



Rizzetta & Company

Greyhawk Landing Community Development District

Board of Supervisors' Meeting September 24, 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**

September 24, 2026

Teams Dial in number: 321-754-9488

Phone conference ID: 617 420 433#

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday, September 24, 2026, at 6:00 p.m.** at the **Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212.** The following is the final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS & UPDATES**
 - A. Presentation of Field Inspection Report..... Tab 1
 - B. Discussion of Landscaper Response Tab 2
 - C. Discussion of Aquatic Maintenance Report.....Tab 3
 - D. Field Manager Report Tab 4
 1. Discussion of Gate Maintenance Proposal
 - E. District Counsel
 - F. District Engineer
 1. Discussion of Buffer zone Maintenance
 - G. District Manager Report Tab 5
4. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-07, Setting the Meeting Schedule for FY 2026-2027 Tab 6
 - B. Discussion of the Southwest Florida Water Management District Giddens Parcel
 - C. Consideration of the 3rd Quarter Website Audit.....Tab 7
 - D. Acceptance of the Amenity Services Addendum Tab 8
 - E. Consideration of the EGIS Proposal.....Tab 9
 - F. Discussion of Arbitrage Report
 - G. Acceptance of the District Management Addendum Tab 10
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for July and August 2026 Tab 11
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of August 2026 Tab 12
 - C. Consideration of the Board of Supervisors Meeting Minutes Held on July 23 and August 19, 2026, ... Tab 13
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Respectfully,

Matt O Nolan

Matt O’Nolan
District Manager

Tab 1

GREYHAWK LANDING

COMMUNITY ASSET MANAGEMENT REPORT



August 31, 2026

Rizzetta & Company

Haley Pryor-Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Greyhawk Blvd

General Updates, Recent & Upcoming Maintenance Events

- o The Blackout period for nitrogen and phosphorous in fertilizer ends October 1st. Fertilizer application is scheduled for October with the following quantities: Bahia-**24/50lb** bags, St. Augustine-**20/50lb** bags, Ornamentals-**15/50lb** bags, Palms-**16/50lb** bags

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

1. The Palms directly in front of the guard house has an infestation of live scale. The fronds at the bottom are the most populated. Please inspect and treat accordingly. (Pics 1a&b)



2. The Muhle grasses in front of the guard house are wilted and weak. Please inspect, diagnose, and treat. They could also be stressed from residual scale from the palm. (Pic 2)



3. Remove dead fronds and hanging fruit from the Palms in the guard house bed. (Pic 3)



Greyhawk Blvd.

4. Plumbago clippings were left in the entrance median on Greyhawk Blvd. Please have crews remove debris after trimming. (Pic 4)



7. Several annual plantings have died at the entrance median. Please remove dead plant material to keep pests and fungal pathogens out of the plant beds. Sri Lanka weevils were spotted during this inspection as well as regionally causing cosmetic damage and severe damage to younger plants. (Pic 7)



5. The Juniper in the entrance median is weak and sparse with dead stems and discoloration. Weeds are gaining space. Please inspect, diagnose, and treat the issue causing decline and have crews spend time removing the dead branches and weeds. (Pic 5)



6. The Palm in the center of the entrance median, directly behind the flagpole, appears to be in decline. From the center outward, fronds are dying which could mean a pathogen or pest affecting the core of the tree. New pups at the root zone have scale so please inspect, diagnose, and treat accordingly. An arborist may be needed to check for Lethal Bronzing or Ganoderma. (Pics 6a&b>)



Greyhawk Blvd

8. The turf along the Greyhawk Blvd. exit lane is basically non-existent. Full grown oak canopies and roots have made rejuvenation difficult, and weeds have taken over as the provider of greenery at ground level. (Pic 8)



11. The Indian Hawthorne shrubs in the entrance monument bed have a small front section that continues to decline. Please inspect and trim away dead branches. Did the pest control specialist update on any issues here? (Pic 11)



9. Vine weeds are growing aggressively and crawling up Oak Tree trunks. Please have crew scan the community and remove these vines at the beginning stage. The vines will wrap around the entire trunk in a month and be a tedious project. The photo is an Oak on Greyhawk Blvd. past the exit monument. (Pic 9)



12. The open side park, past the entrance monument on Greyhawk Blvd., needs dead fronds and hanging fruits removed from the Palm trees. Some of the Oak tree branches are getting low at face height. Please have crews perform some tree maintenance in this park during September.



10. Oak branches have fallen from the tree behind the entrance monument and landed on the Juniper. Please have crews visit this section and remove the limbs. (Pic 10>)

Greyhawk Blvd/Pond 2/Brambling Ct./Peregrine Cir

13. A bundle of weed vines has grown over the Oak Tree at the resident entrance lane for the security gate. They are hanging low and making contact with utility vehicles and trucks that enter the community. Please have these vines removed and trim any low hanging branches. (Pic 13)



16. Please remove the dead Viburnum in the hedge around the Brambling Ct. and Peregrine Cr. lift station. These placements are fully gone on both sides of the hedge. (Pic 16)



17. Noting the turf at this corner is mainly weeds. (Pic 17)



14. Another example of the spike in tree vines is this oak along the sidewalk and the fountain pond along Greyhawk Blvd. southbound. (Pic 14)



15. Pond 2 off of Brambling Court needs tree canopies trimmed for sage clearance around the buffer. (Pic 15>)



Greyhawk Blvd/Rec Center/Pond 49

18. Noting the heavy weed pressure in the roundabout turf that leads to the Rec Center. Most of the greenery is from weeds as the intentional turf has declined. (Pic 18)



19. Please update on the Ornamental grasses that have declined and turned pale. The grasses in the Rec Center parking lot median show various levels of health. Please advise. (Pic 19)



20. The Palms in the Rec Center parking lot median need dead fronds and hanging fruits removed. Seed pods are already dropping in the median bed and asphalt and it looks messy. (Pic 20>)

21. In the Rec Center roundabout bed, the tree looks better but the Mammy Croton in the center have some decline and possibly dying placements. Please inspect, diagnose, and treat for potential mealybugs or other pests causing defoliation and wither. Remove any dead crotons that are no longer viable. (Pic 21)



22. Documenting erosion at the Pond 49 bank on the left side of the rec center building. There is division at the ground where a culvert or pipe is underground. Sitex was notified and briefed on findings. (Pics 22a&b>)



Rec Center

23. Removed dead Mammy Crotons in the bed at the end of the pond and left of the pool enclosure. There are at least two plantings that are no longer viable. (Pic 23)



24. Behind the pool enclosure, please remove the heavy build up of Spanish Moss on this Oak Tree. There is more moss than there is foliage so some maintenance is needed. (Pic 24)



25. Dead fronds, seed pods, and hanging fruit need to be removed from the Palms inside the pool enclosure. Please schedule crews to cut these down to prevent dropping on pool pavers and outdoor furniture used by residents. (Pic 25)



26. The entire surround of the rec center needs Palm maintenance as well. The tennis courts, basketball court, and walkways have palms with dead fronds and hanging fruit and/or seed pods that require removal. Please include any fronds that touch the building roofline and fascia. (Pics 26a&b)

Rec Center/Cara Cara Loop/Kite Dr.

27. Ligustrum trees around the rec building need to be trimmed back and away from the roofline and fascia or any building surfaces. (Pic 27)



28. Cinch bug activity was spotted in the turf at the Cara Cara Loop median. Live bugs were seen along with the usual decline of bare spots, dead grass, and discoloration. Please treat accordingly and stay on high alert as chinch bugs damage has spiked throughout the region. (Pic 28)



29. The Kite Dr. median shows severe decline with no signs of rejuvenation. Please treat this turf for chinch bugs. (Pic 29)



30. Please treat all village medians for chinch bugs. The signs and symptoms are obvious at most of them with the brassy discoloration, dead patches, and lack of rejuvenation with the regular rainfall. Fungal pathogens have also been an issue so an anti-fungal treatment is also recommended.

31. Please update on the condition of the ornamental grasses in the entrance median off of Upper Manatee River Rd. Has the cause of decline been found and is there a treatment in progress? (Pic 31)



34. The flowers in the roundabout on Mulberry have decline happening in the center. This could be a pest or fungal issue. Please inspect for the cause of decline and rule out mealybugs or other pests and pathogens. (Pic 34)



32. Is there an update on the declining Viburnum in the hedge around the Daisy Pl. lift station? Please remove the dead plantings that are not coming back and any other dead plant material in this corner. (Pic 32)



33. Noting the Lavendar Loop north village entrance has declined turf. Please treat this median for chinch bugs and monitor weekly for improvement. This turf is severely declined and may need new turf. (Pic 33>)



Tab 2

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Dear Property Owners & Representatives,

At Juniper, we take pride in our ability to respond swiftly and effectively to storms. We understand the complexities that arise after such events, which is why we have developed a comprehensive Storm Readiness Plan to help you prepare as well.

Our plan is a pre-executed agreement that commits both personnel and equipment, allowing us to dispatch resources quickly before and after the storm. Below, you will find a list of our updated rates for the year, along with a summary of the scope of work.

We recommend setting an adequate "not-to-exceed" budget based on historical data to ensure that work can proceed smoothly without delays. After the storm, our team will assist in adjusting the budget after a post-storm damage assessment and will provide weekly expense tracking in collaboration with your authorized representative.

We are committed to ensuring seamless and efficient storm recovery for your property.

Storm Response Rates:

- **\$85.00/hour (All non-arborist functions)**
- **\$385.00/truck for debris hauling***
- **\$125.00/hour for all Juniper owned equipment**Includes operator.**
- **\$68.00/tree staking kit (Standard)**
- **\$98.00/tree staking kit (Large)*****
- **\$4,200/day for arbor crew (3-person crew) Not including heavy equipment (Chipper, Chip Truck, Grapple Truck, Stump Grinder or Aerial Lift) - Listed equipment will be priced on a separate hourly basis.**

Debris hauling based on a Juniper service truck. With larger cleanup efforts, we can deploy larger debris hauling trucks to reduce expenses. **If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. *In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

Pre-Storm Procedures:

1. Stage equipment on site (if applicable)
2. Appoint Juniper first responders

Post-Storm Procedures:

1. Clearing roadways, exits and any obstructions preventing residents from leaving.
2. Clearing debris off homes or property.
3. Saving, re-standing and staking downed trees starting with the highest value specimens.
4. Loss assessment, restoration planning and budgeting.

