

# HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors  
Hawkstone Community  
Development District

September 21, 2021

## CONTINUED AGENDA

Dear Board Members:

The continued meeting and public hearing of the Board of Supervisors of the Hawkstone Community Development District scheduled for Wednesday, August 18, 2021 at 10:30 a.m. which was continued to Wednesday, September 15, 2021 at 10:30 a.m., will be continued to **Wednesday, September 22, 2021 at 10:30 a.m.** to be held at the office of Rizzetta & Co., located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the continued agenda for this meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
  - A. Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments
    1. Consideration of Resolution 2021-12, Final Debt Assessment Roll and Imposition of Non-Ad Valorem Special Assessments ..... Tab 1
  - B. Update on Conveyance of Parcel ID No. U-05-31-21-ZZZ-000004-44750.3 ..... Tab 2
  - C. Consideration of First Addendum – Contract for Professional District Services..... Tab 3
4. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on July 21, 2021..... Tab 4
  - B. Consideration of the Operations & Maintenance Expenditures for July 2021..... Tab 5
5. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Sincerely,

*Christina Newsome*

Christina Newsome  
District Manager

## RESOLUTION 2021-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors (the “**Board**”) of the Hawkstone Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Hawkstone Community Development District Engineer’s Report dated June 15, 2021 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2021-06 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment revenue bonds, in one or more series (herein, the

**“Bonds”**), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2021-06, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2021-06 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2021-06 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-07 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Special Assessment Allocation Report Assessment Area Three dated June 16, 2021 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

**SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

**"Assessable Unit"** means a building lot in the product type or lot size as set forth in the Assessment Report.

**"Debt Assessment"** or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

**"Developer"** means **HBWB Development Services, LLC**, a Florida limited liability company, and its successors and assigns.

**SECTION 4. AUTHORIZATION OF PROJECT.** The Project described in Resolution 2021-06, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

**SECTION 5. ESTIMATED COST OF PROJECT.** The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book.**" The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

**SECTION 7. FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

**SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS.** Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product

type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

**SECTION 9. PAYMENT OF DEBT ASSESSMENTS.** At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount

equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

**SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT.** Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

**SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES.** The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

**SECTION 12. CONFIRMATION OF INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS.** The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

**SECTION 13. DEBT ASSESSMENT CHALLENGES.** The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments),

unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**SECTION 14. PROCEDURAL IRREGULARITIES.** Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

**SECTION 15. SEVERABILITY.** If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

**SECTION 16. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED this 22nd day of September, 2021.**

**Attest:**

**Hawkstone Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**Exhibit "A" – Hawkstone Community Development District Engineer's Report dated June 15, 2021**

**Exhibit "B" – Master Special Assessment Allocation Report Assessment Area Three dated June 16, 2021**



# **Exhibit A**

**Hawkstone**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Engineer's Report**

**June 15, 2021**

*Prepared for:*  
**Hawkstone Community Development District**  
**Hillsborough County, Florida**

*Prepared by:*  
**Christopher O'Kelley, P.E.**  
**Clearview Land Design, P.L.**  
**Tampa, Florida**

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## **EXHIBITS**

<b>VICINITY MAP</b>	<b>EXHIBIT A</b>
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## PURPOSE AND SCOPE

Hawkstone is a master planned subdivision development situated on approximately 371.44 acres east of Balm Boyette Road and South of Boyette Road in Hillsborough County, Florida. The Hawkstone community consists of three single family home assessment areas and an amenity center.

The Hawkstone Community Development District (the "District") is comprised of approximately 371.44 acres in central Hillsborough County, Florida, located within Section 5, Township 31 South, Range 21 East. Please refer to Exhibit A for a vicinity map depicting the site location and boundaries. Exhibit B is an aerial map of the project location. The boundary of Hawkstone is referred to as the "Development". A legal description of the Development is provided in Exhibit C and the boundaries of the Development are coterminous with the boundaries of the District.

