

Greyhawk Landing Community Development District

Board of Supervisors' Meeting May 26, 2022

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
239.936.0913

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
Scott Jacuk Assistant Secretary
Gregory Perra Assistant Secretary

District Manager Belinda Blandon Rizzetta & Company, Inc.

District Attorney Andrew Cohen Persson, Cohen & Mooney, 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 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 · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.greyhawkcdd.org

May 24, 2022

Board of Supervisors Greyhawk Landing Community Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday**, **May 26**, **2022 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212. The following is the agenda for this meeting:

1.	CAL	L TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE	
2.		IENCE COMMENTS	
3.	_	ITINUED BUSINESS ITEMS	
	Α.	Consideration of Proposals for Play and Spray and Review	
		of Rendering	Tab 1
4.	BUS	INESS ITEMS	
	Α.	Consideration of Crosscreek Environmental Proposal for	
		Plantings in Ponds 9A, 9B, and 22	Tab 2
	B.	Consideration of G&S Pool Supply Proposal for Replacement	
		of Accessible Pool Lifts	Tab 3
	C.	Consideration of Proposal for Gym Flooring	Tab 4
	D.	Review and Discussion Regarding Tract 404 Appraisal Report	
		and Offer Letter/Concept Sketch	Tab 5
	E.	Consideration of Resolution 2022-01, Amending Resolution	
		Authorizing the Disbursement of Funds	Tab 6
	F.	Consideration of Resolution Approving a Proposed Budget for	
		Fiscal Year 2022/2023 and Setting a Public Hearing Thereon	Tab 7
5.	STA	FF REPORTS & UPDATES	
	A.	Aquatic Maintenance	Tab 8
	B.	Landscape Maintenance	
	C.	Field Manager	Tab 9
	D.	District Engineer	
	E.	District Counsel	
	F.	District Manager	Tab 10
		Presentation of Action Item List	
		Review of Monthly Financial Statements	
6.	BUS	INESS ADMINISTRATION	
	Α.	Consideration of the Minutes of the Board of Supervisors'	
		Meeting held on April 28, 2022	Tab 11
	B.	Consideration of the Operations and Maintenance Expenditures	
	_	for the Month of April 2022	Tab 12
	C.	Ratification of Special Assessment Revenue Bonds, Series 2021	
		Requisitions #9 and #10	Tab 13

7. SUPERVISOR REQUESTS

8. 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 (239) 936-0913.

Respectfully,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen & Mooney, P.A.

Tab 1



Custom Proposal Prepared For

Greyhawk Landing CDD

IWF Playset Engineered Plans

By
Dawn Shanley
The Pool Works of Florida
May 2, 2022



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc. 9191 130th Avenue North | Largo, FL 33773 Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.









Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org 727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com 727-536-4720

The Pool Works of Florida, Inc. 9191 130th Avenue North | Largo, FL 33773 Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



ENGINEERED IWF/PLAYSET PROPOSAL

Submitted To: Greyhawk Landing CDD **Date:** May 2, 2022

Work to be performed at: 700 Greyhawk Boulevard | Bradenton, FL 34202

Point of Contact: Carleen FerroNyalka | 941-746-6670 | FieldMgr@greyhawkcdd.org

Field Manager

ENGINEERED PLANS FOR INTENDED IWF/PLAYSET

Site Visit and Engineered Plans for intended Interactive Water Feature/Playset



Total \$7,500.00



ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Greyhawk Landing CDD – Engineered Plans Date: May 2, 2022

1. Payment schedule as follows:

70% due upon sign off \$5,250.00 30% due within 7 days of completion \$2,250.00

- 2. Balance to be paid in full upon satisfactory completion of work.
- 3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

- 4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.
- 5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.
- 6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature	Date
Signature	Date

NOTE: Once the Engineer's site visit is completed the cost of plans may vary, the final invoice will reflect any differences, if needed.



State of Florida Pool Contractor, License # CPC1457968











commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- · Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- · Deck Resurfacing, Paver Installations
- · Custom-Cast Coping, Water Features, Splash Pads
- · Heating Solutions, Salt Chlorination Systems
- · LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- · Pool & Spa Pumps, Equipment Paks
- · Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- · Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- · Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- · Variable Speed Pumps Save up to 90%
- LED Pool & Spa Lighting reduces energy consumption up to 89%
- · Heating Air Source Heat Pumps can save you up to 75%
- · Salt Systems save you 75-80% over standard chlorine solutions



Hydrazzo Pool & Spa Finishes













State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Furniture

Servicing Greater Tampa Bay's Commercial Properties



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

Whether you are looking for something simple or resortstyle elements, we have it all. Our prices can't be beat...let us quote your next project!

Commercial Pool Furniture and Umbrellas

We are proud to represent the leading manufacturers of commercial pool furniture in the industry. Our pricing is so competitive, we aren't allowed to advertise it. Contact us for a quote or request an On-Site Consultation and experience incredible savings versus retail shopping!

Call Dawn Shanley 727.938.8389 Email Requests: dshanley@thepoolworks.com















Furniture Refurbishment Services

If you're frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.

The Pool Works of Florida, Inc. 9191 130th Avenue North | Largo, FL 33773 Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

WESTERN AQUATIC CONSTRUCTION & DEVELOPMENT INC.

AZ Licenses: B-01 147138 A-09 147137 FL License: CPC1458811

Scott Giglio

360 Bridgewater Dr.
Davenport, FL 33897
Phone (602) 509-9272
Getwacd@aol.com
www.westernaquaticconstruction.com

March 21, 2022

BID PROPOSAL

BID PROPOSAL Date: 3/13/2022

Project: Greyhawk Play Structure Replacement

To: Carleen FerroNyalka Architect/Engineer:

Plans Dated:

Western Aquatic Construction and Development, Inc. proposes to furnish all labor, materials, and equipment to complete the above referenced project.

Base Bid \$ 208,450.00

Proposal Inclusion:

- 1. Removal of current play structure.
- 2. Demo and removal of current concrete pad under play structure.
- 3. Installation of new concrete pad per Aquaworx Specifications.
- 4. Provide and Install new Aquaworx play structure.
- 5. All Equipment necessary for project completion.
- 6. Labor/Supervision

Proposal Exclusion:

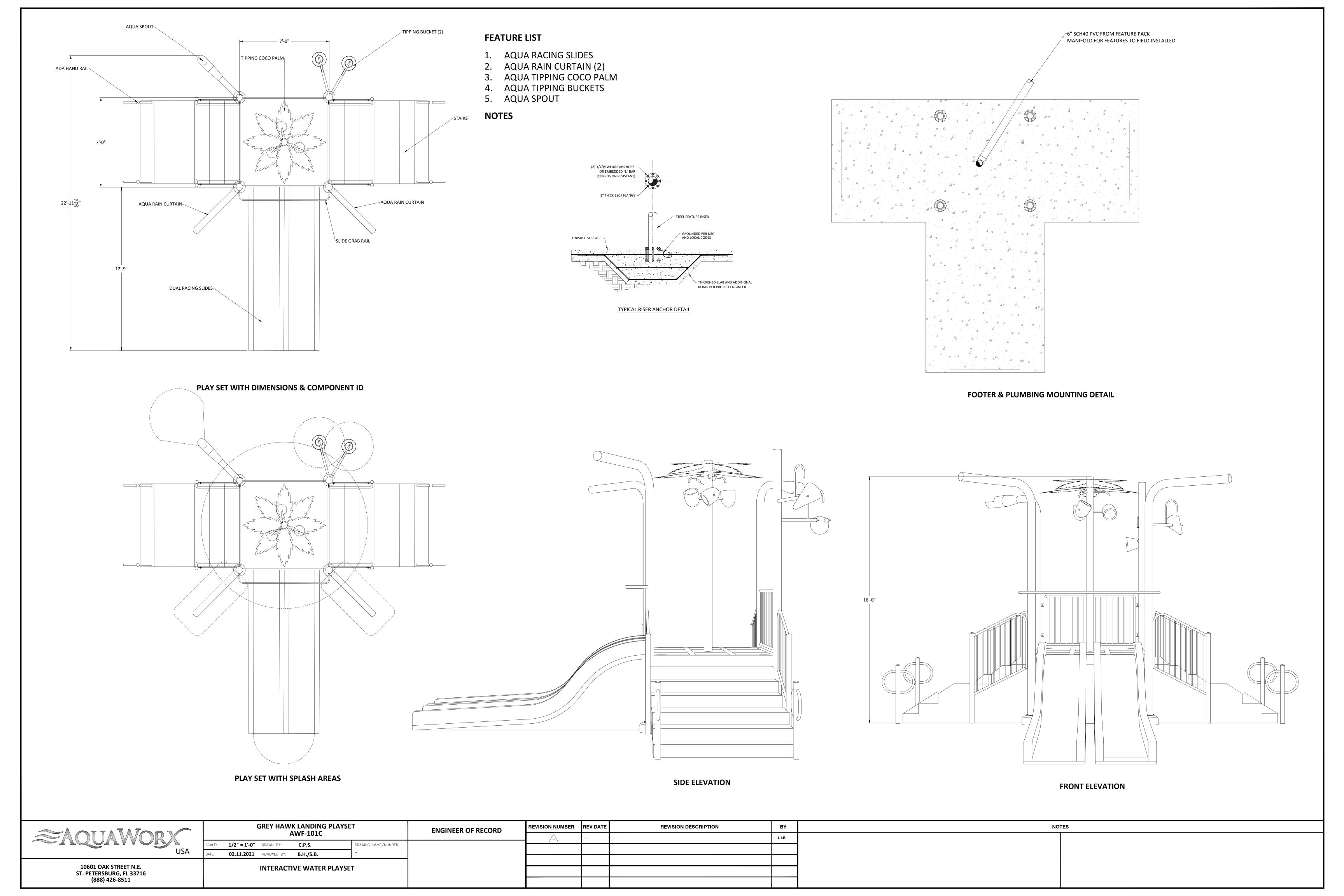
- 1. Engineering costs if incurred.
- 2. Site is assumed to have adequate access for machinery to remove and reinstall the play structure.
- 3. Any mechanical equipment modification if necessary.
- 4. Sales Tax excluded

This bid is good for 30 days from the time of submission.

Western Aquatic Construction and Development, Inc. would like to thank you for the opportunity to bid on this project. We look forward to working with you very soon.

Scott Giglio Vice President

Western Aquatic Construction and Development, Inc.



Tab 2



Crosscreek Environmental Inc.

111 61st Street East Palmetto, FL 34221

Date	Estimate #
5/2/2022	8862

Name / Address

Greyhawk CDD c/o Rizzetta & Company, Inc. 9530 Marketplace Rd., Ste 206 Ft. Myers, FL 33912

Description	Qty	Rate	Total
Pond 9A & 9B Supply & Installation of the following plants into the ponds. Plants to be installed on 1 foot centers in a zig zag pattern. Duck Potato (BR) - white flower Pickerelweed (BR) - purple flower	1,300 1,100	0.93 0.93	1,209.00 1,023.00
Pond 22 Supply & Installation of the following plants into the ponds. Plants to be installed on 1 foot centers in a zig zag pattern. Duck Potato (BR) - white flower Pickerelweed (BR) - purple flower	1,000 700	0.93	930.00 651.00
Please sign and return if accepted		Total	\$3,813.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

Tab 3

5002 Lena Rd Unit #101 Bradenton, FL 34211 941-755-9288 gspoolsupply@gmail.com

DATE	ESTIMATE#	
5/6/2022	6658	

NAME / ADDRESS	
Grey Hawk Landing 1235 Mulberry Bradenton, Fl 34212	

TERMS PROJECT Due on receipt DESCRIPTION QTY TOTAL Global lift R375RA Rotational Ser ADA Pool lift 2 13,730.00 Installation & Labor Mike 1,500.00 Shipping Charge(s) 700.00 3 WEEKS OUT Thank you TOTAL \$15,930.00

SIGNATURE

Tab 4

FitRev Inc.



4424 N. Lois Ave - Tampa, Florida 33614 - Phone: 8138702966 - Fax: 8138702896 - Email: sales@fitrev.com

QUOTE

Quote	Date	Sales Rep:
AAAQ30901	05/03/22	Trisha Zuknick

Sold To:

Greyhawk Landing Matt Confrancesco 12350 Mulberry Ave Bradenton, FL 34212

Phone:

Fax:

Ship To:

Greyhawk Landing

Matt Confrancesco 12350 Mulberry Ave Bradenton, FL 34212

Phone:

Fax:

Qty	Manuf.	Manuf#	Description		
400		The second desired and desired population of the second se	- Tooliphon	Unit Price	Ext. Price
126	FitRev	Miscellaneous	ProSeries 2x2 Interlocking Rubber Tiles - Flecked	\$12.99	\$1,636.74
1,152	FitRev	Miscellaneous	ProSeries 9mm Rolled Rubber - Flecked	\$2.79	\$3,214.08
3	FitRev	Miscellaneous	Floor Adhesive (5gal)	\$225.00	\$675.00
1	Shipping	Shipping	Shipping and Handling	\$1,150.00	\$1,150.00
April 1990			*Installation cost separate, paid to installer.		

Total	\$6,675.82
Sales Tax	\$0.00
SubTotal	\$6,675.82

Please contact me if I can be of further assistance.	
This quote becomes an order with signature. (see below for terms).	
Signed:	
Name:	
Requested date of Installation?	

Terms:

Orders \$5000 or less must be PREPAID. Orders more than \$5000 require a 50% deposit to order and remaining balance is due AT installation or 30 days after equipment arrives, whichever comes first.

Purchase orders in lieu of payment MUST be provided before order will be processed.

Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships

Equipment that is stored by FitRev or affiliate off location more than 30 days after installation date is subject to separate storage charges.

Restocking Fee:

25% charge on all cancelled Cardio equipment plus shipping cost 50% charge on all cancelled Strength equipment plus shipping cost Extractions are an additional cost. Cost is based on the list of equipment to be extracted. Custom and logo items are not returnable and payment in full will be required.

All orders remain 100% property of FITREV until paid in full Quote is valid for 90 days unless otherwise stated



Tab 5

APPRAISAL OF REAL PROPERTY



LOCATED AT

120 Greyhawk Blvd (Tract 404)
Bradenton, FL 34212
TRACT 404 GREYHAWK LANDING PHASE 3 PI#5548.4875/9(Deed to Govern)

FOR

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

OPINION OF VALUE

585,000

AS OF

05/05/2022

BY

Lora Keller, Cert Res RD3931
RE Appraisal Associates of SWFL, Inc.
9040 Town Center Pkwy
Lakewood Ranch, FL 34202
(941) 743-3700
appraisals@swflappraisal.com
swflappraisals.com

RE Appraisal Associates of SWFL, Inc. 9040 Town Center Pkwy Lakewood Ranch, FL 34202 (941) 743-3700 swflappraisals.com

05/10/2022

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

Re: Property: 120 Greyhawk Blvd (Tract 404)

Bradenton , FL 34212

Borrower: GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

File No.: 220168

Opinion of Value: \$ 585,000 Effective Date: 05/05/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Lora Keller, Cert Res RD3931

State-Certified Residential Appraiser RD3931 License or Certification #: CertResRD3931

Loralkeller

State: FL Expires: 11/30/2022 appraisals@swflappraisal.com

RE Appraisal Associates of SWFL, Inc. AND APPRAISAL REPORT File No.: 220168 120 Greyhawk Blvd (Tract 404) City: Bradenton State: FL Zip Code: 34212 County: Manatee Legal Description: TRACT 404 GREYHAWK LANDING PHASE 3 PI#5548.4875/9(Deed to Govern) Assessor's Parcel #: R.E. Taxes: \$ 0 554848759 Tax Year: 2021 Special Assessments: \$ CDD in tax bill Market Area Name: EAST COUNTY SOUTH OF RIVER Map Reference: 35840 Census Tract: 0020.18 Current Owner of Record: GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT Borrower (if applicable): GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT PUD De Minimis PUD Other (describe) per year per month Project Type (if applicable): HOA: \$ ☐ No ➤ Yes If Yes, indicate current occupancy: Owner Tenant X Vacant Not habitable Are there any existing improvements to the property? If Yes, give a brief description: Parking lot which is not given value due to likelihood of a buyer not needing or wanting it. The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) Current (the Inspection Date is the Effective Date) This report reflects the following value (if not Current, see comments): Retrospective Prospective Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe) Intended Use: To determine an opinion of the market value, as defined, of the fee simple interest in the property as of the date of appraisal. ASSIGNM Intended User(s) (by name or type): Client as indicated below. Client: Address: See attached addenda. GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT Appraiser: Lora Keller, Cert Res RD3931 Address: 9040 Town Center Pkwy, Lakewood Ranch, FL 34202 Change in Land Use Predominant Present Land Use Characteristics One-Unit Housing Occupancy Location: Urban **Suburban** Rural **PRICE** AGE One-Unit Not Likely 65 % Built up: Over 75% Under 25% \$(000) 25-75% Owner (yrs) 2-4 Unit 1 % Likely * In Process * 2 % X Stable ___ Tenant * To: Slow Multi-Unit Growth rate: Rapid 175 Iow 0 2 % Property values: Increasing Stable Declining Vacant (0-5%) High 5,500 115 Comm'l Demand/supply: ★ Shortage In Balance Over Supply **X** Vacant (>5%) Pred 30 % 610 15 Marketing time: ■ Under 3 Mos. 3-6 Mos Over 6 Mos % **Factors Affecting Marketability** <u>Item</u> **Item** Poor N/A **Employment Stability** Adequacy of Utilities XXXXX XXXX **Property Compatibility** Convenience to Employment Convenience to Shopping Protection from Detrimental Conditions Convenience to Schools Police and Fire Protection Adequacy of Public Transportation General Appearance of Properties Recreational Facilities Appeal to Market Market Area Comments: See attached addenda MARKET Note: CDD is included in tax bill. Dimensions: 507x342x472x306(Survey to Govern) Site Area: 3.6 ac Description: Zoning Classification: PD-R Planned Development - Residential ➤ Yes No No Improvements Do present improvements comply with existing zoning requirements? Uses allowed under current zoning: Residential Mixed Use Are CC&Rs applicable? Yes No X Unknown Have the documents been reviewed? Yes X No Ground Rent (if applicable) Comments: Highest & Best Use as improved: resent use, or Other use (explain) See attached addenda. Actual Use as of Effective Date: Use as appraised in this report: Vacant Residential Common Area Residential Summary of Highest & Best Use: Residential Multi-Family Other Public Private Utilities Public Provider/Description Off-site Improvements Frontage Type Residential Electricity Street Asphalt X Topography **Basically Level** X Gas Size Width Irregular Water Surface Shane Irregular Sanitary Sewer Curb/Gutter Drainage None Appears Typical Storm Sewer Yes X View Sidewalk Pond Telephone X Street Lights Yes



