

Board of Supervisors' Meeting October 26, 2023

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

www.greyhawkcdd.org

Professionals in Community Management

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212

Board of Supervisors	Jim Hengel Mark Bush Cheri Ady Scott Jacuk Patty Mathews	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise Office at forty-eight the District least (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

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

www.greyhawkcdd.org

October 19, 2023

Board of Supervisors Greyhawk Landing Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Greyhawk Landing Community Development District will be held on **Thursday**, **October 26**, **2023**, **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:

Tab 1 Tab 2

1.	CAL	L TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE
2.	AUD	IENCE COMMENTS
3.	STAI	FF REPORTS & UPDATES
	Α.	Aquatic Maintenance
	В.	Landscape Maintenance
	C.	Field Manager
	П	District Engineer

	D.	District Engineer	
	E.	District Counsel	
	F.	District Manager	
		1. Review of Monthly Financial Statements	Tab 3
4.	CON	TINUED BUSINESS ITEMS	
	Α.	Reading of Ballots from September 28, 2023 Meeting and	
		Ratification of Appointment of Patty Mathews	
	В.	Administration of Oath of Office	
	C.	Discussion and Consideration of Proposal for Flooring in Rec	
		Center	Tab 4
5.	BUS	INESS ITEMS	
	Α.	Consideration of Arbitrage Rebate Report, Series 2021-1,	
		as Prepared by LLS Tax Solutions	Tab 5
6.	BUS	INESS ADMINISTRATION	
	Α.	Consideration of the Minutes of the Board of Supervisors'	
		Meeting held on September 28, 2023,	Tab 6
	В.	Ratification of the Operations and Maintenance	
		Expenditures for the Months of August 2023	Tab 7
7.	SUP	ERVISOR REQUESTS	

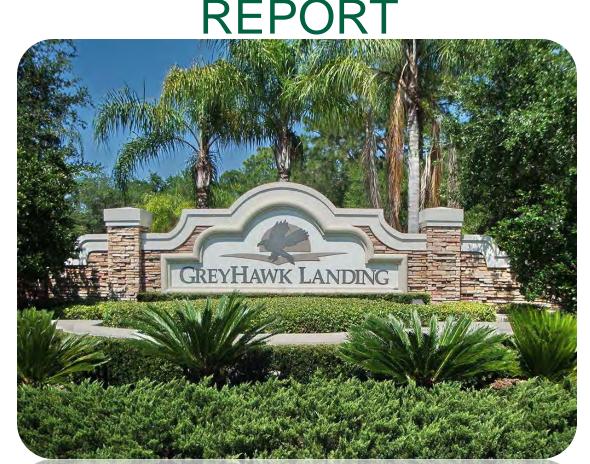
8. ADJOURNMENT

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

Tab 1

GREYHAWK LANDING



October 18, 2023 Rizzetta & Company John R. Toborg – Division Manager Landscape Inspection Services



Summary, Clubhouse, SR 64

General Updates, Recent & Upcoming Maintenance Events

- During the month of October, all Bahia turf shall receive an application of 1250 lbs. (25 50 lb. bags) of 20-0-10 fertilizer with a pre-emergent herbicide mixed in. Additionally, all St. Augustine turf shall receive an application of 1050 lbs. (21 50 lb. bags) of 24-2-11 fertilizer. Also, all Ornamentals shall receive an application of 800 lbs. (16 50 lb. bags) of 8-0-10 fertilizer and all Palms shall receive an application of 750 lbs. (15 50 lb. bags) of 8-2-12+4 Mg fertilizer.
 During the month of November, all Palms shall receive an application of 750 lbs. (15 50 lb. bags)
- of 8-2-12+4 Mg fertilizer. During the month of December, all St. Augustine turf shall receive an application of 1050 lbs. (21 – 50 lb. bags) of 20-0-12 with a pre-emergent herbicide mixed in.
- Starting November 1st, the mowing schedule reverts to every other week, however, Yellowstone crews must still be on-site weekly performing maintenance duties other than mowing such as bed detailing, lifting, de-mossing trees, weeding, etc.

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

 The SR 64 wall requires clean-up as there are vines coming over the wall from the north side. There are also tall weeds in the shrubs and the bed line needs to be established. Gold Mound is also in moderate wilt condition. (Pics 1a, b & c>)



 Annual flowers in front of the entrance monument (inbound side) appear also drought stressed.





GreyHawk Blvd., Peregrin, Brambling

- Remove any damaged Gold Mound on the median between the guard house and SR 64. We may want to consider rejuve cutting this plant material going into next spring to see if we can get fuller growth form the bottom up. Right now, we have "cloud tops".
- 4. There are also some annuals in front of the guard house that are not thriving. I would remove any plants that are mostly dead. <u>Is there a plan with the installing contractor to replace plants that do not thrive?</u>
 (Pic 4)



5. <u>The trees on the inbound lanes behind the</u> <u>guard house are still full of Spanish Moss.</u> <u>This has been a month's long issue. This</u> <u>problem is not isolated to just this area.</u> <u>By what date will lifting and de-mossing</u> <u>be completed? (Pic 5)</u>



6. Although the hedge on top of the berm between the homes on the west side of Brambling Ct. and the guard house has been filled in and extended, this entire berm still needs to be cleaned up, defined and weeded. There are still dead (or nearly dead) plants on both sides of Peregrin at this intersection that need to be either removed completely or have the dead wood removed. (Pics 6a & b)



- I cannot see where the ornamental grass beds on the Brambling Ct. pond were ever cleaned up. They are weedy, contain dead material and palm volunteers. (Pic 7>)
- 8. Yellowstone should maintain a straight line up the east side of Brambling adjacent to the wetland north of Peregrin instead of weaving behind the Oak trunks and then coming closer to the street between the Oaks. (see >)

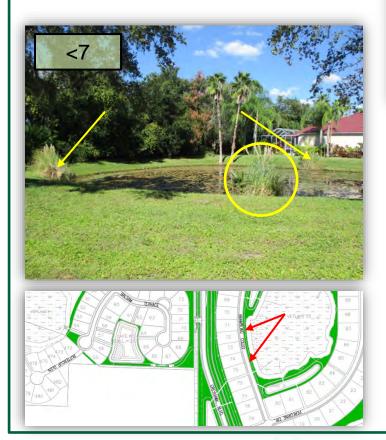


Brambling/Peregrin Lift Station, GHBIvd. Northbound, Rec. Center

 Lower the height of the hedges surrounding the lift station at Peregrin and Brambling and remove Brazilian Peppers. (Pic 9)



- 10. As mentioned earlier, de-mossing and lifting is required nearly the entirety of GreyHawk Blvd. (GHBlvd.) (Pic 10>)
- 11. Clean out dead growth from the Variegated Ginger along the east side of GHBlvd.



- 12. Many, if not most, palms throughout the community have large fruit pods hanging that need to be removed. Several also have dead petticoats that need trimmed off. Those fruits that have fallen need to be picked up and disposed of. (Pic 12>)
- 13. Remove dead wood in the Juniper on the back side of the Rec. Center pool deck. There are also many Juniper trunks that, in my opinion, are completely void of foliage and detract from the view and should be removed.
- 14. Remove four to five individual Loropetalum also on the back side of the Rec. Center pool deck. (Pic 14>)



- 15. Remove fruit from the palms between the totlot and the basketball court.
- 16. Is Yellowstone applying fertilizer to the palms inside the pool equipment area (less product, more frequently)? They remain yellow.
- 17. Remove dead Pentas from the rear of the Deer Walk median on Petrel Trail south.
- Trees are particularly low on the east side of GHBlvd. between Peregrin and Cara Cara south.
- 19. This Roebelenii Palm at Cara Cara north remains off-color and perhaps exhibits frizzle top. Apply fertilizer. (Pic 19>)



Rec. Center, Penguin Dr., Natureview Cir., Aster Ave.



- 20. Remove all dead Mammy Crotons adjacent to the parking lots in the sports fields.
- 21. Has Yellowstone inspected and diagnosed the dying turf on Penguin Dr. median. (Pic 21>)



22. This Roebelenii Palm at Natureview Circle south also needs to receive more nutrients.Remove invasive vine from the Flax Lily on this median. (Pic 22)



- 23. Treat the dollarweed on the median turf on Aster Ave. Remove dead material from the Flax Lily.
- 24. Many of the Pentas have already failed or are not thriving on the back side of the Natureview Circle north median. (Pic 24>)



25. What is the irrigation duration and frequency at the UMRR outbound monument? Is there 100% coverage? The Pentas are not thriving. This is not an impressive entry feature. (Pic 25>)



North Entrance, Peregrin Cir. North, Buttercup

- 26. I recommend cutting down the Purple Fountaingrasses on the northern GHBlvd. median to low mounds going into the spring grow season. They are mostly brown now. Make sure there are no spider mites – drench, if necessary.
- 27. Trees on the south side of Peregrin Cir. North leg also need to be lifted.
- 28. I cannot find where I received a proposal to remove and replace two dead Sw. Viburnum along the south side of Buttercup approaching the cul-de-sac. (Item 45, July report) (Pic 28>)
- 29. Has Yellowstone diagnosed the issue with failing turf on the north ROW of Mulberry just west of GHBlvd.? (Pic 29>)





30. These two trees on the south side of Mulberry just off GHBIvd. still need to be trimmed. (Pic 30)





Mulberry & GHBlvd., Honeyflower, Rosemary Park

31. Why were annuals never replaced a the tip of the Mulberry median at GHBlvd.? This is a high-traffic area. (Pic 31)



32. Yellowstone needs to keep the Dw. Firebush on the west side of Honeyflower Loop from getting up into the crowns fo the tree line. (see below & Pic 32))



33. Remove palm saplings from the triangular islands surrounding the roundabout at Mulberry and Honeyflower.

34. Hand pull the Broomsedges form the ornalental grass beds in Rosemary Park. (Pic 34)



- 35. I feel the Dw. Firebush in Rosemary Park needs to be maintained lower simply for security reasons.
- 36. Remove a completely dead Wax Myrtle in Rosemary Park. (Pic 36)