The purpose of this Engineer's Report is to provide a description of the public improvements (the "Series 2021 Project") that will be financed by the District's Special Assessment Revenue Bonds, Series 2021 ("the Series 2021 Bonds"). Refer to Exhibit D for a costs summary of the Series 2021 Project. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements. Construction of the Series 2021 Project is expected to be completed in August 2022.

The Engineer's Report for the Series 2021 Project reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

## CAPITAL IMPROVEMENT PROGRAM

The District's capital improvement program (hereon, the "CIP") presently intends to provide supporting infrastructure for the Development, which is comprised of residential phases. These infrastructure improvements consist of earthwork for the Series 2021 Project, stormwater management facilities, potable water, irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

The District will finance, construct or acquire, operate, and maintain a portion of the infrastructure improvements required to serve the Development. The District may acquire some infrastructure improvements that have been completed and may also accept the assignment of partially completed infrastructure improvements contracts from the developer. The developer will finance and construct the balance of the infrastructure improvements needed for the Development that are not financed by the District.

## PHASING

Assessment Area 1 includes the construction of 291 single family lots with approximately 12,836 lineal feet (2.43 miles) of local roadway, along with the associated sidewalks, utilities and stormwater infrastructure, as well as the construction of a roundabout and roadway improvements on Balm Boyette Road and Boyette Road, two offsite water connections and one wastewater force main connections to serve the District. The current Planned Development (PD) approval allows for these uses, with more detailed permit and construction approval information being found. This development is planned in phases (Phases 1, Phase 2 and Phase 3) with construction of Phase 1 and Phase 2 commencing in January 2019. and completion in December 2020. Phase 3 contains roadway, stormwater and utility improvements only and is estimated to be commencing in August 2021 and completion in May 2022.

Assessment Area 2 includes approximately 68 single family lots with approximately 3,818 lineal feet (0.73 miles) of local roadway, along with the associated sidewalks, utilities and stormwater infrastructure. The current Planned Development (PD) approval allows for these uses, with more detailed permit and construction approval information being found. This area will be constructed in two phases (Phase 1 and Phase 2). Construction was completed in Phase 1 in February 2021. Phase 2 construction is anticipated to commence in August 2021 and a completion date of May 2022.

Assessment Area 3 includes approximately 259 single family lots with approximately 14,522 lineal feet (2.78 miles) of local roadway, along with the associated sidewalks, utilities, and stormwater infrastructure. The current Planned Development (PD) approval allows for these uses, with more detailed permit and construction approval information being found. This area will be constructed in two phases (Phase 1A and Phase 1B). Construction is anticipated to commence in August 2021 and completed by May 2022.

## COST ESTIMATE

The estimate total cost of the CIP is \$32,009,362.00. Please refer to Exhibit D for a summary of costs by infrastructure category and Phase. A description of the infrastructure categories is provided below.

## ROADWAYS

The design of roadways within the Development will comply with Hillsborough County's Land Development Code. Based on the current plan of development, the District will fund and construct both divided and undivided 2-lane roads providing access to the residential units and recreational/park facilities. This will also include the construction of access points to Balm Boyette Road and Boyette Road. When completed, Hillsborough County will own and maintain the public roads and sidewalks within the District. The District will maintain the irrigation systems within Hillsborough County Right-of-Way. Private roads will be maintained by the homeowner's association.

## UTILITIES

### *Potable Water, Wastewater, and Irrigation*

The District will fund and construct the potable water distribution, the wastewater collection and transmission systems including a total of four pump stations, and the irrigation system. Hillsborough County will provide potable water to the lands within the Development and treat wastewater that originates from it. When completed, Hillsborough County will own, operate and maintain the potable water distribution system and wastewater collection and transmission system.

In addition to the utilities to be constructed within the Development, the District has funded the construction of the two off-site water main connections and sanitary sewer force main connection in Balm Boyette Road and Boyette Road.

### *Irrigation Water*

Parks, recreational, and district common areas will be irrigated using irrigation systems connected to a series of well systems located within the Development. The District will own, operate and maintain the irrigation system. The well systems and irrigation water mains will be located within the recreation or common areas and owned and maintained by the District.

