 1,714	Spent $56k LY
44								
45	**Administrative Subtotal**	**$ 87,549**	**$ 156,392**	**$ 185,894**	**$ 29,502**	**$ 192,791**	**$ 6,898**	
46								
47	**EXPENDITURES - FIELD OPERATIONS**							
48								
49	***Security Operations***							
50	FHP Patrol	$ 28,850	$ 57,700	$ 35,000	$ (22,700)	$ 35,000	$ -	Moved from Security line item to separate cost detail
51	Guard & Gate Facility Maintenance	$ 27,141	$ 54,282	$ 16,000	$ (38,282)	$ 18,000	$ 2,000	Spent $29k LY
52	Security Camera Maintenance	$ 8,152	$ 16,304	$ 4,000	$ (12,304)	$ 6,000	$ 2,000	Spent $10k LY
53	Security Monitoring Services	$ 3,566	$ 7,132	$ 7,640	$ 508	$ 7,640	$ -	Rec Center Monitoring $151, west clubhouse alarm $24.15, West fire system $ 26.25 + allowance for repairs
54	Security Services and Patrols	$ 171,931	$ 343,862	$ 347,331	$ 3,469	$ 357,751	$ 10,420	3% increase
55	***Electric Utility Services***							
56	Utility - Recreation Facilities	$ 28,378	$ 56,756	$ 42,000	$ (14,756)	$ 46,000	$ 4,000	Trending $56k TY, Spent $32k LY
57	Utility - Street Lights	$ 5,430	$ 10,860	$ 11,000	$ 140	$ 11,000	$ -	Avg $11k last two FY
58	Utility Services	$ 15,522	$ 31,044	$ 26,000	$ (5,044)	$ 31,000	$ 5,000	Trending $31k TY, Spent $30k LY
59	***Gas Utility Services***							
60	Utility Services	$ 130	$ 260	$ 300	$ 40	$ 300	$ -	Flat
61	***Garbage/Solid Waste Control Services***							
62	Garbage - Recreation Facility	$ 7,058	$ 14,116	$ 13,000	$ (1,116)	$ 14,000	$ 1,000	Spent $13,755 LY
63	***Water-Sewer Combination Services***							
64	Utility Services	$ 15,328	$ 30,656	$ 38,000	$ 7,344	$ 38,000	$ -	Spent $38k LY
65	***Stormwater Control***							
66	Aquatic Maintenance	$ 39,826	$ 79,652	$ 49,747	$ (29,905)	$ 90,000	$ 40,253	Sitex Contract $86,016 plus Contingency
67	Aquatic Plant Replacement	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -	Flat

Proposed Budget
GreyHawk Landing Community Development District
General Fund

Fiscal Year 2026/2027

#	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
68	Fountain Service Repairs & Maintenance	$ 6,584	$ 13,168	$ 4,500	$ (8,668)	$ 4,500	$ -	Flat
69	Lake/Pond Bank Maintenance	$ 18,311	$ 36,622	$ 5,000	$ (31,622)	$ 5,000	$ -	Flat
70	Midge Fly Treatments	$ -	$ -	$ 10,000	$ 10,000	$ 10,000	$ -	Flat
71	Stormwater System Maintenance	$ -	$ -	$ 6,000	$ 6,000	$ 6,000	$ -	Flat
72	Wetland Invasive Areas Maintenance	$ 14,900	$ 29,800	$ 35,500	$ 5,700	$ 35,500	$ -	Flat
73	Wetland Monitoring & Maintenance	$ 13,930	$ 27,860	$ 13,312	$ (14,548)	$ 13,312	$ -	Flat
74	***Other Physical Environment***							
75	Employee - Salaries	$ 102,193	$ 204,386	$ 235,683	$ 31,297	$ 253,941	$ 18,258	Contract
76	Entry & Walls Maintenance	$ -	$ -	$ 4,000	$ 4,000	$ 4,000	$ -	Power washing and painting
77	Fire Ant - Top Choice	$ -	$ -	$ 8,000	$ 8,000	$ 8,000	$ -	
78	General Liability Insurance/Workers Comp.	$ 4,278	$ 4,278	$ 8,414	$ 4,136	$ 8,468	$ 54	As per Egis Estimate Includes Volunteer Coverage and Crime
79	Holiday Decorations	$ 21,000	$ 42,000	$ 16,500	$ (25,500)	$ 21,000	$ 4,500	Contract
80	Hurricane Related Expenses	$ -	$ -	$ -	$ -	$ -	$ -	Remove
81	Irrigation Maintenance	$ 54,226	$ 108,452	$ 30,000	$ (78,452)	$ 45,000	$ 15,000	Spent $54k TY at halfway point
82	Landscape - Annuals/Flowers	$ 40,914	$ 81,828	$ 17,500	$ (64,328)	$ 17,500	$ -	
83	Landscape - Mulching	$ -	$ -	$ 33,300	$ 33,300	$ 33,300	$ -	Flat
84	Landscape Inspections	$ 3,060	$ 6,120	$ 5,100	$ (1,020)	$ 5,800	$ 700	Bi monthly inspections new contract approved
85	Landscape Maintenance	$ 202,130	$ 404,260	$ 372,000	$ (32,260)	$ 372,000	$ -	Contract
86	Landscape Replacement	$ 12,646	$ 25,292	$ 50,000	$ 24,708	$ 50,000	$ -	Flat
87	Property Insurance	$ 30,236	$ 30,236	$ 35,000	$ 4,764	$ 37,085	$ 2,085	Estimate from insurance company appraisal conducted values increased
88	Storm Cleanup/Hurricane Clean Up	$ -	$ -	$ 50,463	$ 50,463	$ 50,000	$ (463)	
89	Tree Trimming Services	$ -	$ -	$ 20,000	$ 20,000	$ 20,000	$ -	
90	***Road & Street Facilities***			.		.		
91	Gate Facility Maintenance	$ 85	$ 170	$ 12,000	$ 11,830	$ 12,000	$ -	Contract
92	Parking Lot Repair & Maintenance	$ 1,350	$ 2,700	$ 1,500	$ (1,200)	$ 1,500	$ -	Flat
93	Roadway Repair & Maintenance	$ -	$ -	$ 2,500	$ 2,500	$ 2,500	$ -	Flat
94	Sidewalk Repair & Maintenance/Curb/Gutter Cleaning	$ 2,975	$ 5,950	$ 45,000	$ 39,050	$ 45,000	$ -	Includes Pressure Washing
95	Street Light Decorative Light Maintenance	$ 8,525	$ 17,050	$ 30,000	$ 12,950	$ 25,000	$ (5,000)	Trending Down $13k from LY
96	Street Sign Repair & Replacement	$ 12,899	$ 25,798	$ 5,000	$ (20,798)	$ 5,000	$ -	Flat
97	***Parks & Recreation***							
98	Athletic/Park Court/Field Repairs	$ 1,388	$ 2,776	$ 5,000	$ 2,224	$ 5,000	$ -	Flat
99	Basketball Court Maintenance & Supplies	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -	Flat
100	Cable Television & Internet	$ 11,940	$ 23,880	$ 21,500	$ (2,380)	$ 24,000	$ 2,500	Trening $24k TY
101	Clubhouse - Facility Janitorial Service	$ 7,500	$ 15,000	$ 12,000	$ (3,000)	$ 15,000	$ 3,000	Cleaning Contract plus allowance for supplies .
102	Dock Repairs and Maintenance		$ -	$ -	$ -	$ -	$ -	
103	Facility Supplies	$ 3,156	$ 6,312	$ 6,000	$ (312)	$ 6,500	$ 500	
104	Fitness Equipment Maintenance & Repairs	$ 1,960	$ 3,920	$ 7,500	$ 3,580	$ 7,500	$ -	Fitness logic contract plus parts
105	Maintenance & Repairs	$ 21,403	$ 42,806	$ 30,000	$ (12,806)	$ 30,000	$ -	Flat
106	Office Supplies	$ 933	$ 1,866	$ 4,500	$ 2,634	$ 4,500	$ -	Flat
107	Pest Control & Termite Bond	$ 4,445	$ 8,890	$ 3,800	$ (5,090)	$ 4,200	$ 400	Contract
108	Playground Equipment and Maintenance	$ 5,408	$ 10,816	$ 2,000	$ (8,816)	$ 2,000	$ -	Flat
109	Pool Repairs	$ 10,506	$ 21,012	$ 7,000	$ (14,012)	$ 10,000	$ 3,000	$10k Spent YTD at Halfway Point
110	Pool Service Contract	$ 19,634	$ 39,268	$ 47,280	$ 8,012	$ 47,280	$ -	Pools by Lowell Agreement
111	Pool/Water Park/Fountain Maintenance	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	
112	Tennis Court Maintenance & Supplies	$ -	$ -	$ 5,000	$ 5,000	$ 3,000	$ (2,000)	
113	Vehicle Maintenance	$ 1,524	$ 3,048	$ 3,335	$ 287	$ 2,500	$ (835)	
114	***Contingency***							
115	Capital Projects	$ -	$ -	$ 25,000	$ 25,000	$ 25,000	$ -	Flat
116	Miscellaneous Contingency	$ 9,890	$ 19,780	$ 40,000	$ 20,220	$ 142,500	$ 102,500	Flat
117								
118	**Field Operations Subtotal**	**$ 1,001,241**	**$ 1,967,968**	**$ 1,873,204**	**$ (94,764)**	**$ 2,082,077**	**$ 208,873**	
119								
120	**TOTAL EXPENDITURES**	**$ 1,088,790**	**$ 2,124,360**	**$ 2,059,098**	**$ (65,262)**	**$ 2,274,868**	**$ 215,771**	
121								
122	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 989,205**	**$ (32,696)**	**$ -**	**$ (32,696)**	**$ -**	**$ (1)**	
123								