[illegible]

Tab 3



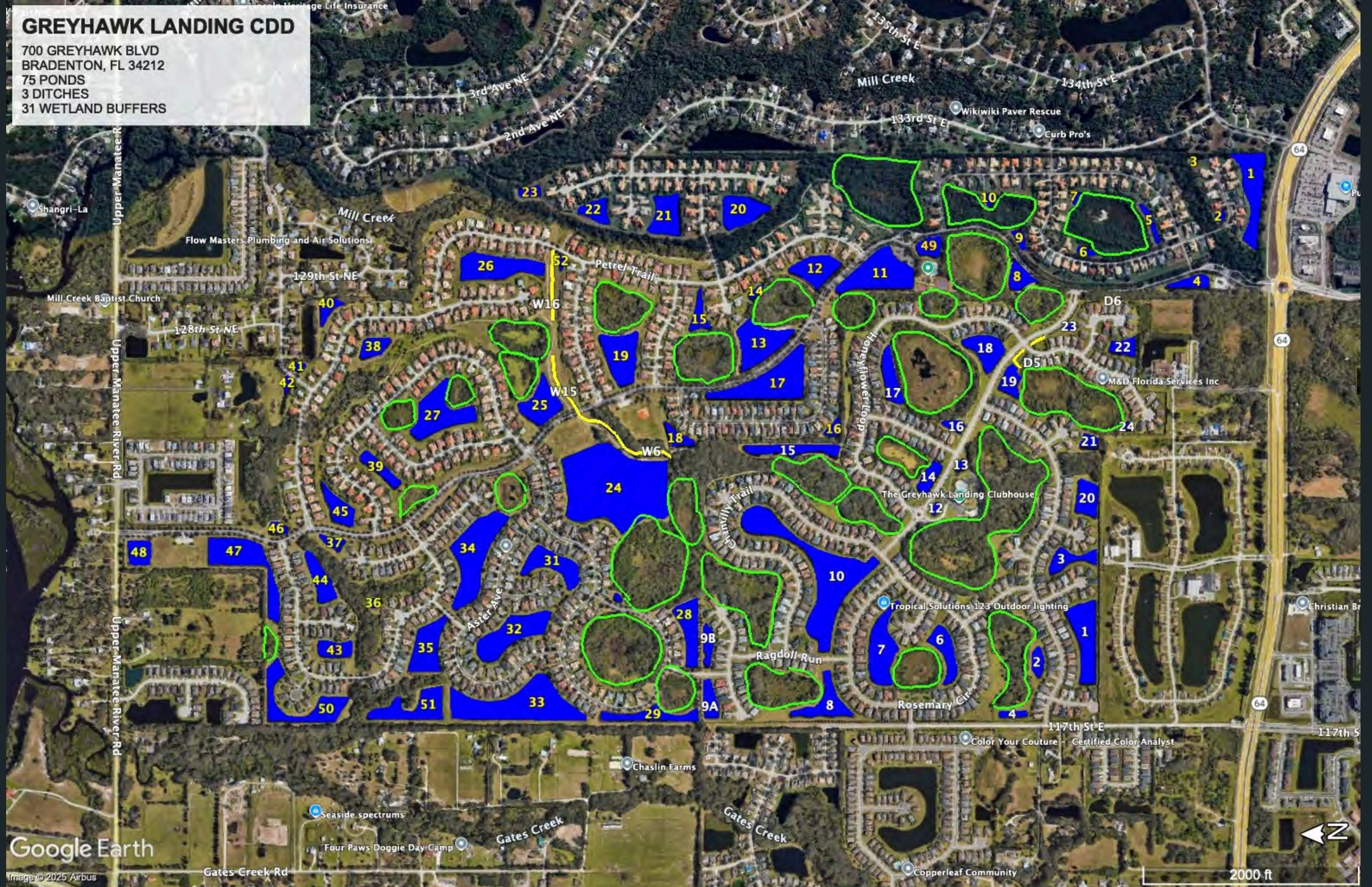
MONTHLY REPORT

SEPTEMBER, 2026



GREYHAWK LANDING CDD

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



SUMMARY:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.



Pond #43 Treated for Algae and Shoreline Vegetation.



Pond #44 Treated for Algae and Shoreline Vegetation.



Pond #35 Treated for Algae and Shoreline vegetation.



Pond #34 Treated for Algae and
Shoreline Vegetation.



Pond #39 Treated for Shoreline
Vegetation.



Pond #42 Treated for Shoreline
Vegetation.



Pond #41 Treated for Shoreline Vegetation.



Pond #40 Treated for Shoreline Vegetation.



Pond #27 Treated for Algae and Shoreline Vegetation.



Pond #38 Treated for Algae and Shoreline Vegetation.



Pond #26 Treated for Algae and Shoreline Vegetation.



Pond #23 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #21 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.

Tab 4



GREYHAWK LANDING

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

FIELD MANAGER MONTHLY REPORT

Andrew Davis – Sept. 24th, 2026

SITEX AQUATICS:

- Met with Bert Smith on Tuesday Sept. 1st. We discussed several areas that need attention.
- Tried to follow-up with Bert on Monday, Sept. 14th (did not answer nor did I receive a response)

SSLM :

Meetings held on 08/05, and 08/12

- Several areas throughout the community remain wet and saturated from the afternoon showers. A few small sections continue to grow taller because they cannot be safely reached with string trimmers. As soon as conditions allow and the areas are sufficiently dry, the mowing crews will address these sections and bring them back to the proper height.
- The color-coded map below identifies the areas of the community where water is **most consistently and prevalently observed**. (not all areas are shown)



CDD Facilities Update:

Operations/Maintenance Accomplishments for the month (July 23rd – Aug. 19th)

- Pickleball signs have been picked up, but need to have adequate mounting/ installation hardware for a suitable location on or near fencing.
- Met with flower vendor to identify bed locations and color arrangements for the upcoming fall season. Existing flowers will be removed during the second week of October. Then, flower beds will be treated for weeds and bugs.
- New plants will be installed during the week of Nov. 2nd – Nov.6th .

• Maintenance and Operations

Active / Pending projects: Recreation Center

- Several gym machines are in need of minor repairs.
Proposals have been reviewed and signed

Active / Pending projects: Mulberry Clubhouse

- Mulberry Pool resurfacing project – ***January 2027***

Active / Pending projects: Guard House

- Repairs to the damaged awning at guard house were started on Wednesday Sept. 16th, 2026. Expected completion date is Friday Sept. 18th, 2026.

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** TBD
- **FY 2024-2025 Audit Completion Deadline:** Completed
- **Next Election (Seats 1, 3, & 5):** November 2026

District Manager's Report

August 19th

2026

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FINANCIAL SUMMARY

08/31/2026

General Fund Cash Balance	\$299,226
Investments Operating	\$686,450
Reserve Fund Investment Balance	\$1,759,330
Debt Service Fund Investment Balance	\$198,003
Capital Projects Fund Investments	\$8,831
Total Cash and Investment Balances	\$2,951,840
General Fund Expense Variance:	\$40,790 Under 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 24th DAY OF SEPTEMBER, 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 19, 2026
December 17, 2026
January 28, 2027
February 25, 2027
March 25, 2027
April 22, 2027
May 20, 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



Quarterly Compliance Audit Report

GreyHawk Landing

Date: September 2026 - 3rd Quarter

Prepared for: Matt O'Nolan

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

CS/HB 967: Electronic Payments Made to Units of Local Governments

GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.

Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.

Link:

<https://www.flsenate.gov/Session/Bill/2026/967><https://www.flsenate.gov/Session/Bill/2026/967>

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse

Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

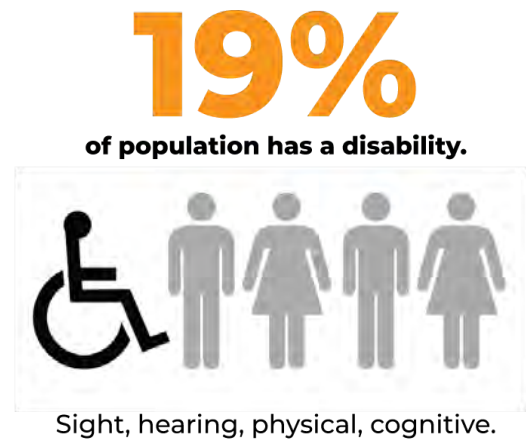
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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

Notes:

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 8

FIFTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fifth Addendum to the Contract for Professional Amenity Services (this **"Fifth Addendum"**), is made and entered into as of the 1st day of October 2026 (the **"Effective Date"**), by and between Greyhawk Landing Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Manatee County, Florida (the **"District"**), and Rizzetta & Company, Inc., a Florida corporation (the **"Consultant"**).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated September 1, 2021 (the **"Contract"**), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Greyhawk Landing
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027.**

PERSONNEL:

Operations Manager

Full Time Personnel – 40 hours/week

Assistant Manager

Full Time Personnel – 40 hours/week

Maintenance Technician

Full Time Personnel – 40 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 239,661.
General Management and Oversight ⁽²⁾	\$ 14,280.
Total Services Cost:	\$ 253,941.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



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EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

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Tab 9



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

GreyHawk Landing Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

GreyHawk Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126617

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$4,166,083
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$120,800

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$25,624

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$1,250,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction:



PREMIUM SUMMARY

**GreyHawk Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126617

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$25,624
Crime	Not Included
Automobile Liability	\$700
Hired Non-Owned Auto	Included
Auto Physical Damage	\$147
General Liability	\$4,599
Public Officials and Employment Practices Liability	\$4,216
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$35,286

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

GreyHawk Landing Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

GreyHawk Landing Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$4,166,083	As per schedule attached
☒	Inland Marine	\$120,800	As per schedule attached
☒	Auto Physical Damage	\$20,000	As per schedule attached

Signature: _____ Date: _____

Name: _____

Title: _____



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100126617	Term: October 1, 2026 to October 1, 2027
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: GreyHawk Landing Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

☐	I reject Uninsured Motorists Coverage entirely.
☒	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

Applicant's/Named Insured's Signature

Applicant's/Named Insured's Printed Name

Date

**GreyHawk Landing Community Development District**

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
1	Irrigation Systems & Wells		2001	10/01/2026	\$197,518		\$197,518		
	700 Greyhawk Blvd. Bradenton FL 34212		Pump / lift station	10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
2	Pools w/Splash Park Equipment		2013	10/01/2026	\$761,388		\$761,388		
	700 Greyhawk Blvd. Bradenton FL 34212		Below ground liquid storage tank / pool	10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
3	Pool Pump and Equipment		2001	10/01/2026	\$34,671		\$34,671		
	700 Greyhawk Blvd. Bradenton FL 34212		Pump / lift station	10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
4	Pool Furniture in the open		2001	10/01/2026	\$11,557		\$11,557		
	700 Greyhawk Blvd. Bradenton FL 34212		Property in the Open	10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
5	Pool Fence (Metal)		2001	10/01/2026	\$11,557		\$11,557		
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
6	Playground Equipment		2001	10/01/2026	\$57,784		\$57,784		
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
7	Perimeter Wall		2001	10/01/2026	\$369,820		\$369,820		
	Various Bradenton FL 34212		Masonry non combustible	10/01/2027					