## STORMWATER MANAGEMENT SYSTEM

The design criteria for the stormwater management system within the District is regulated by Hillsborough County and the Southwest Florida Water Management District ("SWFWMD"). The District will fund and construct the stormwater management system that optimizes the drainage, collection, and treatment of stormwater runoff.

The stormwater collection and outfall systems for the Development will be a combination of site grading, earthwork, stabilization, curb inlets, pipe, control structures, open waterways, and wetland conservation areas. Wetland hydroperiods (normal pool and seasonal high-water elevations) will be maintained through proper design and maintenance of outfall control structures.

Curb inlets, pipes and underdrains within the public right-of-way will be owned, operated, and maintained by Hillsborough County. Pipes, control structures, ponds, open waterways, and wetland conservation area will be owned, operated, and maintained by the District.

## LANDSCAPE AND HARDSCAPE

Community open spaces will be irrigated and landscaped. Landscaping and berms will provide perimeter buffering in accordance with Hillsborough County's regulatory requirements. The District will fund, construct, own, and maintain the landscaping along collector roads, open spaces or parks, and landscaping buffers within the District and adjacent to its perimeter. All landscaping and irrigation will meet the requirements of the Hillsborough County Land Development Code.

Entry signage and monumentation will also be funded, constructed, owned, and maintained by the District.

## RECREATIONAL FACILITIES

Certain passive recreational facilities, such as open spaces and parks, will be funded, and maintained by the District. The clubhouse will also be funded and maintained by the District.

## PROFESSIONAL FEES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP

## SUMMARY OF COSTS

The estimated District funded total cost of the CIP is \$32,009,362.00. Refer to Exhibit D for a detailed summary of cost by infrastructure category.

## **INFRASTRUCTURE BENEFITS**

The proposed infrastructure improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. These public infrastructure improvements include: local roads, intersection improvements, wastewater, potable water, irrigation systems, stormwater management improvements, recreational spaces, clubhouse and landscaping. The construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the assessable property intended for development and use as a mixed-use subdivision. As noted, the District may construct, acquire, own, and operate all or any portion of the proposed infrastructure. As also noted earlier, the Developer will construct or cause to be constructed the infrastructure not constructed by the District.

The District will operate and maintain some of the infrastructure improvements as noted in Table 1.

## **OWNERSHIP AND MAINTENANCE**

Ownership and maintenance of the improvements is anticipated as set forth below:

Table 1: Ownership and Maintenance – Assessment Area 1		
<u><b>Proposed Infrastructure Improvement</b></u>	<u><b>Ownership</b></u>	<u><b>Maintenance</b></u>
Residential Roadways	Hillsborough County	Hillsborough County

Stormwater Management Systems	CDD/Hillsborough County	CDD/Hillsborough County
Water Distribution Systems	Hillsborough County	Hillsborough County
Wastewater Collection and Transmission	Hillsborough County	Hillsborough County
Irrigation System	CDD	CDD
Landscape/Hardscape	CDD	CDD
Clubhouse Facilities	CDD	CDD
Passive Recreational Amenities and Facilities	CDD	CDD

Table 2: Ownership and Maintenance – Assessment Area 2		
<b><u>Proposed Infrastructure Improvement</u></b>	<b><u>Ownership</u></b>	<b><u>Maintenance</u></b>
Residential Roadways	HOA Sub-Association	HOA Sub-Association
Stormwater Management Systems	CDD/Hillsborough County	CDD/Hillsborough County
Water Distribution Systems	Hillsborough County	Hillsborough County
Wastewater Collection and Transmission	Hillsborough County	Hillsborough County
Irrigation System	CDD	CDD
Landscape/Hardscape	CDD	CDD
Clubhouse Facilities (1)	-	-
Passive Recreational Amenities and Facilities	CDD	CDD

*(1) Although there is not a Clubhouse Facility located in Assessment Area #2, the residents of this area will be able to use the Clubhouse Facility located in Assessment Area #1, and will be charged a fee accordingly.*