Proposed Budget
GreyHawk Landing Community Development District
Reserve Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 220,000	$ 220,000	$ 220,000	$ -	$ 220,000	$ -	
6								
7	**Assessment Revenue Subtotal**	**$ 220,000**	**$ 220,000**	**$ 220,000**	**$ -**	**$ 220,000**	**$ -**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 36,183	$ 72,366	$ 50,000	$ 22,366	$ 50,000	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
15								
16	**Other Revenue Subtotal**	**$ 36,183**	**$ 72,366**	**$ 50,000**	**$ 22,366**	**$ 50,000**	**$ -**	
17								
18	**TOTAL REVENUES**	**$ 256,183**	**$ 292,366**	**$ 270,000**	**$ 22,366**	**$ 270,000**	**$ -**	
19								
20	**EXPENDITURES**							
21								
22	***Contingency***							
23	Capital Reserves	$ -	$ -	$ 270,000	$ 270,000	$ 270,000	$ -	Reserve Study Recommended $337k
24								
25	**TOTAL EXPENDITURES**	**$ -**	**$ -**	**$ 270,000**	**$ 270,000**	**$ 270,000**	**$ -**	
26								
27	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 256,183**	**$ 292,366**	**$ -**	**$ 292,366**	**$ -**	**$ -**	
28								

GreyHawk Landing Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2021 (Refunding)	Series 2021 (2021 Project)	Series 2023 (Refunding)	Budget for 2026/2027
REVENUES				
Special Assessments				
Net Special Assessments [1]	$354,899.90	$311,770.71	$305,909.61	$972,580.22
TOTAL REVENUES	**$354,899.90**	**$311,770.71**	**$305,909.61**	**$972,580.22**
EXPENDITURES				
Administrative				
Debt Service Obligation	$354,899.90	$311,770.71	$305,909.61	$972,580.22
Administrative Subtotal	**$354,899.90**	**$311,770.71**	**$305,909.61**	**$972,580.22**
TOTAL EXPENDITURES	**$354,899.90**	**$311,770.71**	**$305,909.61**	**$972,580.22**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):	7.0%
GROSS ASSESSMENTS	**$1,045,785.18**

Notes:

Tax Roll Collection Costs and Early Payment Discount is 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Maximum Annual Debt Service less Prepaid Assessments received.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$2,479,868.00	**2025/2026 O&M Budget:**	$2,259,098.00
County Collection Costs:	3%	$79,995.74	**2026/2027 O&M Budget:**	$2,479,868.00
Early Payment Discounts:	4%	$106,660.99		
2026/2027 Table:		**$2,666,524.73**	**Total Difference:**	**$220,770.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Single Family 60'	Series 2021 (Refunding) Debt Service	$376.60	$376.60	$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	$216.94	$216.94	$0.00	0.00%
	Operations/Maintenance	$1,572.09	$1,725.72	$153.63	9.77%
	Total	**$2,165.63**	**$2,319.26**	**$153.63**	**7.09%**
Single Family 70'	Series 2021 (Refunding) Debt Service	$440.63	$440.63	$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	$253.82	$253.82	$0.00	0.00%
	Operations/Maintenance	$1,834.10	$2,013.34	$179.24	9.77%
	Total	**$2,528.55**	**$2,707.79**	**$179.24**	**7.09%**
Single Family 80'	Series 2021 (Refunding) Debt Service	$500.88	$500.88	$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	$288.53	$288.53	$0.00	0.00%
	Operations/Maintenance	$2,090.88	$2,295.21	$204.33	9.77%
	Total	**$2,880.29**	**$3,084.62**	**$204.33**	**7.09%**
Single Family 90'	Series 2021 (Refunding) Debt Service	$564.91	$564.91	$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	$325.40	$325.40	$0.00	0.00%
	Operations/Maintenance	$2,358.13	$2,588.58	$230.45	9.77%
	Total	**$3,248.44**	**$3,478.89**	**$230.45**	**7.09%**
Single Family 120'	Series 2021 (Refunding) Debt Service	$640.23	$640.23	$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	$368.79	$368.79	$0.00	0.00%
	Operations/Maintenance	$2,672.55	$2,933.72	$261.17	9.77%
	Total	**$3,681.57**	**$3,942.74**	**$261.17**	**7.09%**
Single Family 60'	Series 2023 (Refunding) Debt Service	$644.76	$644.76	$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	$216.94	$216.94	$0.00	0.00%
	Operations/Maintenance	$1,572.09	$1,725.72	$153.63	9.77%
	Total	**$2,433.79**	**$2,587.42**	**$153.63**	**6.31%**
Single Family 70'	Series 2023 (Refunding) Debt Service	$752.22	$752.22	$0.00	0.00%
	Series 2021 (2021 Project) Debt Service	$253.82	$253.82	$0.00	0.00%
	Operations/Maintenance	$1,834.10	$2,013.34	$179.24	9.77%
	Total	**$2,840.14**	**$3,019.38**	**$179.24**	**6.31%**

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		$2,479,868.00
COLLECTION COSTS @	3%	$79,995.74
EARLY PAYMENT DISCOUNT @	4%	$106,660.99
TOTAL O&M ASSESSMENT		$2,666,524.73

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
LOT SIZE	O&M	SERIES 2021 (REFUNDING) DEBT SERVICE (1)	SERIES 2023 (REFUNDING) DEBT SERVICE (1)	SERIES 2021 (2021 PROJECT) DEBT SERVICE (1)	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2021 (REFUNDING) DEBT SERVICE (2)	SERIES 2023 (REFUNDING) DEBT SERVICE (2)	SERIES 2021 (2021 PROJECT) DEBT SERVICE (2)	TOTAL (3)
SINGLE FAMILY 60	208	207	0	208	1.00	208.00	13.46%	$358,949.72	**$1,725.72**	**$376.60**	**$0.00**	**$216.94**	**$2,319.26**
SINGLE FAMILY 70	150	149	0	150	1.17	175.00	11.33%	$302,000.97	**$2,013.34**	**$440.63**	**$0.00**	**$253.82**	**$2,707.79**
SINGLE FAMILY 80	180	179	0	180	1.33	239.40	15.49%	$413,137.32	**$2,295.21**	**$500.88**	**$0.00**	**$288.53**	**$3,084.62**
SINGLE FAMILY 90	133	130	0	133	1.50	199.50	12.91%	$344,281.10	**$2,588.58**	**$564.91**	**$0.00**	**$325.40**	**$3,478.89**
SINGLE FAMILY 120	118	117	0	118	1.70	200.60	12.98%	$346,179.39	**$2,933.72**	**$640.23**	**$0.00**	**$368.79**	**$3,942.74**
SINGLE FAMILY 60	238	0	236	238	1.00	238.00	15.40%	$410,721.32	**$1,725.72**	**$0.00**	**$644.76**	**$216.94**	**$2,587.42**
SINGLE FAMILY 70	244	0	235	243	1.17	284.67	18.42%	$491,254.91	**$2,013.34**	**$0.00**	**$752.22**	**$253.82**	**$3,019.38**
	1271	**782**	**471**	**1270**		**1545.17**	**100.00%**	**$2,666,524.73**					

LESS: Manatee County Collection Costs (3%) and Early Payment Discount (4%)	($186,656.73)
Net Revenue to be Collected	**$2,479,868.00**

(1) Reflects the number of total lots with Series 2021 (Refunding), Series 2023 (Refunding), and Series 2021 (2021 Project) debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2021 (Refunding), Series 2023 (Refunding), and Series 2021 project bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2026 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Greyhawk Landing Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Greyhawk Landing Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of $ 3,517,448.22 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$ 2,274,868
TOTAL RESERVE FUND	$ 270,000
DEBT SERVICE – SERIES 2021	$ 354,899.90
DEBT SERVICE – SERIES 2021	$ 311,770.71
DEBT SERVICE – SERIES 2023	$ 305,909.61

TOTAL ALL FUNDS	$ 3,517,448.22

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2026.