- 37. Fakahatchee Grasses toward the southern end of Rosemary Park are turning brown and also contain invasive vines.
- 38. Has Yellowstone inspected and diagnosed ths cause(s) of several areas of stressed or dead turf in Rosemary Park. The former Field Operations Manager & I tested several zones in July. Was anything added to the system since then to correct hot spots? (Pic 38>)



Goldenrod Wall, Clubhouse

39. There are very long expanses of Sweet Viburnum along the wall south of Goldenrod that are covered with Bitter Melon vine. This must be eradicated a the grond level. (Pic 39)



- 40. In my opinion, there are many areas of this hedge above that need to be lowered to below the top of the wall cap.
- 41. Can we not fill in the bed under the Magnolia to the right of the clubhouse entrance (Pic 41a) with the same fullness as the bed to the left at the intersection of sidewalks? (Pic 41b>) (Install & Invoice)







Tab 2



Andrew Davis - October 26, 2023

Landscaping Weekly Meetings Update: Weekly Meetings held on: 10/05, 10/11, 10/17

Meeting with Yellowstone rep. "David Bautista" on 10/11/23 to discuss upcoming vertical cutbacks and special areas of concern during the reduced Mowing schedule (starting Dec. 1st)

The main Purpose of the "meeting" was to "identify areas that will need trimming and cutback" prior to Dec. 1^{st.}

Items to be addressed by Yellowstone that are pending:

Aquatics Update

Ponds 25 & 38 had the Prescence of dead fish on the banks and floating along the reeds. Cross creek was called and had the oxygen levels tested. The pond was found to be of good standard. Cross creek will closely monitor and run further tests (as needed) should any more issues arise.

Items to be addressed by Yellowstone that are pending: Quarterly cutbacks in areas surrounding the wetland / conservation markers

Gate Update:

Gates operating as normal

New gate armbars were ordered and replaced old and damaged beyond repair. These will be used to replace damaged armbars in the future.

(as of 10/26) Pickleball entrance "gates" should now have card reader accessibility.

CDD Facilities Update:

Operations/Maintenance Accomplishments for the month of October 2023:

- 1. Owen's Electric switched out fluorescent bulbs with LED bulbs throughout 95% of the REC center. Two small storage closets remained the same
- 2. Pressure washing from the SR 64 entrance (including two monuments) down to the REC center traffic circle was completed during the first 2 weeks of October. Parts of the nature trail around the playground and pool entrance were included in the scope of work.
- 3. Areas of the nature trail behind Chantilly were examined and preventative measures against the possibility of falling limbs / trees were taken. DEAD Trees were cut down to stumps and other limbs were cut back to reduce injury from falling debris along this section of the trail. More de-scaling and preventative measures will continue along the trail from Chantilly trail, East towards the ballpark, and Northwest towards Petunia Terrace.
- 4. 6 trees along the entrance to Greyhawk (SR64) were cleaned up (de-mossed) and trimmed in anticipation for the upcoming holiday décor

Recreation Center	Mulberry Clubhouse
Air filters replaced ad air vents were wiped down and disinfected	Air filters replaced and air vents were wiped and disinfected
Leaking toilet and faulty O-ring were replaced in the men's urinals. Next day service by Lapensee plumbing	Numbered Signs were added to pickleball courts
	Street signs replaced along mulberry road (roundabout signs, ped x-ing,)

Pending Items

Recreation Center	Mulberry Clubhouse	
4 new treadmills Fit-Rev		
Pool Furniture – refurbishment		

Maintenance and Operations

Pending Projects Update:

• Carried over from last month [Schedule Frontier for gate internet]

(need Main Gate to coordinate schedule).

• Club care (annual/ bi-annual) plant company set to bring fresh foliage at each entrance to Greyhawk monuments (North & South entrance / & G.Hawk Blvd. and Mulberry Ave) staring in the month of November

Recommendations for the Board of Supervisors:

Fit Rev carpet proposal

Tab 3



UPCOMING DATES TO REMEMBER

- Next Meeting: November 16, 2023
- FY 2021-2022 Audit Completion Deadline: June 30, 2023
- Next Election (Seats 2, & 4): Tuesday, November 5, 2024

District Manager's Report

October 19

2023

General Fund Cash & Investment Balance		\$363,320
Reserve Fund Investment Balance		\$1,603,984
Debt Service Fund Investment Balance		\$234,076
Capital Projects Fund Investment Balance		\$1,881,054
Total Cash and Investment Balances		\$4,082,434
General Fund Expense Variance:	\$2,028	Under Budget



FEMA Update: No further updates currently.

Encroachment Notices: As per the direction of the board encroachment notices were sent to two homeowners on Balsam Terrace regarding landscaping and fences installed on the easements.

<u>New Operations Manager:</u> Andrew Davis has been selected as the new Operations Manager for Greyhawk Landing. He has been interviewing candidates for the assistant position.





Financial Statements (Unaudited)

September 30, 2023

Prepared by: Rizzetta & Company, Inc.

greyhawkcdd.org rizzetta.com

Professionals in Community Management

Balance Sheet

As of 09/30/2023 (In Whole Numbers)

(In	whole	Num	ber
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		,					
	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gymnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	149,129	0	0	0	149,129	0	0
Investments	214,191	1,603,984	234,076	1,881,054	3,933,305	0	0
Prepaid Expenses	33,553	0	0	0	33,553	0	0
Refundable Deposits	9,130	0	0	0	9,130	0	0
Due From Other	67,817	0	0	0	67,817	0	0
Fixed Assets	0	0	0	0	0	28,400,050	0
Amount Available in Debt Service	0	0	0	0	0	0	234,076
Amount To Be Provided Debt Service	0	0	0	0	0	0	10,473,924
Total Assets	473,820	1,603,984	234,076	1,881,054	4,192,934	28,400,050	10,708,000
Liabilities							
Accounts Payable	24,731	0	0	0	24,731	0	0
Accrued Expenses	35,994	0	0	0	35,994	0	0
Due To Other	0	4,841	0	62,976	67,818	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	10,708,000
Deposits Payable	2,800	0	0	0	2,800	0	0
Total Liabilities	63,525	4,841	0	62,976	131,343	0	10,708,000
Fund Equity & Other Credits							
Beginning Fund Balance	371,684	1,350,629	683,246	2,293,659	4,699,217	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,400,050	0
Net Change in Fund Balance	38,611	248,514	(449,170)	(475,581)	(637,625)	0	0
Total Fund Equity & Other Credits	410,295	1,599,143	234,076	1,818,078	4,061,592	28,400,050	0
Total Liabilities & Fund Equity	473,820	1,603,984	234,076	1,881,054	4,192,934	28,400,050	10,708,000

See Notes to Unaudited Financial Statements

Statement of Revenues and Expenditures

As of 09/30/2023

	(In Whole Numbe			
	Year Ending	Through	Year To D	ate
-	09/30/2023 Annual Budget	09/30/2023 YTD Budget	09/30/202 YTD Actual	23 YTD Variance
Revenues	Ŭ	U		
Interest Earnings				
Interest Earnings	0	0	5,535	(5,535)
Special Assessments				
Tax Roll	1,797,989	1,797,989	1,816,535	(18,546)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	12,252	(12,252)
Total Revenues	1,797,989	1,797,989	1,834,322	(36,333)
Expenditures				
Legislative				
Supervisor Fees	7,200	7,200	8,000	(800)
Total Legislative	7,200	7,200	8,000	(800)
Financial & Administrative				
Administrative Services	4,680	4,680	4,680	0
District Management	23,400	23,400	23,400	0
District Engineer	40,000	40,000	31,113	8,888
Disclosure Report	1,000	1,000	1,100	(100)
Trustees Fees	11,530	11,530	9,926	1,604
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	4,160	4,160	4,160	0
Accounting Services	19,760	19,760	19,760	0
Auditing Services	3,425	3,425	0	3,425
Arbitrage Rebate Calculation	1,000	1,000	1,000	0
Public Officials Liability Insurance	3,730	3,730	3,341	389
Legal Advertising	2,300	2,300	774	1,526
Miscellaneous Mailings	400	400	3,279	(2,879)
Bank Fees	0	0	733	(733)
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	300	300	822	(522)
Website Hosting, Maintenance, Backup & Email	3,998	3,998	3,998	0
Total Financial & Administrative	125,058	125,058	113,461	11,597
Legal Counsel				
District Counsel	41,000	41,000	33,423	7,577
Total Legal Counsel	41,000	41,000	33,423	7,577
Security Operations				
Security Camera Maintenance	3,300	3,300	7,760	(4,460)
Security Monitoring Services	6,412	6,412	8,435	(2,023)

See Notes to Unaudited Financial Statements

Statement of Revenues and Expenditures

	As of 09/30/202	3		
	(In Whole Numbe	rs)		
	Year Ending 09/30/2023	Through 09/30/2023	÷	
	Annual Budget	YTD Budget	YTD Actual	YTD Varianc
Facility A/C & Heating Maintenance & Re- pair	500	500	0	500
Guard & Gate Facility Maintenance & Re- pair	5,700	5,700	15,026	(9,326
Miscellaneous Operating Supplies	500	500	0	500
Security Services & Patrols	409,661	409,661	327,754	81,906
Total Security Operations	426,073	426,073	358,975	67,098
Electric Utility Services				
Utility Services	32,000	32,000	27,561	4,439
Utility - Recreation Facilities	40,000	40,000	39,664	336
Utility - Street Lights	8,000	8,000	10,815	(2,815
Total Electric Utility Services	80,000	80,000	78,040	1,960
Gas Utility Service				
Utility Services	220	220	181	39
Total Gas Utility Service	220	220	181	39
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	8,000	8,000	7,590	410
Total Garbage/Solid Waste Control Services	8,000	8,000	7,590	410
Water-Sewer Combination Services				
Utility Services	13,000	13,000	18,730	(5,730
Total Water-Sewer Combination Services	13,000	13,000	18,730	(5,730
Stormwater Control				
Aquatic Maintenance	46,440	46,440	51,916	(5,476
Lake/Pond Bank Maintenance & Repair	7,000	7,000	13,375	(6,375
Wetland Monitoring & Maintenance	22,685	22,685	0	22,685
Fountain Service Repair & Maintenance	3,000	3,000	2,175	825
Aquatic Plant Replacement	3,000	3,000	0	3,000
Stormwater System Maintenance	4,000	4,000	0	4,000
Miscellaneous Expense	500	500	2,900	(2,400
Midge Fly Treatments	10,000	10,000	0	10,000
Wetland Invasive Areas Maintenance	25,500	25,500	27,100	(1,600)
Other Physical Environment				
Employee - Salaries	194,096	194,096	179,770	14,326
Employee - Workers Comp Insurance	0	0	850	(850
Property Insurance	15,523	15,523	15,810	(830)
General Liability Insurance	4,747	4,747	3,644	1,103
Entry & Walls Maintenance & Repair	8,000	8,000	895	7,105
Landscape Maintenance	371,947	0,000	070	,,100