Multimedia

Other site elements:

Site Comments:

FEMA Spec'l Flood Hazard Area

Other (describe)

Underground Utilities

FEMA Map #

Allev

Cul de Sac

Corner Lot

Yes X No FEMA Flood Zone

Inside Lot

See attached addenda

None

FEMA Map Date 8/10/2021

Data Source	(s): manateepao.gov/Bl Prior Subject Sale/Transfer			nofor hintor	and/or any currer	t agroomant	of calc/listing	T1	u e l		.laa
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	adenton, FL 34212		Bradenton,		2		on, FL 3421	2		ton, FL 34212	2
Proximity to			1.80 miles			3.41 mil			1.87 mi		
Sale Price Price/	\$ \$		\$ 287.5	\$	115,000		8,610.27	1,575,000	\$ 19	\$ 2,000.00	240,000
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VALUE AD	JUSTMENT DESCRIPTION		DESCRI		+(-) \$ Adjust		CRIPTION	+ (-) \$ Adjust		CRIPTION	+(-) \$ Adjust
Sales or Fina	-		ArmLth			ArmLth			ArmLth		
Concessions			Cash;0			Cash;0			Cash;0		
Date of Sale, Rights Appra			s09/19;c07		+83,835	s02/22;		100,800			
Rights Appra		ndir -	Fee Simple			Fee Sim			Fee Sir	•	+50,000
	Greyhawk Lai 3.6		Greyhawk 0.4	Lanuing	+240,000	Busy Ro	vau	-474,750		;Residential	+50,000 +176,250
	Res;Pond		Res;Pond		. 270,000	Res;Cre	ek	717,100		;Residential	+25,000
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Flood Zone	Х		Χ			Х			AE		+25,000
Flood Zone ApprxRoad Net Adjustm	Frontage Feet 351		138		+159,750	1318		-725,250	336		+11,250
Not Adiustics	ent (Total, in \$)		X +		400.50		X - \$	000.000	N .		007.500
Net Aujustin	ent (rotal, iii \$)			\\$ 20.5 %	483,585		⊠ − \$ 63.4 %	-999,200	X +	140.6 %	337,500
Adjusted Sal	le Price (in \$)			20.5 %	598,585	Net	88.9 %	575,800	Net	140.6 %	577,500
Legal Name	NFORMATION FOR PUDs (if app of Project: nmon elements and recreational f	•		THE Subject	is part of a Planne	u onii devei	ориненц.				
Indicated V	alue by: Sales Comparison App	roach \$		05.000							
Final Recond				85,000 omparisc	n Annroach u	hich bes	t reflects the	attitudes and	actions	of typical buy	ers and
	this market. The cost ap										
	al is made 🔀 "as is", or [
This re	port is also subject to other	Hypotheti	ical Conditions	and/or F	draordinary Assu	motions as	specified in the	he attached adde	nda.		
Based uno	on an inspection of the sub									and Appraiser's	Certifications
my (our)	Opinion of the Market Val	ue (or	other specif	ied value	type), as defi	ned hereir	, of the rea	I property that	is the	subject of this	s report is:
\$ f_indicated	585,000 I above, this Opinion of Val		s of: ubject to Hvr	oothetical	05/05/2 Conditions and	2022 or Extraor	dinary Assumi	, which i ntions included	s the eff in this re	ective date of	this appraisal. Iched addenda
A true and	complete copy of this repor										
	derstood without reference to									Scope of Wo	
Limiti	ng cond./Certifications 🔀 1	Varrative	Addendum	>	Location Map(3)	X Flood	d Addendum		Additional Sa	
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E-Mail: APPRAIS	Lora Keller, Cert R RE Appraisal Associate	Res RD	3931 VFL, Inc.	r	Or Su Co Co	pervisory or -Appraiser N mpany:	`	аррисавіе)	Fax:		
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E-Mail: APPRAIS Appraiser Na Company: Phone: (94 E-Mail: app	Lora Keller, Cert R RE Appraisal Associate	Res RD s of SV Fax: om	3931 VFL, Inc.		Su Co	pervisory or -Appraiser N mpany: one: Mail:	`	аррисавіе)	Fax:		
Appraiser Na Company: Phone: (94) E-Mail: apprate of Reports	Lora Keller, Cert R RE Appraisal Associate 11) 743-3700 praisals@swflappraisal.c	Res RD s of SV Fax: om	3931 VFL, Inc.		Su Co Co Ph	pervisory or -Appraiser N mpany: one: Mail:	lame:		Fax:	{	State:
Appraiser Na Company: Phone: (94 E-Mail: ap Date of Report License or C Designation:	me: Lora Keller, Cert R RE Appraisal Associate 1) 743-3700 praisals@swflappraisal.co pt (Signature): 05/10/2022 ertification #: CertResRI State-Certified Resid	Res RD s of SV Fax: om 2 03931 ential A	3931 VFL, Inc.	State	Or Su Co Co Ph E-l Da E-l Lic De E-l De E-l E-l E-l E-l	pervisory or -Appraiser N mpany: one:	(Signature):		Fax:	{	State:
Appraiser Na Company: Phone: (94 E-Mail: ap) Date of Repot License or C Designation: Expiration Date	me: Lora Keller, Cert R RE Appraisal Associate 1) 743-3700 praisals@swflappraisal.co rt (Signature): 05/10/2022 ertification #: CertResRE State-Certified Resid ate of License or Certification:	Res RD s of SV Fax: om 2 03931 ential A	3931 VFL, Inc. Appraiser R 30/2022	State D3931	Or Su Co Co Ph E-l Da E-l	pervisory or -Appraiser N mpany: one: Mail: te of Report eense or Cerl signation: oiration Date	(Signature): iffication #:	ertification:			State:
Appraiser Na Company: Phone: (94 E-Mail: ap Date of Report License or C Designation:	me: Lora Keller, Cert R RE Appraisal Associate 11) 743-3700 praisals@swflappraisal.co rt (Signature): 05/10/2022 ertification #: CertResRE State-Certified Resid ate of License or Certification: f Subject: Did Inspec	Res RD s of SV Fax: om 2 03931 ential A	3931 VFL, Inc.	State D3931	Su Co Co Ph E-l Lic De Ex.	pervisory or -Appraiser N mpany: one:	(Signature): iffication #: of License or C ubject:			Not Inspect	State:



<u>DDITIONAL</u>	<u> L CUMPAR</u>)168	
FEATURE	SUBJECT PROPERTY	COMPARABLE	NO. 4		COMPARABLE	NO. 5	(COMPARABLE	NO. 6
Address 120 Greyhaw	k Blvd (Tract 404)	15535 Waterline Rd	1	2118 7ir	pperer Rd				
Bradenton, F		Bradenton, FL 3421			on, FL 3421	2			
	L 34212								
Proximity to Subject		2.64 miles SE		3.33 mil					
Sale Price	\$	\$	450,000		\$	649,000		\$	
Price/	\$	\$ 71,770.33			2,714.29		\$		
Data Source(s)		Stellar MLS#A450355	1.DOM 115		LS#A451282	1.DOM 101			
Verification Source(s)									
		ManateePropAppr/F			ePropAppr/F				
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DES	CRIPTION	+(-) \$ Adjust	DESCF	RIPTION	+(-) \$ Adjust
Sales or Financing		ArmLth		Listing					
Concessions		Cash;0		Listing;0	1				
					,				
Date of Sale/Time		s10/21;c10/21	+57,600			0			
Rights Appraised	Fee Simple	Fee Simple		Fee Sim	nple				
Location	Greyhawk Landing	Neutral;Residential	+50.000	Neutral:	Residential	+50,000			
Site Area	3.6	6.27	-200,250			-255,000			
View	Res;Pond	Neutral;Residential			Residential	+25,000			
Utilities Available	Elec,Wtr,Swr	Electric	+100,000	Electric,	Water	+50,000			
Flood Zone	x	Х		Х					
ApprxRoad Frontage Feet		213	+103,500	+		+71,250			
Appixhoau Florilage Feel	331	213	+103,500	230		+71,230			
Net Adjustment (Total, in \$)	X + □ - \$	135,850	+	X - \$	-58,750	+	\$	
		Net 30.2 %		Net	9.1 %		Net	%	
Adjusted Sale Price (in \$)			505 050		69.5 %\$	590,250		% \$	
Aujusteu Sale Frice (III \$)	da a a A a a a a a a la	Gross 119.2 %\$	585,850	Gross	09.5 %Ψ	590,250	Gross	<u>%</u> , ⊅	
Summary of Sales Compar	ison Approach								
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Supplemental Addendum

File No.	220168
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Borrower	GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRIC	ст				
Property Address	120 Greyhawk Blvd (Tract 404)					
City	Bradenton	County Manatee	State F	L	Zip Code	34212
Lender/Client	GREYHAWK LANDING COMMUNITY DE	VELOPMENT DISTRICT				

• GP Land: SUBCLIENTADDRESS

GREYHAWK LANDING COMMUNITY DEVELOPMENT, DISTRICT, 3434 COLWELL AVE 200, TAMPA FL 33614-8390

• GP Land: Neighborhood - Description

This is a large neighborhood market area. The area has been slowly developing. Through the years many homes have been built by different builders, under different building codes and market tastes. Comparable properties are not confined to one area but are spread throughout the Manatee County area. Therefore, it is often necessary to exceed one mile to find a comparable sale. Locational influences are similar.

The area is developed primarily with detached, single family residences on varying size sites. A minority of the homes are located on river, lake, or golf course lots; these and newer units with pools tend to set the upper value range. Commercial and support facilities are located along the main E/W State Roads or in the hamlets in the area.

• GP Land: Neighborhood - Market Conditions

The Manatee County area experienced generally declining values since near the end of 2006 until approximately April-June 2009 and again through much of 2010. In the greater SW Florida market there had been an over supply of condos and moderately priced homes brought on by a decline in demand, a high inventory of new units, short sales and foreclosures; this caused a decline in property values for several years, from approximately the end of 2006. As for the subject's immediate market area, properly priced existing home listings are typically experiencing less than three months market exposure. Very little of the activity is Short Sales and/or Foreclosures. Supply & Demand have been relatively in balance with leveling and improved values since 2013 with supply decreasing in recent months as demand has been increasing.

Conventional financing is available at competitive rates. Loan discounts, interest buydowns, or concessions are often involved with sales in the area. Cash/seller financing is common, since many buyers are recently retired and relocating to the area.

The information in this report is reliable as of the effective date only.

• GP Land: Site - Adverse Conditions or External Factors

Appraiser has not checked the land records for recorded easements & has reported only apparent easements, encroachments & other apparent adverse conditions. No obvious adverse encroachments apparent and typical utility easement assumed.

The subject's site may be subject to normal easements, oil, gas and mineral rights of record. Although no survey was provided, there were no apparent adverse easements or encroachments noted. No adverse environmental conditions were noted during the property observation affecting the subject or surrounding properties. The appraiser is not qualified to detect pertected species or hazardous materials used in construction or maintenance of a building or on the site. Observations by a qualified/licensed person with expertise in the fields referred to above are suggested. The appraiser assumes no responsibility or liability concerning repairs, replacement or condition of same if present at time of observation. An extraordinary assumption was made, which if found to be false could affect the value, as the appraiser is not qualified to detect hazardous materials/wastes.

• GP Land: Sales Comparison Approach - Summary of Sales Comparison Approach

A thorough search was made of public records, MLS, Realist, and the appraiser's files for resales of similar age, size and location within the delineated neighborhood. As of the appraisal date, the best available closed sales have been utilized in this analysis.

Due to good overall comparability and also due to the nature of this market as described above, all comps were utilized although located more than one mile distant; same for comps 1 & 4 having sold more than six months prior to the effective date of this report. Otherwise, all sales are recent, proximate and similar in design and overall utility. Comps 1-5 were used in this report as they are the best available closed sales and pending listing as described. All closed comps were relied upon and given similar consideration in the sales comparison analysis. It is the appraiser's professional opinion, that one sale, no matter how similar and recent, is never sufficient data for all or majority of weight to be given to determine the market value of another property with sufficient certainty. Active and pending listings were considered by the appraiser in order to support current market conditions/activity and to validate the principle of substitution. The range in indicated values is due to varying individual motivations of buyers and sellers in this market.

There are many sales that could be used in most appraisals; the best sales which bracket all significant factors and in order to provide a credible result have been utilized.

Exposure time is estimated to be less than 3 months, based on being properly priced, slightly more during the summer and fall months.

Time adjustments of approximately 3.2% per month through February 2022, based on contract dates, have been indicated based on market data and sensitivity analysis. For comp 1 which sold more than 2 years previously, 72.9% adjustment has been applied based on market data and sensitivity analysis.

Unless described otherwise, all adjustments were based on sensitivity analysis (paired sales analysis, as much as is possible), including sales in this appraisal report and previous appraisal reports in appraiser's files from this market area, and the appraiser's objective opinion to reflect the contributory value of the differences, supported by historical data from the subject's market area.

Extra Comments

There were ample comparable properties available to utilize the Sale Comparison Approach which best reflects the attitudes and actions of typical buyers and sellers in this market. Therefore this approach is emphasized in the final reconciliation.

PRECEDENCE OF COMMENTS AND CONDITIONS

This report may contain comments, conditions, and/or certifications added by the signing appraiser including but not limited to this Narrative Addendum. These items shall supersede and take precedence over all other language, requirements, or

Supplemental Addendum

	Cappionic		· Audonaum			1 110	7110. 220 100		
Borrower	GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT								
Property Address	120 Greyhawk Blvd (Tract 404)								
City	Bradenton	County	Manatee	Ç	State	FL	Zip Code	34212	
Lender/Client	GREYHAWK LANDING COMMUNITY DEVE	I OF	MENT DISTRICT						

File No. 220168

conditions contained in any preprinted and/or third party forms or documents included in, or incorporated by reference into, the appraisal report.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to prepare an opinion of the market value, as defined, of the fee simple interest in the property as of the date of appraisal.

FUNCTION OF THE APPRAISAL (INTENDED USE/USER)

The function or intended use of this appraisal is understood to be for use as an aid in evaluating the subject property for financial planning purposes by the client identified on the front page of the form report. Users other than the identified client or assigns are not authorized by this appraiser. A party receiving a copy of this report in order to satisfy disclosure requirements does not become an intended user of the appraisal unless the client identifies such party as an intended user as part of the assignment. By accepting and using this appraisal report, the Intended User(s) acknowledge and agrees that he/she/it shall not except as otherwise required or permitted law, disseminate or otherwise disclose this appraisal report or the contents or components thereof to any person or entity without prior written consent from the herein named appraiser. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

SCOPE OF THE APPRAISAL

The term "scope of the appraisal" refers to the extent of the processing, collecting, confirming and reporting of the data. The scope of this appraisal assignment involves: personal inspection of the subject property limited by agreements with client; estimation of the subject's highest and best use; investigation of the market for, and inspection of, comparable single family residential sales; and, reconciliation of the applicable date to arrive at a final estimate of value.

During the process of collecting data for this report, the appraiser researched the County Property Appraiser's records, National Data Collective, the Multiple Listing Service and the appraiser's own files. The property description, analysis and conclusions are presented within this report, with appropriate exhibits attached.

This appraisal is not a home inspection, the appraiser only performed visual inspections of accessible areas and the appraisal cannot be relied upon to disclose conditions and/or defects in the property. The appraiser's visual inspection does not offer warranties or guarantees of any kind.

All measurements are approximate.

The information provided is deemed reliable, but is not guaranteed.

INTEREST TO BE APPRAISED

Fee Simple Interest is defined in the revised edition of Real Estate Appraisal Terminology: An absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate.

It is assumed that there are no structural defects hidden by floor or wall coverings or any other or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these and any other particular items, please contact appraiser prior to lending.

No extensive inspection of the crawl space or attic was performed. Therefore, and unless otherwise stated, the value estimate contained herein assumes that there are no significant defects attributable to wood boring insects and/or fungus infestation. A pest and/or structural inspection by qualified inspectors should be performed if problems of this nature are suspected.

The value estimate is based on the assumption that the property is not negatively affected by the existence of any apparent conflicting easements, encroachments, deed restrictions and/or hazardous substances or detrimental environmental conditions, unless otherwise stated in this report. The appraiser is not an environmental or legal expert in the identification of the above. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively, unless otherwise stated in this report.

This appraisal intends to be in full compliance with the Fair Housing Law of 1969 ("the Law"), as amended. We request that you notify us immediately in the event of a question or dispute in value which you feel may be based entirely or in part upon a violation of the Law.

If any new information becomes available to the appraiser which would affect the value of this property, the appraised value will be different than stated.

Assumptions, Limiting Conditions & Scope of Work File No.: 220168

Property A	ddress: 120 Greyhawk Blvd (Tract 404)		City: Bradenton	State: FL	Zip Code: 34212
Client:	GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT	Address:			
Appraiser:	Lora Keller, Cert Res RD3931	Address:	9040 Town Center Pkwy, Lak	ewood Ranch, FL 342	02

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications File No.: 220168

Property A	ddress: 120 Greyhawk Blvd (Tract 404)		City: Bradenton	State: FL	Zip Code: 34212
Client:	GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT	Address:			
Appraiser:	Lora Keller, Cert Res RD3931	Address:	9040 Town Center Pkwy, Lakew	vood Ranch, FL 342	202

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions

- 1. Buyer and seller are typically motivated:
- 2. Both parties are well informed or well advised and acting in what they consider their own best interests;
- 3. A reasonable time is allowed for exposure in the open market:
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
- This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
E-Mail:	Address:
APPRAISER	SUPERVISORY APPRAISER (if required)
	or CO-APPRAISER (if applicable)
V 0(1/ 2 2	
* Horal Geller	
Appraiser Name: Lora Keller, Cert Res RD3931	Supervisory or Co-Appraiser Name:
Company: RE Appraisal Associates of SWFL, Inc.	Company:
Phone: (941) 743-3700 Fax:	Phone: Fax:
E-Mail: appraisals@swflappraisal.com	E-Mail:
Date Report Signed: 05/10/2022	Date Report Signed:
License or Certification #: CertResRD3931 Sta	ate: FL License or Certification #: State: State:
Designation: State-Certified Residential Appraiser RD3931	Designation:
Expiration Date of License or Certification: 11/30/2022	Expiration Date of License or Certification:
Inspection of Subject: Interior & Exterior Exterior Only	None Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 05/05/2022	Date of Inspection:

Fannie Mae 1004MC Statistics Summary

Property Type is 'Vacant Land' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 05/09/2022 to 05/09/2021 Property Style is one of 'Residential', 'Subdivision' Latitude, Longitude is within 5.00 mi of 120 Greyhawk Blvd, Bradenton, FL 34212, USA State is 'Florida' Total Acreage is one of '0 to less than 1/4', '1/4 to less than 1/2', '1/2 to less than 1', '1 to less than 2', '2 to less than 5'

Inventory Analysis	Prior 7-12 Months (05/09/2021-11/05/2021)	Prior 4-6 Months (11/06/2021-02/05/2022)	Current - 3 Months (02/06/2022-05/09/2022)
Total # of Comparable Sales (Settled)	12	3	7
Absorption Rate (Total Sales/Months)	2.00	1.00	2.33
Total # of Comparable Active Listings	18	16	13
Months of Housing Supply (Lst/Ab. Rate)	9.00	16.00	5.57
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$217,500	\$315,990	\$550,000
Median Comparable Sales DOM	56	0	119
Median Comparable List Price (Listings Only)	\$550,000	\$550,000	\$495,000
Median Comparable Listings DOM (Listings Only)	193	194	195
Median Sale Price / Median List Price %	92.65%	100.00%	100.00%

^{*}The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.