ATTEST:

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Tab 5

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Greyhawk Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the "County"); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2026-2027 ("Budget"), attached hereto as Exhibit "A", and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibit "A" and the District's Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Greyhawk Landing Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "A" and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. **Uniform Method Property Assessments.** The collection of the previously levied debt service assessments and the fiscal year 2026-2027 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll, which includes the Uniform Method Property, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Greyhawk Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Greyhawk Landing Community Development District.

PASSED AND ADOPTED this 19th day of August 2026.

ATTEST:	**GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:__________________________________
Secretary / Assistant Secretary	Chair / Vice Chair

Exhibit A: Fiscal Year 2026-2027 Budget

Tab 6

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2026/2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Greyhawk Landing Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2026

ATTEST:	**GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairman/Vice Chair

EXHIBIT "A"

BOARD OF SUPERVISORS' MEETING DATES
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 22, 2026
November 25, 2026
December 30, 2026
January 28, 2027
February 25, 2027
March 25, 2027
April 22, 2027
May 27, 2027
June 24, 2027
July 22, 2027
August 19, 2027*
September 23, 2027

The meetings will convene at 6:00 p.m. (*with the exception of the August 19, 2027 meeting which will be held at 5:30 p.m.) at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.

Tab 7

Greyhawk Landing Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Greyhawk Landing Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Greyhawk Landing Community Development District
Manatee County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Greyhawk Landing Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note G to the financial statements, the 2024 Financial Statements have been restated to correct an error. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Greyhawk Landing Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greyhawk Landing Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated July 29, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 29, 2026

Greyhawk Landing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

Management's discussion and analysis of Greyhawk Landing Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements is comprised of three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, public safety, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets and deferred outflows of resources exceeded total liabilities by $6,181,077 (net position). Net investment in capital assets for the District was $4,981,955. Unrestricted net position for governmental activities was $845,003. Restricted net position was $354,119.

- Governmental activities revenues totaled $3,518,254 while governmental activities expenses totaled $2,823,799.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, deferred outflows of resources, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities		
	2025	**2024**	
Current assets	$ 2,560,984	$ 2,270,455	
Restricted assets	932,159	2,046,406	
Capital assets	12,222,094	11,539,139	*
Total Assets	15,715,237	15,856,000	
Deferred outflows of resources	135,254	153,089	
Current liabilities	916,414	1,100,467	
Non-current liabilities	8,753,000	9,422,000	
Total Liabilities	9,669,414	10,522,467	
Net Position			
Net investment in capital assets	4,981,955	5,119,494	*
Restricted	354,119	123,653	
Unrestricted	845,003	243,475	*
Total Net Position	$ 6,181,077	$ 5,486,622	

* Restated

The increase in current assets is related to revenues exceeding expenditures in the General Fund in the current year.

The increase in capital assets and decrease in restricted assets is primarily related to the current year capital project activity.

The decrease in current liabilities is related to the decrease in accrued expenses related to a settlement in the prior year.

The decrease in non-current liabilities is related to the principal payments in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities		
	2025	2024	
Program Revenues			
Charges for services	$ 3,274,670	$ 3,156,286	
General Revenues			
Miscellaneous revenue	62,577	10,797	
Investment earnings	181,007	204,174	
Total Revenues	3,518,254	3,371,257	
Expenses			
General government	189,807	183,400	
Public safety	454,391	368,320	
Physical environment	1,631,889	1,895,035	
Culture/recreation	208,416	202,351	*
Interest and other charges	339,296	356,755	
Total Expenses	2,823,799	3,005,861	
Change in Net Position	694,455	365,396	
Net Position - Beginning of Year	5,486,622	5,121,226	
Net Position - End of Year	$ 6,181,077	$ 5,486,622	*

*Restated

The increase in charges for services is related to a budgeted increase in special assessments.

The increase in public safety is primarily related to the increase in security services in the current year.

The decrease in physical environment is primarily related to the decrease in depreciation in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

	Governmental Activities		
Description	**2025**	**2024**	
Land and improvements	$ 5,740,697	$ 5,740,697	
Construction in progress	2,309,152	2,183,111	*
Buildings	2,379,925	2,379,925	
Improvements other than buildings	18,978,981	18,125,305	
Equipment	259,517	259,517	
Less: accumulated depreciation	(17,446,178)	(17,149,416)	*
Governmental Activities Capital Assets	$ 12,222,094	$ 11,539,139	

*Restated

During the year, depreciation was $296,762, additions to construction in progress were $126,041, and additions to improvements other buildings were $853,676.

General Fund Budgetary Highlights

Final budgeted expenditures exceeded actual expenditures in the current year primarily because capital reserves and capital projects expenditures were less than anticipated.

The September 30, 2025 budget was amended to increase miscellaneous contingencies that were more than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In March 2021, the District issued $3,944,000 of Special Assessment Revenue Refunding Bonds, Series 2021 maturing in 2033. The Bonds were issued to refund the Series 2011 Special Assessment Revenue Refunding Bonds. The balance outstanding at September 30, 2025 was $2,619,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In August 2021, the District issued $3,869,000 of Special Assessment Revenue Bonds, Series 2021, maturing 2036. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the Series 2021 Project. The balance outstanding at September 30, 2025 was $2,977,000.

- In May 2023, the District issued $4,063,000 of Special Assessment Revenue Refunding Bonds, Series 2023, maturing 2044. The Bonds were issued to refund the Series 2013 Special Assessment Revenue Bonds. The balance outstanding at September 30, 2025 was $3,826,000.

Economic Factors and Next Year's Budget

Greyhawk Landing Community Development District does not anticipate any economic factors to have any significant effect on the financial position or results of operations for fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Greyhawk Landing Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Greyhawk Landing Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Greyhawk Landing Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 1,164,399
Investments	1,331,873
Prepaid expenses	57,650
Deposits	7,062
Total Current Assets	2,560,984
Non-Current Assets	
Restricted Assets	
Investments	932,159
Capital Assets, Not Being Depreciated	
Land and improvements	5,740,697
Construction in progress	2,309,152
Capital Assets, Being Depreciated	
Buildings	2,379,925
Improvements other than buildings	18,978,981
Equipment	259,517
Less: accumulated depreciation	(17,446,178)
Total Non-Current Assets	13,154,253
Total Assets	15,715,237
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	135,254
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	115,025
Deposits payable	2,750
Bonds payable, current	669,000
Accrued interest	129,639
Total Current Liabilities	916,414
Non-Current Liabilities	
Bonds payable	8,753,000
Total Liabilities	9,669,414
NET POSITION	
Net investment in capital assets	4,981,955
Restricted for debt service	153,312
Restricted for capital projects	200,807
Unrestricted	845,003
Total Net Position	$ 6,181,077

See accompanying notes to financial statements.

Greyhawk Landing Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (189,807)	$ 197,225	$ 7,418
Public safety	(454,391)	456,277	1,886
Physical environment	(1,631,889)	1,496,140	(135,749)
Culture/recreation	(208,416)	139,814	(68,602)
Interest and other charges	(339,296)	985,214	645,918
Total Governmental Activities	$ (2,823,799)	$ 3,274,670	450,871
	General Revenues		
	Investment earnings		181,007
	Miscellaneous revenue		62,577
	Total General Revenues		243,584
	Change in net position		694,455
	Net Position - October 1, 2024, Previously Reported		5,311,622
	Restatement - correction of an error		175,000
	Net Position - October 1, 2024, Restated		5,486,622
	Net Position - End of Year		$ 6,181,077

See accompanying notes to financial statements.

Greyhawk Landing Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	$ 1,164,399	$ -	$ -	$ 1,164,399
Investments	1,331,873	-	-	1,331,873
Prepaid expenses	57,650	-	-	57,650
Deposits	7,062	-	-	7,062
Restricted assets				
Investments	-	282,951	649,208	932,159
Total Assets	$ 2,560,984	$ 282,951	$ 649,208	$ 3,493,143
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 115,025	$ -	$ -	$ 115,025
Deposits payable	2,750	-	-	2,750
Total Liabilities	117,775	-	-	117,775
FUND BALANCES				
Nonspendable:				
Prepaid expenses	57,650	-	-	57,650
Deposits	7,062	-	-	7,062
Restricted:				
Debt service	-	282,951	-	282,951
Capital projects	-	-	649,208	649,208
Unassigned	2,378,497	-	-	2,378,497
Total Fund Balances	2,443,209	282,951	649,208	3,375,368
Total Liabilities and Fund Balances	$ 2,560,984	$ 282,951	$ 649,208	$ 3,493,143

See accompanying notes to financial statements.

Greyhawk Landing Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	$ 3,375,368
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements, $5,740,697, construction in progress, $2,309,152, buildings, $2,379,925, improvements other than buildings, $18,978,981, and equipment, $259,517, net of accumulated depreciation, $(17,446,178), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	12,222,094
Deferred amounts on refunding do not provide current resources, and therefore, are not recognized at the fund level. This is the amount of the deferred amount on refunding.	135,254
Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(9,422,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	(129,639)
Net Position of Governmental Activities	$ 6,181,077

See accompanying notes to financial statements.