Sign: _____

Print Name: _____

Date: _____

**Greyhawk Landing Community Development District**

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
8	Entranceway Monument - Greyhawk Landing		2001	10/01/2026	\$57,784		\$57,784	
	Greyhawk Blvd and SR 64 Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
9	Entranceway Monument - Greyhawk Landing		2001	10/01/2026	\$57,784		\$57,784	
	Greyhawk Blvd. and SR 64 Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
10	Cabana - Pool Bathrooms		2001	10/01/2026	\$265,493		\$265,493	
	700 Greyhawk Blvd. Bradenton FL 34212		Joisted masonry	10/01/2027				
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
11	Tennis Court Fencing		2001	10/01/2026	\$23,114		\$23,114	
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
12	Lighting - Recreational		2001	10/01/2026	\$23,114		\$23,114	
	700 Greyhawk Blvd. Bradenton FL 34212		Electrical equipment	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
13	Entry Monuments - Greyhawk Landing		2001	10/01/2026	\$6,934		\$6,934	
	Upper Manatee River Rd. and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
14	Basketball Court Fencing		2001	10/01/2026	\$23,114		\$23,114	
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
15	Lighting - Recreational		2001	10/01/2026	\$11,557		\$11,557	
	700 Greyhawk Blvd. Bradenton FL 34212		Electrical equipment	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
16	Entry Monument - Turtle Bay		2001	10/01/2026	\$3,468		\$3,468	
	Lavender Loop and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
17	Entry Monument - Quail Preserve		2001	10/01/2026	\$3,468		\$3,468	
	Honeyflower Loop and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
18	Entry Monument - Heron Pointe		2001	10/01/2026	\$3,468		\$3,468	
	Peregrin Cir and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
19	Entry Monument - Hawks Hammock		2001	10/01/2026	\$3,468		\$3,468	
	Lavender Loop and Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
20	Entry Monument - Falcon Trace		2001	10/01/2026	\$3,468		\$3,468	
	Kite Dr and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering Replaced	Roof Yr Blt
21	Entry Monument - Fox Trails		2001	10/01/2026	\$3,468		\$3,468	
	Aster Ave and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
22	Entry Monument - Eagle Run		2001	10/01/2026	\$3,468		
	Natureview Cir and Greyhawk Blvd (across from Aster Ave) Bradenton FL 34212		Non combustible	10/01/2027		\$3,468	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
23	Entry Monument - Eagle Run		2001	10/01/2026	\$3,468		
	Natureview Cir and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2027		\$3,468	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
24	Entry Monument - Falcon Trace		2001	10/01/2026	\$3,468		
	Penguin Dr and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2027		\$3,468	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
25	Entry Monument - Sanderling Cove		2001	10/01/2026	\$3,468		
	700 Greyhawk Blvd. Bradenton FL 34212		Non combustible	10/01/2027		\$3,468	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
26	Entry Monument - Owls Edge		2001	10/01/2026	\$3,468		
	Cara Cara Loop and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2027		\$3,468	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
27	Entry Monument - Deerwalk		2001	10/01/2026	\$3,468		
	Petrel Trail and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2027		\$3,468	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
28	Entry Monument - Osprey Cove		2001	10/01/2026	\$3,468		
	Daisy Pl and Greyhawk Blvd Bradenton FL 34212		Non combustible	10/01/2027		\$3,468	

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
29	Front Gatehouse		2001	10/01/2026	\$80,983		\$86,762	
	1400 Greyhawk Blvd Bradenton FL 34212		Joisted masonry	10/01/2027	\$5,779			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
30	Clubhouse (Recreation Center)		2001	10/01/2026	\$509,238		\$572,276	
	700 Greyhawk Blvd. Bradenton FL 34212		Joisted masonry	10/01/2027	\$63,038			
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
31	Clubhouse (Greyhawk West)		2013	10/01/2026	\$532,457		\$587,720	
	12530 Mulberry Blvd. Bradenton FL 34212		Joisted masonry	10/01/2027	\$55,263			
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
32	Wooden Bridge (77' x 6.5')		2013	10/01/2026	\$50,504		\$50,504	
	Greyhawk Blvd. ballfield Bradenton FL 34212		Bridges	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
33	Pool Furniture in the open		2013	10/01/2026	\$11,557		\$11,557	
	12530 Mulberry Blvd. Bradenton FL 34212		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
34	Pool in Ground		2013	10/01/2026	\$358,263		\$358,263	
	12530 Mulberry Blvd. Bradenton FL 34212		Below ground liquid storage tank / pool	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
35	Pool Fence (Metal)		2013	10/01/2026	\$13,498		\$13,498	
	12530 Mulberry Blvd. Bradenton FL 34212		Non combustible	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
36	Pool Pump and Equipment		2013	10/01/2026	\$34,671			
	12530 Mulberry Blvd. Bradenton FL 34212		Pump / lift station	10/01/2027			\$34,671	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
37	Facility Access System		2013	10/01/2026				
	12530 Mulberry Blvd. Bradenton FL 34212		Electrical equipment	10/01/2027	\$23,114		\$23,114	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
38	Facility Security System		2013	10/01/2026				
	12530 Mulberry Blvd. Bradenton FL 34212		Electrical equipment	10/01/2027	\$3,468		\$3,468	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
39	Playground Equipment		2013	10/01/2026	\$40,450			
	12530 Mulberry Blvd. Bradenton FL 34212		Non combustible	10/01/2027			\$40,450	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
40	Entry Monument - Heron Park		2013	10/01/2026	\$3,468			
	Honeyflower Loop and Mulberry Ave Bradenton FL 34212		Non combustible	10/01/2027			\$3,468	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
41	Wooden Bridge (45' x 6.5')		2013	10/01/2026	\$25,425			
	12530 Mulberry Blvd. Behind basketball court Bradenton FL 34212		Bridges	10/01/2027			\$25,425	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
42	Benches at Entrance Parking		2001	10/01/2026	\$2,774			
	Greyhawk Blvd Bradenton FL 34212		Property in the Open	10/01/2027			\$2,774	

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
43	Entry Monument - Osprey Ridge		2013	10/01/2026	\$3,468		\$3,468	
	Mulberry Blvd and Rosemary Cir Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
44	Maintenance Building		2013	10/01/2026	\$39,871		\$46,805	
	12530 Mulberry Blvd. Bradenton FL 34212		Joisted masonry	10/01/2027	\$6,934			
	Simple hip			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
45	Fishing Pier		2013	10/01/2026	\$14,562		\$14,562	
	Greyhawk Blvd. ballfield Bradenton FL 34212		Frame	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
46	Benches at Recreation Center at Tennis Courts and by the Playground		2001	10/01/2026	\$2,774		\$2,774	
	700 Greyhawk Blvd Bradenton FL 34212		Property in the Open	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
47	Security Gate (Iron Metal)		2013	10/01/2026	\$16,180		\$16,180	
	133 St. E (near Blackbird Ct) Bradenton FL 34212		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
48	Wooden Bridge (45' x 6.5')		2001	10/01/2026	\$25,425		\$25,425	
	Greyhawk Blvd. & Lavender Loop Bradenton FL 34212		Bridges	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
49	Wooden Bridge (20.5' x 6.5')		2001	10/01/2026	\$11,557		\$11,557	
	12530 Mulberry Blvd. Behind Maintenance Bldg. Bradenton FL 34212		Bridges	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100126617

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
			Roof Covering				
50	Wooden Bridge (21' x 6.5')		2001	10/01/2026	\$11,903	\$11,903	
	Ragdoll Run Bradenton FL 34212		Bridges	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
51	Wooden Bridge (approx. 273 st. ft.)		2013	10/01/2026	\$23,692	\$23,692	
	Chantilly Trail Bradenton FL 34212		Bridges	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
52	Storage Shed		2013	10/01/2026	\$6,356	\$6,356	
	12530 Mulberry Blvd. Bradenton FL 34212		Frame	10/01/2027			
	Shed				Asphalt shingles		
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value	
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
53	Pickleball Courts		2023	10/01/2026	\$231,138	\$231,138	
	12530 Mulberry Blvd. Bradenton FL 34212		Non combustible	10/01/2027			
	Shed				Asphalt shingles		
			Total:	Building Value \$4,008,487	Contents Value \$157,596	Insured Value \$4,166,083	

Sign: _____

Print Name: _____

Date: _____

**GreyHawk Landing Community Development District**

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Mobile equipment	10/01/2026	\$16,000	\$1,000
	Gator Utility Vehicle			10/01/2027		
2			Mobile equipment	10/01/2026	\$2,000	\$1,000
	Utility Vehicle Trailer			10/01/2027		
3			Electronic data processing equipment	10/01/2026	\$3,100	\$1,000
	Security Cameras			10/01/2027		
4			Electronic data processing equipment	10/01/2026	\$18,500	\$1,000
	Security Cameras			10/01/2027		
5			Electronic data processing equipment	10/01/2026	\$15,400	\$1,000
	Security Cameras			10/01/2027		
6			Electronic data processing equipment	10/01/2026	\$15,400	\$1,000
	Security Cameras			10/01/2027		
7			Electronic data processing equipment	10/01/2026	\$15,400	\$1,000
	Security Cameras			10/01/2027		
8			Electronic data processing equipment	10/01/2026	\$15,000	\$1,000
	Security Cameras			10/01/2027		
9			Other inland marine	10/01/2026	\$5,000	\$1,000
	Pool Chair Lift (permanently mounted)			10/01/2027		
10			Other inland marine	10/01/2026	\$5,000	\$1,000
	Pool Chair Lift (permanently mounted)			10/01/2027		
11			Other inland marine	10/01/2026	\$5,000	\$1,000
	Pool Chair Lift (permanently mounted)			10/01/2027		
12			Other inland marine	10/01/2026	\$5,000	\$1,000
	Pool Chair Lift (permanently mounted)			10/01/2027		

Total \$120,800

Sign: _____

Print Name: _____

Date: _____



Vehicle Schedule

GreyHawk Landing Community Development District

Policy No.: 100126617
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Toyota	Tacoma		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$20,000	
1	2014	5TFNX4CN2EX036710	Light Truck	10/01/2027	\$1,000	10/01/2026	10/01/2027		\$20,000
								Total	\$20,000
								APD Rptd	\$20,000

Sign: _____ Print Name: _____ Date: _____



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Greyhawk Landing Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

Greyhawk Landing Community Development District
700 Greyhawk Blvd.
Bradenton, FL 34212

Term: October 1, 2026 to October 1, 2027
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100126617

TYPE OF INSURANCE

Part A	Workers Compensation • Benefits: FL Statutory (Medical, Disability, Death)
Part B	<u>Employers Liability:</u> • \$1,000,000- Each Accident • \$1,000,000- Disease- Policy Limit • \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
9015	Building or Property Management- All Other Employees	\$3,000	2.57	\$77.10
Total Manual Premium				\$77.10
Increased ELL 1M/1M/1M				\$120.00
				\$197.10
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				\$197.10
Expense Constant				\$160.00
Terrorism				\$0.30
Policy Total				\$850.00

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

Tab 10

SECOND ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2026 (the “**Effective Date**”), by and between **Greyhawk Landing Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**District Manager**”).