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)	
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	(III whole runnoe	13)			
	Year Ending Through Year		Year To Da		
	09/30/2023	09/30/2023	09/30/202	3	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	
Well Maintenance	3,000	3,000	0	3,000	
Tree Trimming Services	5,000	5,000	14,235	(9,235)	
Landscape Replacement Plants, Shrubs, Trees	30,000	30,000	24,774	5,226	
Landscape Inspection Services	3,200	3,200	3,200	0	
Landscape - Annuals/Flowers	15,000	15,000	22,219	(7,219)	
Fire Ant Treatment	6,000	6,000	0	6,000	
Holiday Decorations	13,200	13,200	13,648	(448)	
Landscape - Mulch	35,000	35,000	36,972	(1,972)	
Miscellaneous Expense	500	500	2,700	(2,200)	
Irrigation Maintenance	12,000	12,000	22,163	(10,163)	
Hurricane Related Expenses	0	0	96,908	(96,908)	
Total Other Physical Environment	717,213	717,213	828,384	(111,171)	
Road & Street Facilities					
Sidewalk Maintenance & Repair	15,000	15,000	17,281	(2,281)	
Parking Lot Repair & Maintenance	1,500	1,500	0	1,500	
Street Sign Repair, Replacement, & New In- stallations	5,000	5,000	3,344	1,656	
Roadway Repair & Maintenance	2,500	2,500	1,100	1,400	
Guard & Gate Facility Maintenance & Re- pair	11,000	11,000	2,600	8,400	
Street Light/Decorative Light Maintenance	30,000	30,000	23,880	6,120	
Total Road & Street Facilities	65,000	65,000	48,204	16,796	
Parks & Recreation					
Furniture Repair & Replacement	2,400	2,400	0	2,400	
Facility Supplies	6,000	6,000	3,620	2,100	
Pool Service Contract	43,200	43,200	45,450	(2,250)	
Playground Equipment & Maintenance	2,000	2,000	8,567	(6,567)	
Maintenance & Repairs	29,000	29,000	38,357	(9,357)	
Vehicle Maintenance	2,600	2,600	5,375	(2,775)	
Clubhouse Janitorial Services	10,000	10,000	9,108	892	
Pool/Water Park/Fountain Maintenance	1,000	1,000	480	520	
Pest Control & Termite Bond	700	700	1,385	(685)	
Clubhouse Miscellaneous Expense	4,200	4,200	21,256	(17,056)	
Pool Repairs	15,000	15,000	25,561	(10,561)	
Tennis Court Maintenance & Supplies	5,000	5,000	7,516	(2,516)	
Athletic Court/Field/Playground Maint.	8,000	8,000	2,347	5,653	
Basketball Court Maintenance & Supplies	3,000	3,000	3,549	(549)	
Dock Repairs and Maintenance	3,000	3,000	0	3,000	
Cable & Internet	14,500	14,500	14,562	(62)	
Fitness Equipment Maintenance & Repair	7,500	7,500	9,372	(1,872)	
Office Supplies	6,000	6,000	2,277	3,723	

985 General Fund	•	ent of Revenues and As of 09/30/202	23		
		(In Whole Numb	,		
		Year Ending	Through	Year To D	
		09/30/2023	09/30/2023	09/30/202	
		Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Parks & Recreation		163,100	163,100	198,782	(35,682)
Contingency					
Miscellaneous Contingency		30,000	30,000	4,725	25,275
Total Contingency		30,000	30,000	4,725	25,275
Total Expenditures		1,797,989	1,797,989	1,795,961	2,028
Total Excess of Revenues Over(Und ditures	er) Expen-	0	0	38,361	(38,361)
Total Other Financing Sources(Uses) Prior Year AP Credit)				
Prior Year Adjustment		0	0	250	(250)
Total Other Financing Sources(Uses)		0	0	250	(250)
Total Other T manening Sources(Oses)		0	<u> </u>		(230)
Fund Balance, Beginning of Period		0	0	371,684	(371,684)
Total Fund Balance, End of Period		0	0	410,295	(410,295)

	Landing Community D	-		
Stat	ement of Revenues and 1 As of 09/30/2022	-		
	(In Whole Number			
	Year Ending 09/30/2023	Through 09/30/2023	Year To D 09/30/202	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	39,897	(39,897)
Special Assessments				
Tax Roll	270,000	270,000	270,000	0
Total Revenues	270,000	270,000	309,897	(39,897)
Expenditures				
Contingency				
Capital Reserve	270,000	270,000	62,246	207,753
Total Contingency	270,000	270,000	62,246	207,753
Total Expenditures	270,000	270,000	62,246	207,753
Total Excess of Revenues Over(Under) Expen-	0	0	247,651	(247,651)
ditures				
Total Other Financing Sources(Uses) Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	863	(863)
Total Gain or Loss on Investments	0	0	863	(863)
Total Other Financing Sources(Uses)	0	0	863	(863)
Fund Balance, Beginning of Period	0	0	1,350,629	(1,350,629)
Total Fund Balance, End of Period	0	0	1,599,143	(1,599,143)

985 Debt Service Fund S2021 Refund Greyhawk Landing Community Development District

Statement of Revenues and Expenditures As of 09/30/2023

	As of 09/30/2023 (In Whole Numbers)			
	Year Ending 09/30/2023	Through 09/30/2023	Year To D 09/30/202	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,098	(2,098)
Special Assessments				
Tax Roll	354,900	354,900	358,083	(3,183)
Total Revenues	354,900	354,900	360,181	(5,281)
Expenditures				
Debt Service				
Interest	67,900	67,900	69,960	(2,060)
Principal	287,000	287,000	287,000	0
Total Debt Service	354,900	354,900	356,960	(2,060)
Total Expenditures	354,900	354,900	356,960	(2,060)
Total Excess of Revenues Over(Under) Expen-	0	0	3,221	(3,221)
ditures				(3,221)
Total Other Financing Sources(Uses) Interfund Transfer (Expense)				
Interfund Transfer	0	0	(2,927)	2,927
Total Other Financing Sources(Uses)	0	0	(2,927)	2,927
Fund Balance, Beginning of Period	0	0	62,516	(62,516)
Total Fund Balance, End of Period	0	0	62,810	(62,810)

Statement of Revenues and Expenditures As of 09/30/2023

	As of 09/30/202.	3		
	(In Whole Number	rs)		
	Year Ending 09/30/2023	Through 09/30/2023	Year To D 09/30/202	
—	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,475	(17,475)
Special Assessments				
Tax Roll	365,332	365,332	368,609	(3,277)
Total Revenues	365,332	365,332	386,084	(20,752)
Expenditures				
Financial & Administrative				
District Management	0	0	5,000	(5,000)
Trustees Fees	0	0	6,800	(6,800)
Placement Agent Fee	0	0	60,945	(60,945)
Special Assessment Allocation Report	0	0	15,000	(15,000)
Verification Agent	0	0	1,750	(1,750)
Rating Agency	0	0	10,000	(10,000)
Total Financial & Administrative	0	0	99,495	(99,495)
Legal Counsel				
District Counsel	0	0	25,000	(25,000)
Bond Counsel	0	0	30,000	(30,000)
Bank Counsel	0	0	20,500	(20,500)
Trustee Counsel	0	0	6,000	(6,000)
Total Legal Counsel	0	0	81,500	(81,500)
Debt Service				
Interest	260,332	260,332	260,070	262
Principal	105,000	105,000	105,000	0
Total Debt Service	365,332	365,332	365,070	262
Total Expenditures	365,332	365,332	546,065	(180,733)
Total Excess of Revenues Over(Under) Expen-	0	0	(159,981)	159,981
ditures			(10),001)	10,,,01
Total Other Financing Sources(Uses)				
Other Costs				
Bond Retirement	0	0	(4,355,708)	4,355,708
Debt Proceeds				
Bond Proceeds	0	0	4,063,000	(4,063,000)
Total Debt Proceeds	0	0	4,063,000	(4,063,000)
Total Other Financing Sources(Uses)	0	0	(292,708)	292,708

985 Debt Service Fund S2013/S2023 Greyhawk Landing Community Development District

Sta	tement of Revenues and As of 09/30/202 (In Whole Numbe	23		
	Year Ending 09/30/2023	Through 09/30/2023	Year Te 09/30/	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	570,606	(570,606)
Total Fund Balance, End of Period	0	0	117,917	(117,917)

	vk Landing Community l Statement of Revenues and As of 09/30/202 (In Whole Numb	Expenditures 23		
	Year Ending 09/30/2023	Through 09/30/2023	Year To D 09/30/202	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,761	(1,761)
Special Assessments				
Tax Roll	311,771	311,771	314,567	(2,797)
Total Revenues	311,771	311,771	316,328	(4,558)
Expenditures				
Debt Service				
Interest	90,771	90,771	95,030	(4,259)
Principal	221,000	221,000	221,000	0
Total Debt Service	311,771	311,771	316,030	(4,259)
Total Expenditures	311,771	311,771	316,030	(4,259)
Total Excess of Revenues Over(Under) Expen	0	0	298	(298)
ditures				
Total Other Financing Sources(Uses) Interfund Transfer (Revenue)				
Interfund Transfer	0	0	2,927	(2,927)
Total Other Financing Sources(Uses)	0	0	2,927	(2,927)
Fund Balance, Beginning of Period	0	0	50,124	(50,124)
Total Fund Balance, End of Period	0	0	53,349	(53,349)