Greyhawk Landing Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 2,289,456	$ 985,214	$ -	$ 3,274,670
Investment income	97,789	16,906	66,312	181,007
Miscellaneous revenue	62,577	-	-	62,577
Total Revenues	2,449,822	1,002,120	66,312	3,518,254
Expenditures				
Current				
General government	189,807	-	-	189,807
Public safety	439,116	-	-	439,116
Physical environment	1,439,869	-	-	1,439,869
Culture/recreation	134,555	-	-	134,555
Capital outlay	-	-	979,717	979,717
Debt service				
Principal	-	651,000	-	651,000
Interest	-	328,856	-	328,856
Total Expenditures	2,203,347	979,856	979,717	4,162,920
Excess of revenues over/(under) expenditures	246,475	22,264	(913,405)	(644,666)
Other Financing Sources/(Uses)				
Insurance proceeds	15,606	-	-	15,606
Net change in fund balances	262,081	22,264	(913,405)	(629,060)
Fund Balances - Beginning of Year	2,181,128	260,687	1,562,613	4,004,428
Fund Balances - End of Year	$ 2,443,209	$ 282,951	$ 649,208	$ 3,375,368

See accompanying notes to financial statements.

Greyhawk Landing Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	(629,060)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, $979,717, was exceeded by depreciation, $(296,762), in the current period.		682,955
Repayments of bond principal are expenditures at the fund level, but the repayment reduces long-term liabilities at the government-wide level.		651,000
The deferred amount on refunding is reflected as an expenditure at the fund level, however, they are reflected as a deferred outflow of resources amortized over the life of the bond at the government-wide level and amortized over the debt service period as interest. This is the current period interest.		(17,835)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		7,395
Change in Net Position of Governmental Activities	$	694,455

See accompanying notes to financial statements.

Greyhawk Landing Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 2,259,099	$ 2,259,099	$ 2,289,456	$ 30,357
Investment income	-	-	97,789	97,789
Miscellaneous revenue	-	-	62,577	62,577
Total Revenues	2,259,099	2,259,099	2,449,822	190,723
Expenditures				
Current				
General government	180,726	180,726	189,807	(9,081)
Public safety	395,792	395,792	439,116	(43,324)
Physical environment	1,495,438	1,645,438	1,439,869	205,569
Culture/recreation	187,143	187,143	134,555	52,588
Total Expenditures	2,259,099	2,409,099	2,203,347	205,752
Excess of revenues over/(under) expenditures	-	(150,000)	246,475	396,475
Other Financing Sources/(Uses)				
Insurance proceeds	-	-	15,606	15,606
Net Change in Fund Balances	-	(150,000)	262,081	412,081
Fund Balance - Beginning of Year	-	150,000	2,181,128	2,031,128
Fund Balance - End of Year	$ -	$ -	$ 2,443,209	$ 2,443,209

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 21, 2001, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Manatee County Ordinance #01-43 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Greyhawk Landing Community Development District. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Greyhawk Landing Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Pledged Revenues.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted net position on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, construction in progress, buildings, improvements other than buildings and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets range from 5 to 30 years.

d. Deferred Outflow of Resources

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

<u>Custodial Credit Risk – Deposits</u>

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was $1,197,499 and the carrying value was $1,164,399. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation (FDIC) or collateralized under Chapter 280, Florida Statutes.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturities	Fair Value
FLCLASS Enchanced Cash	143 days*	$ 784,651
FLCLASS	42 days*	547,222
US Bank Money Market	N/A	932,159
		$ 2,264,032

*Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District’s own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District does not hold any investments subject to the fair value hierarchy.

The District’s investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in FLCLASS is measured at amortized cost. FLCLASS has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in FLCLASS Enhanced Cash were rated AAAf/S1 by Fitch Ratings and the investments in FLCLASS were rated AAAm by S&P Global Ratings. The investments in US Bank Money Market were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in FLCLASS Enhanced Cash are 35%, the investments in FLCLASS are 24% and the investments in US Bank Money Market are 41% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Disposals	Balance September 30, 2025
Governmental Activities:				
Capital assets, not being depreciated:				
Land and land improvements	$ 5,740,697	$ -	$ -	$ 5,740,697
Construction in progress	2,183,111	126,041	-	2,309,152
Total Capital Assets, Not Being Depreciated	7,923,808	126,041	-	8,049,849
Capital assets, being depreciated:				
Buildings	2,379,925	-	-	2,379,925
Improvements other than buildings	18,125,305	853,676	-	18,978,981
Equipment	259,517	-	-	259,517
Total Capital Assets, Being Depreciated	20,764,747	853,676	-	21,618,423
Less: accumulated depreciation	(17,149,416)	(296,762)	-	(17,446,178)
Total Capital Assets, Being Depreciated, Net	3,615,331	556,914	-	4,172,245
Governmental Activities Capital Assets	$ 11,539,139	$ 682,955	$ -	$ 12,222,094

Current year depreciation of $296,762 was charged to physical environment, $207,626, culture/recreation, $73,861, and public safety, $15,275.

NOTE D – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	$ 10,073,000
Principal payments	(651,000)
Long-term debt at September 30, 2025	$ 9,422,000

Long-term debt is comprised of the following:

Special Assessment Bonds

$3,944,000 Series 2021 Revenue Refunding Bonds, interest at 2%, maturing May 1, 2033. Current portion is $305,000.	$ 2,619,000
$3,869,000 Series 2021 Bonds, interest at 2.6%, maturing May 1, 2036. Current portion is $237,000.	2,977,000
$4,063,000 Series 2023 Revenue Refunding Bonds, interest at 4.74%, maturing May 1, 2044. Current portion is $127,000.	3,826,000
Total Long-term Debt as of September 30, 2025	$ 9,422,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 669,000	$ 311,134	$ 980,134
2027	687,000	292,853	979,853
2028	706,000	274,010	980,010
2029	727,000	254,560	981,560
2030	747,000	234,457	981,457
2031-2035	3,342,000	854,756	4,196,756
2036-2040	1,431,000	436,668	1,867,668
2041-2044	1,113,000	134,995	1,247,995
Totals	$ 9,422,000	$ 2,793,433	$ 12,215,433

Significant Bond Provisions

The Bond Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service.

NOTE E – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in August 2024. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.

NOTE G – RESTATEMENT OF NET POSITION

During the fiscal year ended September 30, 2025, an error was identified in the previously issued financial statements for the fiscal year ended September 30, 2024. The error resulted in an understatement of capital assets in Governmental Activities in the prior year.

As a result, the beginning net position as of October 1, 2024, has been restated as follows:

Governmental Activities

Net Position - October 1, 2024, as previously reported	$	5,311,622
Restatement for correction of an error		175,000
Net Position - October 1, 2024, as restated	$	5,486,622

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Greyhawk Landing Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Greyhawk Landing Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July 29, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Greyhawk Landing Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Greyhawk Landing Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Greyhawk Landing Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greyhawk Landing Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Greyhawk Landing Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 29, 2026

Berger, Toombs, Elam,
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MANAGEMENT LETTER

To the Board of Supervisors
Greyhawk Landing Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Greyhawk Landing Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated July 29, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 29, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greyhawk Landing Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Greyhawk Landing Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Greyhawk Landing Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Greyhawk Landing Community Development District. It is management's responsibility to monitor Greyhawk Landing Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Greyhawk Landing Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 10
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $530,169.31
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see below:

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greyhawk Landing Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	$ 2,259,099	$ 2,289,456	$ 30,357
Investment income	-	97,789	97,789
Miscellaneous	-	62,577	62,577
Total Revenues	2,259,099	2,449,822	190,723
Expenditures			
Current			
General government	180,726	189,807	(9,081)
Public safety	395,792	439,116	(43,324)
Physical environment	1,495,438	1,439,869	55,569
Culture/recreation	187,143	134,555	52,588
Total Expenditures	2,259,099	2,203,347	55,752
Excess of revenues over/(under) expenditures	-	246,475	246,475
Other Financing Sources/(Uses)			
Insurance proceeds	-	15,606	15,606
Net Change in Fund Balances	-	262,081	262,081
Fund Balance - Beginning of Year	-	2,181,128	2,181,128
Fund Balance - End of Year	$ -	$ 2,443,209	$ 2,443,209

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Greyhawk Landing Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District as: $1,462.04 - $2,485.47 for the General Fund and $201.75 - $699.56 for the Debt Service Fund
2) The amount of special assessments collected by or on behalf of the District as: Total special assessments collected was $3,274,670.27
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: $2,619,000 Series 2021 Refunding Bonds due on 5/1/2033; $2,977,000 Series 2021 Bonds due on 5/1/2036; $3,826,000 Series 2023 Refunding Bonds due on 5/1/2044.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Greyhawk Landing Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 29, 2026

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Greyhawk Landing Community Development District
Manatee County, Florida

We have examined Greyhawk Landing Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Greyhawk Landing Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Greyhawk Landing Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Greyhawk Landing Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Greyhawk Landing Community Development District's compliance with the specified requirements.