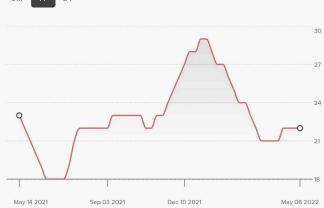
Presented By: Lora Keller

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. // Copyright © 2022 My Florida Regional MLS, Inc. All rights reserved.

FOR SALE INVENTORY

22 — MAY 6, 2022

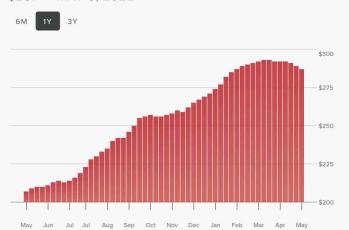




For Sale Inventory shows you the number of homes on the market in 34212 during the past 6 months, 1 year, or 3 years. Take a closer look at what's for sale in 34212 with our table view.

PRICE PER SQUARE FOOT

\$287 — MAY 6, 2022



Price Per Square Foot shows you the average price per square foot of homes in 34212 over the past 6 months, 1 year, or 3 years. Take a closer look at 34212 homes' price per square foot with our table view.

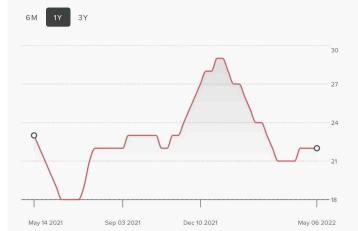
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FOR SALE INVENTORY

22 — MAY 6, 2022



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\$287 — MAY 6, 2022



Price Per Square Foot shows you the average price per square foot of homes in 34212 over the past 6 months, 1 year, or 3 years. Take a closer look at 34212 homes' price per square foot with our table view.

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Market Trends Report

Local Market Insight

March 2022

34212









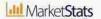








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Subject Photo Page

Borrower	GREYHAWK LANDING COMMUNITY DEVE	LOPMENT DISTRICT			
Property Address	120 Greyhawk Blvd (Tract 40	4)			
City	Bradenton	County Manatee	State FL	Zip Code 34212	
Lender/Client	GREYHAWK LANDING COM	IMUNITY DEVELOPMENT DISTRICT			



Subject Front

120 Greyhawk Blvd (Tract 404) Sales Price

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Greyhawk Landing

View

Site 3.6

Quality Age





Subject Street



Photograph Addendum

Borrower	GREYHAWK LANDING COMMUNITY DEVEL	OPMENT DISTRICT			
Property Address	120 Greyhawk Blvd (Tract 404	4)			
City	Bradenton	County Manatee	State FL	Zip Code 34212	
Lender/Client	GREYHAWK I ANDING COM	MUNITY DEVELOPMENT DISTRICT			





Alternate Street Scene/Front

Front/Side





Right side pond

Front/Alternate Side Photo



Left side pond

Comparable Photo Page

Borrower	GREYHAWK LANDING COMMUNITY DEVELOPMI	ENT DISTRICT			
Property Address	120 Greyhawk Blvd (Tract 404)				
City	Bradenton	County Manatee	State FL	Zip Code 34212	
Lender/Client	GREYHAWK LANDING COMMUI	VITY DEVELOPMENT DISTRICT			



Comparable 1

13019 Peregrin Cir

1.80 miles SE Prox. to Subject Sale Price 115,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Greyhawk Landing

View Site

0.4

Quality Age



Comparable 2

15901-15701 State Road 64 E Prox. to Subject 3.41 miles SE 1,575,000 Sale Price

Gross Living Area Total Rooms Total Bedrooms **Total Bathrooms**

Location **Busy Road** View

Site 9.93

Quality Age



Comparable 3

1304 111th St E

Prox. to Subject 1.87 miles S Sale Price 240,000

Gross Living Area Total Rooms Total Bedrooms **Total Bathrooms**

Location Neutral;Residential

View

Site 1.25

Quality

Age

Comparable Photo Page

Borrower	GREYHAWK LANDING COMMUNITY DEVELOP	MENT DISTRICT			
Property Address	120 Greyhawk Blvd (Tract 404)				
City	Bradenton	County Manatee	State FL	Zip Code 34212	
Lender/Client	GREYHAWK LANDING COMMI	INITY DEVELOPMENT DISTRICT			



Comparable 4

15535 Waterline Rd

Prox. to Subject 2.64 miles SE Sale Price 450,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Neutral; Residential

View Site

6.27

Quality Age



Comparable 5

2118 Zipperer Rd

Prox. to Subject 3.33 miles SE Sale Price 649,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Neutral;Residential

View

Site 7.00

Quality Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

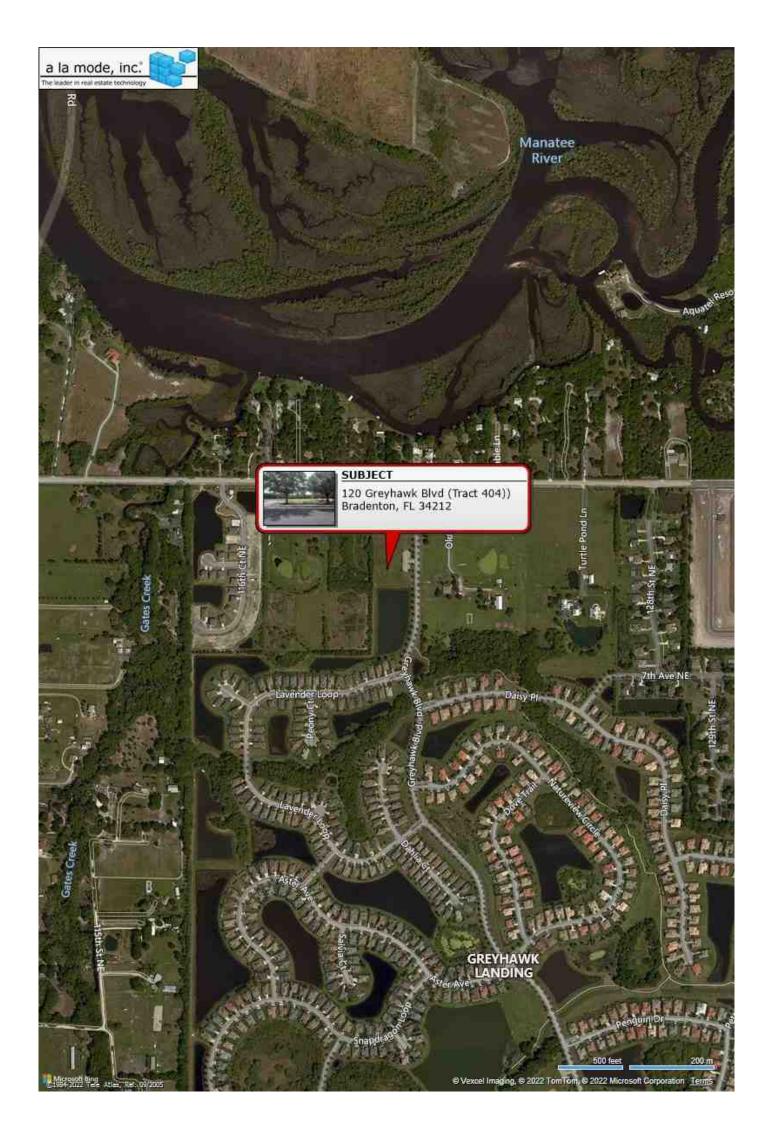
Plat Map

Borrower	GREYHAWK LANDING COMMUNITY DEVELOR	PMENT DISTRICT			
Property Address	120 Greyhawk Blvd (Tract 404)				
City	Bradenton	County Manatee	State FL	Zip Code 34212	
Lender/Client	GREYHAWK I ANDING COMM	UNITY DEVELOPMENT DISTRICT			



Aerial Map

Borrower	GREYHAWK LANDING COMMUNITY DEVELOR	PMENT DISTRICT			
Property Address	120 Greyhawk Blvd (Tract 404)				
City	Bradenton	County Manatee	State FL	Zip Code 34212	
Lender/Client	GREYHAWK I ANDING COMM	UNITY DEVELOPMENT DISTRICT			

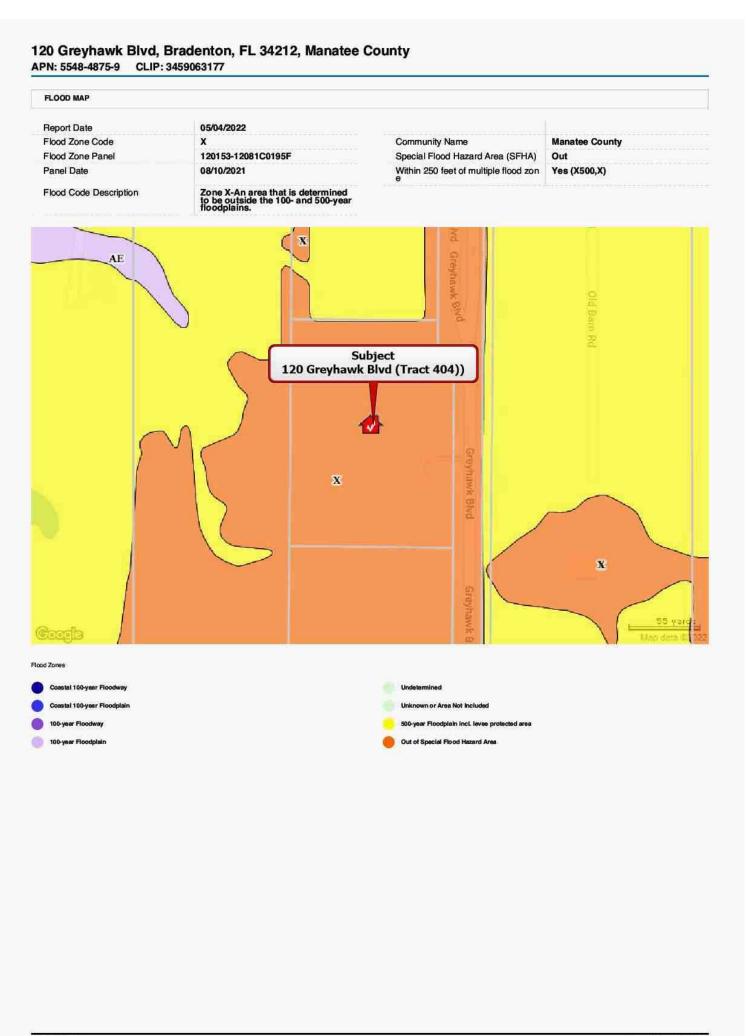


Location Map

Borrower	GREYHAWK LANDING COMMUNITY DEVELOR	PMENT DISTRICT			
Property Address	120 Greyhawk Blvd (Tract 404)				
City	Bradenton	County Manatee	State FL	Zip Code 34212	
Lender/Client	GREYHAWK I ANDING COMM	UNITY DEVELOPMENT DISTRICT			



Flood Map



Flood Map Courtesy of Lora Keller, Stellar MLS
The data within this report is complied by CoreLogic in
this report with the applicable county or municipality.

Generated on: 05/04/22

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on beharthawk Landing Community Development DI, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

Moder & Dor		
Signature	05/10/2022 Date	
Lora Keller, Cert Res RD3931 Appraiser's Name	CertResRD3931 State License or Certification #	
State-Certified Residential Appraiser RD3931	11/30/2022	FL
State Title or Designation	Expiration Date of License or Certification	State
120 Greyhawk Blvd (Tract 404), Bradenton , FL 34212 Address of Property Appraised		

05/13

Borrower	GREYHAWK LANDING COMMUNITY DEVELOPMENT I	DISTRICT		F	File No. 220168
Property Address City	120 Greyhawk Blvd (Tract 404)	County NA		Ctoto CI	Zin Codo 24040
•	Bradenton GREVHAWK LANDING COMMUNIT	County M		State FL	Zip Code 34212
This Report Appraise Restrict Appraise Comme! I certify that, to The statement The reported a analyses, opinion Unless otherw Unless otherw I unless otherw I thave no bias		er Standards Rule er Standards Rule d use only by the spece -3 rrect. hly by the reported assurerest in the property that in appraiser or in any other	2-2(a) , pursuant to 2-2(b) , pursuant to cified client and any mptions and limiting co t is the subject of this re er capacity, regarding the	the Scope of Work, as disconter named intended user(nditions and are my personal, interest are property that is the subject of	impartial, and unbiased professional with respect to the parties involved.
were in effect at - Unless otherw - Unless otherw individual provid	opinions, and conclusions were developed, and the time this report was prepared. ise indicated, I have made a personal inspection ise indicated, no one provided significant real proling significant real property appraisal assistance in the second significant real property app	of the property that is the perty appraisal assistance is stated elsewhere in this PAP defines Exposure	e subject of this report. ce to the person(s) sign s report).	ing this certification (if there ar	re exceptions, the name of each
Comme	of Reasonable Exposure Time for the sub nts on Appraisal and Rep ISPAP related issues requiring dis	port Identific	cation		less than 3 months
APPRAISER	Loralte	llor	SUPERVISOR	Y or CO-APPRAISER (if applicable):
Signature:			Signature:		
_	Keller, Cert Res RD3931		Name:		
	Certified Residential Appraiser RD393	1	Otata Ocalificati	и.	
State Certification or State License	1#: CertResRD3931 #·		State Certification or State License #		
State: FL	#Expiration Date of Certification or License: 11/	30/2022		xpiration Date of Certification or	License:
	e and Report: 05/10/2022	00,2022	Date of Signature:	·	
Effective Date of	Appraisal: 05/05/2022		-		
•	oject: None None Interior and Exterior n (if applicable): 05/05/2022	Exterior-Only	Inspection of Subjection		or and Exterior Exterior-Only

License

Borrower	GREYHAWK LANDING COMMUNITY DEVEL	OPMENT DISTRICT			
Property Address	120 Greyhawk Blvd (Tract 404	1)			
City	Bradenton	County Manatee	State FL	Zip Code 34212	
Lender/Client	GREYHAWK LANDING COM	MUNITY DEVELOPMENT DISTRICT			



Halsey Beshears, Secretary

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

KELLER, LORA

9040 TOWN CENTER PARKWAY LAKEWOOD RANCH FL 34202

LICENSE NUMBER: RD3931

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



Ron DeSantis, Governor

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM-DD-YYYY) 03-10-2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate not confer rights to the certificate holder in lieu of such endorsement(s).

CONTACT NAME: CRES a Gallagher Affinity division ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES, INC. PHONE(A/C, No, Ext): 800-880-2747 FAX(A/C, No): 858-618-1655 P.O. Box 29502 #69121 E-MAIL ADDRESS: GGB.LV2.CRES@ajg.com Las Vegas, NV 89126 INSURER(S) AFFORDING COVERAGE NAIC # CA Ins Lic 0D69293 INSURER A: HDI Global Insurance Company 41343 INSURED INSURER B: R.E. Appraisal Associates of SWFL, Inc. INSURER C: R.E. Appraisal Associates of SWFL INSURER D : 9040 Town Center Parkway INSURER E : Lakewood Ranch, Florida, 34202 INSURER F : COVERAGES CERTIFICATE NUMBER: **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	R TYPE OF INSURANCE		ADDL INSR	SUBR	POLICY NUMBER	(MM/DD/YYYY)	(MM/DD/YYYY)		LIMITS	
	COMMERCIAL GENER	AL LIABILITY						EACH OCCURREN	CE	\$
	CLAIMS-MADE	occur						DAMAGE TO RENT (Ea occurrence)	ED PREMISES	\$
								MED EXP (Any one	person)	\$
								PERSONAL & ADV	INJURY	\$
	GEN'L AGGREGATE L	IMIT APPLIES PER:						GENERAL AGGRE	GATE	\$
	POLICY PROJ	ECT LOC						PRODUCTS - COM	P/OP AGG	\$
	OTHER:									\$
	AUTOMOBILE LIABILITY							COMBINED SINGLE accident)	E LIMIT (Ea	\$
	ANY AUTO							BODILY INJURY (P	er person)	\$
	OWNED AUTOS ONLY	SCHEDULED AUTOS						BODILY INJURY (P	er Accident)	\$
	HIRED AUTOS ONLY	NON-OWNED AUTOS ONLY						PROPERTY DAMA accident)	GE (Per	\$
										\$
	UMBRELLA LIAB	OCCUR						EACH OCCURREN	CE	\$
	EXCESS LIAB	CLAIMS-MADE						AGGREGATE		\$
	DED R	ETENTION \$								\$
	WORKERS COMPENSATION LIABILITY	N AND EMPLOYERS'						PER STATUTE	OTHER	\$
	ANY PROPRIETOR/PARTNE OFFICER/MEMBER EXCLUS	William Control of the Control of th	N/A					E.L. EACH ACCIDE	NT	\$
	(Mandatory in NH)							E.L. DISEASE - EA	EMPLOYEE	\$
	If yes, describe under DESCR OPERATIONS below	RIPTION OF						E.L. DISEASE - PO	LICYLIMIT	\$
A	Claims Made and Reported E Coverage Professional Liabilit	mors and Omissions ly	N		HGI-1016603-04	04-29-2022	04-29-2023	Per Occurrence: Aggregate:	\$1,000,000 \$1,000,000	1
								Retention:	\$2500	
	PTION OF OPERATIONS /Loc		1, Addit	ional Re	marks Schedule, may be	attached if more sp	pace is required)	J	

Appraisal of 1-4 unit residential properties.	10 1, Auditorial nomaline Scriedule, may be attached it more space is required)
CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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FROM:

RE Appraisal Associates of SWFL, Inc. RE Appraisal Associates of SWFL, Inc.