Statement of Revenues and Expenditures

As of 09/30/2023

	(In Whole Numbe	rs)		
	Year Ending	Through	Year To D	ate
	09/30/2023	09/30/2023	09/30/202	23
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	35,482	(35,482)
Total Revenues	0	0	35,482	(35,482)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	511,063	(511,062)
Total Other Physical Environment	0	0	511,063	(511,062)
Total Expenditures	0	0	511,063	(511,062)
Total Excess of Revenues Over(Under) Expen- ditures	0	0	(475,581)	475,581
		â		
Fund Balance, Beginning of Period	0	0	2,293,659	(2,293,659)
Total Fund Balance, End of Period	0	0	1,818,078	(1,818,078)

Greyhawk Landing CDD Investment Summary September 30, 2023

Account	Investment		nce as of ber 30, 2023
The Bank of Tampa	Money Market	\$	6,859
The Bank of Tampa ICS Program:			
Ameris Bank	Money Market		34,579
Dime Community Bank	Money Market		25,950
First Horizon Bank	Money Market		146,803
	Total General Fund Investments	\$	214,191
FL CLASS General Fund Reserve - Enhanced Cash	FL Class General Fund Reserve - Enhanced Cash - 5.26527% Monthly	\$	451,488
The Bank of Tampa ICS Program Capital Reserve:			
Ameris Bank	Money Market		53
Dime Community Bank	Money Market		89,833
East Weest Bank	Money Market		248,809
First Horizon Bank	Money Market		101,985
First National Bank of Omaha	Money Market		18
Pinnacle Bank	Money Market		248,810
Western Alliance Bank	Money Market		248,810
The Bank of Tampa ICS Program Road Reserve:			014 170
Ameris Bank	Money Market		214,178
	Total Reserve Fund Investments	\$	1,603,984
US Bank S2021 Refunding - Revenue	US Bank Money Market Ct	\$	62,810
US Bank S2021 Prepayment	US Bank Money Market Ct	*	927
US Bank S2021 Revenue	US Bank Money Market Ct		52,422
US Bank S2023 Interest	US Bank Money Market Ct		97,528
US Bank S2023 Revenue	US Bank Money Market Ct		20,389
	Total Debt Service Fund Investments	\$	234,076
US Bank S2021 Acquisition & Construction	US Bank Money Market Ct	\$	1,881,054
	Total Capital Projects Fund Investments	\$	1,881,054

Greyhawk Landing Community Development District Summary A/P Ledger From 09/1/2023 to 09/30/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
985, 2776						
, -	985 General Fund	09/01/2023	Caseys Plumbing Backflow Division	134282	Backflow Test 08/23	44.95
	985 General Fund	09/28/2023	Cheryl Ady	CA092823	Board of Supervisors Meeting 09/28/23	200.00
	985 General Fund	09/15/2023	Crosscreek Environ- mental, Inc.	14893	Pond #47 Excavation & Sod 09/23	14,870.00
	985 General Fund	09/30/2023	Florida Department of Revenue	51-8015445488-7 09.23	Sales Tax 09/23	57.64
	985 General Fund	09/26/2023	Jennifer Klein	092623 Klein	Rental Deposit Refund 09/23	250.00
	985 General Fund	09/28/2023	Mark E Bush	MB092823	Board of Supervisors Meeting 09/28/23	200.00
	985 General Fund	09/14/2023	Miller Recreation Equipment & Design, Inc.	230914	Replace Trash Cans 09/23	2,396.20
	985 General Fund	09/29/2023	Rizzetta & Company, Inc.	INV0000084242	Personnel Reimburse- ment 09/23	6,334.65
	985 General Fund	09/30/2023	Rizzetta & Company, Inc.	INV0000084265	Employee Reimburse- ment & Cell Phone 09/23	162.58
	985 General Fund	09/28/2023	Robert Scott Jacuk	RJ092823	Board of Supervisors Meeting 09/28/23	200.00
	985 General Fund	08/31/2023	TECO Peoples Gas	211012697549 08/23 ACH	12350 Mulberry Ave 08/23	15.10
Sum for 985, Sum fo						24,731.12 24,731.12

24,731.12

Sum for 985 Sum Total

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2021

Construction Account Activity Through September 30, 2023

Inflows:	Debt Proceeds	\$	3,844,216.91
		Total Bond Proceeds:	3,844,216.91
	Interest Earnings		35,644.76
	SFWMD Deposit		13,215.00
		Total Inflows: \$	3,893,076.67

Outflows:

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

11/15/2022	23	Crosscreek Environmental	(2,187.50)	Cleared
12/1/2022	24	CourtCo	(21,030.00)	Cleared
12/1/2022	25	Finn Outdoor	(4,500.00)	Cleared
12/8/2022	26	Gulf Coast Grass Inc.	(9,932.00)	Cleared
1/10/2023	27	Gulf Coast Grass Inc.	(7,200.00)	Cleared
1/10/2023	28	Virtual Access Communications & Control	(44,550.00)	Cleared
1/31/2023	29	Gulf Coast Grass Inc.	(39,726.00)	Cleared
2/21/2023	30	Nostalgic Lampposts & Mailboxes Plus	(3,225.00)	Cleared
2/23/2023	31	CourtCo	(18,250.00)	Cleared
3/15/2023	32	ASAP Fence and Gates LLC	(12,144.00)	Cleared
3/22/2023	33	Gator Grading and Paving	(47,479.50)	Cleared
3/29/2023	34	Florida Playgrounds	(3,187.56)	Cleared
5/17/2023	35	CourtCo	(21,030.00)	Cleared
5/30/2023	37	Finn Outdoor	(26,600.00)	Cleared
6/12/2023	38	Finn Outdoor	(7,750.00)	Cleared
6/12/2023	39	Florida Playgrounds	(25,284.50)	Cleared
5/30/2023	36	ASAP Fence and Gates LLC	(12,144.00)	Cleared
6/19/2023	40	Infinity Construction and Concrete Services,	(700.00)	Cleared
6/30/2023	41	Florida Playgrounds	(6,943.43)	Cleared
6/30/2023	42	Security Ox	(11,411.50)	Cleared
7/13/2023	43	Stahlman-England Irrigation, Inc.	(15,815.00)	Cleared
7/19/2023	45	Infinity Construction and Concrete Services,	(5,263.75)	Cleared
7/13/2023	44	CourtCo	(14,300.00)	Cleared
8/4/2023	46	Crosscreek Environmental	(26,000.00)	Cleared
8/16/2023	47	Bellmore Electric, Inc.	(4,110.00)	Cleared
9/19/2023	48	Gulf Coast Grass Inc.	(12,528.00)	Cleared
9/19/2023	49	Sun State Landscape Management, Inc.	(5,135.00)	Cleared
		Total Requisitions:	(1,852,882.48)	
		Total Construction Requisitions and COI:	(2,012,022.48)	

Due to GF:	 (62,976.32)
Total Outflows:	(2,074,998.80)
Series 2021 Construction Fund Balance at September 30, 2023	\$ 1,818,077.87

Greyhawk Landing Community Development District Notes to Unaudited Financial Statements September 30, 2023

Balance Sheet

- 1. Trust statement activity has been recorded through 09/30/23.
- 2. See EMMA (Electronic Municipal Market Access) at <u>https://emma.msrb.org</u> for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 4

FitRev Inc.

Phone: 813-870-2966 - Fax: 813-870-2896 - Email: sales@fitrev.com

FITREV

Sold To:	
Carleen 12350 M	vk Landing Ferronyalka ulberry Ave on, FL 34212
Phone: Email:	(941) 746-6670 fieldmgr@greyhawkcdd.org

	PROPOSAL
Data	Sales Pen:

Quote	Date	Sales Rep:
AAAQ33671	10/06/23	Trisha Zuknick

Ship To:

Greyhawk Landing Carleen Ferronyalka 12350 Mulberry Ave Bradenton, FL 34212				
Phone:	(941) 746-6670			
Email:	fieldmgr@greyhawkcdd.org			

Total

Qty	Manuf.	Manuf #	Description	Unit Price	Ext. Price
			Entryway Floor Update		
560	FitRev	Miscellaneous	ProSeries 9mm Rolled Rubber - Flecked	\$3.09	\$1,730.40
1	FitRev	Miscellaneous	Floor Adhesive (5gal)	\$240.00	\$240.00
1	Shipping	Shipping	Shipping and Handling	\$395.00	\$395.00
		*Instal	lation cost separate, paid to installer Zonum Flooring.		
			S	ubTotal	\$2,365.40
			Sa	les Tax	\$0.00

\$2,365.40

|--|

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, an additional 25% to ship 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. Deposit and final payment are required

Flooring orders require a 50% deposit and remaining balance due BEFORE flooring ships. FLOORING INSTALLATIONS ARE HANDLED BY A 3rd PARTY VENDOR AND IS NOT THE RESPONSIBILITY OF FITREV.

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

ZONUM FLOOR SYSTEMS, CORP.

5002 Hartwell Loop Land O Lakes, Florida 34638 Phone: (813) 407-9296 or (813) 810-8430 Email: zonumfs@gmail.com

Date Estimate # 10/12/2023 10263694

P.O. No.