In our opinion, Greyhawk Landing Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 29, 2026

Tab 8

Rizzetta & Company

Greyhawk Landing
Community Development District

Financial Statements
(Unaudited)

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org
rizzetta.com

Greyhawk Landing Community Development District
Balance Sheet
As of 06/30/2026
(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	362,314	(27,949)	37,150	0	371,515	0	0
Investments	881,498	1,822,618	159,899	16,055	2,880,071	0	0
Prepaid Expenses	15,465	0	0	0	15,465	0	0
Refundable Deposits	7,063	0	0	0	7,063	0	0
Fixed Assets	0	0	0	0	0	30,387,666	0
Amount Available in Debt Service	0	0	0	0	0	0	197,049
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,555,951
Total Assets	1,266,340	1,794,669	197,049	16,055	3,274,114	30,387,666	8,753,000
Liabilities							
Accounts Payable	63,464	0	0	0	63,464	0	0
Accrued Expenses	17,164	0	0	0	17,164	0	0
Other Current Liabilities	72	0	0	0	72	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	82,700	0	0	0	82,700	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	561,716	(26,616)	(85,903)	(633,153)	(183,955)	0	0
Total Fund Equity & Other Credits	1,183,640	1,794,669	197,049	16,055	3,191,414	30,387,666	0
Total Liabilities & Fund Equity	1,266,340	1,794,669	197,049	16,055	3,274,114	30,387,666	8,753,000

Greyhawk Landing Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	15,000	11,250	9,719	(1,531)
Special Assessments				
Tax Roll	2,039,098	2,039,098	2,072,651	33,553
Other Misc. Revenues				
Miscellaneous Revenue	5,000	5,000	15,041	10,041
Total Revenues	2,059,098	2,055,348	2,097,411	42,063
Expenditures				
Legislative				
Supervisor Fees	9,600	7,200	5,600	1,600
Total Legislative	9,600	7,200	5,600	1,600
Financial & Administrative				
Accounting Services	21,167	15,875	15,875	0
Administrative Services	5,013	3,760	3,760	0
Arbitrage Rebate Calculation	1,000	750	500	250
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,650	3,650	0	3,650
Bank Fees	1,800	1,350	1,112	238
Disclosure Report	1,000	750	0	750
District Engineer	42,000	31,500	33,739	(2,239)
District Management	25,066	18,799	18,800	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,456	3,342	3,342	0
Legal Advertising	1,000	750	317	432
Miscellaneous Mailings	1,000	750	0	750
Public Officials Liability Insurance	4,163	4,163	3,922	241
Trustees Fees	11,530	11,530	12,261	(731)
Website Hosting, Maintenance, Backup & E	4,418	3,698	3,698	0
Total Financial & Administrative	133,008	106,412	103,071	3,341
Legal Counsel				
District Counsel	43,286	32,464	22,445	10,019
Total Legal Counsel	43,286	32,464	22,445	10,019
Security Operations				
FHP Patrol	35,000	26,250	42,750	(16,500)
Guard & Gate Facility Maintenance & Repa	16,000	12,000	29,735	(17,735)
Security Camera Maintenance	4,000	3,000	3,278	(277)
Security Monitoring Services	7,640	5,730	4,295	1,434
Security Services & Patrols	347,331	260,498	269,918	(9,420)
Total Security Operations	409,971	307,478	349,976	(42,498)
Electric Utility Services				
Utility - Recreation Facilities	42,000	31,500	41,570	(10,069)
Utility - Street Lights	11,000	8,250	7,976	273

Greyhawk Landing Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	26,000	19,501	20,367	(866)
Total Electric Utility Services	79,000	59,251	69,913	(10,662)
Gas Utility Service				
Utility Services	300	225	199	25
Total Gas Utility Service	300	225	199	25
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,000	9,749	8,222	1,528
Total Garbage/Solid Waste Control Services	13,000	9,749	8,222	1,528
Water-Sewer Combination Services				
Utility Services	38,000	28,501	23,399	5,101
Total Water-Sewer Combination Services	38,000	28,501	23,399	5,101
Stormwater Control				
Aquatic Maintenance	49,747	37,310	61,330	(24,020)
Aquatic Plant Replacement	3,000	2,250	0	2,250
Fountain Service Repair & Maintenance	4,500	3,375	11,717	(8,341)
Lake/Pond Bank Maintenance & Repair	5,000	3,750	18,311	(14,561)
Midge Fly Treatments	10,000	7,500	0	7,500
Stormwater System Maintenance	6,000	4,500	0	4,500
Wetland Invasive Areas Maintenance	35,500	26,625	14,900	11,725
Wetland Monitoring & Maintenance	13,312	9,984	22,288	(12,304)
Total Stormwater Control	127,059	95,294	128,546	(33,251)
Other Physical Environment				
Employee - Salaries	235,683	176,762	149,889	26,873
Employee - Workers Comp	849	849	850	(1)
Entry & Walls Maintenance & Repair	4,000	3,000	1,048	1,952
Fire Ant Treatment	8,000	6,000	1,406	4,594
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	37,847	0	37,847
Irrigation Maintenance	30,000	22,500	36,478	(13,978)
Landscape - Annuals/Flowers	17,500	13,125	22,105	(8,980)
Landscape - Mulch	33,300	24,975	33,297	(8,322)
Landscape Inspection Services	5,100	4,250	4,960	(710)
Landscape Maintenance	372,000	279,000	300,445	(21,445)
Landscape Replacement Plants, Shrubs, Tr	50,000	37,500	45,773	(8,273)
Property Insurance	35,000	35,000	30,236	4,764
Tree Trimming Services	20,000	15,000	1,200	13,800
Total Other Physical Environment	885,959	679,872	652,965	26,907
Road & Street Facilities				
Gate Maintenance & Repair	12,000	9,000	9,314	(314)
Parking Lot Repair & Maintenance	1,500	1,125	1,350	(225)
Roadway Repair & Maintenance	2,500	1,875	0	1,875
Sidewalk Maintenance & Repair	45,000	33,750	46,975	(13,225)
Street Light/Decorative Light Maintenanc	30,000	22,500	27,773	(5,273)

Greyhawk Landing Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Street Sign Repair & Replacement	5,000	3,750	22,079	(18,329)
Total Road & Street Facilities	96,000	72,000	107,491	(35,491)
Parks & Recreation				
Athletic Court/Field/Playground Maintena	5,000	3,750	2,576	1,174
Basketball Court Maintenance & Supplies	3,000	2,250	0	2,250
Cable & Internet	21,500	16,125	18,374	(2,249)
Clubhouse Janitorial Services	12,000	9,000	10,500	(1,500)
Facility Supplies	6,000	4,500	4,510	(10)
Fitness Equipment Maintenance & Repair	7,500	5,625	3,405	2,220
Maintenance & Repairs	30,000	22,500	26,168	(3,668)
Office Supplies	4,500	3,375	1,166	2,209
Pest Control & Termite Bond	3,800	2,850	5,095	(2,245)
Playground Equipment & Maintenance	2,000	1,500	5,408	(3,908)
Pool Repairs	7,000	5,250	19,208	(13,959)
Pool Service Contract	47,280	35,460	31,309	4,151
Pool/Water Park/Fountain Maintenance	1,000	750	1,200	(450)
Tennis Court Maintenance & Supplies	5,000	3,750	0	3,750
Vehicle Maintenance	3,335	2,501	1,907	595
Total Parks & Recreation	158,915	119,186	130,826	(11,640)
Contingency				
Capital Projects	25,000	18,750	0	18,750
Miscellaneous Contingency	40,000	30,000	9,961	20,038
Total Contingency	65,000	48,750	9,961	38,788
Total Expenditures	2,059,098	1,566,382	1,612,614	(46,233)
Total Excess of Revenues Over(Under) Expenditures	0	488,966	484,797	(4,170)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
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	488,966	1,183,640	694,674

Greyhawk Landing Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	50,000	50,000	54,622	4,622
Special Assessments				
Tax Roll	220,000	220,000	220,000	0
Total Revenues	270,000	270,000	274,622	4,622
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	299,420	(29,420)
Total Contingency	270,000	270,000	299,420	(29,420)
Total Expenditures	270,000	270,000	299,420	(29,420)
Total Excess of Revenues Over(Under) Expenditures	0	0	(24,798)	(24,798)
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	1,794,669	1,794,669