9040 Town Center Pkwy Lakewood Ranch, FL 34202

Telephone Number: (941) 743-3700 Fax Number: (941) 743-3796

TO:

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

E-Mail:

Telephone Number: Fax Number:

Alternate Number:

INVOICE

INVOICE NUMBER 220168 DATES Invoice Date: 05/04/2022 Net 15 Days Due Date:

220168

REFERENCE Internal Order #:

Lender Case #:

Client File #: 220168

FHA/VA Case #:

Main File # on form: 220168

Other File # on form:

Federal Tax ID: 20-2902436

Employer ID:

Thank you for your order!

DESCRIPTION

Lender: Client: GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRI GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

Purchaser/Borrower: GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

Property Address: 120 Greyhawk Blvd (Tract 404)

> Citv: Bradenton

County: State: FL 34212 Manatee Zip:

Legal Description: TRACT 404 GREYHAWK LANDING PHASE 3 PI#5548.4875/9(Deed to Govern)

FEES AMOUNT

393.00 Appraisal/GPAR

> **SUBTOTAL** 393.00

PAYMENTS AMOUNT Check #: Date: 4/28 Description: Pd in full CC, receipt in file 393.00 Check #: Date: Description: Check #: Date: Description: **SUBTOTAL** 393.00 **TOTAL DUE** \$ Paid in Full, thank you for your business!! 0.00

Tab 6

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2021-04 AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

- WHEREAS, Greyhawk Landing Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and
- **WHEREAS**, section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions that may be necessary for the conduct of District business; and
- WHEREAS, the District's Board of Supervisors ("Board") meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and
- **WHEREAS**, the Board may establish monthly, quarterly, or other meeting dates not on a monthly basis, or may cancel scheduled meetings from time to time; and
- WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and
- **WHEREAS**, the Board enacted Resolution 2021-04 on March 25, 2021, after a determination the Resolution was in the best interest of the District and necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities; and
- **WHEREAS,** the Board now wishes to amend and revise Resolution 2021-04 as shown by the highlighted, underlined language in Section 2 referenced herein.
 - NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT:
- **SECTION 1.** Continuing Expenses: The Board hereby authorizes the payment of invoices of continuing expenses that meet the following requirements:

- 1. The invoices must be due on or before the next scheduled meeting of the Board.
- 2. The invoice must be pursuant to a contract or agreement authorized by the Board.
- 3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
- 4. The invoice amount will not cause payments to exceed the adopted budget of the District.

SECTION 2. <u>Non-Continuing Expenses:</u> The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses that are: 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, <u>replace due to damage</u>, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

- 1. Non-Continuing Expenses Not Exceeding \$5,000 with approval of the District Manager.
- 2. Non-Continuing Expenses Exceeding \$5,000 with approval of the District Manager and Chairman of the Board.

SECTION 3. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

SECTION 4. This Resolution shall become effective immediately upon its adoption and shall amend and supersede Resolution 2021-04 previously adopted by the Board on March 25, 2021.

PASSED AND ADOPTED this	day of, 2022.
ATTEST:	GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Vice/Chairperson, Board of Supervisors

Tab 7

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Greyhawk Landing Community Development District ("District") prior to June 15, 2022, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

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

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 25, 2022

HOUR: 6:00 P.m.

LOCATION: Greyhawk Landing Clubhouse

12350 Mulberry Avenue Bradenton, Florida 34212

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF MAY, 2022.

ATTEST:	PASEO COMMUNITY DEVELOPMENT DISTRICT
Assistant Secretary	By: Its: Chairman / Vice Chairman

Exhibit A: Fiscal Year 2022/2023 Proposed Budgets

Exhibit A Fiscal Year 2022/2023 Proposed Budgets



Greyhawk Landing Community Development District

www.arevhawkcdd.ora

Fiscal Year 2022/2023

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Debt Service Fund Budget Account Category Descriptions	14



Proposed Budget GreyHawk Landing Community Development District General Fund Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 03/31/22			rojected Annual Totals 021/2022	Annual Budget for 2021/2022		Projected Budget variance for 2021/2022		Budget for 2022/2023		(De	Budget ncrease crease) vs 021/2022	Comments
2	REVENUES													
3	Interest Earnings													
5	Interest Earnings	\$	14	\$	28	\$	-	\$	28	\$	-	\$	-	
6	Special Assessments		500 110	•	1 500 110	•	1 500 511	•	0.004		4 0 4 0 4 0 0		005.075	
7	Tax Roll Other Miscellaneous Revenues	\$ 1	,590,418	\$	1,590,418	\$	1,580,514	\$	9,904	\$	1,846,489	\$	265,975	
9	Miscellaneous Revenues	\$	5,689	\$	11,378	\$	-	\$			-	\$	-	
10	Insurance Proceeds TOTAL REVENUES	\$	3,750 . 599.871	\$	3,750 1,605,574		- 4 E00 E44	\$		\$	4 040 400	\$	-	
11	TOTAL REVENUES	\$ 1	,599,871	Þ	1,605,574	\$	1,580,514	\$	21,310	\$	1,846,489	\$	265,975	
13 14	Balance Forward from Prior Year	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
15	TOTAL REVENUES AND BALANCE FORWARD	\$ 1	,599,871	\$	1,605,574	\$	1,580,514	\$	21,310	\$	1,846,489	\$	265,975	
16														
17 18	EXPENDITURES - ADMINISTRATIVE													
19														
20	Legislative Supervisor Fees	¢	2 600	¢	7 000	¢	7 200	•		¢	7.200	œ		2 paid Suponicare v 12 mastings
21	Financial & Administrative	\$	3,600	\$	7,200	\$	7,200	\$	-	\$	7,200	\$	-	3 paid Supervisors x 12 meetings
23	Administrative Services	\$	2,250	\$	4,500		4,500			\$	4,680		180	
24	District Management	\$	11,250		22,500		22,500	· ·		\$	23,400		900	T- discuss with DE
25 26	District Engineer Disclosure Report	\$	44,322 1,000	\$	88,644 1,000		35,000 1,000	_	. ,	\$	50,000 1,000		15,000	To discuss with DE Only the 2013 Bonds require continuing disclosure.
27	Trustees Fees	\$	2,321	\$	2,321		7,000	_		\$	11,530		4,530	S2013 \$ 2,963.13+ S2021 REF \$ 4,148.38, S2021 \$ 4,148.38
28	Assessment Roll	\$	5,000	\$	5,000	\$	5,000	_		\$	5,200	\$	200	
29 30	Financial & Revenue Collections Accounting Services	\$	2,002 9,498	\$	4,000 19,000	\$	4,000 19,000	_		\$	4,160 19,760		160 760	
31	Auditing Services	\$	-	\$	3,425		3,425	_		\$	3,425		-	As per agreement with BTEGF
32	Arbitrage Rebate Calculation	\$	1,000	\$	1,000	-	1,000	_		\$	1,000		-	
33	Miscellaneous Mailings Public Officials Liability Insurance	\$	3,108	\$	3,108	\$	100 3,256			\$	3,730		300 474	Estimate from insurance company
35	Legal Advertising	\$	450	\$	2,200		2,300	_		\$	2,300		-	
36	Dues, Licenses & Fees	\$	175	\$	175		175	_		\$	175		- (000)	DEO Fee
37	Miscellaneous Fees Website Hosting, Maintenance, Backup (and Email)	\$	100 2,768	\$	200 4,203	\$	500 4,000	\$		\$	300 3,998		(200)	ADA Website and Email
39	Legal Counsel	7	_,	-	-,		.,	Ť	(===)	Ť	-,	Ţ.	(-)	
40	District Counsel	\$	20,358	\$	40,716	\$	35,000	\$	(5,716)	\$	41,000	\$	6,000	
41	Administrative Subtotal	\$	109,202	\$	209,192	\$	154,956	\$	(54,236)	\$	183,257	\$	28,301	
43					,			Ė	, , ,					
44	EXPENDITURES - FIELD OPERATIONS													
45 46	Security Operations													
47	Security Services and Patrols		140,091		280,182	\$	284,000	· ·		\$	419,662		135,662	Proposed pricing plus vehicle and helius software
48	Guard & Gate Facility Maintenance Guardhouse Maintenance	\$	2,830		5,660		1,000				5,700			Vehicular and pedestrian gate repairs
49 50	Heat A/C System Maintenance	\$	-	\$	-	\$	3,500 500				500	\$	(3,500)	Consolidated with line 48
51	Miscellaneous Operating Supplies	\$	-	\$	-	\$	500	\$	500	\$	500	\$	-	
52	Security Camera Maintenance	\$	1,608	\$	3,216		2,500			_	3,300		800	BA-ALL.
53 54	Security Monitoring Services Electric Utility Services	\$	2,671	\$	5,342	\$	4,900	ф	(442)	Ф	6,412	Ф	1,312	Monthly monitoring plus repairs
55	Utility - Recreation Facilities	\$	19,571	\$	39,142		44,000			_	40,000		(4,000)	
56	Utility Services Street Lights	\$	18,119		36,238 7,838		24,000 9,000		,		37,000		13,000	
57 58	Gas Utility Services	\$	3,919	Ъ	7,838	Ф	9,000	ъ	1,162	\$	8,000	Ф	(1,000)	
59	Utility Services	\$	106	\$	212	\$	200	\$	(12)	\$	220	\$	20	
60	Garbage/Solid Waste Control Services Garbage - Recreation Facility	6	2 705	r.	7 500	rh.	0.500		040	Φ.	0.000	φ	(F00)	
61 62	Water-Sewer Combination Services	\$	3,795	\$	7,590	ф	8,500	\$	910	Ф	8,000	Ф	(500)	
63	Utility Services	\$	6,055	\$	13,000	\$	13,000	\$	-	\$	13,000	\$	-	
64	Stormwater Control	•	04.000	¢.	40.504	6	E4.001		0.400	6	40.440	•	(0.544)	Name and the Control of
65 66	Aquatic Maintenance Wetland Monitoring & Maintenance	\$	24,262 10,340		48,524 20,680		54,984 15,000	_			46,440 22,685			New agreement with Crosscreek New agreement with Crosscreek plus Earth Balance Contract
67	Lake/Pond Bank Maintenance	\$	-	\$	-	\$	7,000			_	7,000		-	ggggggggg
68	Midge Fly Treatments	\$	189	\$	378		17,500				17,500		-	
69 70	Fountain Service Repairs & Maintenance Miscellaneous Expense	\$	959	\$	1,918	\$	2,000 500				3,000 500		1,000	
71	Aquatic Plant Replacement	\$	-	\$	-	\$	3,000			_	3,000			
72	Stormwater System Maintenance	\$	1,850	\$	3,700	\$	1,000	\$	(2,700)	\$	4,000	\$	3,000	
73	Maintenace of Invasive Areas Invasive Removal	\$	-	\$	-	\$	8,000			_	25,500		17,500	Combined with 72
74	IIIVasive Nelliuvai	\$	-	\$	-	\$	17,500	\$	17,500	\$	-	\$	(17,500)	Combined with 73

Proposed Budget GreyHawk Landing Community Development District General Fund Fiscal Year 2022/2023

				Projected		Ammund		F	Projected				Budget		
	Chart of Accounts Classification		ctual YTD through	Annual		Annual Budget for		Budget			Budget for		Increase	Comments	
	Chart of Accounts Classification		03/31/22		Totals		21/2022		riance for	- :	2022/2023		ecrease) vs	Comments	
				20	021/2022			2	021/2022			_ 2	2021/2022		
_	Other Physical Environment					1		ì	Į.					ı	
76	Employee - Salaries	\$	62,817	\$	125,634		125,052	\$	(582)	_	194,096		69,044		
77	Employee - P/R Taxes	\$	836	\$	1,672	\$	9,682	\$	8,010	\$	-	\$,	Consolidated with line # 76	
78	Employee - Workers Comp	\$	538	\$	1,076	\$	5,955	\$	4,879	\$	-	\$,	Consolidated with line # 76	
79	Employee - Health Stipend	\$	2,814	\$	5,628	\$	18,000	\$	12,372		-	\$,	Consolidated with line # 76	
80	Employee - ADP Fees	\$	894	\$	1,788	\$	3,000	\$	1,212	_	-	\$		Consolidated with line # 76	
81	General Liability Insurance	\$	4,051	\$	4,051	\$	4,420	\$	369	\$	4,747	\$	327	Estimate from insurance company	
82	Property Insurance	\$	12,841	\$	12,841	\$	12,718	\$	(123)	_	15,523	\$	2,805	Estimate from insurance company	
83	Entry & Walls Maintenance	\$	3,961	\$	7,922	\$	5,000	\$	(2,922)	_	8,000	\$	3,000		
84	Landscape Maintenance	\$	188,774	\$	377,548	-	371,947	\$	(5,601)	_	371,947	\$	-	Yellowstone contract	
85	Landscape Inspections	\$	1,600	\$	3,200	\$	-	\$	(3,200)	_	3,200		3,200	Quarterly Inspections	
86	Irrigation Maintenance	\$	15,246	\$	30,492	\$	12,000	\$	(18,492)	\$	12,000		-		
87	Tree Trimming Services	\$	1,775	\$	3,550	\$	5,000	\$	1,450	\$	5,000		-		
88	Well Maintenance	\$	-	\$	-	\$	3,000	\$	3,000	\$	3,000	\$	-		
89	Holiday Decorations	\$	13,200	\$	13,200	\$	12,000	\$	(1,200)	\$	13,200		1,200		
90	Annual Mulching	\$	1,892	\$	33,145	\$	35,000	\$	1,855	\$	35,000		-		
91	Fire Ant - Top Choice	\$	-	\$	-	\$	6,000	\$	6,000	\$	6,000		-		
92	Annuals	\$	-	\$	12,000	\$	15,000	\$	3,000	\$	15,000	\$	-		
93	Landscape Replacement	\$	29,669	\$	34,669	\$	20,000	\$	(14,669)	\$	35,000	\$	15,000		
94	Miscellaneous Expense	\$	-	\$	-	\$	500	\$	500	\$	500	\$	-		
95	Road & Street Facilities														
96	Street Light Decorative Light Maintenance	\$	13,505	\$	27,010	\$	30,000	\$	2,990	\$	30,000	\$	-		
97	Gate Facility Maintenance	\$	5,277	\$	10,554	\$	17,000	\$	6,446	\$	11,000	\$	(6,000)		
98	Roadway Repair & Maintenance	\$	-	\$	-	\$	2,500	\$	2,500	\$	2,500	\$	-		
99	Sidewalk Repair & Maintenance	\$	8,231	\$	8,231	\$	15,000	\$	6,769	\$	15,000	\$	-	This is for pressure washing.	
100	Parking Lot Repair & Maintenance	\$	2,382	\$	4,764	\$	1,500	\$	(3,264)	\$	1,500	\$	-		
101	Street Sign Repair & Replacement	\$	-	\$	-	\$	5,000	\$	5,000	\$	5,000	\$	-		
102	Parks & Recreation	Ť		Ť			-,	·	-,						
103	Security System Monitoring & Maintenance			\$	-	\$	-	\$	-			\$	_	Consolidated with line 52	
104	Maintenance & Repairs	\$	15,335	\$	30,670	\$	27,000	\$	(3,670)	\$	31,000	\$	4,000		
105	Office Supplies	\$	3,258	\$	6,516	\$	3,500	\$	(3,016)	_	7,000		3,500		
106	Vehicle Maintenance	\$	3,564	\$	7,128	\$	1,000	\$	(6,128)		3,600		2,600		
107	Cable Television & Internet	\$	7,242	\$	14,484	\$	13,000	\$	(1,484)	_	14,500		1,500		
108	Pool Repairs	\$	12,867	\$	25,734	\$	10,000	\$	(15,734)	_	15,000		5,000		
109	Clubhouse - Facility Janitorial Service	\$	4,554	\$	9,108	\$	10,000	\$	892	_	10,000		-		
110	Fitness Equipment Maintenance & Repairs	\$	4,231	\$	8,462	\$	5,000	\$	(3,462)		8,500		3,500	Fitness logic contract plus parts	
111	Pool/Water Park/Fountain Maintenance	\$	-,20	\$	-	\$	1,000	\$	1,000	\$	1,000		-	3 1 1	
112	Furniture Repair/Replacement	\$	1,194	\$	2,388	\$	3,000	\$	612	\$	2,400		(600)		
113	Playground Equipment and Maintenance	\$	- 1,134	\$	-	\$	2,000	\$	2,000	\$	2,000		- (000)		
114	Tennis Court Maintenance & Supplies	\$	1,153	\$	2,306	\$	5,000	\$	2,694	\$	5,000				
115	Basketball Court Maintenance & Supplies	\$	-	\$	-	\$	3,000	\$	3,000	\$	3,000		-		
116	Dock Repairs and Maintenance	\$		\$		\$	3,000	\$	3,000	\$	6,000		3,000		
117	Pest Control & Termite Bond	\$	681	\$	681	\$	1,000	\$	319	\$	700		(300)		
118	Athletic/Park Court/Field Repairs	\$	275	\$	550	\$	1,000	\$	450	\$	8,000	\$	7,000		
119	Lighting Replacement	\$	- 2/3	\$	-	\$	2,000	\$	2,000	\$	-	\$		Incl. in Clubhouse expense	
120	Pool Service Contract	\$	21,600	\$	43,200	\$	43,200	\$	2,000	\$	43,200	\$	(2,000)	Pools by Lowell Agreement	
120	Facility Supplies	\$	3,219	\$	6,438	\$	1,000	\$	(5,438)		7,000	\$	6,000	. 55.5 Sy Lowell Agreement	
	Clubhouse Miscellaneous Expense	-				-	3,500	_	,		6,200		2,700		
122	Contingency	\$	3,069	φ	6,138	φ	3,500	φ	(2,638)	Ф	0,200	Φ	2,700		
	Miscellaneous Contingency	4	20.692	¢	11 200	•	30,000	ď	(11 200)	¢	30,000	¢			
124	Capital Projects	\$	20,683	\$	41,366		30,000	\$	(11,366)	Ф	30,000		-		
125			700 500	\$	- 4 207 701	\$	-	•	07.704	-	4 000 000	\$	-		
	Field Operations Subtotal	\$	709,593	\$	1,397,764	\$ 1 ,	4∠5,558	\$	27,794	\$	1,663,232	\$	237,674		
127	TOTAL EVDENDITURES		040 705	•	4 606 050		E00 F44	•	(20.440)	-	4 040 400		205 27-		
	TOTAL EXPENDITURES	\$	ชาช,795	\$	1,606,956	\$ 1 ,	580,514	\$	(26,442)	\$	1,846,489	\$	265,975		
129	EVOCOO OF DEVENUES OVER EVERYDITIES	-	704 070	_	(4.000)			_	(F 100)			_			
130	EXCESS OF REVENUES OVER EXPENDITURES	\$	781,076	\$	(1,382)	\$	-	\$	(5,132)	\$	-	\$	-		