Name / Address

FitRev 4424 N. Lois Avenue Tampa, FL 33614 Susan

Ship To FitRev

Greyhawk Landing

700 Greyhawk Blvd.

Bradenton, Fl 34202

Description U/M Item Qty Rate Total Demolition Remove existing glued down flooring and 1/4 round 493 2.00 986.00 molding; dispose of same in onsite dumpster. (New 1/4 round molding to be installed over new floor by others if chosen to do so) (The handling of existing equipment is not included in this estimate and will be priced accordingly and added to estimate). Area 14.5 x 34 Patch Provide and apply floor patch to work area; fill 493 sqft 1.00 493.00 voids as needed. Install surface 360 rolled rubber 9mm. Rubber 493 3.00 1.479.00 Transitions Supply and install rubber transitions at 1 single 49 10.00 490.00 doorway, 2 double doorways and 34' rubber to carpet length. WARRANTY: Structural integrity of sub-floor must be sufficient to support floor covering and any mud base needed. Damaged flooring resulting from settlement in \$3,448.00 Subtotal foundation is not covered under warranty. All Materials Supplied are limited to the manufactureres' warranties. All labor performed is warranted for one year from date of installation. PAYMENT: Sales Tax (7.5%) \$0.00 Please note that the undersigned agrees to the above listed prices, specifications and conditions and that their signature below represents authorization to complete the job as specified. Payment will be made as outlined below. If duration of job is longer than two \$3,448.00 weeks, weekly draws may be required with final balance due upon completion. All Total material orders will require a 50% deposit before material is ordered and balance due when materials are delivered. Deposit Required to schedule project: Terms Due on receipt

Signature:

Date:

GEORGIA CARPET AND FLOORS 6430 14TH ST W BRADENTON, FL 34207 Telephone: 941-758-4425

Page 1

ES310870 QUOTE Sold To Ship To GREY HAWK LANDING, GREY HAWK LANDING GREY HAWK LANDING, GREY HAWK LANDING 1400 GREYHAWK BLVD 1400 GREYHAWK BLVD CARLEEN IS CONTACT CARLEEN IS CONTACT BRADENTON, FL 34212 BRADENTON, FL 34212

Quote Date		tele #1		PO Numbe	er	Quote Number		
04/11/23		941-228-6084		1ST HALF OF ROOM		ES310870		
Inventory	Style/Item		Color/Desc	ription	Quantity	Units	Price	Extension
EGRIPIII SBC LABOR	TUFF ROLL RUBBI EGRIP III ADHESIV CARPET DEMO RUBBER FLOOR II	/E	BLUE 4 GALLON BL	JCKET	600.00 2.00 1.00 600.00	EA SF	5.78 433.46 433.46 2.89	3,467.65 866.91 433.46 1,733.82
JCW RUBBER TRANSITION	JCW RUBBER TRA	NSITION	REDUCER		2.00	LF	24.08	48.16

Rip glue down CPT

Install Rolled Rubber in GYM

CUSTOMER TO REMOVE GYM EQUIPMENT

SPECIAL-ORDER MATERIALS ARE CUSTOM ORDERED AND NON -REFUNDABLE. OTHER RESTRICTIONS MAY APPLY. FOR MORE INFORMATION, PLEASE REQUEST A COPY OF OUR LATEST POLICY AGREEMENT.

- 10/05/23		— 1:39PM —
Sales Representative(s):	Material:	4,382.72
GREGORY HEISINGER	Service:	2,167.28
	Misc. Charges:	0.00
	Sales Tax:	0.00
	Misc. Tax:	0.00
	QUOTE TOTAL:	\$6,550.00

Tab 5



LLS Tax Solutions Inc. 2172 W. Nine Mile Rd. #352 Pensacola, FL 32534 Telephone: 850-754-0311 Email: liscott@llstax.com

September 28, 2023

Ms. Shandra Torres Greyhawk Landing Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

\$3,869,000 Greyhawk Landing Community Development District (Manatee County, Florida) Special Assessment Revenue Bond, Series 2021 ("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended August 30, 2023 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of August 30, 2023.

The next annual arbitrage rebate calculation date is August 30, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

\$3,869,000 Greyhawk Landing Community Development District (Manatee County, Florida) Special Assessment Revenue Bond, Series 2021

For the period ended August 30, 2023



LLS Tax Solutions Inc. 2172 W. Nine Mile Rd. #352 Pensacola, FL 32534 Telephone: 850-754-0311 Email: liscott@llstax.com

September 28, 2023

Greyhawk Landing Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

Re: \$3,869,000 Greyhawk Landing Community Development District (Manatee County, Florida) Special Assessment Revenue Bond, Series 2021 ("Bonds")

Greyhawk Landing Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended August 30, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of \$(111,610.00) at August 30, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 2.6003%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

Greyhawk Landing Community Development District September 28, 2023 \$3,869,000 (Manatee County, Florida) Special Assessment Revenue Bond, Series 2021 For the period ended August 30, 2023

NOTES AND ASSUMPTIONS

- 1. The issue date of the Bonds is August 31, 2021.
- 2. The end of the first Bond Year for the Bonds is August 30, 2022.
- 3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
- 4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
- 5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
- 6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
- 7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
- 8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

Greyhawk Landing Community Development District September 28, 2023 \$3,869,000 (Manatee County, Florida) Special Assessment Revenue Bond, Series 2021 For the period ended August 30, 2023

NOTES AND ASSUMPTIONS (cont'd)

- 9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
- 10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
- 11. The proceeds of the Series 2021 Bond, together with other funds of the District, will be used: (a) to finance all or a portion of the cost of acquiring, constructing and equipping assessable capital improvements, comprising the 2021 Project; (b) to pay interest coming due on the Series 2021 Bond on November 1, 2021; and (c) to pay certain costs associated with the issuance of the Series 2021 Bond.

Greyhawk Landing Community Development District September 28, 2023 \$3,869,000 (Manatee County, Florida) Special Assessment Revenue Bond, Series 2021 For the period ended August 30, 2023

DEFINITIONS

- 1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
- 2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
- 3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
- 4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
- 5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
- 6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

Greyhawk Landing Community Development District September 28, 2023 \$3,869,000 (Manatee County, Florida) Special Assessment Revenue Bond, Series 2021 For the period ended August 30, 2023

SOURCE INFORMATION

Bonds	Source
Closing Date	Form 8038G
Bond Yield	Form 8038G
Investments	Source
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

Greyhawk Landing Community Development District September 28, 2023 \$3,869,000 (Manatee County, Florida) Special Assessment Revenue Bond, Series 2021 For the period ended August 30, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

8 / 31 / 2021 ISSUE DATE

- 8 / 31 / 2021 BEGINNING OF COMPUTATION PERIOD
- 8 / 30 / 2023 COMPUTATION DATE

			EARNINGS	OTHER	FUTURE VALUE	
DATE		VALUE AT			AT BOND YIELD	ALLOWABLE
8 / 31 / 2021	FUND/ACCOUNT INITIAL DEPOSIT	COMPUTATION DATE	INVESTMENTS 0.00	(WITHDRAWALS)	<u>2.6003%</u> 3.874,868.83	EARNINGS
9 / 1 / 2021	ACQUISITION & CONSTRUCTION FUND		0.50	3,680,000.00 0.00	0.00	194,868.83 0.00
10 / 1 / 2021	ACQUISITION & CONSTRUCTION FUND		15.12	0.00	0.00	0.00
10 / 1 / 2021	ACQUISITION & CONSTRUCTION FUND		15.63	0.00	0.00	0.00
11 / 17 / 2021	ACQUISITION & CONSTRUCTION FUND		0.00	(12,612.50)	(13,208.14)	(595.64)
12 / 1 / 2021	ACQUISITION & CONSTRUCTION FUND		15.10	(12,012.30)	0.00	0.00
12 / 16 / 2021	ACQUISITION & CONSTRUCTION FUND		0.00	5,076.91	5,305.62	228.71
12 / 22 / 2021	ACQUISITION & CONSTRUCTION FUND		0.00	(51,840.00)	(54,152.02)	(2,312.02)
1 / 3 / 2022	ACQUISITION & CONSTRUCTION FUND		15.51	0.00	0.00	0.00
1 / 24 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(79,740.00)	(83,105.26)	(3,365.26)
2 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		15.29	0.00	0.00	0.00
3 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		13.58	0.00	0.00	0.00
4 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(16,687.50)	(17,308.34)	(620.84)
4 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(111,464.50)	(115,611.40)	(4,146.90)
4 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(3,495.40)	(3,625.44)	(130.04)
4 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		15.04	0.00	0.00	0.00
4 / 11 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(111,464.50)	(115,528.46)	(4,063.96)
4 / 25 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(49,658.40)	(51,417.24)	(1,758.84)
4 / 25 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(4,176.19)	(4,324.11)	(147.92)
5 / 2 / 2022	ACQUISITION & CONSTRUCTION FUND		13.66	0.00	0.00	0.00
5 / 31 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(69,991.00)	(72,283.01)	(2,292.01)
5 / 31 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(771,025.40)	(796,274.37)	(25,248.97)
6 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		13.66	0.00	0.00	0.00
7 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		9.88	0.00	0.00	0.00
7 / 8 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(43,819.00)	(45,133.95)	(1,314.95)
7 / 8 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(1,648.50)	(1,697.97)	(49.47)
7 / 29 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	13,215.00	13,591.07	376.07
8 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		10.06	0.00	0.00	0.00
8 / 8 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(19,935.00)	(20,489.06)	(554.06)
8 / 8 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(5,250.00)	(5,395.92)	(145.92)
8 / 25 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(3,882.00)	(3,985.03)	(103.03)
9 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		9.98	0.00	0.00	0.00

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

8 / 31 / 2021 ISSUE DATE

- 8 / 31 / 2021 BEGINNING OF COMPUTATION PERIOD
- 8 / 30 / 2023 COMPUTATION DATE

		INVESTMENT VALUE AT	EARNINGS ON	OTHER DEPOSITS	FUTURE VALUE AT BOND YIELD	ALLOWABLE
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	2.6003%	EARNINGS
10 / 3 / 2022	ACQUISITION & CONSTRUCTION FUND		9.62	0.00	0.00	0.00
10 / 13 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(18,555.85)	(18,982.82)	(426.97)
10 / 13 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(12,130.00)	(12,409.11)	(279.11)
11 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		9.86	0.00	0.00	0.00
11 / 14 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(14,020.00)	(14,310.73)	(290.73)
11 / 14 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(21,920.00)	(22,374.55)	(454.55)
11 / 14 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(21,140.00)	(21,578.38)	(438.38)
11 / 18 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(2,187.50)	(2,232.22)	(44.72)
11 / 23 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	14,020.00	14,301.49	281.49
11 / 28 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(14,020.00)	(14,296.36)	(276.36)
12 / 1 / 2022	ACQUISITION & CONSTRUCTION FUND		9.37	0.00	0.00	0.00
12 / 2 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(21,030.00)	(21,438.39)	(408.39)
12 / 2 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(4,500.00)	(4,587.39)	(87.39)
12 / 13 / 2022	ACQUISITION & CONSTRUCTION FUND		0.00	(9,932.00)	(10,116.88)	(184.88)
1 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		9.43	0.00	0.00	0.00
1 / 17 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(7,200.00)	(7,316.15)	(116.15)
1 / 17 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(44,550.00)	(45,268.70)	(718.70)
2 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		9.31	0.00	0.00	0.00
2 / 8 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(39,726.00)	(40,306.08)	(580.08)
2 / 23 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(3,225.00)	(3,268.57)	(43.57)
2 / 27 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(18,250.00)	(18,491.26)	(241.26)
3 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		8.18	0.00	0.00	0.00
3 / 17 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(12,144.00)	(12,286.89)	(142.89)
4 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(47,479.50)	(47,983.03)	(503.53)
4 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		825.06	0.00	0.00	0.00
4 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		7.76	0.00	0.00	0.00
4 / 4 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(3,187.56)	(3,221.13)	(33.57)
5 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		6,207.21	0.00	0.00	0.00
5 / 31 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(21,030.00)	(21,164.75)	(134.75)
6 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		6,432.01	0.00	0.00	0.00
6 / 5 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(26,600.00)	(26,762.76)	(162.76)
6 / 21 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(7,750.00)	(7,788.47)	(38.47)