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

**Exhibit B
Schedule of Fees**

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,151.50	\$25,818
Administrative:	\$430.25	\$5,163
Accounting:	\$1,816.83	\$21,802
Financial Services & Revenue Collections: ⁽¹⁾	\$482.50	\$5,790
Assessment Roll: ⁽²⁾		\$5,737
Total Standard On-Going Services:	\$4,881.08	\$64,310

(1) Financial Consulting & Revenue Collections includes administration of the District's bank and trust accounts, cash management and investment monitoring, rate comparisons, account opening and closing, communications with financial institutions, collection of bond-related principal and interest funds as the District's Collection Agent, coordination with the Trustee to ensure timely funding of required accounts, monitoring of bond refunding opportunities and related consulting services for prudent cash management of public funds in compliance with applicable statutory requirements.

(2) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven + Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

Tab 11



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	440,004	0	0	0	440,004	0	0
Investments	684,252	1,752,860	197,509	8,784	2,643,404	0	0
Prepaid Expenses	15,465	0	0	0	15,466	0	0
Refundable Deposits	7,062	0	0	0	7,062	0	0
Fixed Assets	0	0	0	0	0	30,394,984	0
Amount Available in Debt Service	0	0	0	0	0	0	197,509
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,555,491
Total Assets	1,146,783	1,752,860	197,509	8,784	3,105,936	30,394,984	8,753,000
Liabilities							
Accounts Payable	51,595	0	0	0	51,595	0	0
Accrued Expenses	16,584	0	0	0	16,584	0	0
Other Current Liabilities	38	0	0	0	38	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	70,217	0	0	0	70,217	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	30,394,984	0
Net Change in Fund Balance	454,642	(68,425)	(85,443)	(640,424)	(339,650)	0	0
Total Fund Equity & Other Credits	1,076,566	1,752,860	197,509	8,784	3,035,719	30,394,984	0
Total Liabilities & Fund Equity	1,146,783	1,752,860	197,509	8,784	3,105,936	30,394,984	8,753,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	15,000	12,500	12,481	(19)
Special Assessments				
Tax Roll	2,039,098	2,039,098	2,073,502	34,404
Other Misc. Revenues				
Miscellaneous Revenue	5,000	5,000	16,335	11,335
Total Revenues	2,059,098	2,056,598	2,102,318	45,720
Expenditures				
Legislative				
Supervisor Fees	9,600	8,000	6,200	1,800
Total Legislative	9,600	8,000	6,200	1,800
Financial & Administrative				
Accounting Services	21,167	17,639	17,639	0
Administrative Services	5,013	4,178	4,178	0
Arbitrage Rebate Calculation	1,000	833	500	333
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,650	3,650	0	3,650
Bank Fees	1,800	1,500	1,253	247
Disclosure Report	1,000	833	0	834
District Engineer	42,000	35,000	36,239	(1,240)
District Management	25,066	20,889	20,889	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,456	3,713	3,713	0
Legal Advertising	1,000	833	943	(110)
Miscellaneous Mailings	1,000	834	0	834
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	3,937	3,937	0
Total Financial & Administrative	133,008	115,277	111,219	4,058
Legal Counsel				
District Counsel	43,286	36,072	25,055	11,017
Total Legal Counsel	43,286	36,072	25,055	11,017
Security Operations				
FHP Patrol	35,000	29,166	47,250	(18,084)
Guard & Gate Facility Maintenance & Repa	16,000	13,334	19,614	(6,281)
Security Camera Maintenance	4,000	3,333	4,902	(1,568)
Security Monitoring Services	7,640	6,367	4,497	1,869
Security Services & Patrols	347,331	289,442	308,918	(19,475)
Total Security Operations	409,971	341,642	385,181	(43,539)
Electric Utility Services				
Utility - Recreation Facilities	42,000	35,000	43,285	(8,285)
Utility - Street Lights	11,000	9,167	8,832	334

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	26,000	21,666	24,288	(2,621)
Total Electric Utility Services	79,000	65,833	76,405	(10,572)
Gas Utility Service				
Utility Services	300	250	222	28
Total Gas Utility Service	300	250	222	28
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,000	10,834	9,133	1,701
Total Garbage/Solid Waste Control Services	13,000	10,834	9,133	1,701
Water-Sewer Combination Services				
Utility Services	38,000	31,666	25,932	5,734
Total Water-Sewer Combination Services	38,000	31,666	25,932	5,734
Stormwater Control				
Aquatic Maintenance	49,747	41,456	68,498	(27,042)
Aquatic Plant Replacement	3,000	2,500	0	2,500
Fountain Service Repair & Maintenance	4,500	3,750	11,716	(7,966)
Lake/Pond Bank Maintenance & Repair	5,000	4,167	18,311	(14,145)
Midge Fly Treatments	10,000	8,333	0	8,334
Stormwater System Maintenance	6,000	5,000	0	5,000
Wetland Invasive Areas Maintenance	35,500	29,583	14,900	14,683
Wetland Monitoring & Maintenance	13,312	11,094	35,874	(24,781)
Total Stormwater Control	127,059	105,883	149,299	(43,417)
Other Physical Environment				
Employee - Salaries	235,683	196,402	174,243	22,160
Employee - Workers Comp	849	849	850	(1)
Entry & Walls Maintenance & Repair	4,000	3,334	1,048	2,285
Fire Ant Treatment	8,000	6,666	1,875	4,792
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	42,053	0	42,052
Irrigation Maintenance	30,000	25,000	24,451	550
Landscape - Annuals/Flowers	17,500	14,583	22,104	(7,521)
Landscape - Mulch	33,300	27,750	33,298	(5,548)
Landscape Inspection Services	5,100	4,250	4,960	(710)
Landscape Maintenance	372,000	310,000	329,009	(19,009)
Landscape Replacement Plants, Shrubs, Tr	50,000	41,667	45,773	(4,106)
Property Insurance	35,000	35,000	30,236	4,764
Tree Trimming Services	20,000	16,666	1,200	15,466
Total Other Physical Environment	885,959	748,284	694,325	53,960
Road & Street Facilities				
Gate Maintenance & Repair	12,000	10,000	9,314	686
Parking Lot Repair & Maintenance	1,500	1,250	1,350	(100)
Roadway Repair & Maintenance	2,500	2,083	0	2,083
Sidewalk Maintenance & Repair	45,000	37,500	46,975	(9,475)
Street Light/Decorative Light Maintenance	30,000	25,000	30,213	(5,213)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Sign Repair & Replacement	5,000	4,167	22,079	(17,912)
Total Road & Street Facilities	96,000	80,000	109,931	(29,931)
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	5,000	4,167	2,576	1,591
Basketball Court Maintenance & Sup- plies	3,000	2,500	0	2,500
Cable & Internet	21,500	17,916	20,533	(2,616)
Clubhouse Janitorial Services	12,000	10,000	11,500	(1,500)
Facility Supplies	6,000	5,000	5,034	(34)
Fitness Equipment Maintenance & Re- pair	7,500	6,250	3,540	2,709
Maintenance & Repairs	30,000	25,000	21,986	3,014
Office Supplies	4,500	3,750	1,322	2,428
Pest Control & Termite Bond	3,800	3,167	7,713	(4,546)
Playground Equipment & Maintenance	2,000	1,667	5,408	(3,741)
Pool Repairs	7,000	5,833	13,102	(7,270)
Pool Service Contract	47,280	39,400	35,659	3,742
Pool/Water Park/Fountain Maintenance	1,000	833	1,200	(367)
Tennis Court Maintenance & Supplies	5,000	4,167	0	4,166
Vehicle Maintenance	3,335	2,779	2,016	764
Total Parks & Recreation	158,915	132,429	131,589	840
Contingency				
Capital Projects	25,000	20,833	0	20,833
Miscellaneous Contingency	40,000	33,334	104	33,230
Total Contingency	65,000	54,167	104	54,063
Total Expenditures	2,059,098	1,730,337	1,724,595	5,742
Total Excess of Revenues Over(Under) Ex- penditures	0	326,262	377,723	51,462
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	621,924
Total Fund Balance, End of Period	0	326,262	1,076,566	750,305

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	50,000	50,000	60,208	10,208
Special Assessments				
Tax Roll	220,000	220,000	220,000	0
Total Revenues	270,000	270,000	280,208	10,208
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	345,782	(75,782)
Total Contingency	270,000	270,000	345,782	(75,782)
Total Expenditures	270,000	270,000	345,782	(75,782)
Total Excess of Revenues Over(Under) Ex-	0	0	(65,574)	(65,574)
penditures				
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(2,851)	(2,851)
Total Gain or Loss on Investments	0	0	(2,851)	(2,851)
Total Other Financing Sources(Uses)	0	0	(2,851)	(2,851)
Fund Balance, Beginning of Period	0	0	1,821,285	1,821,285
Total Fund Balance, End of Period	0	0	1,752,860	1,752,860

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,543	4,543
Special Assessments				
Tax Roll	354,900	354,900	360,171	5,271
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>364,714</u>	<u>9,814</u>
Expenditures				
Debt Service				
Interest	49,900	49,900	52,380	(2,480)
Principal	305,000	305,000	305,000	0
Total Debt Service	<u>354,900</u>	<u>354,900</u>	<u>357,380</u>	<u>(2,480)</u>
Total Expenditures	<u>354,900</u>	<u>354,900</u>	<u>357,380</u>	<u>(2,480)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>7,334</u>	<u>7,334</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(44,945)	(44,945)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(44,945)</u>	<u>(44,945)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>81,555</u>	<u>81,555</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>43,944</u>	<u>43,944</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,820	4,820
Special Assessments				
Tax Roll	305,910	305,910	310,453	4,544
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>315,273</u>	<u>9,364</u>
Expenditures				
Debt Service				
Interest	178,910	178,910	181,352	(2,443)
Principal	127,000	127,000	127,000	0
Total Debt Service	<u>305,910</u>	<u>305,910</u>	<u>308,352</u>	<u>(2,443)</u>
Total Expenditures	<u>305,910</u>	<u>305,910</u>	<u>308,352</u>	<u>(2,443)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>6,921</u>	<u>6,921</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(31,973)	(31,973)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(31,973)</u>	<u>(31,973)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>134,632</u>	<u>134,632</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>109,580</u>	<u>109,580</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,736	3,736
Special Assessments				
Tax Roll	311,771	311,771	316,402	4,631
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>320,138</u>	<u>8,367</u>
Expenditures				
Debt Service				
Interest	74,771	74,771	77,402	(2,631)
Principal	237,000	237,000	237,000	0
Total Debt Service	<u>311,771</u>	<u>311,771</u>	<u>314,402</u>	<u>(2,631)</u>
Total Expenditures	<u>311,771</u>	<u>311,771</u>	<u>314,402</u>	<u>(2,631)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>5,736</u>	<u>5,736</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(28,516)	(28,516)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(28,516)</u>	<u>(28,516)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>66,765</u>	<u>66,765</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>43,985</u>	<u>43,985</u>