Table 3: Ownership and Maintenance – Assessment Area #3 (Non-Gated - Phase 1A)		
<b><u>Proposed Infrastructure Improvement</u></b>	<b><u>Ownership</u></b>	<b><u>Maintenance</u></b>
Residential Roadways	Hillsborough County	Hillsborough County
Stormwater Management Systems	CDD/Hillsborough County	CDD/Hillsborough County
Water Distribution Systems	Hillsborough County	Hillsborough County
Wastewater Collection and Transmission	Hillsborough County	Hillsborough County
Irrigation System	CDD	CDD
Landscape/Hardscape	CDD	CDD
Clubhouse Facilities (1)	CDD	CDD
Passive Recreational Amenities and Facilities	CDD	CDD

*'(1) Although there is not a Clubhouse Facility located in Assessment Area #3, the residents of this area will be able to use the Clubhouse Facility located in Assessment Area #1, and will be charged a fee accordingly. Funds of Assessment Area #3 are planned to be used for an additional pool area located within Assessment Area #1, for use by the entire district.*

Table 4: Ownership and Maintenance – Assessment Area #3 (Gated - Phase 1B)		
<b><u>Proposed Infrastructure Improvement</u></b>	<b><u>Ownership</u></b>	<b><u>Maintenance</u></b>
Residential Roadways	HOA Sub-Association	HOA Sub-Association
Stormwater Management Systems	CDD/Hillsborough County	CDD/Hillsborough County
Water Distribution Systems	Hillsborough County	Hillsborough County
Wastewater Collection and Transmission	Hillsborough County	Hillsborough County
Irrigation System	CDD	CDD
Landscape/Hardscape	CDD	CDD

Clubhouse Facilities (1)	-	-
Passive Recreational Amenities and Facilities	-	-

*'(1) Although there is not a Clubhouse Facility located in Assessment Area #3, the residents of this area will be able to use the Clubhouse Facility located in Assessment Area #1, and will be charged a fee accordingly. Funds of Assessment Area #3 are planned to be used for an additional pool area located within Assessment Area #1, for use by the entire district.*

### PERMIT SUMMARY

As of the date of this Engineer's Report, the following federal, state and local permits have been obtained for Assessment Area 1 of Hawkstone:

<b><u>Permitting Agency</u></b>	<b><u>Type of Permit</u></b>	<b><u>Permit No. or Identifier</u></b>	<b><u>Issue Date</u></b>
U.S. Army Corps of Engineers	Nationwide Permit 46, (NWP-46, Discharges in Ditches)	SAJ-2017-03498 (NW-RGH)	January 18, 2018
Hillsborough County	Zoning Request	RZ-PD 17-1399 SR	April 24, 2018
Hillsborough County	Subdivision Construction Plan Approval, Natural Resources & ROW Permits	Folio #88487.0000, ROW24943S, Project ID#4258	December 21, 2018
Environmental Protection Commission of Hillsborough County	Domestic Wastewater Permit	0373639-001-DWC	March 14, 2019
Health Department of Hillsborough County	NOI to Use the General Permit for Construction of Water Main Extensions for PWSs	0125332-1937-DSGP DEP	March 19, 2019
Southwest Florida Water Management District	Formal Determination of Wetland and Other Surface Waters	Permit No. 43042993.000	February 9, 2018
Southwest Florida Water Management District	Environmental Resources Permit	Permit No. 43042993.001	January 9, 2019

As of the date of this Engineer's Report, the following federal, state and local permits have been obtained for Assessment Area 2 of Hawkstone:

<b><u>Permitting Agency</u></b>	<b><u>Type of Permit</u></b>	<b><u>Permit No. or Identifier</u></b>	<b><u>Issue Date</u></b>
U.S. Army Corps of Engineers	Nationwide Permit 46, (NWP-46, Discharges in Ditches)	SAJ-2018-00965 (NW-RGH)	October 26, 2018
Hillsborough County	Zoning Request	RZ-PD 17-1400 SR	April 10, 2018
Hillsborough County	Subdivision Construction Plan Approval, Natural Resources & ROW Permits	Folio # 88502.0300, ROW2744605, Project ID#4349	February 5, 2020
Environmental Protection Commission of Hillsborough County	Domestic Wastewater Permit	0385200-001-DWC	March 20, 2020
Health Department of Hillsborough County	NOI to Use the General Permit for Construction of Water Main Extensions for PWSs	0125332-2031.DSGP DEP	March 4, 2020
Southwest Florida Water Management District	Formal Determination of Wetland and Other Surface Waters	Permit No. 43043372.000	February 9, 2018
Southwest Florida Water Management District	Environmental Resources Permit	ERP Permit No. 43043372.001	August 28, 2019

As of the date of this Engineer's Report, the following federal, state and local permits have been obtained for Assessment Area #3 of Hawkstone:

<b><u>Permitting Agency</u></b>	<b><u>Type of Permit</u></b>	<b><u>Permit No. or Identifier</u></b>	<b><u>Issue Date</u></b>
Hillsborough County	Zoning Request	MM-18-0942 SR	November 4, 2018
Southwest Florida Water Management District	Formal Determination of Wetland and Other Surface Waters	Permit No. 43044196.000	January 23, 2020
Southwest Florida Water Management District	Environmental Resources Permit	Permit No. 43044196.001	May 28, 2021

## CONCLUSION AND ENGINEER'S OPINION

The public infrastructure, as outlined above, is necessary for the functional development of the District as required by Hillsborough County. The planning and design of the public infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The permits and regulatory approvals identified in Report are sufficient for the completion of the CIP and Development

project as described in the development plans. The platting, design and permitting for the development have been obtained for Phase 1, and are ongoing for future phases, and there is no reason to believe such permitting will not be obtained.

Items of construction in this Report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, and developing construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The total construction cost estimate for the infrastructure that has been developed in this Report is only an estimate and not a guaranteed maximum price. The estimated cost is based on recent cost information concerning construction and professional services for similar developments in this area of the County applied to the current plan of development. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