Greyhawk Landing Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,456	4,456
Special Assessments				
Tax Roll	354,900	354,900	360,171	5,271
Total Revenues	354,900	354,900	364,627	9,727
Expenditures				
Debt Service				
Interest	49,900	49,900	52,380	(2,480)
Principal	305,000	305,000	305,000	0
Total Debt Service	354,900	354,900	357,380	(2,480)
Total Expenditures	354,900	354,900	357,380	(2,480)
Total Excess of Revenues Over(Under) Expenditures	0	0	7,247	7,247
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(44,945)	(44,945)
Total Other Financing Sources(Uses)	0	0	(44,945)	(44,945)
Fund Balance, Beginning of Period	0	0	81,555	81,555
Total Fund Balance, End of Period	0	0	43,857	43,857

Greyhawk Landing Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,540	4,540
Special Assessments				
Tax Roll	305,910	305,910	310,453	4,543
Total Revenues	305,910	305,910	314,993	9,083
Expenditures				
Debt Service				
Interest	178,910	178,910	181,352	(2,442)
Principal	127,000	127,000	127,000	0
Total Debt Service	305,910	305,910	308,352	(2,442)
Total Expenditures	305,910	305,910	308,352	(2,442)
Total Excess of Revenues Over(Under) Expenditures	0	0	6,641	6,641
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(31,974)	(31,974)
Total Other Financing Sources(Uses)	0	0	(31,974)	(31,974)
Fund Balance, Beginning of Period	0	0	134,632	134,632
Total Fund Balance, End of Period	0	0	109,299	109,299

Greyhawk Landing Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,644	3,644
Special Assessments				
Tax Roll	311,771	311,771	316,402	4,631
Total Revenues	311,771	311,771	320,046	8,275
Expenditures				
Debt Service				
Interest	74,771	74,771	77,402	(2,631)
Principal	237,000	237,000	237,000	0
Total Debt Service	311,771	311,771	314,402	(2,631)
Total Expenditures	311,771	311,771	314,402	(2,631)
Total Excess of Revenues Over(Under) Expenditures	0	0	5,644	5,644
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(28,516)	(28,516)
Total Other Financing Sources(Uses)	0	0	(28,516)	(28,516)
Fund Balance, Beginning of Period	0	0	66,765	66,765
Total Fund Balance, End of Period	0	0	43,893	43,893

Greyhawk Landing Community Development District
Statement of Revenues and Expenditures
As of 06/30/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,621	9,621
Total Revenues	0	0	9,621	9,621
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	(661,668)	(661,668)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
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	16,055	16,055

Greyhawk Landing CDD
Investment Summary
June 30, 2026

Account	Investment			Balance as of June 30, 2026
FL CLASS General	Average Monthly Yield 3.7129%		$	881,498
		Total General Fund Investments	**$**	**881,498**
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 3.8651%		$	1,030,405
FL CLASS General Fund Reserve	Average Monthly Yield 3.7129%			486
Valley National Reserve	Governmental Checking/ ICS			554,031
Valley National Road Reserve	Governmental Checking			237,696
		Total Reserve Fund Investments	**$**	**1,822,618**
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490		$	30,301
US Bank S2021 Revenue	US Bank Money Market GCTS 0490			31,984
US Bank S2023 Interest	US Bank Money Market GCTS 0490			2,088
US Bank S2023 Revenue	US Bank Money Market GCTS 0490			95,526
		Total Debt Service Fund Investments	**$**	**159,899**
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490		$	16,055
		Total Capital Projects Fund Investments	**$**	**16,055**

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Greyhawk Landing Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776						
	985 General Fund	06/25/2026	Allied Universal Security Services	18637136	Security Patrols 5/29/26 - 06/25/26	25,093.55
	985 General Fund	06/25/2026	Allied Universal Security Services	18637137	Security Services 05/29/26 - 06/25/26	6,453.76
	985 General Fund	06/25/2026	Cheryl Ady	CA062526	Board of Supervisor Meeting 06/25/26	200.00
	985 General Fund	06/30/2026	Florida Department of Revenue	9200003229704	Sales Tax 07/26	72.20
	985 General Fund	06/11/2026	Integrity AC, LLC	7719-1, 7719-2	AC Repair 07/26	359.10
	985 General Fund	06/25/2026	Manatee County Utilities Department	100020612-062526	11708 Goldenrod Reclaim Utilities 05/26	24.01
	985 General Fund	06/25/2026	Manatee County Utilities Department	100201254-062526	Reclaim Utilities 05/26 to 06/26	843.72
	985 General Fund	06/25/2026	Manatee County Utilities Department	100201254-062526	Reclaim Utilities 05/26 to 06/26	476.55
	985 General Fund	06/25/2026	Manatee County Utilities Department	100020378-062526	Utilities 06/26	66.62
	985 General Fund	06/25/2026	Manatee County Utilities Department	100020378-062526	Utilities 06/26	1,748.48
	985 General Fund	06/25/2026	Manatee County Utilities Department	100201568-062526	723 Rosemary Cir Reclaim Utilities 05/26	40.06
	985 General Fund	06/25/2026	Manatee County Utilities Department	100201490-062526	12498 Mulberry Ave Utilities 05/26	76.23
	985 General Fund	06/25/2026	Manatee County Utilities Department	100020720-062526	Reclaim Utilities 05/26 to 06/26	520.85
	985 General Fund	06/25/2026	Manatee County Utilities Department	100201730-062526	Reclaim Utilities 05/26	15.17
	985 General Fund	06/25/2026	Manatee County Utilities Department	100201398-062526	Reclaim Utilities 05/26	2.16
	985 General Fund	06/25/2026	Manatee County Utilities Department	100201980-062526	Utilities 05/26	0.24
	985 General Fund	06/25/2026	Manatee County Utilities Department	100201320-062526	12810 Mulberry Ave Reclaim Utilities 05/26 to 06/26	100.11
	985 General Fund	06/25/2026	Manatee County Utilities Department	100020555-062526	1057 Buttercup Gln Reclaim Utilities 05/26	34.40
	985 General Fund	06/25/2026	Manatee County Utilities Department	100020499-062526	1023 Fig Gln Reclaim Utilities 05/26	22.71
	985 General Fund	06/25/2026	Manatee County Utilities Department	100020663-062526	Reclaim Utilities 05/26	2.40
	985 General Fund	06/30/2026	Maria Luviliza Santos and Florante Corrales Santos Jr.	985-062426	Rental Deposit Refund 06/26	250.00
	985 General Fund	06/25/2026	Mark E Bush	MB062526	BOS Meeting 06/25/2026	200.00
	985 General Fund	06/25/2026	Nostalgic Lampposts & Mailboxes Plus, Inc.	4356	Decorative Lighting Repair 06/26	1,400.00
	985 General Fund	06/01/2026	PB Parent LLC	IV00837507	Service Call	202.50
	985 General Fund	06/11/2026	Sarasota Gate and Access	247048	Access Control Maintenance 07/26	1,128.55
	985 General Fund	06/30/2026	Southeast Spreading Company, LLC	48447	Mulch Application	16,648.78
	985 General Fund	06/30/2026	Sun State Landscape Management, Inc.	74109	Mulberry Pool 07/26	558.49
	985 General Fund	06/01/2026	Sun State Landscape Management, Inc.	74066	Water plants and sod	742.50
	985 General Fund	06/01/2026	Sun State Landscape Management, Inc.	74063	Watered plants and sod	412.50
	985 General Fund	06/05/2026	Sun State Landscape Management, Inc.	73920	Tree Trimming Service	500.00
	985 General Fund	06/05/2026	TECO	211012697549-060926	12350 Mulberry Ave Natural Gas Charges 05/26	23.00
	985 General Fund	06/01/2026	U.S. Bank	8228641	Trustee Fees	1,418.72
	985 General Fund	06/01/2026	U.S. Bank	8228641	Trustee Fees	2,837.41
	985 General Fund	06/30/2026	Valley National Bank	CC063026-985	Credit Card Expenses 03/26	558.13

Greyhawk Landing Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
	985 General Fund	06/30/2026	Valley National Bank	CC063026-985	Credit Card Expenses 03/26	81.87
	985 General Fund	06/30/2026	Valley National Bank	CC063026-985	Credit Card Expenses 03/26	146.66
	985 General Fund	06/30/2026	Valley National Bank	CC063026-985	Credit Card Expenses 03/26	112.55
	985 General Fund	06/11/2026	Verizon Wireless	6146708315	Phone Service 06/26	90.22
Sum for 985, 2776						**63,464.20**
Sum for 985						**63,464.20**
Sum Total						**63,464.20**

GREYHAWK LANDING
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2021

Construction Account Activity Through June 30, 2026

Inflows:	**Debt Proceeds**		**$ 3,844,216.91**
		Total Bond Proceeds:	**3,844,216.91**
	Interest Earnings		**210,427.67**
	Transfer from Revenue		**28,515.26**
	SFWMD Deposit		**13,215.00**
		Total Inflows:	**$ 4,096,374.84**

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 06/30/26
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,	(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,	(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,	(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 June 30, 2026			**$ 16,055.48**	

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
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.