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

8 / 31 / 2021 ISSUE DATE

- 8 / 31 / 2021 BEGINNING OF COMPUTATION PERIOD
- 8 / 30 / 2023 COMPUTATION DATE

		INVESTMENT VALUE AT	EARNINGS ON	OTHER DEPOSITS	FUTURE VALUE AT BOND YIELD	ALLOWABLE
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	2.6003%	EARNINGS
6 / 21 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(25,284.50)	(25,410.01)	(125.51)
7 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(12,144.00)	(12,193.78)	(49.78)
7 / 3 / 2023	ACQUISITION & CONSTRUCTION FUND		6,242.85	0.00	0.00	0.00
7 / 5 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(700.00)	(702.77)	(2.77)
7 / 6 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(11,411.50)	(11,455.81)	(44.31)
7 / 6 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(6,943.43)	(6,970.39)	(26.96)
7 / 18 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(15,815.00)	(15,862.74)	(47.74)
7 / 20 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(5,263.75)	(5,278.88)	(15.13)
8 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		3,002.02	0.00	0.00	0.00
8 / 1 / 2023	ACQUISITION & CONSTRUCTION FUND		4,061.43	0.00	0.00	0.00
8 / 9 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(14,300.00)	(14,321.57)	(21.57)
8 / 9 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(26,000.00)	(26,039.21)	(39.21)
8 / 23 / 2023	ACQUISITION & CONSTRUCTION FUND		0.00	(4,110.00)	(4,112.07)	(2.07)
8 / 30 / 2023	INTEREST ACCRUAL		8,311.13	0.00	0.00	0.00
		1,898,380.68	35,308.25	1,863,072.43	2,005,995.44	142,923.01
8 / 31 / 2021	INITIAL DEPOSIT		0.00	164,216.91	172,912.77	8,695.86
8 / 31 / 2021	COST OF ISSUANCE FUND		0.00	(35,000.00)	(36,853.37)	(1,853.37)
8 / 31 / 2021	COST OF ISSUANCE FUND		0.00	(58,035.00)	(61,108.16)	(3,073.16)
8 / 31 / 2021	COST OF ISSUANCE FUND		0.00	(25,000.00)	(26,323.84)	(1,323.84)
8 / 31 / 2021	COST OF ISSUANCE FUND		0.00	(25,000.00)	(26,323.84)	(1,323.84)
8 / 31 / 2021	COST OF ISSUANCE FUND		0.00	(5,500.00)	(5,791.24)	(291.24)
9 / 7 / 2021	COST OF ISSUANCE FUND		0.00	(5,825.00)	(6,130.81)	(305.81)
10 / 1 / 2021	COST OF ISSUANCE FUND		0.05	0.00	0.00	0.00
10 / 4 / 2021	COST OF ISSUANCE FUND		0.00	(0.05)	(0.05)	0.00
11 / 1 / 2021	COST OF ISSUANCE FUND		0.04	0.00	0.00	0.00
11 / 2 / 2021	COST OF ISSUANCE FUND		0.00	(0.04)	(0.04)	0.00
12 / 1 / 2021	COST OF ISSUANCE FUND		0.04	0.00	0.00	0.00
12 / 2 / 2021	COST OF ISSUANCE FUND		0.00	(0.04)	(0.04)	0.00
12 / 16 / 2021	COST OF ISSUANCE FUND		0.00	(5,076.91)	(5,305.62)	(228.71)
12 / 16 / 2021	COST OF ISSUANCE FUND	0.00	0.00	(4,780.00)	<u>(4,995.33)</u> 80.43	<u>(215.33)</u> 80.56
0 / 24 / 2004		0.00	0.13	(0.13)		
8 / 31 / 2021	INITIAL DEPOSIT		0.00	17,045.09	17,947.69	902.60

\$3,869,000 GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT (MANATEE COUNTY, FLORIDA) SPECIAL ASSESSMENT REVENUE BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

- 8 / 31 / 2021 ISSUE DATE
- 8 / 31 / 2021 BEGINNING OF COMPUTATION PERIOD
- 8 / 30 / 2023 COMPUTATION DATE

		INVESTMENT	EARNINGS	OTHER	FUTURE VALUE	
		VALUE AT	ON	DEPOSITS	AT BOND YIELD	ALLOWABLE
DATE	FUND/ACCOUNT	COMPUTATION DATE	INVESTMENTS	(WITHDRAWALS)	2.6003%	EARNINGS
10 / 1 / 2021	INTEREST FUND		0.07	0.00	0.00	0.00
11 / 1 / 2021	INTEREST FUND		0.00	(17,045.09)	(17,870.57)	(825.48)
5 / 2 / 2022	INTEREST FUND		0.00	(0.07)	(0.07)	0.00
		0.00	0.07	(0.07)	77.05	77.12
		1,898,380.68	35,308.45	1,863,072.23	2,006,152.92	143,080.69
	-					
	ACTUAL EARNINGS		35,308.45			
	ALLOWABLE EARNINGS		143,080.69			
	REBATABLE ARBITRAGE		(107,772.24)			
	FUTURE VALUE 8/31/2022 COMPUTATION DAT	E CREDIT	(1,877.76)			
	COMPUTATION DATE CREDIT		(1,960.00)			
			<u>.</u>			
	CUMULATIVE REBATABLE ARBITRAGE		(111,610.00)			
			<u>_</u>			

Tab 6

1		MINUTES OF MEETING
2		
3	Each person who decides	s to appeal any decision made by the Board with respect
4		e meeting is advised that the person may need to ensure
5	•	roceedings is made, including the testimony and evidence
6 7	upon which such appeal is to be	e based.
8	GREYHAWK LAND	ING COMMUNITY DEVELOPMENT DISTRICT
9		
10		f the Board of Supervisors of the Greyhawk Landing
11		ict was held on Thursday, September 28, 2023, at 6:00
12 13	p.m. at the Greynawk Landing FL 34212.	Clubhouse, located at 12350 Mulberry Avenue, Bradenton,
13 14	FL 34212.	
15	Present and constituting a	auorum:
16		1
17	Jim Hengel	Board Supervisor, Chairman
18	Mark Bush	Board Supervisor, Vice Chairman
19	Cheri Ady	Board Supervisor, Assistant Secretary
20	Scott Jacuk	Board Supervisor, Assistant Secretary
21 22	Also prosont woro:	
22	Also present were:	
24	Belinda Blandon	District Manager, Rizzetta & Company, Inc.
25	Andy Cohen	District Counsel –
26		Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
27	Carleen FerroNyalka	Field Operations Manager
28	Rick Schappacher	District Engineer, Schappacher Engineering, LLC
29	Andrew Davis	Assistant Field Manager
30 31	David Bautista Matt Jones	Yellowstone Landscaping via Teams Crosscreek Environmental
32	Audience	Orosscreek Environmental
33	. Isa. Sho	
34	FIRST ORDER OF BUSINESS	Call to Order
35		
36	Ms. Blandon called the me	eeting to order and conducted roll call.
37	The Beard resited the Dis	dae of Allegiance
38 39	The Board recited the Plee	uge of Allegiance.
39 40	SECOND ORDER OF BUSINESS	S Audience Comments
41		
42	Ms. Blandon advised that	she now would open the floor for public comment, and she
43	reminded attendees to limit public	c comment to three minutes per person.
44		
45 46	• •	ool area chairs in recreational area. He has requested that move the chairs that are unsafe and clean up the chairs that
46 47	are there.	nove the chairs that are thisale and clean up the chairs that
r <i>1</i>		

48 49 Mr. Bianchi stated he is very disappointed with the aeration system installed in the fishing lake. 50 51 Mr. Charbonneau spoke about the Gates and the full treatment mentioned in the 52 Newsletter. He further spoke about the minutes and feels they should be more complete. He 53 also advised that the Post Orders were riddled with mistakes. 54 55 Mr. Wulczak spoke about Andrew Davis and how well he has been doing for the CDD. 56 57 He also spoke about nominating Patty Mathews for the Board. 58 59 Mr. Buhl spoke about a retention pond on Greyhawk Blvd. He spoke about the weeds 60 in the pond and how it should help the environment. 61 Ms. Blandon opened the floor to audience members attending via Teams. None of the 62 63 Teams participants had comments. 64 THIRD ORDER OF BUSINESS Staff Reports 65 66 Α. 67 Aquatic Maintenance Mr. Matt Jones of Crosscreek Environmental provided an update to the Board regarding 68 the ponds, wetlands, fountains, and aerators. He stated he would get with Ms. 69 FerroNyalka about some of the issues he already heard about during the meeting. He 70 also stated he saw some ponds he was not happy with on his way in. The Sept 3rd 71 Quarter cutbacks are complete. He stated that the clean out on Daisy is done. Ms. 72 FerroNyalka stated that ponds 16 and 18 needed to be checked. Mr. Jones spoke about 73 what the crews will be doing in October. The Board asked guestions about the aeration 74 as well as the Littorals, grasses, weeds, and lettuce that is in the ponds. District 75 Engineer spoke about fish grates that could cause blockage. Mr. Jones said he would 76 keep an eye on that. 77 78 Β. 79 Landscape Maintenance Mr. Bautista notified the Board that sod has been replaced by the rec center and the 80 fire hydrant. He advised that only two things pending including replacing plants. He 81 spoke about the trees on 117th that he is aware of eight dying. Mr. Bautista was 82 notified about the tree limbs on the Nature Trails, he said he would address them. He 83 also noted the Pentas are dying and need attention. Mr. Bautista believes this could 84 be irrigation related. He advised that as the winter months approach the trees, trails, 85 and trimming will become the focus. 86 87 C. Field Manager 88 Ms. FerroNyalka provided an overview of her report as contained in the agenda package. 89 She notified the Board of hogs that were captured in the community. She advised that 90

FHP wrote several citations in the community in August. Ms. FerroNyalka advised the shade for the playground is being installed next week. She stated that the shade for the Pickleball courts will be installed in late October or early November due to permitting.