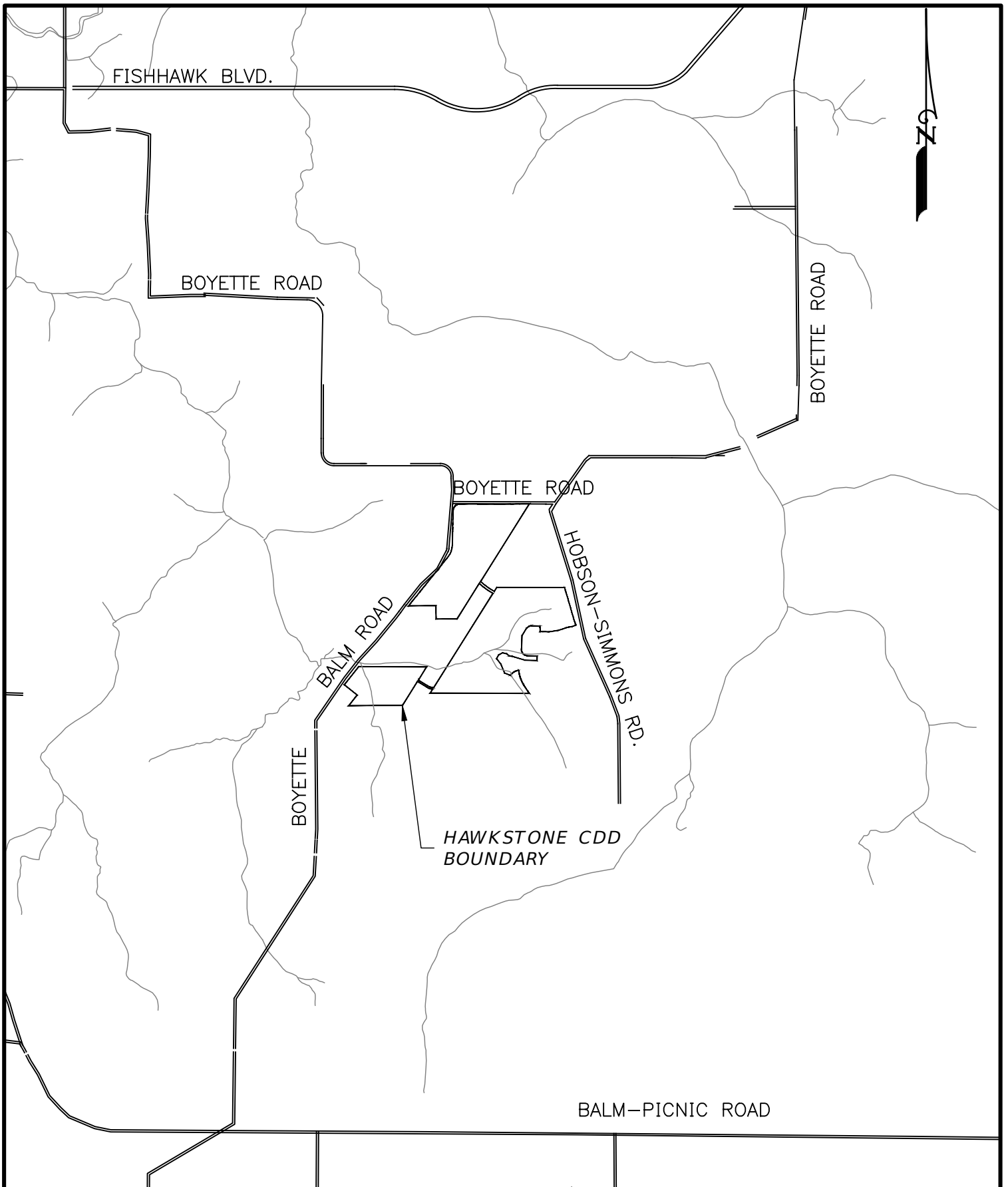
The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on any proposed bonds, the District should also levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District owned improvements.

---

Christopher O'Kelley, P.E.  
District Engineer  
Hawkstone Community Development  
FL Registration No.: 70734

## **EXHIBIT A**

### **VICINITY MAP**



# HAWKSTONE CDD LOCATION MAP

SCALE: 1"=4,000'

PREPARED BY:



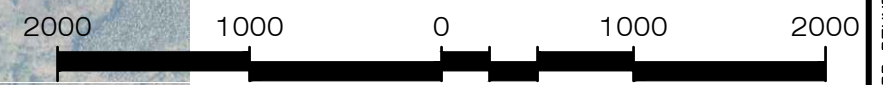
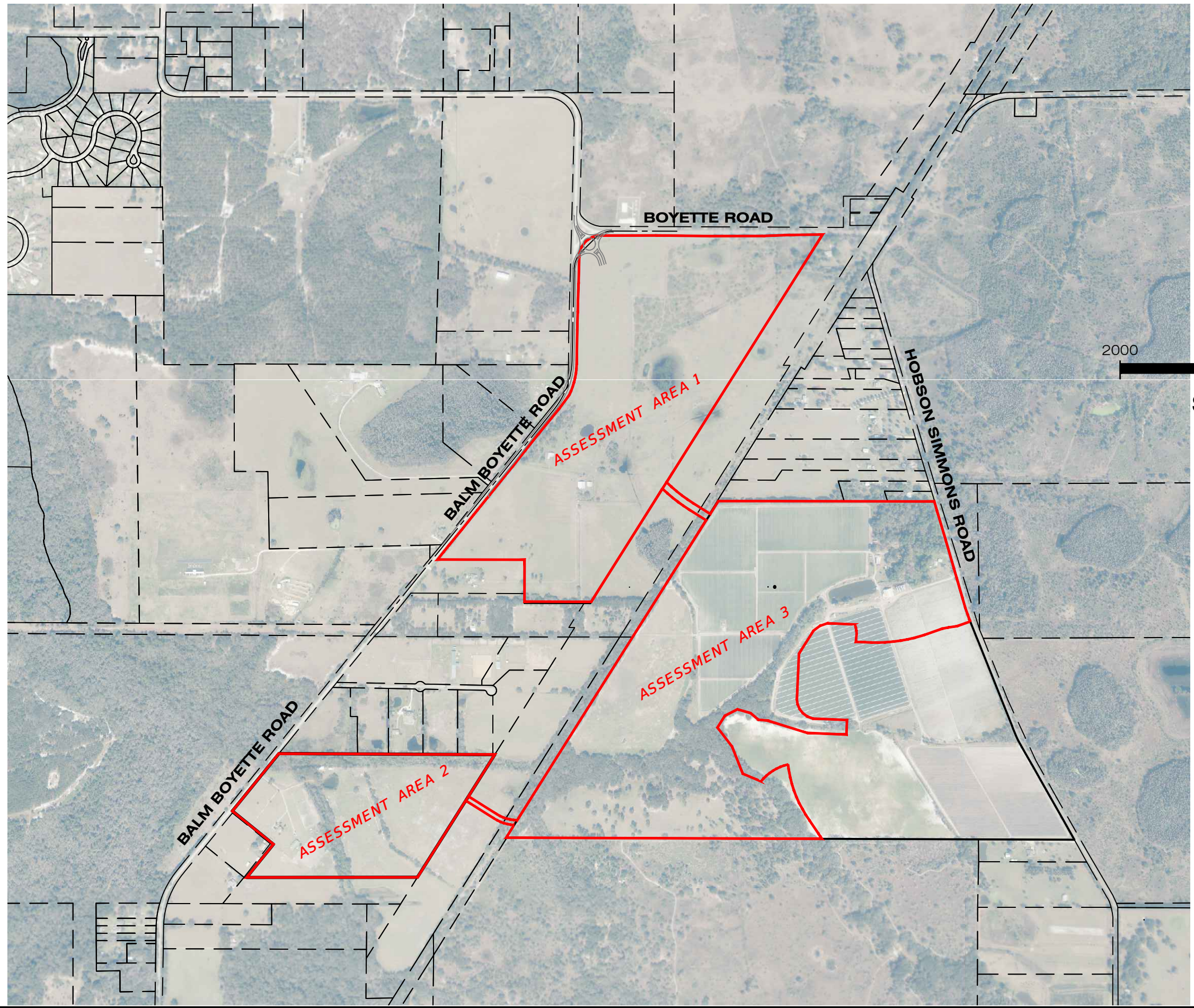
**Clearview**  
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858  
3010 W Azele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975

## **EXHIBIT B**

### **AERIAL MAP**





**SCALE: 1" = 1000'**

**LEGEND**

EXISTING	PROPOSED	
		CDD BOUNDARY LIMITS

# HAWKSTONE CDD AERIAL MAP

PREPARED FOR:  
**HOMES BY WESTBAY**  
4065 Crescent Park Drive  
Riverview, Florida 33578  
Phone: (813) 999-1568

Revised 6-15-2021

PREPARED BY:



**Clearview**  
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858  
1213 E. 6th Avenue, Tampa, Florida 33605  
Office: 813-223-3919 Fax: 813-223-3975