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

Statement of Revenues and Expenditures

As of 07/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,667	9,667
Total Revenues	0	0	9,667	9,667
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	678,606	(678,606)
Total Other Physical Environment	0	0	678,606	(678,606)
Total Expenditures	0	0	678,606	(678,606)
Total Excess of Revenues Over(Under) Expenditures	0	0	(668,939)	(668,939)
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	8,784	8,784

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
July 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2026</u>
FL CLASS General	Average Monthly Yield 3.7289%	\$ 684,252
		-
	Total General Fund Investments	\$ 684,252
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 3.8723%	\$ 1,032,758
FL CLASS General Fund Reserve	Average Monthly Yield 3.7289%	487
Valley National Reserve	Governmental Checking/ ICS	481,263
Valley National Road Reserve	Governmental Checking	238,352
	Total Reserve Fund Investments	\$ 1,752,860
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 43,944
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	43,985
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,094
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	107,486
	Total Debt Service Fund Investments	\$ 197,509
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 8,784
	Total Capital Projects Fund Investments	\$ 8,784

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 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776	985 General Fund	07/31/2026	Allied Universal Security Services	18762910	Security Patrols 6/26/26 - 07/30/26	8,016.79
	985 General Fund	07/31/2026	Allied Universal Security Services	18762909	Security Patrols 6/26/26 - 07/30/26	30,983.42
	985 General Fund	07/28/2026	Manatee County Utilities Department	100201730-072826	Reclaimed Water 07/26	11.10
	985 General Fund	07/28/2026	Manatee County Utilities Department	100020499-072826	Reclaimed Water 07/26	21.66
	985 General Fund	07/28/2026	Manatee County Utilities Department	100020612-072826	Reclaimed Water 07/26	22.88
	985 General Fund	07/28/2026	Manatee County Utilities Department	100201490-072826	Reclaimed Water 07/26	24.44
	985 General Fund	07/28/2026	Manatee County Utilities Department	100201320-072826	Reclaimed Water 07/26	25.68
	985 General Fund	07/28/2026	Manatee County Utilities Department	100020555-072826	Reclaimed Water 07/26	30.92
	985 General Fund	07/28/2026	Manatee County Utilities Department	100201568-072826	Reclaimed Water 07/26	35.82
	985 General Fund	07/28/2026	Manatee County Utilities Department	100020720-072826	Reclaimed Water 07/26	723.58
	985 General Fund	07/28/2026	Manatee County Utilities Department	100020378-072826	Waste Disposal Services 07/26	66.62
	985 General Fund	07/28/2026	Manatee County Utilities Department	100020378-072826	Waste Disposal Services 07/26	917.12
	985 General Fund	07/28/2026	Manatee County Utilities Department	100201254-072826	Water-Sewer Services 07/26	717.56
	985 General Fund	07/28/2026	Manatee County Utilities Department	100201254-072826	Water-Sewer Services 07/26	843.72
	985 General Fund	07/28/2026	Manatee County Utilities Department	100020663-072826	Reclaimed Water 07/26	2.06
	985 General Fund	07/28/2026	Manatee County Utilities Department	100201980-072826	Reclaimed Water 07/26	0.37
	985 General Fund	07/28/2026	Manatee County Utilities Department	100201398-072826	Reclaimed Water 07/26	0.15
	985 General Fund	07/31/2026	Rizzetta & Company, Inc.	INV0000111434	Personnel Reimbursement 07/26	7,716.95
	985 General Fund	07/31/2026	Valley National Bank	CC073126-985	Credit Card Expenses 07/26	114.06
	985 General Fund	07/31/2026	Valley National Bank	CC073126-985	Credit Card Expenses 07/26	440.00
	985 General Fund	07/31/2026	Valley National Bank	CC073126-985	Credit Card Expenses 07/26	155.77
	985 General Fund	07/31/2026	Valley National Bank	CC073126-985	Credit Card Expenses 07/26	109.49
	985 General Fund	07/31/2026	Valley National Bank	CC073126-985	Credit Card Expenses 07/26	524.18
	985 General Fund	07/24/2026	Verizon Wireless	6149217701	Phone Service 07/26	90.37
Sum for 985, 2776						51,594.71
Sum for 985						51,594.71
Sum Total						51,594.71

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

Construction Account Activity Through July 31, 2026

Inflows:	Debt Proceeds	\$ 3,844,216.91
	Total Bond Proceeds:	3,844,216.91
	Interest Earnings	210,473.80
	Transfer from Revenue	28,515.26
	SFWMD Deposit	13,215.00
	Total Inflows:	\$ 4,096,420.97

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 07/31/26
08/31/21	COI	Bryant Miller - Bond Counsel	\$ (35,000.00)	Cleared
08/31/21	COI	MBS Capital - Placement Agent	(58,035.00)	Cleared
08/31/21	COI	Persson & Cohen - District Counsel	(25,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - Special Assessment	(20,000.00)	Cleared
08/31/21	COI	Rizzetta & Company - District Manager	(5,000.00)	Cleared
08/31/21	COI	Squire Patton - Trustee Counsel	(5,500.00)	Cleared
09/30/21	COI	Trustee Fees	(5,825.00)	Cleared
12/13/21	CR2	Engineer Fees	(4,780.00)	Cleared
		Total COI Expenses:	(159,140.00)	
11/17/2021	1	ANJ Excavation	(12,612.50)	Cleared
12/22/2021	3	Greyhawk Landing	(51,840.00)	Cleared
1/13/2022	4	Crosscreek Environmental	(79,740.00)	Cleared
3/29/2022	5	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
3/29/2022	6	ANJ Excavation LLC	(16,687.50)	Cleared
3/29/2022	7	Yellowstone Landscape	(3,495.40)	Cleared
4/6/2022	8	Main Gate Enterprises, Inc.	(111,464.50)	Cleared
4/19/2022	9	Gulf Coast Grass Inc.	(49,658.40)	Cleared
4/19/2022	10	Yellowstone Landscape	(4,176.19)	Cleared
5/31/2022	11	Stahlman-England Irrigation, Inc.	(69,991.00)	Cleared
5/31/2022	12	Superior Asphalt, Inc.	(771,025.40)	Cleared
7/6/2022	13	Owens Electric, Inc.	(1,648.50)	Cleared
7/6/2022	14	Stahlman-England Irrigation, Inc.	(43,819.00)	Cleared
8/8/2022	15	Greyhawk Landing	(19,935.00)	Cleared
8/8/2022	16	The Pool Works	(5,250.00)	Cleared
8/25/2022	17	Main Gate Enterprises, Inc.	(3,882.00)	Cleared
10/6/2022	18	Superior Asphalt, Inc.	(18,555.85)	Cleared
10/11/2022	19	Finn Outdoor	(12,130.00)	Cleared
11/8/2022	20	CourtCo	(14,020.00)	Cleared
11/8/2022	21	Crosscreek Environmental	(21,140.00)	Cleared
11/8/2022	22	Finn Outdoor	(21,920.00)	Cleared
11/15/2022	23	Crosscreek Environmental	(2,187.50)	Cleared
12/1/2022	24	CourtCo	(21,030.00)	Cleared
12/1/2022	25	Finn Outdoor	(4,500.00)	Cleared
12/8/2022	26	Gulf Coast Grass Inc.	(9,932.00)	Cleared
1/10/2023	27	Gulf Coast Grass Inc.	(7,200.00)	Cleared
1/10/2023	28	Virtual Access Communications & Control	(44,550.00)	Cleared
1/31/2023	29	Gulf Coast Grass Inc.	(39,726.00)	Cleared
2/21/2023	30	Nostalgic Lampposts & Mailboxes Plus	(3,225.00)	Cleared
2/23/2023	31	CourtCo	(18,250.00)	Cleared

3/15/2023	32	ASAP Fence and Gates LLC	(12,144.00)	Cleared
3/22/2023	33	Gator Grading and Paving	(47,479.50)	Cleared
3/29/2023	34	Florida Playgrounds	(3,187.56)	Cleared
5/17/2023	35	CourtCo	(21,030.00)	Cleared
5/30/2023	37	Finn Outdoor	(26,600.00)	Cleared
6/12/2023	38	Finn Outdoor	(7,750.00)	Cleared
6/12/2023	39	Florida Playgrounds	(25,284.50)	Cleared
5/30/2023	36	ASAP Fence and Gates LLC	(12,144.00)	Cleared
6/19/2023	40	Infinity Construction and Concrete Services,	(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
7/30/2026	86	Sarasota Gate and Fence	(7,317.50)	Cleared

Total Requisitions: (3,928,496.86)

Total Construction Requisitions and COI: (4,087,636.86)

Total Outflows: (4,087,636.86)

Series 2021 Construction Fund Balance at July 31, 2026 \$ 8,784.11

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.



Rizzetta & Company

Greyhawk Landing Community Development District

**Financial Statements
(Unaudited)**

August 31, 2026

Prepared by: Rizzetta & Company, Inc.

**greyhawkcdd.org
rizzetta.com**

Greyhawk Landing Community Development District

Balance Sheet

As of 08/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	299,226	0	0	0	299,226	0	0
Investments	686,450	1,759,330	198,003	8,831	2,652,613	0	0
Prepaid Expenses	15,466	0	0	0	15,466	0	0
Refundable Deposits	7,062	0	0	0	7,062	0	0
Fixed Assets	0	0	0	0	0	30,394,984	0
Amount Available in Debt Service	0	0	0	0	0	0	198,003
Amount To Be Provided Debt Service	0	0	0	0	0	0	8,554,997
Total Assets	1,008,204	1,759,330	198,003	8,831	2,974,367	30,394,984	8,753,000
Liabilities							
Accounts Payable	46,394	0	0	0	46,394	0	0
Accrued Expenses	9,698	0	0	0	9,698	0	0
Other Current Liabilities	55	0	0	0	55	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	8,753,000
Deposits Payable	1,500	0	0	0	1,500	0	0
Total Liabilities	57,647	0	0	0	57,647	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	30,394,984	0
Net Change in Fund Balance	328,633	(61,955)	(84,949)	(640,377)	(458,649)	0	0
Total Fund Equity & Other Credits	950,557	1,759,330	198,003	8,831	2,916,720	30,394,984	0
Total Liabilities & Fund Equity	1,008,204	1,759,330	198,003	8,831	2,974,367	30,394,984	8,753,000