94 Ms. FerroNyalka was asked about coordinating with Yellowstone on the holiday lighting

95 96

97 98 installation. The Board was informed they should be installed at the end of October but not turned on until after Thanksgiving, and ready for November Holiday events. Ms. Blandon thanked Ms. FerroNyalka on behalf of the Board and team for all she has done.

99 D. District Engineer

100 Mr. Schappacher stated that the Pickleball Court contractor is objecting to warranty of the two cracks on the court. He advised the work is complete on Pond 47; it needs to 101 be kept an eye on as the contactor is not going to water it. The Board was notified of a 102 letter from SFWMD regarding deficiencies dated back to 2018. Mr. Schappacher 103 104 notified the Board that it is mainly paperwork, and he will take care of it. Mr. Schappacher stated the reclaimed extension is still being worked on, he has reached 105 out to the county several times to try to figure out which is the best financial option for 106 the CDD. Mr. Schappacher stated that the roadway rejuvenation project is slated for 107 November. He advised that the residents need to be educated about the project. Mr. 108 Schappacher spoke about easements and ponds that are not accessible by CDD 109 personnel. Board discussion ensued. Ms. Blandon was asked to send a letter to the 110 homeowners reminding them of the easement and access to the ponds. 111

112 113 E. District Counsel

114 Mr. Cohen reported on the response from a homeowner who removed the littorals 115 without authorization from the District; he advised the homeowner continues to deny 116 responsibility. The Board has directed Ms. FerroNyalka to have Crosscreek move 117 forward and replace the plants. Ms. Blandon asked if there were any other questions for 118 the District Counsel, there were none.

- 120 F. District Manager
- 121 Ms. Blandon advised that the next meeting of the Greyhawk Landing CDD is scheduled 122 for Thursday, October 26, 2023 at 6:00 pm.
- Ms. Blandon advised that the Insurance Renewal package came in under budget. Ms.
 Blandon asked to go over this item at this time. She asked for a motion to approve the
 Insurance renewal package from Egis insurance.

128 On a Motion by Ms. Ady, seconded by Mr Hengel, with all in favor, the Board Approved the 129 Insurance Renewal Proposal with Egis Insurance, for the Greyhawk Landing Community 130 Development District.

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119

- 132Ms. Blandon provided an update on FEMA, Greyhawk has a new Program Delivery133Manager, and the response is the same as before, the District is under review.
- Ms. Blandon reviewed the Monthly Financial statements with the Board, advising the
 District is over budget by \$4,621.00 as of August 31, 2023. Ms. Blandon asked if there
 were any questions for her, there were none.
- 138139 FOURTH ORDER OF BUSINESS

Update Regarding Gate Installation Project and RFID Distribution

140 141

Ms. Blandon provided an update regarding the Gate Installation Project and RFID 142 143 Distribution. She advised the Boring Contractor damaged their equipment on the first day the contractor was onsite, and it will be two weeks before the contractor can return. She advised 144 that Main Gate provided several permits that needed to be signed, as the Qualifier has changed. 145 Ms. Blandon suggested that the Board have Counsel send another a demand letter to Main 146 Gate. The Board directed Counsel to send the letter. 147 148 FIFTH ORDER OF BUSINESS **Consideration of Post Orders from** 149 Allied Security 150 151 Ms. Blandon requested that the item be tabled as Allied did not send the correct Post 152 153 Orders back. The Board agreed to table this for now. 154 SIXTH ORDER OF BUSINESS **Consideration of Proposals for Rec** 155 **Center Roof Replacement Received** 156 157 from Gator Roofing, Get Coastal Exteriors, Roofing by Curry, and 158 Westfall Roofing 159 160 Ms. FerroNyalka provided an overview of the different proposals for the roof repair for 161 the Rec Center. She recommended that the Board stay with Roofing by Curry. Ms. 162 FerroNyalka responded to guestions from the Board. 163 164 On a Motion Mr. Hengel, seconded by Ms. Ady, with all in favor, the Board Approved the Rec 165 Center Roof Replacement Proposal by Roofing by Curry, \$101,888, Subject to Preparation of 166 a Contract Addendum by Counsel, for the Greyhawk Landing Community Development 167 District. 168 169 SEVENTH ORDER OF BUSINESS **Consideration of Fit Rev Proposal** 170 for Treadmills 171 172 Ms. FerroNyalka presented an overview of the proposal for the treadmills from FitRev. 173 Board discussion ensued. 174 175 On a Motion by Mr. Jacuk, seconded by Mr. Bush, with all in favor, the Board Approved the Fit 176 Rev Proposal for Four Precor Treadmills for a total of \$18,275, for the Greyhawk Landing 177 Community Development District. 178 179 **EIGHTH ORDER OF BUSINESS** Seat # 4 Candidate Presentation 180 181 Ms. Blandon advised the Board that the Seat # 4 Candidate Presentation was next. and 182 each Candidate has been asked to attend to speak before the Board and will be given three 183 minutes to speak, each Candidate will be called by last name alphabetically. 184 185 Lisa Cambra, Not present. 186 187 Chad Chester, Read a statement.

188 189 190 191	John DiPalma, Read a statement. Patty Mathews, Ms. Blandon read a statement for her a David Rueben, Read a statement.	as she was unable to attend.
192 193 194 195 196 197	Mr. Cohen explained the process of how the n Board decided to vote via ballot for the candidates. The selected. Ballots were distributed to all Board memb collected and tallied and will be retained as public red Patty Mathews as the lowest scorer with a total of six p	candidates scoring the lowest would be bers. Once completed the ballots were cords. The District Manager announced
198 199 200	On a Motion Mr. Jacuk, seconded by Mr. Hengel, with Mathews to Seat #4 with a term to expire on Nover Community Development District.	
201 202 203 204 205	Ms. Blandon stated that Patty Mathews was r and the Oath of Office will be administered at the nex will send the appropriate paperwork to Ms. Mathews her.	t meeting. Ms. Blandon stated that she
206 207 208 209 210	NINTH ORDER OF BUSINESS	Consideration of Resolution 2023- 10, Redesignating Officers of the District
211 212 213 214	Ms. Blandon provided an overview of Resolut the District. Mr. Cohen explained that each time the B followed. A Board discussion ensued regarding the re	oard changes, this process needs to be
215 216 217 218 219	On a Motion by Ms. Ady, seconded by Mr. Jacuk, Resolution 2023-10, Redesignating Officers of the Dist as Chair, Mr. Mark Bush to Serve as Vice Chair, Ms. Mathews, Ms. Belinda Blandon, Ms. Melissa Dobbins Assistant Secretaries, for the Greyhawk Landing Com	trict as follows: Mr. Jim Hengel to Serve Cheri Ady, Mr. Scott Jacuk, Ms. Patty s and Mr. Matthew Huber to Serve as
 220 221 222 223 224 225 226 	TENTH ORDER OF BUSINESS	Consideration of Proposals for Commercial Pool Services by Pools by Lowell, Inc. for 12350 Mulberry Ave and 700 Greyhawk Blvd
226 227 228 229	Ms. Blandon presented the proposals for Cor Lowell, Inc. and asked if there were any questions. Th	,
230 231 232 233	On a Motion Mr. Hengel, seconded by Mr. Bush, wit Commercial Pool Services Proposals from Pools by I Contract Addendum by District Counsel, for a total of Community Development District.	_owell, Inc, Subject to Preparation of a

234		
235	ELEVENTH ORDER OF BUSINESS	Consideration of Nostalgic
236		Lampposts and Mailboxes
237		Proposal for Electrical Repairs
238		
239	Ms. FerroNyalka advised that the power betwee	•
240	was damaged during Hurricane lan and she has obta	
241	Ms. Blandon ask if there were any questions there we	ere none.
242		
243	On a Motion Mr. Hengel, seconded by Ms. Ady, with	h all in favor, the Board Approved the
244	Nostalgic Lampposts and Mailboxes Proposal for \$16	,391.00 for Electrical Repairs between
245	Pole #51 to #53, for the Greyhawk Landing Communit	y Development District.
246		
247	TWELFTH ORDER OF BUSINESS	Consideration of Gorilla Kleen
248		Proposal for Gutter and Curbs
249		Power Washing
250		
251	Ms. FerroNyalka provided an overview of the	Proposal for Gutter and Curbs Power
252	Washing from Gorilla Kleen for the residential curbs	
253	this was not part of the budget. Board discussion ensu	
254	time to obtain additional proposals.	
255		
256	THIRTEENTH ORDER OF BUSINESS	Consideration of Georgia Carpet
257		and Floors and FitRev Proposals
258		for Gym Flooring
259		loi oʻjin nooning
260	Ms. FerroNyalka presented the proposals for ru	bber flooring for the gym from Georgia
261	Carpet and Floors and FitRev. She advised the floor	
262	are worn through at this time. A Board discussion ens	
263	date.	
264		
265	FOURTEENTH ORDER OF BUSINESS	Consideration of the Second
266		Addendum to the Contract for
267		Professional Amenity Services
268		·····, ·····
269	Ms. Blandon presented the Second Addend	dum to the Contract for Professional
270	Amenity Services and asked if there were any question	
271	,	
272		
273	On a Motion by Mr. Hengel, seconded by Mr. Jacuk, v	with all in favor the Board Approved the
274	Second Addendum to the Contract for Professional Ame	
275	Community Development District.	
276		
270	FIFTEENTH ORDER OF BUSINESS	Consideration of the Minutes of the
278		Board of Supervisors' Meeting held
278		on August 28, 2023
219		UII AUYUSI 20, 2023