Tab 9

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
June 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$241,537.82**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Albritton Pressure Cleaning LLC	101149	041726 Albritton	Cleaning Clubhouse 04/26	$	1,939.00
Albritton Pressure Cleaning LLC	101149	042126 Albritton	Washing Walls 4/26	$	1,048.00
Allied Universal Security Services	101151	18527546	Security Service 05/26	$	25,147.39
Allied Universal Security Services	101151	18527547	Payments for Coverage 05/26	$	1,815.36
American Power Washing, LLC	101181	653	Sidewalk and nature trails 06/26	$	44,000.00
Aramsco, Inc.	101152	376348	Street Signs 05/26	$	9,180.27
Chad Stanley Chester	101155	CC05272026-1	Chad Chester BOS meeting 05/27/2026	$	200.00
Chad Stanley Chester	101155	CC05272026-2	Chad Chester BOS meeting 05/27/2026	$	200.00
Chad W Tvenstrup	101173	985-061826	Rental Reimbursement 06/26	$	250.00
Charter Communications	20260629-1	34318061026	Cable and Internet 05/26	$	244.43
Club Care, Inc.	101162	38666	Planted flowers 06/26	$	2,250.00
Club Care, Inc.	101174	38758	Landscape Maintenance 06/26	$	2,100.00
Fitness Logic, Inc.	101157	130195	Fitness Equipment Maintenance 06/26	$	135.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FL Off Duty Police	101163	GH050126	Off Dute Security 04/26	$ 4,950.00
FL Off Duty Police	101163	GH060126	Security Service 05/26	$ 4,500.00
Florida Department of Revenue	20260617-1	9.20003E+11	Sales Tax 06/26	$ 66.57
Florida Power & Light Company	20260626-2	05244-30428-060926	Utilities 05/26	$ 58.25
Florida Power & Light Company	20260626-2	08618-92289-060926	Electric Utility 05/26	$ 39.33
Florida Power & Light Company	20260624-5	2375653280-061226	Electric Utilities 06/26	$ 37.35
Florida Power & Light Company	20260624-5	3134899503-061226	Electric Utilities 06/26	$ 38.73
Florida Power & Light Company	20260624-2	37617-81131-061226	Greyhawk Blvd Electric Utility 06/26	$ 641.88
Florida Power & Light Company	20260626-3	4462033285-060926	Electric Utilities 06/26	$ 68.26
Florida Power & Light Company	20260626-3	5691779507-060926	Electric Utilities 06/26	$ 47.84
Florida Power & Light Company	20260626-3	7584230010-060926	Electric Utilities 05/26 to 06/26	$ 1,080.80
Florida Power & Light Company	20260626-2	81206-25366-060926	Utilities 05/26	$ 229.69
Florida Power & Light Company	20260624-5	8799449502-061226	Electric Utilities 06/26	$ 43.66

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Florida Power & Light Company	20260623-2	95925-44168-051826	Utilities 05/26	$	4,768.59
Florida Power & Light Company	20260623-2	9592544168-061726	Electric Utilities 06/26	$	4,433.12
Frontier Communications of FL	20260623-1	21014100550313235-052826	Internet & Phone Services 05/26	$	1,785.62
Giella Designs, LLC	101164	12309	Holiday Decor	$	10,500.00
Hillsborough County Tax Collector - Vehicle Reg	101160	02EGML063026	Tags 06/26	$	47.10
Hillsborough County Tax Collector - Vehicle Reg	101160	QURK33063026	Tags 06/26	$	24.60
Manatee County Sheriff's Office	101161	5117	Service Patrols 05/26	$	2,600.00
Manatee County Utilities Department	20260616-1	100020378-052526	Water Utilities 04/26 - 05/26	$	1,142.24
Manatee County Utilities Department	20260616-1	100020499-052526	Reclaim Utilities 04/26	$	18.05
Manatee County Utilities Department	20260616-1	100020555-052526	Reclaim Utilities 05/26	$	28.81
Manatee County Utilities Department	20260616-1	100020612-052526	Reclaim Utilities 04/26	$	20.02
Manatee County Utilities Department	20260616-1	100020663-052526	Reclaim Utilities 04/26	$	2.21
Manatee County Utilities Department	20260616-1	100020720-052526	Reclaim Utilities 04/26	$	530.25

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Manatee County Utilities Department	20260616-1	100201254-052526	Waste Service 05/26	$	1,216.90
Manatee County Utilities Department	20260616-1	100201320-052526	Reclaim Utilities 04/26 to 05/26	$	114.82
Manatee County Utilities Department	20260624-1	100201398-060226	Reclaim Utilities 04/17 to 05/15	$	16.92
Manatee County Utilities Department	20260616-1	100201490-052526	Utilities 04/26 to 05/26	$	130.52
Manatee County Utilities Department	20260616-1	100201568-052526	Reclaim Utilities 05/26	$	36.47
Manatee County Utilities Department	20260616-1	100201730-052526	Reclaim Utilities 04/26	$	14.16
Manatee County Utilities Department	20260624-1	100201980-060226	Utilities 04/20 - 05/17	$	3.29
Mark A Courtenay	101175	985-061826	Rental Reimbursement 06/26	$	250.00
Mark E Bush	101148	MB052726-1	BOS Meeting 05/27/2026	$	200.00
Mark E Bush	101148	MB052726-3	BOS Meeting 05/27/2026	$	200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	101145	4265	Decorative Lighting Repair 05/26	$	387.60
Persson, Cohen & Mooney, P.A.	101166	7047	Legal Counsel 05/26	$	3,223.67
Pools by Lowell, Inc.	101153	221386286	Spa Service Maintenance 05/26	$	125.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pools by Lowell, Inc.	101165	221991588	Pool Repair 06/26	$ 5,140.00
Pools by Lowell, Inc.	101153	221991970	Spa Repair 05/26	$ 120.25
Pools by Lowell, Inc.	101158	223732944	Pool Service 06/26	$ 2,250.00
Pools by Lowell, Inc.	101153	223733040	Monthly Pool Service 06/26	$ 1,600.00
Pools by Lowell, Inc.	101167	224295716	Pool Repair 06/26	$ 150.00
Pools by Lowell, Inc.	101176	224935462	Pool Repair 06/26	$ 88.90
Redwire	101177	648987	Security Monitoring 06/26	$ 125.00
Redwire	101177	651507	Monitoring service 07/26	$ 201.40
Rizzetta & Company, Inc.	101171	INV0000109336	Personnel Reimbursement 06/26	$ 8,618.37
Rizzetta & Company, Inc.	101172	INV0000109735	Personnel Reimbursement 05/26	$ 7,441.96
Rizzetta & Company, Inc.	101150	INV0000110013	Administrative Services 06/26	$ 5,831.83
Rizzetta & Company, Inc.	101154	INV0000110058	Management Oversight	$ 8,612.48
Rizzetta & Company, Inc.	101156	INV0000110105	Personnel Reimbursement 06/26	$ 50.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	101170	INV0000110138	Personnel Reimbursement 06/26	$ 7,723.26
Schappacher Engineering, LLC	101178	3044	District Engineer 05/26	$ 8,497.50
Sitex Aquatics, LLC	101179	11171-b	Aquatic Maintenance 06/26	$ 9,954.00
Sitex Aquatics, LLC	101182	11204-b	Fountain Repair 05/26	$ 1,024.00
Spectrum	20260622-1	8337 12 013 1816996-060126	Internet 700 Greyhawk Blvd. 05/26	$ 38.52
Sun State Landscape Management, Inc.	101180	73385	Irrigation Repair 05/26	$ 4,230.42
Sun State Landscape Management, Inc.	101180	73408	Landscape Maintenance 6/26	$ 28,564.59
Sun State Landscape Management, Inc.	101168	73409	Pest Control 06/26	$ 468.75
Sun State Landscape Management, Inc.	101168	73477	Landscape Fertilization 06/26	$ 4,725.00
Sun State Landscape Management, Inc.	101183	73619	Inspection of landscaping 06/26	$ 350.00
TECO	20260601-1	211012697549-050826	Natural Gas Charges 04/26	$ 23.00
TFR Cleaning Services, Inc.	101184	91991	Janitorial Services 05/26	$ 1,000.00
The Observer Group, Inc.	101146	26-00766M	Legal Advertising 05/26	$ 83.13

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	101169	26-00780M	Legal Counsel 05/26	$ 83.13
Valley National Bank	20260626-1	CC053126-985-1	Facility Supplies 4/26	$ 695.34
Verizon Wireless	20260611-1	6144202384	Phone Service 04/26 to 05/26	$ 90.22
Virtual Access Communications and Control	101159	5885	Headlamp Tag 06/26	$ 1,625.00
Total				**$ 241,537.82**

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
July 2026
For Board Approval

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

The total items being presented: **$170,722.02**

Approval of Expenditures:

____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Allied Universal Security Services	101188	18637136	Security Patrols 5/29/26 - 06/25/26	$	25,093.55
Allied Universal Security Services	101188	18637137	Security Services 05/29/26 - 06/25/26	$	6,453.76
Chad Stanley Chester	101224	CC072326-985	Board of Supervisor Meeting 07/23/26	$	200.00
Cheryl Ady	101185	CA062526-985	Board of Supervisor Meeting 06/25/26	$	200.00
Cheryl Ady	101225	CA072326-985	Board of Supervisor Meeting 07/23/26	$	200.00
Fitness Logic, Inc.	101194	130700	Fitness Equipment Maintenance 07/26	$	135.00
FL Off Duty Police	101220	GH071526	Security Services 06/26	$	4,500.00
Florida Department of Revenue	20260716-1	5180154454887-071526	Sales Tax 07/26	$	72.20
Florida Power & Light Company	20260728-2	05244-30428-070926	Electric Utility 06/26	$	56.04
Florida Power & Light Company	20260728-2	08618-92289-070926	Electric Utility 06/26	$	38.34
Florida Power & Light Company	20260728-3	2375653280-071426	Street Lights 07/26	$	37.59
Florida Power & Light Company	20260728-3	3134899503-071426	Street Lights 07/26	$	40.95

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

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Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Florida Power & Light Company	20260728-2	3761781131-071426	Greyhawk Blvd Electric Utility 07/26	$	641.88
Florida Power & Light Company	20260728-3	4462033285-070926	Electric Services 06/26	$	62.67
Florida Power & Light Company	20260728-3	5691779507-070926	Street Lights 06/26	$	46.14
Florida Power & Light Company	20260728-3	7584230010-070926	Street Lights 06/26	$	1,163.57
Florida Power & Light Company	20260728-2	81206-25366-070926	Electric Utility 06/26	$	219.57
Florida Power & Light Company	20260728-3	8799449502-071426	Street Lights 06/26	$	51.22
Florida Power & Light Company	20260722-1	9592544168 080726	Pool House Account 07/26	$	4,133.78
Frontier Communications of FL	20260723-1	21014100550313235-062826	Internet & Phone Services 07/26	$	1,784.76
Integrity AC, LLC	101203	7824	AC Repair 07/26	$	246.60
Integrity AC, LLC	101203	7719-1, 7719-2	AC Repair 07/26	$	359.10
Lyfe Outdoor Comfort Solutions	101221	83593	Pest Control 07/26	$	72.50
Main Gate Enterprises, Inc.	101189	37483	Gate Repairs Service Call on 03/26	$	270.17

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Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Manatee County Sheriff's Office	101204	5216	Security Services 07/26	$	2,080.00
Manatee County Utilities Department	20260717-1	100020378-062526	Utilities 06/26	$	1,815.10
Manatee County Utilities Department	20260717-1	100020499-062526	1023 Fig Gln Reclaim Utilities 05/26	$	22.71
Manatee County Utilities Department	20260717-1	100020555-062526	1057 Buttercup Gln Reclaim Utilities 05/26	$	34.40
Manatee County Utilities Department	20260717-1	100020612-062526	11708 Goldenrod Reclaim Utilities 05/26	$	24.01
Manatee County Utilities Department	20260717-1	100020663-062526	Reclaim Utilities 05/26	$	2.40
Manatee County Utilities Department	20260717-1	100020720-062526	Reclaim Utilities 05/26 to 06/26	$	520.85
Manatee County Utilities Department	20260717-1	100201254-062526	Reclaim Utilities 05/26 to 06/26	$	1,320.27
Manatee County Utilities Department	20260717-1	100201320-062526	12810 Mulberry Ave Reclaim Utilities 05/26 to 06/26	$	100.11
Manatee County Utilities Department	20260717-1	100201398-062526	Reclaim Utilities 05/26	$	2.16
Manatee County Utilities Department	20260717-1	100201490-062526	12498 Mulberry Ave Utilities 05/26	$	76.23
Manatee County Utilities Department	20260717-1	100201568-062526	723 Rosemary Cir Reclaim Utilities 05/26	$	40.06

Greyhawk Landing Community Development District

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Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	20260717-1	100201730-062526	Reclaim Utilities 05/26	$ 15.17
Manatee County Utilities Department	20260717-1	100201980-062526	Utilities 05/26	$ 0.24
Maria Luviliza Santos and Florante Corrales Santos Jr.	101200	985-062426	Rental Deposit Refund 06/26	$ 250.00
Mark E Bush	101186	MB062526-985	BOS Meeting 06/25/2026	$ 200.00
Mark E Bush	101226	MB072326-985	Board of Supervisor Meeting 07/23/26	$ 200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	101190	4356	Decorative Lighting Repair 06/26	$ 1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	101190	4359	Decorative Lighting Repair 06/26	$ 120.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	101205	4384	Decorative Lighting Repair 07/26	$ 1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	101213	4422	Lighting Repair 07/26	$ 920.20
PB Parent LLC	101195	IV00837507	Service Call	$ 202.50
Persson, Cohen & Mooney, P.A.	101218	7131	Legal Counsel 06/26	$ 2,897.50
Pools by Lowell, Inc.	101191	225442608	Pool Service 07/26	$ 2,250.00

Greyhawk Landing Community Development District

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Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Pools by Lowell, Inc.	101191	225442719	Monthly Pool Service 06/26	$	1,600.00
Pools by Lowell, Inc.	101196	225452093	Pool Repairs 07/26	$	598.58
Pools by Lowell, Inc.	101207	225465120	Pool Service: Black Algae Treatement 07/26	$	500.00
Pools by Lowell, Inc.	101196	225466946	Pool Repair 07/26	$	647.38
Pools by Lowell, Inc.	101212	225579950	Pool/Spa Repairs 07/26	$	128.50
Pools by Lowell, Inc.	101201	225648052	Pool/Spa Repair 07/26	$	289.42
Pools by Lowell, Inc.	101201	225674299	PoolRepair 07/26	$	200.00
Pools by Lowell, Inc.	101214	225940000	Pool/Spa Repair 07/26	$	329.30
Pools by Lowell, Inc.	101222	226437423	Pool Repair 07/26	$	289.42
Pools by Lowell, Inc.	101227	226438824	Pool Repair 07/26	$	120.52
Pools by Lowell, Inc.	101227	226693566	Pool Repair 07/26	$	394.60
Redwire	101228	655617	Fire System Monitoring 08/26	$	201.40

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Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Rizzetta & Company, Inc.	101187	INV0000110687	Administrative Services	$	4,881.83
Rizzetta & Company, Inc.	101193	INV0000110716	Amenity Management & Oversight	$	8,913.26
Rizzetta & Company, Inc.	101202	INV0000110797	Cell Phone	$	50.00
Rizzetta & Company, Inc.	101211	INV0000110841	Personnel Reimbursement	$	7,723.26
Sarasota Gate and Access	101206	247048	Access Control Maintenance 07/26	$	1,128.55
Schappacher Engineering, LLC	101197	3058	Engineering 07/26	$	1,732.50
Sitex Aquatics, LLC	101208	11283-b	Aquatic Maintenance 07/26	$	9,954.00
Sitex Aquatics, LLC	101223	11313-b	Wetland Monitoring & Maintenance 07/26	$	9,000.00
Sitex Aquatics, LLC	101232	11320-b	Wetland Monitoring & Maintenance 07/26	$	1,800.00
Southeast Spreading Company, LLC	101209	48447	Mulch Application	$	16,648.78
Spectrum	20260729-1	0034318071026	Internet Services 07/26	$	244.89
Spectrum	20260720-1	8337120131816996-070126	Internet 700 Greyhawk Blvd. 06/26	$	38.52

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Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Sun State Landscape Management, Inc.	101192	73920	Tree Trimming Service	$	500.00
Sun State Landscape Management, Inc.	101199	74063	Watered plants and sod	$	412.50
Sun State Landscape Management, Inc.	101199	74066	Water plants and sod	$	742.50
Sun State Landscape Management, Inc.	101210	74109	Mulberry Pool 07/26	$	558.49
Sun State Landscape Management, Inc.	101219	74132	Landscape Maintenance 07/26	$	28,564.59
Sun State Landscape Management, Inc.	101199	74133	Fire Ant Treatment	$	468.75
Sun State Landscape Management, Inc.	101210	74134	Pest Control Quarterly 07/26	$	2,545.00
TECO	20260701-1	211012697549-060926	12350 Mulberry Ave Natural Gas Charges 05/26	$	23.00
TECO	20260731-1	211012697549-070926	Natural Gas Services 06/26	$	23.00
The Observer Group, Inc.	101229	26-01317M	Legal Counsel 07/26	$	625.62
U.S. Bank	101198	8228641	Trustee Fees	$	4,256.13
Valley National Bank	20260728-1	CC063026-985	Credit Card Expenses 03/26	$	899.21

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Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Verizon Wireless	20260713-1	6146708315	Phone Service 06/26	$ 90.22
Virtual Access Communications and Control	101230	5999	Tagmaster Tag 07/26	$ 1,625.00
Total				**$ 170,722.02**