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	15,000	13,750	14,686	936
Special Assessments				
Tax Roll	2,039,098	2,039,098	2,073,503	34,405
Other Misc. Revenues				
Miscellaneous Revenue	5,000	5,000	17,876	12,876
Total Revenues	2,059,098	2,057,848	2,106,065	48,217
Expenditures				
Legislative				
Supervisor Fees	9,600	8,800	6,800	2,000
Total Legislative	9,600	8,800	6,800	2,000
Financial & Administrative				
Accounting Services	21,167	19,403	19,403	0
Administrative Services	5,013	4,595	4,595	0
Arbitrage Rebate Calculation	1,000	917	500	417
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,650	3,650	3,650	0
Bank Fees	1,800	1,650	1,395	255
Disclosure Report	1,000	917	0	916
District Engineer	42,000	38,500	36,560	1,941
District Management	25,066	22,977	22,977	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	4,456	4,084	4,085	0
Legal Advertising	1,000	917	943	(27)
Miscellaneous Mailings	1,000	917	0	917
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	4,177	4,177	0
Total Financial & Administrative	133,008	124,142	120,213	3,929
Legal Counsel				
District Counsel	43,286	39,679	26,678	13,001
Total Legal Counsel	43,286	39,679	26,678	13,001
Security Operations				
FHP Patrol	35,000	32,083	45,900	(13,817)
Guard & Gate Facility Maintenance & Repa	16,000	14,667	22,604	(7,938)
Security Camera Maintenance	4,000	3,667	4,903	(1,235)
Security Monitoring Services	7,640	7,003	4,698	2,305
Security Services & Patrols	347,331	318,387	337,862	(19,475)
Total Security Operations	409,971	375,807	415,967	(40,160)
Electric Utility Services				
Utility - Recreation Facilities	42,000	38,500	46,341	(7,841)
Utility - Street Lights	11,000	10,083	9,690	393

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility Services	26,000	23,833	27,053	(3,219)
Total Electric Utility Services	79,000	72,416	83,084	(10,667)
Gas Utility Service				
Utility Services	300	275	245	29
Total Gas Utility Service	300	275	245	29
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	13,000	11,917	10,043	1,874
Total Garbage/Solid Waste Control Services	13,000	11,917	10,043	1,874
Water-Sewer Combination Services				
Utility Services	38,000	34,833	28,160	6,674
Total Water-Sewer Combination Services	38,000	34,833	28,160	6,674
Stormwater Control				
Aquatic Maintenance	49,747	45,602	75,666	(30,065)
Aquatic Plant Replacement	3,000	2,750	0	2,750
Fountain Service Repair & Maintenance	4,500	4,125	11,716	(7,592)
Lake/Pond Bank Maintenance & Repair	5,000	4,583	18,311	(13,727)
Midge Fly Treatments	10,000	9,167	650	8,516
Stormwater System Maintenance	6,000	5,500	0	5,500
Wetland Invasive Areas Maintenance	35,500	32,541	14,900	17,642
Wetland Monitoring & Maintenance	13,312	12,203	38,660	(26,457)
Total Stormwater Control	127,059	116,471	159,903	(43,433)
Other Physical Environment				
Employee - Salaries	235,683	216,043	190,929	25,113
Employee - Workers Comp	849	849	850	(1)
Entry & Walls Maintenance & Repair	4,000	3,666	1,048	2,619
Fire Ant Treatment	8,000	7,333	2,344	4,989
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	46,258	0	46,258
Irrigation Maintenance	30,000	27,500	26,510	990
Landscape - Annuals/Flowers	17,500	16,042	22,104	(6,063)
Landscape - Mulch	33,300	30,525	33,298	(2,772)
Landscape Inspection Services	5,100	5,100	5,910	(810)
Landscape Maintenance	372,000	341,000	357,743	(16,743)
Landscape Replacement Plants, Shrubs, Tr	50,000	45,833	46,022	(189)
Property Insurance	35,000	35,000	30,236	4,764
Tree Trimming Services	20,000	18,333	1,200	17,133
Total Other Physical Environment	885,959	817,546	743,472	74,074
Road & Street Facilities				
Gate Maintenance & Repair	12,000	11,000	9,314	1,686
Parking Lot Repair & Maintenance	1,500	1,375	1,350	25
Roadway Repair & Maintenance	2,500	2,292	0	2,292
Sidewalk Maintenance & Repair	45,000	41,250	46,975	(5,726)
Street Light/Decorative Light Maintenance	30,000	27,500	31,904	(4,403)

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 08/31/2026	Year To Date 08/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Sign Repair & Replacement	5,000	4,583	28,329	(23,745)
Total Road & Street Facilities	96,000	88,000	117,872	(29,871)
Parks & Recreation				
Athletic Court/Field/Playground Main- tena	5,000	4,584	2,575	2,007
Basketball Court Maintenance & Sup- plies	3,000	2,750	0	2,750
Cable & Internet	21,500	19,708	22,698	(2,989)
Clubhouse Janitorial Services	12,000	11,000	12,500	(1,500)
Facility Supplies	6,000	5,500	6,153	(653)
Fitness Equipment Maintenance & Re- pair	7,500	6,875	4,084	2,791
Maintenance & Repairs	30,000	27,500	21,987	5,513
Office Supplies	4,500	4,125	1,426	2,699
Pest Control & Termite Bond	3,800	3,483	8,432	(4,949)
Playground Equipment & Maintenance	2,000	1,834	5,408	(3,575)
Pool Repairs	7,000	6,416	13,568	(7,151)
Pool Service Contract	47,280	43,340	39,509	3,831
Pool/Water Park/Fountain Maintenance	1,000	917	1,200	(283)
Tennis Court Maintenance & Supplies	5,000	4,583	0	4,583
Vehicle Maintenance	3,335	3,057	2,147	910
Total Parks & Recreation	158,915	145,672	141,687	3,984
Contingency				
Capital Projects	25,000	22,917	0	22,917
Miscellaneous Contingency	40,000	36,666	227	36,439
Total Contingency	65,000	59,583	227	59,356
Total Expenditures	2,059,098	1,895,141	1,854,351	40,790
Total Excess of Revenues Over(Under) Ex- penditures	0	162,707	251,714	89,007
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	621,924
Total Fund Balance, End of Period	0	162,707	950,557	787,850

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	50,000	50,000	65,641	15,641
Special Assessments				
Tax Roll	220,000	220,000	220,000	0
Total Revenues	<u>270,000</u>	<u>270,000</u>	<u>285,641</u>	<u>15,641</u>
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	345,781	(75,781)
Total Contingency	<u>270,000</u>	<u>270,000</u>	<u>345,781</u>	<u>(75,781)</u>
Total Expenditures	<u>270,000</u>	<u>270,000</u>	<u>345,781</u>	<u>(75,781)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>(60,140)</u>	<u>(60,140)</u>
penditures				
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(1,815)	(1,815)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(1,815)</u>	<u>(1,815)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,815)</u>	<u>(1,815)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,821,285</u>	<u>1,821,285</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,759,330</u>	<u>1,759,330</u>

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,640	4,640
Special Assessments				
Tax Roll	354,900	354,900	360,171	5,271
Total Revenues	<u>354,900</u>	<u>354,900</u>	<u>364,811</u>	<u>9,911</u>
Expenditures				
Debt Service				
Interest	49,900	49,900	52,380	(2,480)
Principal	305,000	305,000	305,000	0
Total Debt Service	<u>354,900</u>	<u>354,900</u>	<u>357,380</u>	<u>(2,480)</u>
Total Expenditures	<u>354,900</u>	<u>354,900</u>	<u>357,380</u>	<u>(2,480)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>7,431</u>	<u>7,431</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(44,946)	(44,946)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(44,946)</u>	<u>(44,946)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>81,556</u>	<u>81,556</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>44,041</u>	<u>44,041</u>

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,117	5,117
Special Assessments				
Tax Roll	305,910	305,910	310,453	4,543
Total Revenues	<u>305,910</u>	<u>305,910</u>	<u>315,570</u>	<u>9,660</u>
Expenditures				
Debt Service				
Interest	178,910	178,910	181,353	(2,443)
Principal	127,000	127,000	127,000	0
Total Debt Service	<u>305,910</u>	<u>305,910</u>	<u>308,353</u>	<u>(2,443)</u>
Total Expenditures	<u>305,910</u>	<u>305,910</u>	<u>308,353</u>	<u>(2,443)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>7,217</u>	<u>7,217</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(31,973)	(31,973)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(31,973)</u>	<u>(31,973)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>134,632</u>	<u>134,632</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>109,876</u>	<u>109,876</u>

See Notes to Unaudited Financial Statements

Greyhawk Landing Community Development District

Statement of Revenues and Expenditures

As of 08/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,837	3,837
Special Assessments				
Tax Roll	311,771	311,771	316,402	4,631
Total Revenues	<u>311,771</u>	<u>311,771</u>	<u>320,239</u>	<u>8,468</u>
Expenditures				
Debt Service				
Interest	74,771	74,771	77,402	(2,631)
Principal	237,000	237,000	237,000	0
Total Debt Service	<u>311,771</u>	<u>311,771</u>	<u>314,402</u>	<u>(2,631)</u>
Total Expenditures	<u>311,771</u>	<u>311,771</u>	<u>314,402</u>	<u>(2,631)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>5,837</u>	<u>5,837</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(28,516)	(28,516)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(28,516)</u>	<u>(28,516)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>66,765</u>	<u>66,765</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>44,086</u>	<u>44,086</u>

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

Statement of Revenues and Expenditures

As of 08/31/2026
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 08/31/2026 YTD Budget	Year To Date 08/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,714	9,714
Total Revenues	0	0	9,714	9,714
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	678,607	(678,607)
Total Other Physical Environment	0	0	678,607	(678,607)
Total Expenditures	0	0	678,607	(678,607)
Total Excess of Revenues Over(Under) Expenditures	0	0	(668,893)	(668,893)
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	649,209	649,209
Total Fund Balance, End of Period	0	0	8,831	8,831

See Notes to Unaudited Financial Statements

Greyhawk Landing CDD
Investment Summary
August 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2026</u>
FL CLASS General	Average Monthly Yield 3.7767%	\$ 686,450
		-
	Total General Fund Investments	\$ 686,450
FL CLASS General Fund Reserve - Enhanced Cash	Average Monthly Yield 3.9098%	\$ 1,037,226
FL CLASS General Fund Reserve	Average Monthly Yield 3.7767%	489
Valley National Reserve	Governmental Checking/ ICS	482,605
Valley National Road Reserve	Governmental Checking	239,010
	Total Reserve Fund Investments	\$ 1,759,330
US Bank S2021 Refunding - Revenue	US Bank Money Market GCTS 0490	\$ 44,041
US Bank S2021 Revenue	US Bank Money Market GCTS 0490	44,086
US Bank S2023 Interest	US Bank Money Market GCTS 0490	2,100
US Bank S2023 Revenue	US Bank Money Market GCTS 0490	107,776
	Total Debt Service Fund Investments	\$ 198,003
US Bank S2021 Acquisition & Construction	US Bank Money Market GCTS 0490	\$ 8,831
	Total Capital Projects Fund Investments	\$ 8,831