280 281 282 283 284 285 286	Ms. Blandon presented the Minutes of the Board 28, 2023, and asked if there were any questions, cor Blandon noted the changes for the record. Ms. Blando other than the two changes she mentioned. There were	nments, or changes to the minutes. Ms. n asked if there were any other changes
287	On a Motion by Mr. Jacuk, seconded by Mr. Bush, w	ith all in favor, the Board Approved the
288 289	Minutes of the Board of Supervisors' Meeting held on A Noted on the Record, for the Greyhawk Landing Com	August 28, 2023, Subject to Corrections
290	Holed of the Record, for the Creynawk Editaling Com	
290 291	SIXTEENTH ORDER OF BUSINESS	Ratification of Special Assessment
292	CIXTEENTI ONDER OF DOOMEOO	Revenue Bonds, Series 2021 (2021
293		Project), Requisitions 47
294		
295	Ms. Blandon discussed requisition 47 totaling	\$4.110.00 and asked if there were any
296	questions. There were none.	• ·,···································
297	4	
298	On a Motion Mr. Hengel, seconded by Mr. Jacuk, with	all in favor, the Board Ratified Payment
299	of Special Assessment Revenue Bonds, Series 2021	
300	\$4,110.00, for the Greyhawk Landing Community Dev	
301		
301	SEVENTEENTH ORDER OF BUSINESS	Supervisor Requests
303		
304	Ms. Blandon opened the floor to Supervisor Re	equests.
305		1
306	Mr. Hengel thanked Ms. FerroNyalka for her ha	ird work.
307		
308	Ms. Ady advised she would like to reconfigure t	he space of the gym and add to the wish
309	list.	
310		
311	The Board continued to thank Ms FerroNyalka	
312		
313	EIGHTEENTH ORDER OF BUSINESS	Adjournment
314		
315	Ms. Blandon advised that there was no further	business to come before the Board and
316	asked for a motion to adjourn.	
317		
318	On a Motion Mr. Hengel, seconded by Mr. Jacuk, wi	th all in favor, the Board Adjourned the
319	Meeting at 7:37 p.m., for the Greyhawk Landing Comm	unity Development District.
320		
321		
322		
323		
324	Secretary / Assistant Secretary Chain	man / Vice Chairman

Tab 7

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 August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$164,531.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

Assistant Secretary

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice	e Amount
Cheryl Ady	100505	CA072723	Board of Supervisors Meeting 07/27/23	\$	200.00
Christal Czaja	100518	080223 Czaja	Rental Deposit Refund 08/23	\$	250.00
Cintas Fire Protection	100522	OF32680848	Alarm Annaul Inspection 08/23	\$	545.50
Crosscreek Environmental, Inc.	100506	14598	347 Chantilly Trail - Tree Trimming 07/23	\$	2,780.00
Crosscreek Environmental,	100532	14650	Monthly Maintenance 08/23	\$	3,870.00
Inc. FL Off Duty Police	100539	GH080123	Off Duty Patrol Services 07/23	\$	3,960.00
Florida Department of Revenue	100519	51-8015445488-7 07.23	Sales Tax 07/23	\$	43.67
Florida Power & Light Company	100503	FPL Electric Summary 95925- 44168 07/23	FPL Electric Summary 95925-44168 07/23	\$	3,359.16
Florida Power & Light Company	100540		 FPL Electric Summary 95925-44168 08/23 	\$	3,634.19
Florida Power & Light	20230828-1	FPL Summary 07/23 ACH	FPL Summary 07/23	\$	2,286.57
Company Frontier Florida, LLC	100533	210-141-0055-031323-5	Cable & Internet 08/23	\$	620.05
Frontier Florida, LLC	20230802-1	08/23 941-708-1104-040523-5 07/23 ACH	Phone & Internet 07/23	\$	294.59
G & S Pool Supply, Inc.	100541	253008	Pool Repairs 08/23	\$	480.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Gary W Curry, Inc.	100542	80842	Manatee Roof Repairs- 700	\$	1,625.00
Gary W Curry, Inc.	100542	80843	Greyhawk 08/23 Roof Repairs- 700 Greyhawk 08/23	\$	4,850.00
George A Bumila, Jr.	100523	3	Fence Repair 07/23	\$	500.00
George A Bumila, Jr.	100523	4	Tree & Stump Removal 08/23	\$	3,450.00
Grayhawk Landing CDD	DC080823	DC080823	Debit Card Replenishment	\$	613.74
Grayhawk Landing CDD	DC081723	DC081723	Debit Card Replenishment	\$	1,379.39
Infinity Construction and	100507	1268	Greyhawk Nature Path 06/23	\$	13,106.00
Concrete Services LLC Integrity AC, LLC	100508	3818	A/C Repair 07/23	\$	630.00
Integrity AC, LLC	100524	3913	A/C Repair 08/23	\$	134.10
Jo Rexroad	100525	080823 Rexroad	Rental Deposit Refund 08/23	\$	250.00
Main Gate Enterprises, Inc.	100534	34116	Service Call 07/23	\$	198.27
Main Gate Enterprises, Inc.	100534	34117	Service Call 07/23	\$	180.50
Main Gate Enterprises, Inc.	100534	34129	Service Call 07/23	\$	170.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Main Gate Enterprises, Inc.	100534	34158	Service Call Greyhawk Bradenton- 08/23	\$	846.16
Manatee County Sheriff's Office	100526	1462	Security Services 07/23	\$	2,340.00
Manatee County Utilities Department	20230816-1	MCUD Summary 07/23 Auto- Pay	MCUD Summary 07/23	\$	3,059.65
Mark E Bush	100509	MB072723	Board of Supervisors Meeting 07/27/23	\$	200.00
McClatchy Company, LLC	100510	206090	Legal Advertising 07/23	\$	323.75
Nostalgic Lampposts & Mailboxes Plus, Inc.	100543	1539	Street Light Maintenance 08/23	\$	1,400.00
Persson, Cohen & Mooney, P.A.	100511	3901	Legal Services 07/23	\$	3,547.50
Pools by Lowell, Inc.	100512	60134499	Service Call 07/23	\$	115.00
Pools by Lowell, Inc.	100535	60774427	Clubhouse Pool Service 08/23	\$	1,600.00
Pools by Lowell, Inc.	100535	60774449	Rec Pool Service 08/23	\$	2,250.00
Pools by Lowell, Inc.	100535	60792837	Service Call 08/23	\$	172.50
Pools by Lowell, Inc.	100512	60811941	Pool Repairs 07/23	\$	249.72
Pools by Lowell, Inc.	100535	60818221	Pool Repairs 08/23	\$	164.39

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoic	Invoice Amount	
Pools by Lowell, Inc.	100535	60860136	Pool Repairs 08/23	\$	555.07	
Pools by Lowell, Inc.	100535	60867146	Pool Repairs 08/23	\$	3,278.95	
Pools by Lowell, Inc.	100535	61204356	Stenner 6904- Pool Repairs 08/23	\$	143.93	
Rizzetta & Company, Inc.	100538	INV0000081499	Amenity Mgt & Personnel	\$	7,366.02	
Rizzetta & Company, Inc.	100502	INV0000082286	Reimbursement 07/23 District Management Fees 08/23	\$	4,538.34	
Rizzetta & Company, Inc.	100504	INV0000082328	Amenity Mgt & Personnel	\$	7,186.32	
Rizzetta & Company, Inc.	100517	INV000082358	Reimbursement 08/23 Employee Reimbursement & Cell	\$	161.93	
Rizzetta & Company, Inc.	100521	INV0000082987	Phone 07/23 Personnel Reimbursement 08/23	\$	6,308.97	
Robert Scott Jacuk	100513	RJ072723	Board of Supervisors Meeting	\$	200.00	
Schappacher Engineering,	100527	2501	07/27/23 Engineering Services 07/23	\$	675.00	
LLC Spackler Lawn Care	100514	2301	Wildflower Bed 07/23	\$	1,125.00	
Specialist Spectrum	20230829-1	0034318081023 ACH	700 Greyhawk Blvd 08/23	\$	209.93	
Spectrum	20230821-1	8337 12 013 1816996 08/23 AUTOPAY	700 Greyhawk Blvd - Gym 08/23	\$	23.58	

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoid	ce Amount
State Alarm, Inc.	100528	237244	Monthly Alarm Monitoring Service 09/23	\$	201.40
Sunshine Painting LLC	100520	56	Storm Drain Painting 50% Deposit 08/23	\$	2,250.00
Tammy Barber	100544	082223 Barber	Rental Deposit Refund 08/23	\$	250.00
TECO Peoples Gas	20230801-1	211012697549 06/23 Autopay	12350 Mulberry Ave 06/23	\$	15.10
TECO Peoples Gas	20230830-1	211012697549 07/23	12350 Mulberry Ave 07/23	\$	15.10
Terry's Tree Service of SW FL, LLC	100515	Autopay 22264	Tree Pruning 05/23	\$	1,100.00
TFR Cleaning Services, Inc.	100536	77839	Janitorial Services 08/23	\$	759.00
Universal Protection Service, LLC	100516	14555453	Security 06/30/23-07/27/23	\$	22,685.19
Universal Protection Service, LLC	100516	14555454	Security Summer Coverage 06/30/23-07/27/23	\$	5,863.20
Verizon Wireless	20230811-1	9940209486 ACH	Phone Service 08/23	\$	102.49
Yellowstone Landscape	100537	SS 561984	Monthly Landscape Maintenance 08/23	\$	30,995.65
Yellowstone Landscape	100537	SS 574158	Irrigation Repairs 08/23	\$	1,331.00
Yellowstone Landscape	100545	SS 575660	Landscape Enhancement Podocarpus -Dwarf 08/23	\$	34.50

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Yellowstone Landscape	100545	SS 575661	Landscape Enhancement 08/23	\$	1,476.50
Report Total				\$	164,531.57