Proposed Budget GreyHawk Landing Community Development District Reserve Fund Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
REVENUES							
Interest Earnings							
Interest Earnings	\$ 336	\$ 672	\$ -	\$ 672	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 288,000	\$ 38,000	As per new study recommendations
TOTAL REVENUES	\$ 250,336	\$ 250,672	\$ 250,000	\$ 672	\$ 288,000	\$ 38,000	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 250,336	\$ 250,672	\$ 250,000	\$ 672	\$ 288,000	\$ 38,000	
EXPENDITURES							
Contingency							
Capital Reserves	\$ 63,610	\$ 127,220	\$ 250,000	\$ 122,780	\$ 288,000	\$ 38,000	
TOTAL EXPENDITURES	\$ 63,610	\$ 127,220	\$ 250,000	\$ 122,780	\$ 288,000	\$ 38,000	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 186,726	\$ 123,452	\$ -	\$ 123,452	\$ -	\$ -	

GreyHawk Landing Community Development District Debt Service Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2021 (REFUNDING)	Series 2021 (2021 PROJECT)	Series 2013	Budget for 2022/2023
REVENUES				
Special Assessments				
Net Special Assessments (1)	\$354,899.90	\$312,006.76	\$365,331.81	\$1,032,238.47
TOTAL REVENUES	\$354,899.90	\$312,006.76	\$365,331.81	\$1,032,238.47
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$354,899.90	\$312,006.76	\$365,331.81	\$1,032,238.47
Administrative Subtotal	\$354,899.90	\$312,006.76	\$365,331.81	\$1,032,238.47
TOTAL EXPENDITURES	\$354,899.90	\$312,006.76	\$365,331.81	\$1,032,238.47
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

Gross assessments \$1,109,933.84

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Greyhawk Landing Community Development District

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

 2022/2023 O&M Budget
 \$2,134,489.39

 Collection Cost @
 3%
 \$68,854.50

 Early Payment Discount @
 4%
 \$91,806.00

 2022/2023 Table
 \$2,295,149.88

2021/2022 O&M Budget \$1,830,514.00 **2022/2023 O&M Budget** \$2,134,489.39

Total Difference \$303,975.39

	PER UNIT ANNU	AL ASSESSMENT	Proposed Increase / Decrease			
	2021/2022	2022/2023	\$	%		
Series 2021 (Refunding) Debt Service - Single Family 60'	\$376.60	\$376.60	\$0.00	0.00%		
Series 2021 (2021 PROJECT) Debt Service - Single Family 60'	\$216.94	\$216.94	\$0.00	0.00%		
Operations/Maintenance - Single Family 60'	\$1,273.84	\$1,485.37	\$211.53	16.61%		
Total	\$1,867.38	\$2,078.91	\$211.53	11.33%		
Series 2021 (Refunding) Debt Service - Single Family 70'	\$440.63	\$440.63	\$0.00	0.00%		
Series 2021 (2021 PROJECT) Debt Service - Single Family 70'	\$253.82	\$253.82	\$0.00	0.00%		
Operations/Maintenance - Single Family 70'	\$1,486.14	\$1,732.93	\$246.79	16.61%		
Total	\$2,180.59	\$2,427.38	\$246.79	11.32%		
Series 2021 (Refunding) Debt Service - Single Family 80'	\$500.88	\$500.88	\$0.00	0.00%		
Series 2021 (2021 PROJECT) Debt Service - Single Family 80'	\$288.53	\$288.53	\$0.00	0.00%		
Operations/Maintenance - Single Family 80'	\$1,694.20	\$1,975.54	\$281.34	16.61%		
Total	\$2,483.61	\$2,764.95	\$281.34	11.33%		
Series 2021 (Refunding) Debt Service - Single Family 90' Series 2021 (2021 PROJECT) Debt Service - Single Family 90' Operations/Maintenance - Single Family 90'	\$564.91 \$325.40 \$1,910.75	\$564.91 \$325.40 \$2,228.06	\$0.00 \$0.00 \$317.31	0.00% 0.00% 16.61%		
Total	\$2,801.06	\$3,118.37	\$317.31	11.33%		
Series 2021 (Refunding) Debt Service - Single Family 120'	\$640.23	\$640.23	\$0.00	0.00%		
Series 2021 (2021 PROJECT) Debt Service - Single Family 120'	\$368.79	\$368.79	\$0.00	0.00%		
Operations/Maintenance - Single Family 120'	\$2,165.52	\$2,525.13	\$359.61	16.61%		
Total	\$3,174.54	\$3,534.15	\$359.61	11.33%		
Series 2013 Debt Service - Single Family 60'	\$770.00	\$770.00	\$0.00	0.00%		
Series 2021 (2021 PROJECT) Debt Service - Single Family 60'	\$216.94	\$216.94	\$0.00	0.00%		
Operations/Maintenance - Single Family 60'	\$1,273.84	\$1,485.37	\$211.53	16.61%		
Total	\$2,260.78	\$2,472.31	\$211.53	9.36%		
	. ,	• •	•			
Series 2013 Debt Service - Single Family 70'	\$898.34	\$898.34	\$0.00	0.00%		
Series 2021 (2021 PROJECT) Debt Service - Single Family 70'	\$253.82	\$253.82	\$0.00	0.00%		
Operations/Maintenance - Single Family 70'	\$1,486.14	\$1,732.93	\$246.79	16.61%		
Total	\$2,638.30	\$2,885.09	\$246.79	9.35%		

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

 TOTAL O&M BUDGET
 \$2,134,489.39

 COLLECTION COSTS @
 3%
 \$68,854.50

 EARLY PAYMENT DISCOUNT @
 4%
 \$91,806.00

 TOTAL O&M ASSESSMENT
 \$2,295,149.88

		UNITS AS	SESSED			ALLOCATION OF C	0&M ASSESSMENT		PER LOT ANNUAL ASSESSMENT					
		SERIES 2021		SERIES 2021						SERIES 2021		SERIES 2021		
		(REFUNDING)	SERIES 2013	(2021 PROJECT)		TOTAL	% TOTAL	TOTAL		(REFUNDING)	SERIES 2013	(2021 PROJECT)		
LOT SIZE	<u>0&M</u>	DEBT SERVICE (1)(2)	DEBT SERVICE (1)(2)	DEBT SERVICE (2)	EAU FACTOR	EAU's	EAU's	O&M BUDGET	<u>0&M</u>	DEBT SERVICE (3)	DEBT SERVICE (3)	DEBT SERVICE (3)	TOTAL (4)	
									0					
SINGLE FAMILY 60	208	207		208	1.00	208.00	13.46%	\$308,957.72	\$1,485.37	\$376.60		\$216.94	\$2,078.91	
SINGLE FAMILY 70	150	149		150	1.17	175.00	11.33%	\$259,940.39	\$1,732.93	\$440.63		\$253.82	\$2,427.38	
SINGLE FAMILY 80	180	179		180	1.33	239.40	15.49%	\$355,598.46	\$1,975.54	\$500.88		\$288.53	\$2,764.95	
SINGLE FAMILY 90	133	130		133	1.50	199.50	12.91%	\$296,332.05	\$2,228.06	\$564.91		\$325.40	\$3,118.37	
SINGLE FAMILY 120	118	117		118	1.70	200.60	12.98%	\$297,965.96	\$2,525.13	\$640.23		\$368.79	\$3,534.15	
SINGLE FAMILY 60	238		236	238	1.00	238.00	15.40%	\$353,518.93	\$1,485.37		\$770.00	\$216.94	\$2,472.31	
SINGLE FAMILY 70	244		235	244	1.17	284.67	18.42%	\$422,836.37	\$1,732.93		\$898.34	\$253.82	\$2,885.09	
	1271	782	471	1271	-	1545.17	100.00%	\$2,295,149.88						

LESS: Manatee County Collection Costs (3%) and Early Payment Discount (4%)

(\$160,660.49)

Net Revenue to be Collected

\$2,134,489.39

⁽¹⁾ Reflects 7 (seven) Series 2021 (refunding) and 11 (eleven) Series 2013 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2021 (refunding), Series 2013, and Series 2021 (2021 Project) debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 refunding, Series 2013, and Series 2021 project bond issues. Annual assessment includes principal, interest, Manatee County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2022 Manatee County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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



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

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

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

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

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

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

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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



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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rizzetta & Company

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



<u>DEBT SERVICE FUND BUDGET</u> ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES - ADMINISTRATIVE:

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

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



Tab 8

GreyHawk Landing

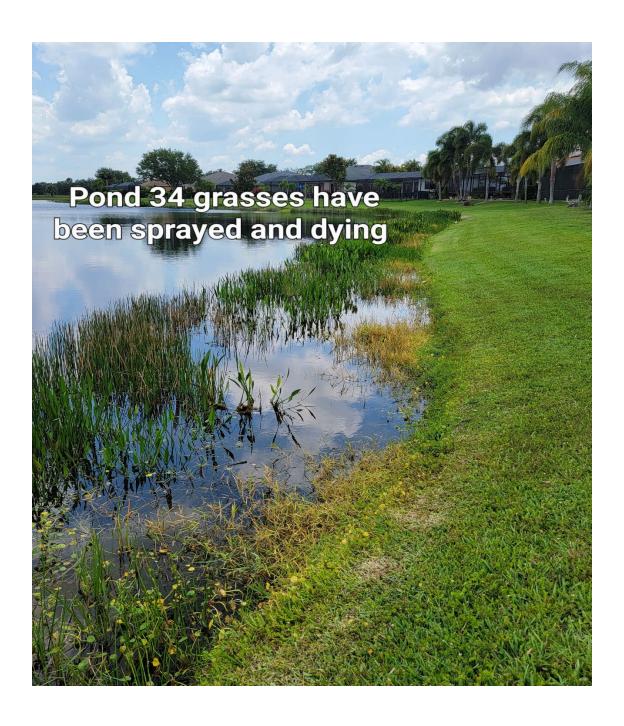
Storm Water Inspection Report

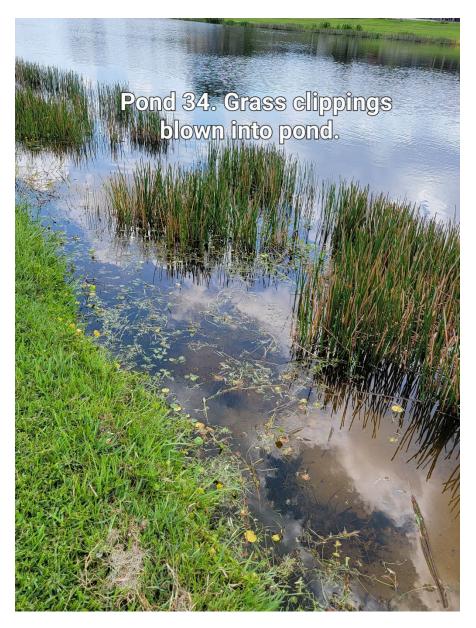


May 19th, 2022



Will be treated next visit





The grass clippings blown into the pond will lead to algae blooms

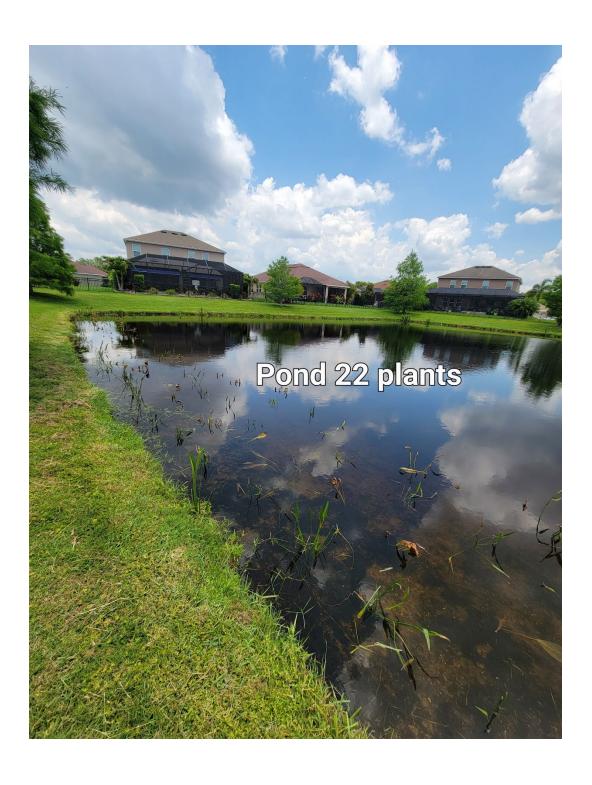


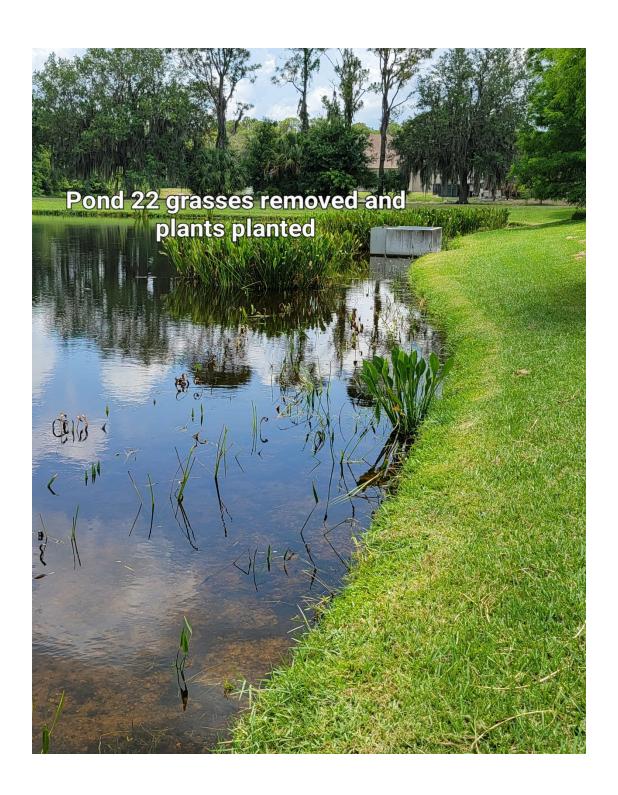
This was treated but will be treated again 5/19