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 08/01/2026 to 08/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776						
	985 General Fund	08/01/2026	Accurate Drilling Solutions, LLC	i8219	Irrigation Repair 08/26	1,205.20
	985 General Fund	08/27/2026	Allied Universal Security Services	18870439	Security Patrols 07/31/26-08/27/26	25,000.60
	985 General Fund	08/27/2026	Allied Universal Security Services	18870440	Security Patrols 07/31/26-08/27/26	1,563.02
	985 General Fund	08/01/2026	FL Off Duty Police	GH081326	Security Services 07/26	3,150.00
	985 General Fund	08/01/2026	Gabcon, LLC	61027	Remove Stump	250.00
	985 General Fund	08/01/2026	Lyfe Outdoor Comfort Solutions	83837	Pest Control 08/26	720.00
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201730-082626	Reclaimed Water 08/26	14.15
	985 General Fund	08/26/2026	Manatee County Utilities Department	100020499-082626	Reclaimed Water 08/26	21.51
	985 General Fund	08/26/2026	Manatee County Utilities Department	100020612-082626	Reclaimed Water 08/26	22.88
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201320-082626	Reclaimed Water 08/26	25.82
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201490-082626	Reclaimed Water 08/26	29.48
	985 General Fund	08/26/2026	Manatee County Utilities Department	100020555-082626	Reclaimed Water 08/26	31.36
	985 General Fund	08/26/2026	Manatee County Utilities Department	100020436-082626	Water-Sewer Services 08/26	34.28
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201568-082626	Reclaimed Water 08/26	40.72
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201813-082626	Reclaimed Water 08/26	48.07
	985 General Fund	08/26/2026	Manatee County Utilities Department	100020720-082626	Reclaimed Water 08/26	410.28
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201254-082626	Water-Sewer Services 08/26	371.55
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201254-082626	Water-Sewer Services 08/26	843.72
	985 General Fund	08/26/2026	Manatee County Utilities Department	100020378-082626	Waste Disposal Services 08/26	66.62
	985 General Fund	08/26/2026	Manatee County Utilities Department	100020378-082626	Waste Disposal Services 08/26	1,175.12
	985 General Fund	08/26/2026	Manatee County Utilities Department	100020663-082626	Reclaimed Water 08/26	2.06
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201980-082626	Reclaimed Water 08/26	0.24
	985 General Fund	08/26/2026	Manatee County Utilities Department	100201398-082626	Reclaimed Water 08/26	0.20
	985 General Fund	08/01/2026	Nostalgic Lampposts & Mailboxes Plus, Inc.	4495	Light Maintenance & Repair 08/26	290.00
	985 General Fund	08/01/2026	Rizzetta & Company, Inc.	INV0000112243	Personnel Reimbursement 08/26	7,723.26
	985 General Fund	08/01/2026	Sarasota Gate and Access	Ac-247577	Gate Maintenance & Repair 08/26	1,644.61
	985 General Fund	08/31/2026	Valley National Bank	CC083126-985	Credit Card Expenses 08/26	171.09
	985 General Fund	08/31/2026	Valley National Bank	CC083126-985	Credit Card Expenses 08/26	104.37
	985 General Fund	08/31/2026	Valley National Bank	CC083126-985	Credit Card Expenses 08/26	131.00
	985 General Fund	08/31/2026	Valley National Bank	CC083126-985	Credit Card Expenses 08/26	1,118.87
	985 General Fund	08/31/2026	Valley National Bank	CC083126-985	Credit Card Expenses 08/26	93.50
	985 General Fund	08/01/2026	Verizon Wireless	6151648622	Phone Service 08/26	90.37
Sum for 985, 2776						46,393.95
Sum for 985						46,393.95
Sum Total						46,393.95

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

Construction Account Activity Through August 31, 2026

Inflows:	Debt Proceeds	\$ 3,844,216.91
	Total Bond Proceeds:	3,844,216.91
	Interest Earnings	210,520.21
	Transfer from Revenue	28,515.26
	SFWMD Deposit	13,215.00
	Total Inflows:	\$ 4,096,467.38

Outflows:

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

11/15/2022	23	Crosscreek Environmental	(2,187.50)	Cleared
12/1/2022	24	CourtCo	(21,030.00)	Cleared
12/1/2022	25	Finn Outdoor	(4,500.00)	Cleared
12/8/2022	26	Gulf Coast Grass Inc.	(9,932.00)	Cleared
1/10/2023	27	Gulf Coast Grass Inc.	(7,200.00)	Cleared
1/10/2023	28	Virtual Access Communications & Control	(44,550.00)	Cleared
1/31/2023	29	Gulf Coast Grass Inc.	(39,726.00)	Cleared
2/21/2023	30	Nostalgic Lampposts & Mailboxes Plus	(3,225.00)	Cleared
2/23/2023	31	CourtCo	(18,250.00)	Cleared
3/15/2023	32	ASAP Fence and Gates LLC	(12,144.00)	Cleared
3/22/2023	33	Gator Grading and Paving	(47,479.50)	Cleared
3/29/2023	34	Florida Playgrounds	(3,187.56)	Cleared
5/17/2023	35	CourtCo	(21,030.00)	Cleared
5/30/2023	37	Finn Outdoor	(26,600.00)	Cleared
6/12/2023	38	Finn Outdoor	(7,750.00)	Cleared
6/12/2023	39	Florida Playgrounds	(25,284.50)	Cleared
5/30/2023	36	ASAP Fence and Gates LLC	(12,144.00)	Cleared
6/19/2023	40	Infinity Construction and Concrete Services,	(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
7/30/2026	86	Sarasota Gate and Fence	(7,317.50)	Cleared

Total Requisitions: (3,928,496.86)

Total Construction Requisitions and COI: (4,087,636.86)

Total Outflows: (4,087,636.86)

Series 2021 Construction Fund Balance at August 31, 2026 \$ 8,830.52

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 12

**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
August 2026
For Board Approval**

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

The total items being presented: **\$143,470.03**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Allied Universal Security Services	101234	18762909	Security Patrols 6/26/26 - 07/30/26	\$ 30,983.42
Allied Universal Security Services	101234	18762910	Security Patrols 6/26/26 - 07/30/26	\$ 8,016.79
Berger, Toombs, Elam, Gaines & Frank CPA	101247	377342	Auditing Services FY24/25	\$ 3,650.00
Chad Stanley Chester	101259	CC081926-985	Board of Supervisor Meeting 08/19/26	\$ 200.00
Cheryl Ady	101260	CA081926-985	Board of Supervisor Meeting 08/19/26	\$ 200.00
Fields Consulting Group, LLC	101240	3849	Signage Installation 08/26	\$ 6,250.00
Fitness Logic, Inc.	101242	131270	Fitness Equipment Maintenance & Repair 08/26	\$ 135.00
Fitness Logic, Inc.	101242	131298	Fitness Equipment Maintenance & Repair 08/26	\$ 409.49
Florida Department of Revenue	20260813-1	5180154454887-081326	Sales & Use Tax 07/26	\$ 38.04
Florida Power & Light Company	20260827-2	0524430428-081026	Electric Utility 07/26	\$ 61.75
Florida Power & Light Company	20260827-2	0861892289-081026	Electric Utility 07/26	\$ 39.62
Florida Power & Light Company	20260825-1	2375653280-081326	Street Lights 08/26	\$ 37.63

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20260825-1	3134899503-081326	Street Lights 08/26	\$ 40.00
Florida Power & Light Company	20260825-1	3761781131-081326	Electric Services 07/26	\$ 641.88
Florida Power & Light Company	20260827-2	4462033285-081026	Electric Services 07/26	\$ 66.96
Florida Power & Light Company	20260827-2	5691779507-081026	Street Lights 07/26	\$ 49.41
Florida Power & Light Company	20260827-2	7584230010-081026	Street Lights 07/26	\$ 1,223.23
Florida Power & Light Company	20260827-2	8120625366-081026	Electric Utility 07/26	\$ 227.61
Florida Power & Light Company	20260825-1	8799449502-081326	Street Lights 08/26	\$ 48.50
Florida Power & Light Company	20260827-1	9592544168-081826	Summary Bill 07/26	\$ 4,242.77
Frontier Communications of FL	20260824-1	21014100550313235-072826	Internet & Phone Services 08/26	\$ 1,790.81
HomeTeam Pest Defense, Inc.	101256	122117842	Pest Control 08/26	\$ 74.95
Ken Burton, Jr. Tax Collector	101249	080526 Manatee	Miscellaneous Expense 08/26	\$ 123.75
Main Gate Enterprises, Inc.	101241	37602	Gate Maintenance & Repair 08/26	\$ 407.31

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Main Gate Enterprises, Inc.	101251	37627	Gate Maintenance & Repair 08/26	\$ 227.93
Main Gate Enterprises, Inc.	101262	37650	Gate Maintenance & Repair 08/26	\$ 539.41
Manatee County Sheriff's Office	101252	5296	Security Services 07/26	\$ 2,380.00
Manatee County Utilities Department	20260819-1	100020378-072826	Waste Disposal Services 07/26	\$ 983.74
Manatee County Utilities Department	20260819-1	100020499-072826	Reclaimed Water 07/26	\$ 21.66
Manatee County Utilities Department	20260819-1	100020555-072826	Reclaimed Water 07/26	\$ 30.92
Manatee County Utilities Department	20260819-1	100020612-072826	Reclaimed Water 07/26	\$ 22.88
Manatee County Utilities Department	20260819-1	100020663-072826	Reclaimed Water 07/26	\$ 2.06
Manatee County Utilities Department	20260819-1	100020720-072826	Reclaimed Water 07/26	\$ 723.58
Manatee County Utilities Department	20260819-1	100201254-072826	Water-Sewer Services 07/26	\$ 1,561.28
Manatee County Utilities Department	20260819-1	100201320-072826	Reclaimed Water 07/26	\$ 25.68
Manatee County Utilities Department	20260819-1	100201398-072826	Reclaimed Water 07/26	\$ 0.15

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Manatee County Utilities Department	20260819-1	100201490-072826	Reclaimed Water 07/26	\$ 24.44
Manatee County Utilities Department	20260819-1	100201568-072826	Reclaimed Water 07/26	\$ 35.82
Manatee County Utilities Department	20260819-1	100201730-072826	Reclaimed Water 07/26	\$ 11.10
Manatee County Utilities Department	20260819-1	100201980-072826	Reclaimed Water 07/26	\$ 0.37
Mark and Brittany Bower	101255	985-081826	Deposit Reimbursement 08/26	\$ 250.00
Mark E Bush	101261	MB081926-985	Board of Supervisor Meeting 08/19/26	\$ 200.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	101243	4463	Street Light Maintenance & Repair 08/26	\$ 1,400.00
Persson, Cohen & Mooney, P.A.	101237	7230	Legal Services 07/26	\$ 2,211.25
Pools by Lowell, Inc.	101244	226500512	Pool Repairs 08/26	\$ 290.00
Pools by Lowell, Inc.	101238	227946325	Pool Maintenance 08/26	\$ 2,250.00
Pools by Lowell, Inc.	101235	227946419	Pool Maintenance 08/26	\$ 1,600.00
Pools by Lowell, Inc.	101257	228916835	Pool Repairs 08/26	\$ 175.08