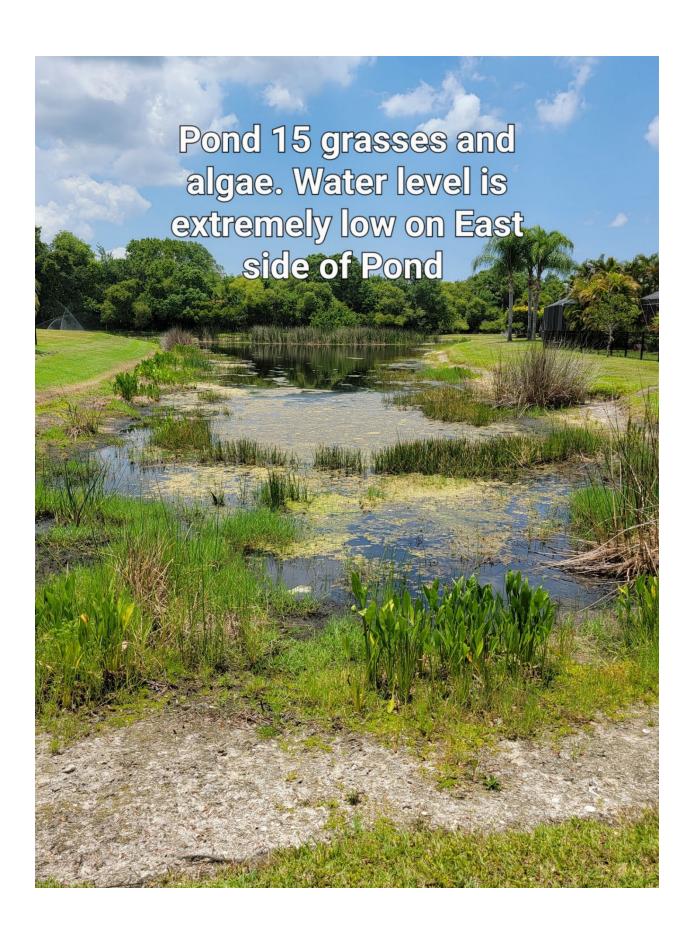


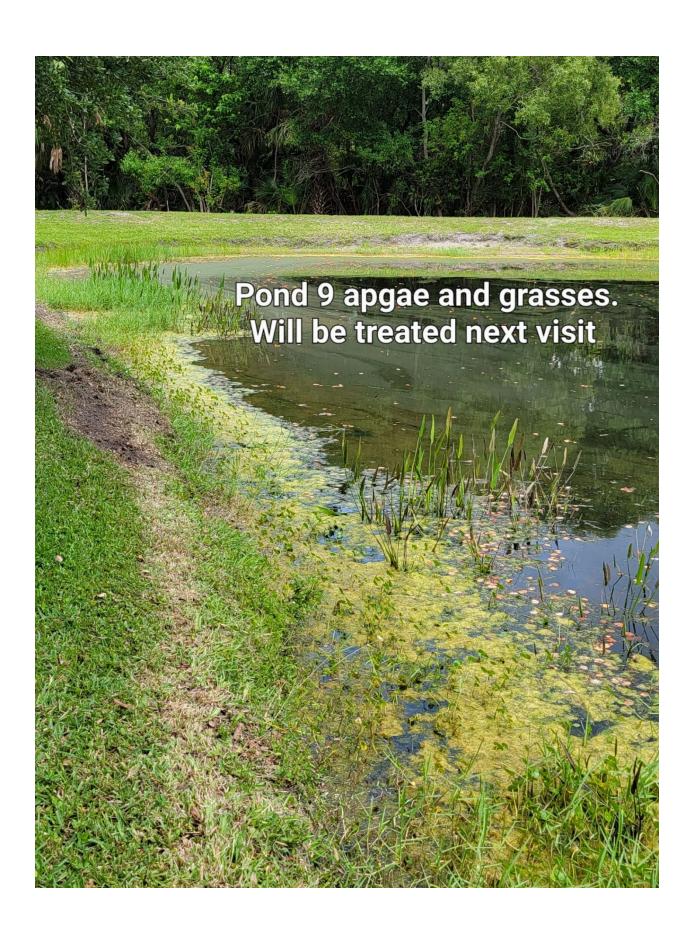


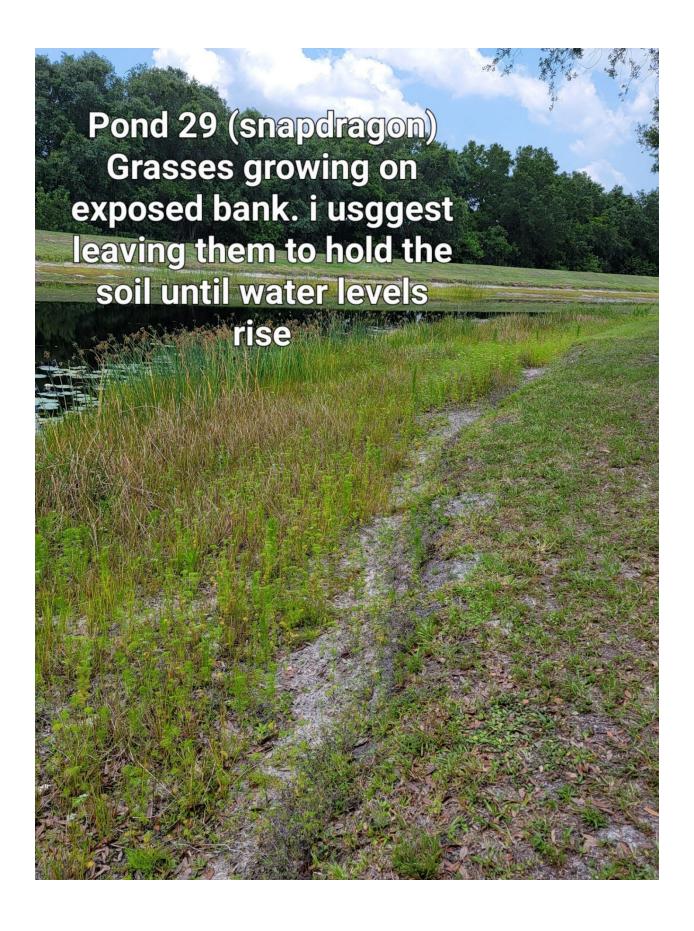


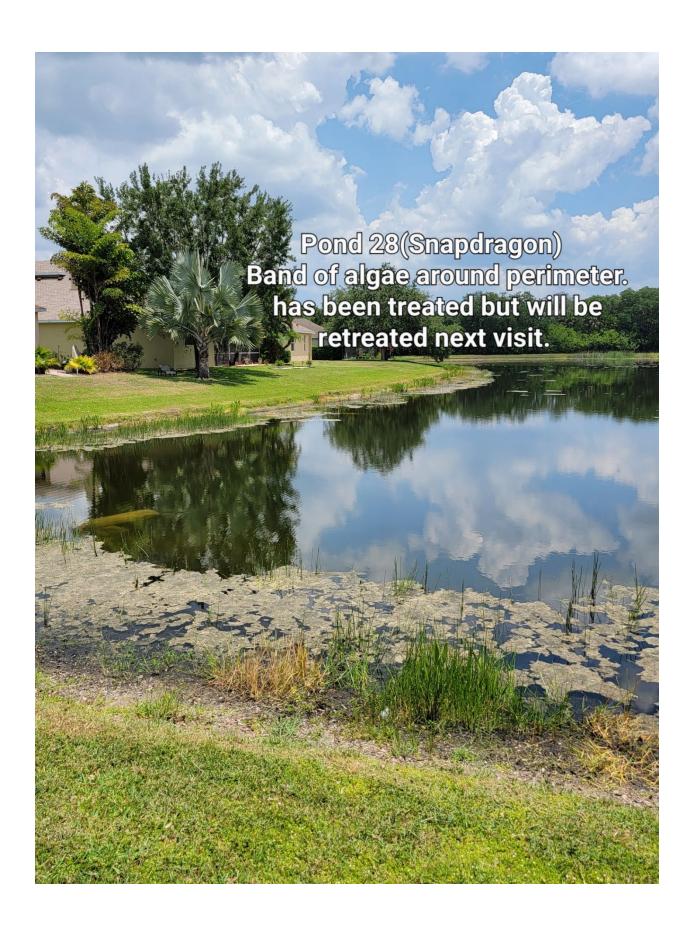














Tab 9



GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT FIELD MANAGER MONTHLY REPORT

Carleen FerroNyalka - May 2022

Landscaping Weekly Meetings Update:

Weekly Meetings held on: 4/27/22, 5/4/22, 5/11/22, 5/18/22

Irrigation of new sodded areas reduced back to once per day, four days a week. Boulevard tree rings, hedges, and garden beds detailed. 117th Street hedge-line and guardhouse hedges trimmed. Provista sod treated for weeds and pests, fertilized on 4/21 and again at the end of May. Palm trees trimmed around amenities. An ongoing irrigation pressure issue was found affecting Kite Drive and Hawks Hammock monument flowers and sod. Two irrigation breaks at Greyhawk Blvd roundabout and Mulberry repaired.

Items to be addressed by Yellowstone that are pending:

Several wax myrtle bushes along Buttercup Glen wall are in need of replacement – waiting for proposal to change out plants

Aquatics Update

Aerators on pond 7/10 serviced. Issues found with the compressor bearing. Proposal signed for a new air compressor due to a failing bearing, and additional seal and filter kits ordered for the other pumps.

CDD requested Crosscreek to test and analyze pond 32 and 33 to see if it would benefit from an aeration system to minimize midge flies.

Algae growth on ponds 3, 16, 43, and 9B. Grass and vegetation growth in ponds 22, 24, and 34. All treated by Crosscreek on 5/13/22

Littoral plants added to ponds 9a and 9b, pond 22 on 5/16/22

Gate Update:

Harriers Gate replacement started on 5/9

Upper Manatee resident entry arm bracket replaced after breaking, exit gate shear pin replaced.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of May 2022:

- Streetlights were serviced by Nostalgic Lamppost on Greyhawk Boulevard, Natureview, Dove and Petrel.
- 2. Buttercup fence installed by Danielle Fence on 5/3
- 3. Rec Center exterior painting completed. Will return for ceiling paint from leak repair.
- 4. Four roof leaks were inspected and repaired by Curry Roofing at Rec Center.
- 5. Installed purple martin bird house donated to CDD by resident Phil Morgan near fishing pier on lake 24.

- 6. New trash cans for pool deck ordered from Miracle Recreation.
- 7. Installed new American flag at Greyhawk SR64 entrance
- 8. New AC unit installed at guardhouse by Integrity Air Conditioning.
- 9. Continuing to water new trees on Petrel Trail
- 10. Mosquito/bug misters serviced at clubhouse by ANIX
- 11. Removed bump sign from Peregrin following the removal of the speed bump during paving
- 12. Moved picnic table to north end of soccer field at the request of two residents
- 13. Replaced three spindles at fishing dock
- 14. Patched and painted holes at guardhouse
- 15. Removed dead deer from resident's property on Chantilly
- 16. Ordered and installed new Goldenrod/117th Street reflective sign to replace with bent sign
- 17. Met with Sunshine Painting for an additional monument painting quote
- 18. Coordinating community speed/traffic enforcement with Florida Highway Patrol

CDD Facilities:

Accomplishments

Recreation Center	Clubhouse
Installed new solar motion light on pool deck	Hot tub filter changed out
Adjusted all pool furniture, swapped out furniture with new chairs/loungers	Adjusted all pool furniture, swapped out furniture with new chairs/loungers
Cabana bathroom floors hosed and cleaned	Gate access from pool to playground fixed
Two new cameras installed on pool deck by State Alarm	Men's bathroom motion lights repaired and timer switch for entry lantern installed by Owen's Electric
Two new ellipticals and recumbent bike delivered	Women's bathroom soap dispenser replaced
Installed 4 new faucets in cabana bathrooms	Pool shower leak repaired by Lapensee Plumbing
New equipment mats placed under ellipticals and recumbent bike	Accessible pool lifts quoted for replacement by G&S Pool Supply
	New soap dispenser installed in lady's restroom

Pending Items

Recreation Center	Clubhouse
Sidewalks around facilities to be power washed due to staining	Sidewalks around facilities to be power washed due to staining
Ceiling patched and painted from roof leaks	

Pending Projects Update:

- 1. Benches are scheduled to ship from Miller Recreation in September.
- 2. Clubhouse accessible lifts are not functioning and could not be serviced by The Pool Works or G&S Pool Supply. Manufacturer, Global Lift no longer makes parts for that model and recommended replacement. Quote for replacement added to agenda.
- 3. Schedule Petrel Trail tree/grass area to be mowed
- 4. Jessica Munding, Argus Management for POA East, inquired about reserving the CDD clubhouse for Brookside Estates HOA quarterly meetings, 3-4 times per year.

Recommendations for the Board of Supervisors:

Tab 10

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UPCOMING DATES TO REMEMBER

- Next Meeting: June 23, 2022
- FY 2020-2021 Audit Completion Deadline: June 30, 2022
- Next Election (Seats 1, 3, & 5): November 8, 2022

District Manager's Report May 18

2022

FINANCIAL SUMMARY	4/30/2022
General Fund Cash & Investment Balance: Reserve Fund Investment Balance: Debt Service Fund Investment Balance: Capital Projects Fund Investment Balance:	\$604,528 \$1,442,842 \$1,484,359 \$3,244,044
Total Cash and Investment Balances:	\$6,775,773
General Fund Expense Variance:	\$19,676 Over Budget



<u>Stahlman England</u> – There are three missing valves that need to be located along lake 20. Stahlman is meeting with the Field Manager on Tuesday to go over the remainder of the project and we will be provided with an update.

<u>MainGate Contract</u> – MainGate is working on the permitting for the gate project. They have reported that all operators, access control readers, parts, and metal for the fabrication have already been ordered.

<u>Preserve Area Review</u> – As per the direction of the Board Crosscreek was asked to conduct a review of the preserve areas and those areas that are overgrown and report back to the Board. Crosscreek is working on this.

GREYHAWK LANDING PENDING ITEM LIST AS OF MAY 2	022

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
12/17/2020	O&M	Research cost of adding steel gates	FM	TBD	TBD	An RFP was was issued. Proposals are due by December 8, 2021. The Board reviewed the proposals received in response to the RFP on 12-16-2021. After discussion the Board agreed not to award the RFP yet and it was agreed that Supervisor Jacuk will speak with Maingate to obtain responses to many questions asked. In addition Supervisor Jacuk asked staff to reach out to Bond Counsel to inquire regarding the possibllity of bond funds being reallocated. The Board approved the proposal presented by Maingate subject to preparation of an agreement by Counsel. Revised proposal received from Maingate on 2-12-2022. District Counsel is working on the agreement. Draft agreement was prepared by District Counsel and submitted to Main Gate for review and response. Timelines and information needed was received and forwarded to Counsel and Supervisor Jacuk for review. Once the agreement is signed by the Chairman a deposit will need to be issued so that they can begin purchasing the equipment and as well as start the permitting process. Final Contract was executed on 3-29-2022. A deposit has been issued as per the agreement. Pending start date for permitting. As per Maingate all materials have been ordered and permitting is now in progress.
3/25/2021	O&M	Installation of Bollards for Golf Cart Traffic	FM	TBD	TBD	Locations and Pricing for Bollards to prohibit Golf Cart Traffic – This item was tabled subject to pricing from Maingate to provide options for deterrents for the breach points. This item is to be added to the action item list as well. (District Management). This item is still pending.

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
10/27/2021	Reserves	Painting of Clubhouse interior and exterior including monuments.	FM	Elite Painting and Design	TBD	The Board approved the proposals presented at the 11/18 meeting. Interior completed exterior and monuments are still pending. Revised proposal to be discussed at the BOS Meeting on 4-28-2022. During the BOS Meeting on 4-28-2022 the Field Manager was directed to obtain another estimate for the painting. The Field Manager was asked to provide the prior pricing as well.
10/27/2021	Bonds	Play and Spray	DM, FM, DC	Signet Pool	TBD	The Board of Supervisors approved the proposal from Signet Pool for a total of \$ 145, 574.00. District Counsel is to prepare an agreement for signature by the Chairman. A 40% deposit is required. DM is to be provided with an invoice and W9 so that a requisition can be sent to the trustee. The contractor also needs to make a change on the rendering so that there is no spacing between the slides. Both the FM and DM have contacted the vendor as he has concerns regarding language in the agreement. He has not responded. Proposal and rendering to be discussed at the April 28th BOS Meeting. Pool Works provided an engineering cost estimate on 5/9 for the Play and Spray Proposal. They are asking for the District to pay for the costs of engineering and then they can provide an estimate.
11/18/2021	Reserves	Amenity Center Furniture and Blind Replacement	FM	TBD		The Board directed the Field Manager to obtain pricing for both the furniture and blinds to be replaced.
11/18/2021	Bonds	Roadway Paving	DE	TBD		The Board selected Superior Paving. The contract was executed on 11-9-2021. Pending scheduling. Bonds were received and provided to the District Manager pending scheduling. Paving began on 4/18/2022 final inspection pending.
12/16/2021	O&M	Purchase and installation of benches along Greyhawk Blvd.	FM	TBD	TBD	Proposal from Miller Recreation approved at BOS Meeting on 1-26-2022. Benches were ordered and are pending shipping.
1/26/2022	Reserves	Reserve Study	DM,FM,DC. Mark Bush	TBD	TBD	The board approved the proposal presented by Custom Reserves. District Counsel prepared an agreement which was executed on 2/9/2022. Pending scheduling of onsite visit and review. Onsite meeting scheduled for 3-23-2022. Onsite meeting was held pending first draft. Study was completed and sent to the Board for review. Review will take place at the budget workshop on 5/23/2022.



Financial Statements (Unaudited)

April 30, 2022

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org rizzetta.com

Balance Sheet As of 4/30/2022 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long Term Debt Account Group
Assets							
Cash In Bank	397,262	0	0	0	397,262	0	0
Investments	604,528	0	1,484,359	3,244,044	5,332,931	0	0
Investments - Reserves	0	1,442,842	0	0	1,442,842	0	0
Accounts Receivable	16,834	0	9,491	0	26,325	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	9,130	0	0	0	9,130	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	0	1,493,848
Amount To Be Provided-Debt Service	0	0	0	0	0	0	10,714,152
Fixed Assets	0	0	0	0	0	26,956,809	0
Total Assets	1,027,754	1,442,842	1,493,850	3,244,044	7,208,490	26,956,809	12,208,000
Liabilities							
Accounts Payable	49,814	0	0	0	49,814	0	0
Sales Tax Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	6,064	0	0	0	6,064	0	0
Deposits	1,750	0	0	0	1,750	0	0
Due To Other Funds	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	12,208,000
Total Liabilities	57,629	0	0	0	57,629	0	12,208,000
Fund Equity & Other Credits							
Beginning Fund Balance	322,045	1,265,630	645,602	3,685,756	5,919,033	26,956,809	0
Net Change in Fund Balance	648,080	177,213	848,248	(441,712)	1,231,829	0	0
Total Fund Equity & Other Credits	970,125	1,442,842	1,493,850	3,244,044	7,150,862	26,956,809	0
Total Liabilities & Fund Equity	1,027,754	1,442,842	1,493,850	3,244,044	7,208,490	26,956,809	12,208,000

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	18	18	0.00%
Special Assessments					
Tax Roll	1,580,514	1,580,514	1,590,418	9,904	(0.62)%
Other Miscellaneous Revenues	, ,	, ,	, ,	,	,
Miscellaneous Revenue	0	0	7,286	7,286	0.00%
Insurance Proceeds	0	0	3,750	3,750	0.00%
Total Revenues	1,580,514	1,580,514	1,601,472	20,958	(1.33)%
Expenditures					
Legislative					
Supervisor Fees	7,200	4,200	4,200	0	41.66%
Financial & Administrative					
Administrative Services	4,500	2,625	2,625	0	41.66%
District Management	22,500	13,125	13,125	0	41.66%
District Engineer	35,000	20,417	50,387	(29,970)	(43.96)%
Disclosure Report	1,000	1,000	1,000	0	0.00%
Trustees Fees	7,000	6,124	2,321	3,803	66.84%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	4,000	2,333	2,336	(3)	41.60%
Accounting Services	19,000	11,083	11,081	2	41.67%
Auditing Services	3,425	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	1,000	1,000	0	0.00%
Miscellaneous Mailings	100	58	0	58	100.00%
Public Officials Liability Insurance	3,256	3,256	3,108	148	4.54%
Legal Advertising	2,300	1,342	450	891	80.41%
Square Account Fees	0	0	40	(40)	0.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	292	100	192	80.00%
Website Hosting, Maintenance, Backup (and Email)	4,000	2,333	2,973	(639)	25.68%
Legal Counsel					
District Counsel	35,000	20,417	23,371	(2,954)	33.22%
Security Operations					
Security Services & Patrols	284,000	165,667	161,804	3,862	43.02%
Guardhouse Maintenance	3,500	2,042	0	2,042	100.00%
Heat A/C System Maintenance	500	292	0	292	100.00%
Miscellaneous Operating Supplies	500	292	0	292	100.00%
Security Camera Maintenance	2,500	1,458	1,883	(425)	24.68%
Security Monitoring Services	4,900	2,858	2,870	(12)	41.41%

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Guard & Gate Facility Maintenance	1,000	583	8,190	(7,607)	(719.00)%
Electric Utility Services					
Utility - Recreation Facilities	44,000	25,667	23,496	2,171	46.60%
Utility Services	24,000	14,000	20,753	(6,753)	13.53%
Street Lights	9,000	5,250	4,735	515	47.39%
Gas Utility Services					
Utility Services	200	117	121	(4)	39.60%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	8,500	4,958	4,427	531	47.91%
Water-Sewer Combination Services					
Utility Services	13,000	7,583	7,164	419	44.89%
Stormwater Control					
Aquatic Maintenance	54,984	32,074	24,262	7,812	55.87%
Wetland Monitoring & Maintenance	15,000	8,750	13,635	(4,885)	9.10%
Lake/Pond Bank Maintenance	7,000	4,083	0	4,083	100.00%
Midge Fly Treatments	17,500	10,208	189	10,019	98.92%
Fountain Service Repair & Maintenance	2,000	1,167	5,407	(4,241)	(170.36)%
Miscellaneous Expense	500	292	0	292	100.00%
Aquatic Plant Replacement	3,000	1,750	0	1,750	100.00%
Stormwater System Maintenance	1,000	583	3,150	(2,567)	(215.00)%
Maintenance of Invasive Areas	8,000	4,667	0	4,667	100.00%
Invasive Removal	17,500	10,208	0	10,208	100.00%
Other Physical Environment					
Employee - Salaries	125,052	72,947	94,356	(21,409)	24.54%
Employee - Payroll Taxes	9,682	5,648	836	4,811	91.36%
Employee - Workers' Comp	5,955	3,474	957	2,517	83.92%
Employee - Health Stipend	18,000	10,500	2,814	7,686	84.36%
Employee - ADP Fees	3,000	1,750	894	856	70.19%
General Liability Insurance	4,420	4,420	4,051	369	8.34%
Property Insurance	12,718	12,718	12,841	(123)	(0.96)%
Entry & Walls Maintenance	5,000	2,917	4,059	(1,142)	18.83%
Landscape Maintenance	371,947	216,969	219,766	(2,797)	40.91%
Irrigation Maintenance	12,000	7,000	15,465	(8,465)	(28.87)%
Tree Trimming Services	5,000	2,917	1,775	1,142	64.50%
Well Maintenance	3,000	1,750	0	1,750	100.00%
Holiday Decorations	12,000	12,000	13,200	(1,200)	(10.00)%
Annual Mulching	35,000	20,417	1,892	18,525	94.59%
Fire Ant - Top Choice	6,000	3,500	5.007	3,500	100.00%
Annuals	15,000	8,750	5,007	3,743	66.62%

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Landscape Replacement Plants, Shrubs, Trees	20,000	11,667	32,559	(20,893)	(62.79)%
Field Services	0	0	2,400	(2,400)	0.00%
Miscellaneous Expense	500	292	0	292	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	30,000	17,500	15,190	2,310	49.36%
Gate Facility Maintenance	17,000	9,917	5,277	4,639	68.95%
Roadway Repair & Maintenance	2,500	1,458	0	1,458	100.00%
Sidewalk Repair & Maintenance	15,000	8,750	0	8,750	100.00%
Parking Lot Repair & Maintenance	1,500	875	2,382	(1,507)	(58.78)%
Street Sign Repair & Replacement	5,000	2,917	0	2,917	100.00%
Parks & Recreation					
Maintenance & Repair	27,000	15,750	15,335	415	43.20%
Office Supplies	3,500	2,042	3,607	(1,566)	(3.06)%
Vehicle Maintenance	1,000	583	3,694	(3,110)	(269.36)%
Cable Television & Internet	13,000	7,583	8,402	(819)	35.36%
Pool Repairs	10,000	5,833	13,243	(7,409)	(32.42)%
Clubhouse - Facility Janitorial Service	10,000	5,833	5,313	520	46.87%
Fitness Equipment Maintenance & Repair	5,000	2,917	10,676	(7,759)	(113.51)%
Pool/Water Park/Fountain Maintenance	1,000	583	0	583	100.00%
Furniture Repair/Replacement	3,000	1,750	1,194	556	60.20%
Playground Equipment and Maintenance	2,000	1,167	0	1,167	100.00%
Tennis Court Maintenance & Supplies	5,000	2,917	1,153	1,764	76.94%
Basketball Court Maintenance & Supplies	3,000	1,750	1,061	689	64.62%
Dock Repair & Maintenance	3,000	1,750	0	1,750	100.00%
Pest Control & Termite Bond	1,000	583	681	(98)	31.88%
Athletic/Park Court/Field Repairs	1,000	583	275	308	72.50%
Lighting Replacement	2,000	1,167	0	1,167	100.00%
Pool Service Contract	43,200	25,200	25,200	0	41.66%
Facility Supplies	1,000	583	3,486	(2,902)	(248.56)%
Clubhouse Miscellaneous Expense	3,500	2,042	3,069	(1,028)	12.30%
Contingency					
Miscellaneous Contingency	30,000	17,500	20,683	(3,183)	31.05%

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Total Expenditures	1,580,514_	938,496	958,172	(19,676)	39.38%
Excess of Revenues Over (Under) Expenditures	0	642,018	643,300	1,282	0.00%
Other Financing Sources (Uses)					
Prior Year Credit	0	0	4,780	4,780	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	642,018	648,080	6,062	0.00%
Fund Balance- Beginning of Period					
	0	0	322,045	322,045	0.00%
Fund Balance - End of Period	0	642,018	970,125	328,108	0.00%

Statement of Revenues and Expenditures Reserve Fund - 005 From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	527	527	0.00%
Special Assessments				
Tax Roll	250,000	250,000	0	0.00%
Total Revenues	250,000	250,527	527	0.21%
Expenditures				
Contingency				
Capital Reserves	250,000	71,841	178,159	71.26%
Total Expenditures	250,000	71,841	178,159	71.26%
Excess of Revenues Over (Under) Expenditures	0	178,686	178,686	0.00%
Other Financing Sources (Uses)				
Unrealized Gain/Loss on Investments	0	(1,473)	(1,473)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	177,213	177,213	0.00%
Fund Balance- Beginning of Period				
- 0	0	1,265,630	1,265,630	0.00%
Fund Balance - End of Period	0	1,442,842	1,442,842	0.00%

Statement of Revenues and Expenditures
Debt Service Fund-Series 2021 - 200
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	6	6	0.00%
Special Assessments				
Tax Roll	354,900	356,821	1,921	0.54%
Total Revenues	354,900	356,827	1,927	0.54%
Expenditures				
Debt Service				
Interest	72,900	37,810	35,090	48.13%
Principal	282,000	2,000	280,000	99.29%
Total Expenditures	354,900	39,810	315,090	88.78%
Excess of Revenues Over (Under) Expenditures	0	317,017	317,017	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	317,017	317,017	0.00%
Fund Balance- Beginning of Period				
- 0	0	63,218	63,218	0.00%
Fund Balance - End of Period	0	380,235	380,235	0.00%

Statement of Revenues and Expenditures
Debt Service Fund-Series 2013 - 201
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	22	22	0.00%
Special Assessments				
Tax Roll	365,332	367,310	1,978	0.54%
Total Revenues	365,332	367,332	2,000	0.55%
Expenditures				
Debt Service				
Interest	265,332	132,535	132,797	50.04%
Principal	100,000	0	100,000	100.00%
Total Expenditures	365,332	132,535	232,797	63.72%
Excess of Revenues Over (Under) Expenditures	0	234,797	234,797	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	234,797	234,797	0.00%
Fund Balance- Beginning of Period				
- 0	0	565,339	565,339	0.00%
Fund Balance - End of Period	0	800,135	800,135	0.00%

Statement of Revenues and Expenditures
Debt Service Fund--Series 2021 - 202
From 10/1/2021 Through 4/30/2022
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Special Assessments				
Tax Roll	312,007	313,475	1,469	0.47%
Total Revenues	312,007	313,480	1,473	0.47%
Expenditures				
Debt Service				
Interest	98,007	17,045	80,962	82.60%
Principal	214,000	0	214,000	100.00%
Total Expenditures	312,007	17,045	294,962	94.54%
Excess of Revenues Over (Under) Expenditures	0	296,434	296,434	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	296,435	296,435	0.00%
Fund Balance- Beginning of Period				
5 5	0	17,045	17,045	0.00%
Fund Balance - End of Period	0	313,480	313,480	0.00%

Statement of Revenues and Expenditures Capital Projects Fund--Series 2021 - 302 From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Percent Annual Budget Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	105	105	0.00%
Total Revenues	0	105	105	0.00%
Expenditures				
Financial & Administrative				
District Engineer	0	679	(679)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	441,139	(441,139)	0.00%
Total Expenditures	0	441,818	(441,818)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(441,712)	(441,712)	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	(0)	(0)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses		(441,712)	(441,712)	0.00%
Fund Balance- Beginning of Period				
	0	3,685,756	3,685,756	0.00%
Fund Balance - End of Period	0	3,244,044	3,244,044	0.00%

Greyhawk Landing CDD Investment Summary April 30, 2022

Account	Investment		Balance as of April 30, 2022
The Bank of Tampa	Money Market	\$	3,123
The Bank of Tampa ICS Program: BOKF, National Association	Money Market		227,981
Capital Bank, National Association	Money Market Money Market		248,352
First Farmers Bank & Trust Co.	Money Market Money Market		125,072
This Furniers Built & Trust Co.	Holey Market		123,072
	Total General Fund Investments	\$	604,528
FL CLASS General Fund Reserve - Enhanced Cash	FL Class General Fund Reserve - Enhanced Cash - 0.5188% Monthly	\$	429,065
The Bank of Tampa ICS Program Capital Reserve:	W. W.L.		20.271
BOKF, National Association	Money Market		20,371
Customers Bank	Money Market		1 248,351
First Republic Bank Pacific Western Bank	Money Market Money Market		248,351
Pinnacle Bank	Money Market		248,350
TriState Capital Bank	Money Market		38,806
Western Alliance Bank	Money Market		1
The Bank of Tampa ICS Program Road Reserve:	•		
TriState Capital Bank	Money Market		209,545
	Total Reserve Fund Investments	\$	1,442,842
US Bank S2013 Revenue	First Amer Treasury Oblig Class Y	\$	431,400
US Bank S2013 Prepayment	First Amer Treasury Oblig Class Y	Ψ	376
US Bank S2013 Reserve	First Amer Treasury Oblig Class Y		365,000
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct		376,044
US Bank S2021 Refunding - Prepayment	US Bank Money Market Ct		927
US Bank S2021 Revenue	US Bank Money Market Ct		310,612
	Total Debt Service Fund Investments	\$	1,484,359
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$	3,244,044
	Total Capital Projects Fund Investments	\$	3,244,044

Summary A/R Ledger 001 - General Fund From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	16,833.96
		Total 001 - General Fund	16,833.96

Summary A/R Ledger 200 - Debt Service Fund-Series 2021 From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	3,263.78
		Total 200 - Debt Service Fund-Series 2021	3,263.78

Summary A/R Ledger 201 - Debt Service Fund-Series 2013 From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	3,359.71
		Total 201 - Debt Service Fund-Series 2013	3,359.71

Summary A/R Ledger 202 - Debt Service Fund--Series 2021 From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Manatee County Tax Collector	FY21-22	2,867.30
		Total 202 - Debt Service FundSeries 2021	2,867.30
Report Balance			26,324.75

Aged Payables by Invoice Date Aging Date - 12/1/2021 001 - General Fund From 4/1/2022 Through 4/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Owens Electric, Inc.	12/27/2021	20213742	Replaced Hand Dryer 12/21	507.75
Frontier Florida LLC	4/5/2022	941-745-5603-070120 04/22	Frontier Services 04/22	63.96
Crosscreek Environmental Inc.	4/8/2022	10715	Underdrain Repairs 04/22	1,300.00
Bright House Networks, LLC	4/11/2022	096171201041122	700 Greyhawk Blvd 04/22	405.67
Club Care, Inc.	4/18/2022	31965	Plant Install 04/22	1,386.00
Club Care, Inc.	4/18/2022	31966	Plant Install 04/22	975.00
Club Care, Inc.	4/18/2022	31967	Plant Install 04/22	1,476.00
Club Care, Inc.	4/18/2022	31968	Plant Install 04/22	1,170.00
Club Care, Inc.	4/18/2022	31969	Plant Install 04/22	990.00
Florida Power & Light Company	4/18/2022	FPL Electric Summary 04/22	FPL Electric Summary Bill 04/22	4,819.46
MCSO	4/20/2022	40460	Security/Escort/Traffic Service 04/22	1,260.00
Frontier Florida LLC	4/21/2022	941-750-9046-070120 05/22	Frontier Services 05/22	107.47
Verizon Wireless	4/21/2022	9904724449	Telephone Services 04/22	78.19
Universal Access, LLC	4/25/2022	AAAl1288	Service Call 04/22	135.00
Frontier Florida LLC	4/25/2022	062013-5 05/22	Frontier Services 05/22	322.55
Manatee County Utilities Department	4/25/2022	MCUD Summary 04/22	Garbage/Utility Services 04/22	1,742.26
Yellowstone Landscape	4/26/2022	SS 355703	Tree Removal 04/22	200.00
Universal Access, LLC	4/28/2022	AAAl1301	Service Call 04/22	125.00
Universal Protection Service, LLC	4/28/2022	12675130	Security 04/01/22-04/28/22	20,453.40
Pools by Lowell, Inc.	4/28/2022	31948207	Pool Repairs 04/22	75.00
Robert Scott Jacuk	4/28/2022	SJ042822	Board of Supervisors Meeting 04/28/2022	200.00
Mark E Bush	4/28/2022	MB042822	Board of Supervisors Meeting 04/28/2022	200.00
Frontier Florida LLC	4/28/2022	941-708-3290-042407 05/22	Frontier Services 05/22	58.67
Gregory Perra	4/28/2022	GP042822	Board of Supervisors Meeting 04/28/2022	200.00
Rizzetta & Company, Inc.	4/29/2022	INV0000068095	Personnel Reimbursement 04/22	5,712.63
Rizzetta & Company, Inc.	4/30/2022	INV0000068144	Insurance Reimbursement and Cell Phone 04/22	154.72
Florida Department of Revenue	4/30/2022	Sales Tax 04/22	Sales & Use Tax 04/22	111.77

Aged Payables by Invoice Date
Aging Date - 12/1/2021
001 - General Fund
From 4/1/2022 Through 4/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Persson, Cohen & Mooney, P.A.	5/3/2022	2074	General/Monthly Legal Services 04/22	3,013.00
Florida Power & Light Company	5/9/2022	FPL Summary #2 04/22	FPL Electric Summary #2 Bill 04/22	2,555.80
TECO-Peoples Gas	5/11/2022	211012697549 04/22	12350 Mulberry Ave 04/22	15.10
			Total 001 - General Fund	49,814.40
Report Total				49,814.40

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2021

Construction Account Activity Through April 30, 2022

\$ 3,844,216.91 Total Bond Proceeds: \$ 3,844,216.91 **Inflows: Debt Proceeds**

Total Inflows: \$ 3,844,322.68 **Interest Earnings**

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status as of 04/30/22
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
		Total Requisitions:	(441,138.99)	
		Total Construction Requisitions and COI:	(600,278.99)	

Total Outflows: (600,278.99)

Series 2021 Construction Fund Balance at April 30, 2022 3,244,043.69

Greyhawk Landing Community Development District Notes to Unaudited Financial Statements April 30, 2022

Balance Shee01

- 1. Trust statement activity has been recorded through 04/30/22.
- 2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger - Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 11

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, April 28, 2022 at 6:00 p.m.** at the Greyhawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212.

Present and constituting a quorum:

16	lim Hengel	Board
15		
17	i resent and constit	amig a qaoran

16	Jim Hengel	Board Supervisor, Chair
17	Mark Bush	Board Supervisor, Vice Chair
18	Cheri Ady	Board Supervisor, Assistant Secretary
19	Scott Jacuk	Board Supervisor, Assistant Secretary
20	Greg Perra	Board Supervisor, Assistant Secretary

2 Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Boilliad Blatiaoti	Biotilot Mariagor, Mizzotta & Company, mo.

Andrew Cohen District Counsel -

Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

District Engineer, Schappacher Engineering

Carleen FerroNyalka Field Manager

Matt Jones Crosscreek Environmental

Kayla Connell
Sete Zare
MBS Capital Markets (via Zoom)
Justin Dalrymple
Allied Universal Security Services

Audience

FIRST ORDER OF BUSINESS

Rick Schappacher

Call to Order

Ms. Blandon called the meeting to order and conducted roll call.

The Board recited the Pledge of Allegiance.

Mr. Cohen advised that he would like to add three items to the agenda under Counsel Report: discussion regarding spending resolution, discussion regarding barrier gate replacement, and discussion regarding tract 404. He further recommended moving up the MBS item to be after public comment.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT April 28, 2022 Minutes of Meeting Page 2

On a Motion by Ms. Ady, seconded by Mr. Perra, with all in favor, the Board Approved the Agenda Changes as Outlined by Counsel, for the Greyhawk Landing Community Development District.

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47	

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Blandon opened the floor to audience comments.

Ms. Orzechowski addressed the Board regarding public road safety and security; she recommended installing rumble strips to slow down the drivers. Ms. Orzechowski addressed the Board regarding an opening in the fence at the end of the boundary cul-de-sac. Mr. Schappacher advised that the opening was required by Manatee County.

Mr. Colton addressed the Board regarding an ongoing issue with midges in the pond at 12028 Aster Avenue. Ms. FerroNyalka advised that she will have lake #33 reviewed.

Mr. Tudor addressed the Board regarding a tree that is in the conservation area that is growing toward his home; he asked that the CDD pay for the costs associated with trimming the tree.

Mr. Wulczak addressed the Board regarding emails that he sent to the Board today regarding two issues: neighbors are hanging out and leaving various alcoholic bottles near the amenity center, he advised that the other area of concern is at the North end that is not monitored, and drug dealing may be going on.

Mr. Pugliesi addressed the Board regarding the speeding within the community; he advised that he bought a radar gun to monitor the speeding. He provided the statistics to the Board.

Ms. Blotner advised that Ms. FerroNyalka does a great job. She further raised her concerns regarding not treating weeds on Mulberry as well as the gates being hit. Ms. Blotner advised that the carp are eating everything in the pond.

Ms. Hartenstein addressed the Board regarding speeding of cars, she further inquired as to rules related to motorized vehicles and bicycles. Ms. Hartenstein advised that she is concerned about the safety of residents. She inquired as to lake debris removal. Ms. FerroNyalka advised that she will review the lake at 12382 Lavender Loop.