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	101231	INV0000111402	Accounting Services 08/26	\$ 5,831.83
Rizzetta & Company, Inc.	101233	INV0000111434	Personnel Reimbursement 07/26	\$ 7,716.95
Rizzetta & Company, Inc.	101246	INV0000111528	Cell Phone 07/26	\$ 50.00
Rizzetta & Company, Inc.	101250	INV0000111554	Personnel Reimbursement 08/26	\$ 8,913.26
Schappacher Engineering, LLC	101253	3077	Engineering Services 07/26	\$ 1,320.00
Sitex Aquatics, LLC	101239	11385-b	Aquatic Maintenance 08/26	\$ 9,954.00
Spectrum	20260831-1	0034318081026	Internet Services 08/26	\$ 244.89
Spectrum	20260820-1	8337120131816996-080126	Internet 700 Greyhawk Blvd. 08/26	\$ 38.52
Sun State Landscape Management, Inc.	101245	72739-1	Landscape Replacement 04/26	\$ 300.00
Sun State Landscape Management, Inc.	101245	72740-1	Landscape Replacement 04/26	\$ 500.00
Sun State Landscape Management, Inc.	101245	72741-1	Landscape Replacement 04/26	\$ 75.00
Sun State Landscape Management, Inc.	101245	72742-1	Landscape Replacement 04/26	\$ 255.00

Greyhawk Landing Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sun State Landscape Management, Inc.	101245	72743-1	Tree Trimming 04/26	\$ 350.00
Sun State Landscape Management, Inc.	101254	74704	Irrigation Repair 07/26	\$ 854.10
Sun State Landscape Management, Inc.	101258	74728	Landscape Maintenance 08/26	\$ 28,564.59
Sun State Landscape Management, Inc.	101254	74729	Fire Ant Treatment 08/26	\$ 468.75
Sun State Landscape Management, Inc.	101254	74730	Pest Control 08/26	\$ 650.00
TECO	20260831-2	211012697549-080726	Natural Gas Services 07/26	\$ 23.00
TFR Cleaning Services, Inc.	101248	92415	Janitorial Services 07/26	\$ 1,000.00
TFR Cleaning Services, Inc.	101236	92847	Janitorial Services 08/26	\$ 1,000.00
Valley National Bank	20260826-1	CC073126-985	Credit Card Expenses 07/26	\$ 1,343.50
Verizon Wireless	20260811-1	6149217701	Phone Service 07/26	<u>\$ 90.37</u>
Total				<u>\$ 143,470.03</u>

Tab 13

MINUTES OF MEETING

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

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Thursday, July 23, 2026, at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

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

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Andrew Davis	Field Manager, Rizzetta & Company, Inc.
Syd Roberts	Sun State Landscape Management, Inc.
Haley Prior	Landscape Inspection Services, Rizzetta & Company, Inc
Bert Smith	Representative, Sitex
Andrew Cohen	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

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

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on towing, shack shine discussed their services with the Board and offered free cleaning of the clubhouse roofs pending proper insurance provided and resident Lindsay Wilson requested boxes for adopted children.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Presentation of Community Asset Report

Ms. Prior presented her report and spoke about Chinch bugs, fungal issues, dead palms, ornamental grasses and tree health.

B. Landscape Response

Mr. Roberts presented his report to the Board.

The Board requested Sitex to trim Brazilian Pepper located on number 33 of Landscape Inspection Report and to follow up with District engineer on area where machine got stuck.

C. Aquatic Maintenance

Mr. Smith updated the Board on wetland mitigation, forestry mulching, and spoke about pond condition, wetland maintenance, Brazilian pepper removal, irrigation issues, and illegal dumping.

The Board requested Field Manager put message on website regarding Brazilian Pepper tree trimming and no dumping in wetlands.

D. Field Manager

Mr. Davis provided the Board with his report and spoke to the Board about issues with the back gate, the exit gate at Rosemary, use of emergency remotes, the spa at the res center, new towing signs and homeowner drainage issues.

The Board requested Field Manager work with District Engineer to work on 456 Chantilly, 11815 Petunia and 12362 Lavender regarding CDD encroachments by CDD residents.

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved a \$500 gate inspection proposal from Sarasota Gate and requested Field Manager get very detailed scope and updated proposals for gate maintenance, for the Greyhawk Landing Community Development District.

The Board requested Field Manager work with District Engineer to work on 456 Chantilly, 11815 Petunia and 12362 Lavender regarding CDD encroachments by CDD residents.

E. District Counsel

Mr. Cohen provided the Board his report.

F. District Engineer

Mr. Schappacher provided the Board with his report.

The Board tabled all District Engineer proposals to August Meeting.

1. Consideration of Bank Repair Proposals

The Board tabled topic to August meeting.

2. Consideration of Vegetation Removal Proposal

The Board tabled topic to August meeting.

G. District Manager

Mr. O’Nolan advised the next regular meeting of the Board of Supervisors is scheduled for Thursday, August 19, 2025, at 6:00 p.m. and spoke about the open seat.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of SWFWMD Giddens Parcel

B. Discussion of Amenity Guest Access

The Board requested on site staff ensure access credentials are being checked and if waivers are needed, they are used as required (personal trainer etc).

C. Discussion of Towing Signs

The Board requested that Mr. Davis publish notice that towing will go live soon.

On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board approved after six parking violations, towing will occur. Then they requested Field Manager publish notice that towing notice will go live soon with detailed information for the Greyhawk Landing Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of the Financial Statement for May 2026.

The Board reviewed the Financial Statement for May 2026.

B. Ratification of the Operations and Maintenance Expenditures for the Month of May 2026

C. Consideration of Minutes of Board of Supervisors Meeting held on June 25, 2026

On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board approved the Operations and Maintenance Expenditures for May 2026 (\$133,721.31) and approved the meeting minutes of Board of Supervisors held on June 25, 2026 as amended for the Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Hengel requested Board communication from Field Manager more

frequently.

SEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board Adjourned the Meeting at 7:27 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING

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

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District was held on **Wednesday, August 19, 2026 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

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

Also present were:

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

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

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

The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard comments on gates, pickle ball courts, events and front gate guards.

THIRD ORDER OF BUSINESS

Staff Reports & Updates

A. Aquatic Maintenance

Mr. Smith updated the Board on his report and spoke about recent rainfall, algae blooms, mulching, bubbler issues and removing material from pond 44.

B. Landscape Inspection

Mr. Roberts updated the Board on Landscaping.

Supervisor Hengel asked if the grass clippings on Soccer field to be blown out.

C. District Counsel

Mr. Cohen asked the Board if they had any questions and discussed assessment methodology.

D. District Engineer

Mr. Schappacher provided the Board with his report and spoke about SWFWMD recertification and storm water updates.

1. Consideration of Bank Repair Proposals

The Board tabled the bank repair proposals until next fiscal year.

2. Consideration of Vegetation Removal Proposals

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board approved a not to exceed of \$10,000 authorizing Sitex to complete vegetation removal for the Greyhawk Landing Community Development District.

The Board requested Counsel send follow up correspondence to residents with new deadlines.

E. Amenity Manager

Mr. Davis updated the Board on Roadmap items, labor hours, enforcing amenity rules, pickleball drainage concerns, hours of operations.

F. District Manager

Mr. O’Nolan advised the next regular meeting of the Board of Supervisors is scheduled for Thursday, September 27, 2026, at 6:00 p.m.

Mr. O’Nolan advised the Board that he would be on vacation the next week and to reach out to Mr. Davis or Ms. Bregg.

FOURTH ORDER OF BUSINESS

Business Items

A. Public Hearing on Fiscal Year 2026-2027 Final Budget

FIFTH ORDER OF BUSINESS

**Public Comments on the Fiscal Year
2025-2026 Final Budget**

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

August 19, 2026, Minutes of Meeting

Page 3

On a Motion by Ms. Ady, seconded Mr. Chester, with all in favor, the Board approved opening the Public Comments on the Fiscal Year 2025-2026 Final Budget, for the Greyhawk Landing Community Development District.

There were no comments presented.

On a Motion by Mr. Hengel, seconded Mr. Chester, with all in favor, the Board approved closing the Public Comments on the Fiscal Year 2025-2026 Final Budget, for the Greyhawk Landing Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05,
Adopting the Final Budget for Fiscal
year 26-27**

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board approved adopted resolution 2026-05, adopting the final budget for fiscal year 2026-2027, for the Greyhawk Landing Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Comments on the Fiscal Year
2026-2027 Special Assessments**

On a Motion by Ms. Ady, seconded Mr. Chester, with all in favor, the Board approved opening the Public Comments on the Fiscal Year 2025-2026 Special Assessments, for the Greyhawk Landing Community Development District.

There were no comments presented.

On a Motion by Mr. Hengel, seconded Mr. Chester, with all in favor, the Board approved closing the Public Comments on the Fiscal Year 2025-2026 Special Assessments, for the Greyhawk Landing Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Levying O&M Assessments for Fiscal
Year 2026-2027**

On a Motion by Mr. Hengel, seconded Mr. Bush, with all in favor, the Board adopted resolution 2026-06, levying assessments as presented with a 9.77% increase, for the Greyhawk Landing Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07,
Setting the Meeting Schedule For
Fiscal Year 26-27**

The Board tabled this topic to September meeting.

TENTH ORDER OF BUSINESS

Consideration of the 2025 Financial Audit

On a Motion by Ms. Ady, seconded Mr. Hengel, with all in favor, the Board accepted the financial audit for 2025, for the Greyhawk Landing Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of the Southwest Florida Water Management District Giddens Parcel

Mr. Schappacher discussed the parcel with the Board.

TWELFTH ORDER OF BUSINESS

Business Administration

THIRTEENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of June and July 2026

The Board reviewed the Operations and Maintenance Expenditures for the Month of June and July 2026.

FOURTEENTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Meeting held on June 25, 2026

On a Motion by Mr. Hengel, seconded Mr. Chester, with all in favor, the Board approved the meeting minutes of Board of Supervisors held on July 23 and August 19, 2026 and the Operations and Maintenance Expenditures for June (\$241,537.82) and July 2026 (\$170,722.02), for the Greyhawk Landing Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Ady requested Pickleball pricing be ready.

Supervisor Chester inquired about bus stop signage and communication to all Board members.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Hengel, seconded Ms. Ady, with all in favor, the Board Adjourned the Meeting at 7:15 p.m., for the Greyhawk Landing Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

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