Mr. Hartenstein addressed the Board regarding the proposed bond issue, he inquired as to whether a bond issue will be needed in the next two to four or six years. Mr. Cohen advised the Board is not considering issuing new bonds. Mr. Hartenstein asked if the Board is looking to issue bonds again in the next few years. The Board advised that they are not planning to issue more bonds.

Mr. Matthews addressed the Board regarding the upkeep of the common areas. He

89 Mr. Rossi addressed the Board regarding the back area; he advised that a dog park 90 should not be considered, he recommended using the back area to bring revenue into the 91 community. Mr. Rossi addressed the Board regarding golf carts and low speed vehicles. 92 93 Mr. Arneja addressed the Board regarding midge flies diminishing his quality of life, he 94 95 asked that the Board take care of the issue. 96 97 Ms. Blandon opened the floor to the Zoom participants questions and comments. There were none. 98 99 Consideration of MBS THIRD ORDER OF BUSINESS Capital 100 **Markets Engagement Letter** 101 102 103 Mr. Cohen advised that MBS must be retained before they can provide District specific information related to refinancing of the Series 2013 bonds. 104 105 On a Motion by Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Approved the MBS Capital Markets Engagement Letter, for the Greyhawk Landing Community Development District. 106 FOURTH ORDER OF BUSINESS Discussion Regarding Possible 107 108 **Bond Refunding of the Series 2013 Bonds** 109 110 Ms. Zare provided an overview of the presentation related to the refunding of the series 111 2013 bonds in order to reduce the interest rate. 112 113 On a Motion by Mr. Hengel, seconded by Mr. Jacuk, with all in favor, the Board Authorized MBS Capital Markets and Staff to Pursue the Refinancing of the Series 2013 Bonds, for the Greyhawk Landing Community Development District. 114 FIFTH ORDER OF BUSINESS Consideration of Proposals for 115 Play and Spray and Review of 116 Rendering 117 118 119 Ms. FerroNyalka advised that she had been working with The Pool Works to obtain a proposal and working with Western Aquatics to obtain an additional proposal. The Board 120 asked that Ms. FerroNyalka obtain proposals for both designs to be presented to the Board. 121 122 SIXTH ORDER OF BUSINESS **Discussion Regarding Dog Park** 123

Ms. Ady advised that there was previously talk among residents related to a dog park

further advised that he would like to take a look at the refinancing deal.

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GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT April 28, 2022 Minutes of Meeting Page 4

although she believes this should be tabled. Ms. Ady advised that she is not in favor of a dog park but thought it would be appropriate for the Board to discuss.

SEVENTH ORDER OF BUSINESS

Consideration of Allied Universal Increase

Ms. Blandon advised that the Board requested a proposal from Allied to increase the pay rates of the gatehouse staff. Mr. Dalrymple responded to questions from the Board regarding how the increased rates will bring in higher quality candidates. Discussion ensued. Ms. Blandon advised that she conducted a comparison and Allied is the most competitive in salary.

EIGHTH ORDER OF BUSINESS

Presentation of Proposed Changes to Documents of POA East by Patty Matthews

Ms. Matthews advised that these are not Proposed Changes to Documents as stated on the agenda but are the updates and changes to the Rules and Regulations. She asked if there were any questions and responded to questions from the Board. Mr. Hengel advised that he asked for this item to be placed on the agenda to open communication between the CDD and the POA.

NINTH ORDER OF BUSINESS

Discussion Regarding Golf Cart Usage on District Roads

Mr. Hengel advised that he wanted to clarify that golf carts are prohibited on district roads, sidewalks, nature trails, and CDD property. Mr. Cohen advised that the District cannot fine or write tickets, although the District is looking at potential change with law enforcement presence within the community and they can write tickets. Discussion ensued.

TENTH ORDER OF BUSINESS

Consideration of Gorilla Kleen Proposal for Pressure Washing of Roadway Gutters

Ms. FerroNyalka advised that she requested the proposal. The Board asked that Ms. FerroNyalka obtain additional proposals. Ms. Blandon confirmed that this item is in the budget.

Ms. Ady asked that any time a proposal is brought to the Board and placed in the agenda, that there are two.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Replacement of Guardhouse A/C

Ms. Blandon advised that two proposals were received: one from Gate Air Conditioning in the amount of \$5,341, and one from Integrity AC in the amount of \$4,995. Mr. Hengel advised that he recommends Integrity AC. Discussion ensued. Mr. Hengel asked if this expense would come from reserves. Ms. Blandon confirmed.

On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Approved the Integrity AC Proposal for Replacement of the Guardhouse A/C, in the Amount of \$4,995, for the Greyhawk Landing Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Elite Painting Proposal Regarding Monument Painting

Ms. FerroNyalka advised that the painter originally submitted a bid with the rest of the painting work, and he misquoted the monuments. The Board asked that Ms. FerroNyalka obtain additional bids.

THIRTEENTH ORDER OF BUSINESS

Consideration of Request for Quit Claim Deed

Mr. Cohen advised that the owner of 441 Petrel Trail has requested a quit claim deed due to a discrepancy with the original plat.

On a Motion by Mr. Hengel, seconded by Mr. Bush, with all in favor, the Board Authorized the Chairman to Execute the Quit Claim Deed, for the Greyhawk Landing Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

Mr. Jones advised that he will get with Ms. FerroNyalka regarding the concerns that were brought up today to ensure they are addressed. He reviewed work recently completed.

B. Landscape Maintenance UpdateMs. Blandon advised that Mr. Bautista is not present.

C. Field Manager Report

Ms. FerroNyalka advised of an oak tree in the preserve off of Goldenrod that the canopy is growing over the preserve boundary. She reviewed ongoing efforts related to the security cameras as well as aerator proposals between ponds 32 and 33. Ms. FerroNyalka advised that the gate has been hit a couple of times and both at fault parties have paid for the necessary repairs. Mr. Hengel advised that a procedure needs to be followed for testing of lakes prior to obtaining aerator proposals. He further advised that electrical service will need to be established, which can be very time consuming.

D. District Engineer

Mr. Schappacher advised that he has reached out to vendors to bid on widening the entrance at the gatehouse; he advised that one proposal was received totaling \$78,645.75 and so he wanted to obtain additional proposals, he advised that Gator Paving provided a proposal in the amount of \$43,039.50. Board discussion ensued. Mr. Hengel recommended tabling this item. Mr. Schappacher advised that paving of the South bound lane of Greyhawk Boulevard has been completed. He reviewed concerns related to dust associated with the paving project. Mr. Hengel recommended that residents reach out to Ms. FerroNyalka with concerns and then she can provide reports to Superior Paving. Mr. Schappacher reviewed the paving process. Discussion ensued. Mr. Schappacher advised that the Pickleball comments were responded to and most of those have been reviewed; he advised that he will continue moving forward. Mr. Schappacher advised that the reclaimed water is done and is working; he advised that he submitted the reimbursement with SWFWMD.

E. District Counsel

Mr. Cohen discussed that the current spending resolution in place and clarified the way that some of the authorizations are done. Mr. Jacuk advised that he would like verbiage added to provide authorization to the Chairman to replace infrastructure due to damage.

On a Motion by Mr. Perra, seconded by Mr. Hengel, with all in favor, the Board Approved Amending the Current Spending Resolution, for the Greyhawk Landing Community Development District.

Mr. Cohen advised that he will bring the amended resolution to the next meeting.

Ms. Blandon reviewed the Harriers gate issue and the proposal received, she advised that she will be submitting a claim to the insurance company. The Board asked that Mr. Cohen send a demand letter to the person who hit the gate.

On a Motion by Mr. Jacuk, seconded by Mr. Perra, with all in favor, the Board Approved the Maingate Proposal for Repair of the Harriers Gate, for the Greyhawk Landing Community Development District.

Mr. Cohen discussed tract 404 and the letter of intent received and there are concerns related to the status of the title; he advised that the District should convey the property via Quit Claim Deed. He addressed representations related to O&M and the bonds. Mr. Bush provided an overview of a diagram as to what the developer would like to do with the property. Discussion ensued. Mr. Cohen

advised that an appraisal is forthcoming. Mr. Bush advised that a more detailed drawing will also be requested.

F. District Manager

Ms. Blandon reviewed the action item list. Mr. Jacuk advised that he would like to revisit the bollards for the nature trail. Ms. Blandon reviewed the financial summary. She advised that Stahlman England has reached out to her, and they are behind on the start date due to not receiving the controllers, she advised that they are now planning to start on May 9th. Ms. Blandon advised that she has corresponded with Florida Highway Patrol and Greyhawk is now set up to use Florida Highway Patrol for patrols within the community. Ms. FerroNyalka advised that Florida Highway Patrol has asked to ensure that the speed limit signs are in compliance with DOT standards. Ms. FerroNyalka advised that Florida Highway Patrol can begin once the initial audit is completed by Corporal David Brunner. Ms. Blandon advised that the draft reserve study has begun; she recommended that the Board schedule a budget workshop. The Board set Monday, May 23rd, at 5:00 p.m. as the budget workshop. Ms. Blandon advised that the Field Inspection has been completed and the report is forthcoming as Mr. Toborg is currently on leave. Ms. Blandon advised of requests received for tree trimming related to preserve encroachments. Ms. FerroNyalka advised that there is an area along the wall on Blackbird where the oak trees need to be structurally pruned; she recommended doing this work during the next dormant season. Mr. Hengel recommended that Ms. FerroNyalka obtain proposals for the work. He advised that related to the preserve encroachments, he recommends not setting a precedent. Ms. Blandon recommended having Crosscreek review the areas and report back to the Board. The Board concurred. Ms. Blandon advised that the ADA compliance website audit was conducted and there were no issues. Mr. Hengel advised that the reserve study will need to be reviewed in detail. Ms. Blandon recommended reviewing the prior reserve study as well, to compare the allowances from one to the next to ensure that all items are covered. Mr. Hengel recommended that all Board members and Ms. FerroNyalka bring their wish lists to the budget workshop.

FIFTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 24, 2022

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on March 24, 2022 and asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Jacuk, seconded by Mr. Hengel, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on March 24, 2022, for the Greyhawk Landing Community Development District.

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GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT April 28, 2022 Minutes of Meeting Page 8

SIXTEENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of March 2022

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of March 1-31, 2022 total \$143,016.07 and asked if there were any questions. There were none.

On a Motion by Ms. Ady, seconded by Mr. Hengel, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2022 (\$143,016.07), for the Greyhawk Landing Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Ratification of Special Assessment Revenue Bonds, Series 2021 Requisitions #2 through #8

Ms. Blandon advised that requisitions #2 through #8 total \$379,471.90. She asked if there were any questions. There were none.

On a Motion by Mr. Hengel, seconded by Mr. Perra, with all in favor, the Board Ratified Payment of Special Assessment Revenue Bonds, Series 2021 Requisitions #2 through #8, totaling \$379,471.90, for the Greyhawk Landing Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor Requests.

 Mr. Hengel asked that Ms. FerroNyalka check with Yellowstone to check where the mainline irrigation lines end at Greyhawk Boulevard.

Discussion ensued regarding the Allied Universal proposal. Ms. Blandon recommended reviewing the numbers and possibly amending the budget in the next month or two to allow for time to review. She advised that Florida Highway Patrol can be asked to be at the amenity center a few hours per week. Discussion ensued regarding private security versus Florida Highway Patrol. Mr. Cohen advised that having an armed guard may affect the District's insurance. Ms. Blandon advised that the updated rates for Allied Universal would cause an approximately \$15,000 budget shortfall. The Board recommended having the discussion regarding Allied Universal during the budget workshop.

NINETEENTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised that there was no further business to come before the Board and asked for a motion to adjourn.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT April 28, 2022 Minutes of Meeting Page 9

	On a Motion by Ms. Ady, seconded by Mr. Jacuk, with all in favor, the Board Adjourned the Meeting at 8:23 p.m., for the Greyhawk Landing Community Development District.
326 327 328 329	Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 12

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · Ft.Myers, FLORIDA (239) 936-0913

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:	\$166,272.22	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Bright House Networks, LLC	20220430-1	0036325323-01 04/22	700 Greyhawk Blvd - Gym 04/22	\$	19.30
Crosscreek Environmental Inc.	001099	10765	Aquatic Maintenance 04/22	\$	3,870.00
EarthBalance	001091	44682	Wetland Maintenance 03/22	\$	3,295.00
Egis Insurance Advisors LLC	001100	15479	Workers Comp 10/01/20-10/01/21	\$	419.00
Fitness Logic, Inc.	001075	106260	Monthly Maintenance and Cleaning 03/22	\$	125.00
Fitness Logic, Inc.	001075	106326	Fitness Equipment Repair 03/22	\$	141.00
Fitness Logic, Inc.	001101	106697	Monthly Maintenance and Cleaning 04/22	\$	125.00
FitRev, Inc.	001092	25223	Ellipticals (2) and Bike Deposit 04/22	\$	6,212.50
Florida Power & Light	001094	FPL Summary #2 03/22	FPL Electric Summary #2 Bill 03/22	\$	2,613.38
Company Florida Department of Revenue	001093	Sales Tax 03/22	Sales & Use Tax 03/22	\$	83.91
Florida Patio Furniture,	001085	66949	Flat Tube Lounges 02/22	\$	1,194.00
Inc. Frontier Florida LLC	20220430-2	062013-5 04/22	Frontier Services 04/22	\$	312.25
Frontier Florida LLC	20220430-2	941-708-3290-042407-5 04/22	Frontier Services 04/22	\$	58.84

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	oice Amount
Frontier Florida LLC	20220430-2	941-750-9046-070120-5 04/22	Frontier Services 04/22	\$	103.99
Gregory Perra	001080	GP032422	Board of Supervisors Meeting 03/24/22	\$	200.00
Greyhawk Landing CDD	CD1555	Debit Card Replenishment	Debit Card Replenishment	\$	777.92
Greyhawk Landing CDD	CD1556	Debit Card Replenishment	Debit Card Replenishment	\$	565.68
Greyhawk Landing CDD	CD1554	Debit Card Replenishment	Debit Card Replenishment	\$	1,501.66
Kimal Lumber	001076	032122 Kimal	Material for Bridge 03/22	\$	1,888.16
Manatee County Utilities	001078	MCUD Summary 03/22	Garbage/Utility Services 03/22	\$	1,670.98
Department Mark E Bush	001074	MB032422	Board of Supervisors Meeting 03/24/22	\$	200.00
Matthew J Facciolla	001077	03242022 Elite	Paint Trim 03/22	\$	5,975.00
Matthew J Facciolla	001077	03302022-02	Interior Paint - Rec 03/22	\$	2,390.00
Matthew J Facciolla	001077	03302022-03	Paint Trim Rec 03/22	\$	3,475.00
MCSO	001086	40413	Security/Escort/Traffic Service 03/22	\$	360.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	001079	9716	Street Lights Maintenance 03/22	\$	268.25

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Nostalgic Lampposts & Mailboxes Plus, Inc.	001102	9744	Street Lights Maintenance 04/22	\$	1,400.00
Nostalgic Lampposts & Mailboxes Plus, Inc.	001102	9776	Service Call 04/22	\$	285.00
Nostalgic Lampposts &	001102	9777	New Timer at Basketball Court 04/22	\$	1,061.25
Mailboxes Plus, Inc. On Site Tree Service, LLC	001087	#3	Palm Tree Removal 03/22	\$	100.00
Persson, Cohen &	001088	1997	General/Monthly Legal Services 03/22	\$	3,856.00
Mooney, P.A. Pools by Lowell, Inc.	001103	30380975	Pool Repair 04/22	\$	211.11
Pools by Lowell, Inc.	001103	30429519	Clubhouse Pool Service 04/22	\$	1,500.00
Pools by Lowell, Inc.	001103	30429586	Rec Pool Service 04/22	\$	2,100.00
Pools by Lowell, Inc.	001103	31207727	Pool Repair 04/22	\$	89.50
Rizzetta & Company, Inc.	001081	INV0000067115	District Management Fees 04/22	\$	5,171.70
Rizzetta & Company, Inc.	001089	INV0000067163	Personnel Reimbursement 04/22	\$	19,651.09
Rizzetta & Company, Inc.	001095	INV0000067277	Cell Phone & Employee Ins Reim 03/22	\$	364.40
Rizzetta & Company, Inc.	001104	INV000067686	Personnel Reimbursement 04/22	\$	6,020.22

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	<u>Inv</u>	voice Amount
Robert Scott Jacuk	001082	SJ032422	Board of Supervisors Meeting 03/24/22	\$	200.00
Schappacher Engineering,	, 001096	2118	Engineering Services 03/22	\$	9,750.00
State Alarm Inc.	001083	222112	Service Call 03/22	\$	526.00
State Alarm Inc.	001105	222477	Monthly Alarm Monitoring Service 05/22	\$	199.00
State Alarm Inc.	001105	222993	On Site Service 04/22	\$	110.00
State Alarm Inc.	001105	222994	Service 04/22	\$	165.00
Sun State Landscape Management, Inc.	001097	42304	Tree Install 04/22	\$	7,925.00
Superior Waterway Services, Inc.	001098	80358	Entance Fountain # 1 Installed Fixtures 04/22	\$	4,448.77
TECO-Peoples Gas	20220430-3	211012697549 03/22	12350 Mulberry Ave 03/22	\$	15.10
TFR Cleaning Services	001106	71088	Janitorial Services 04/22	\$	759.00
Universal Access, LLC	001107	AAAI1273	4 Gate Arms 04/22	\$	2,500.00
Universal Access, LLC	001107	AAAI1275	4 Gate Arms 04/22	\$	2,600.00
Universal Protection Service, LLC	001090	12558885	Security 02/25/22-03/31/22	\$	24,429.34

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	<u>In</u>	voice Amount
Verizon Wireless	001084	9902399854	Telephone Services 03/22	\$	78.33
Yellowstone Landscape	001108	SS 345563	Plant Installation 04/22	\$	1,700.00
Yellowstone Landscape	001108	SS 350161	Monthly Landscape Maintenance 04/22	\$	30,991.65
Yellowstone Landscape	001108	SS 353642	Irrigation Maintenance 04/22	\$	218.94
Report Total				\$	166,272.22

Tab 13

Greyhawk Landing CDD Special Assessment Bonds, Series 2021 Requisitions for Payment

Requisition No.	Vendor	Amount
9	Gulf Coast Grass, Inc.	\$49,658.40
10	Yellowstone Landscape	\$49,658.40 \$4,176.19
		·
	Total	\$53,834.59