## **EXHIBIT C**

### **LEGAL DESCRIPTION**

**DESCRIPTION:** A parcel of land lying in Sections 5, 6, 7 and 8, Township 31 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of Section 7, Township 31 South, Range 21 East, and run thence along the North boundary of said Section 7, N.89°42'27"W., 494.31 feet to the Easterly maintained right-of-way line of Balm Boyette Road according to Maintained Right-of-Way Book 3, Pages 229 thru 235, as recorded in the Public Records of Hillsborough County, Florida; thence along said Southeasterly maintained right-of-way line the following six (6) courses: 1) N.24°17'15"E., 39.41 feet; 2) N.41°46'24"E., 70.65 feet; 3) N.38°43'49"E., 200.04 feet; 4) N.37°13'58"E., 218.59 feet; 5) N.39°22'56"E., 272.40 feet; 6) N.38°43'39"E., 135.72 feet to the **POINT OF BEGINNING**; thence continue along said Easterly maintained right-of-way line per Maintained Right-of-Way Book 3, Pages 229 through 235, inclusive, Public Records of Hillsborough County, Florida, the following twenty-five (25) courses: 1) N.38°43'49"E., 175.29 feet; 2) N.39°30'43"E., 197.80 feet; 3) N.38°32'15"E., 199.66 feet; 4) N.38°58'22"E., 49.13 feet; 5) N.38°58'13"E., 150.86 feet; 6) N.38°48'43"E., 402.60 feet; 7) N.38°23'34"E., 192.13 feet; 8) N.38°40'03"E., 208.02 feet; 9) N.39°16'26"E., 323.41 feet; 10) N.36°47'52"E., 170.93 feet to a point on a curve; 11) Northerly, 314.40 feet along the arc of a curve to the left having a radius of 737.97 feet and a central angle of 24°24'35" (chord bearing N.13°39'18"E., 312.03 feet); 12) N.01°03'56"E., 402.55 feet; 13) N.01°21'16"E., 117.87 feet; 14) N.01°21'18"E., 92.04 feet; 15) N.01°54'20"E., 184.22 feet; 16) N.01°31'19"E., 259.25 feet; 17) N.04°04'20"E., 39.81 feet; 18) N.15°20'53"E., 38.49 feet; 19) N.25°48'00"E., 25.69 feet; 20) N.34°21'00"E., 44.99 feet; 21) N.41°18'54"E., 21.89 feet; 22) N.51°34'04"E., 23.05 feet; 23) N.59°42'19"E., 49.83 feet; 24) N.69°02'21"E., 26.54 feet; 25) N.80°16'28"E., 40.23 feet to the Southerly maintained right-of-way line of Boyette Road per Maintained Right-of-Way Book 3, Pages 270 through 275, inclusive, Public Records of Hillsborough County, Florida; thence along said Southerly maintained right-of-way line the following five (5) courses: 1) N.89°48'43"E., 565.28 feet; 2) S.89°21'01"E., 524.00 feet; 3) N.89°51'06"E., 523.99 feet; 4) N.87°49'50"E., 261.99 feet; 5) N.89°17'28"E., 326.98 feet to the Westerly boundary of property owned by Tampa Electric Company lying in part 430 feet Westerly of and parallel with the Westerly right-of-way line of former CSX Railroad Right-of-Way (now property of Tampa Electric Company) and in part 380 feet Westerly of said former railroad right-of-way, S.32°13'39"W., 2876.92 feet to a point on a curve; thence Southeasterly, 332.50 feet along the arc of said curve to the left having a radius of 1563.00 feet and a central angle of 12°11'19" (chord bearing S.51°40'41"E., 331.88 feet) to a point of tangency; thence S.57°46'21"E., 200.00 feet to said Southeasterly boundary of the former CSX railroad property; thence along said Southeasterly boundary, N.32°13'39"E., 150.00 feet to the North boundary of the South 1/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida; thence along said North boundary, S.89°53'53"E., 2122.05 feet to the aforesaid Westerly maintained right-of-way line of Hobson Simmons Road; thence along said Westerly maintained right-of-way line, the following nine (9) courses: 1) S.16°02'54"E., 90.20 feet; 2) S.16°39'34"E., 300.00 feet; 3) S.16°07'29"E., 300.00 feet; 4) S.16°00'36"E., 100.00 feet;

5) S.15°58'53"E., 200.00 feet; 6) S.16°24'40"E., 100.00 feet; 7) S.19°09'31"E., 67.44 feet to a point on a curve; 8) Southerly, 48.81 feet along the arc of a curve to the left having a radius of 534.27 feet and a central angle of 05°14'03" (chord bearing S.19°49'10"E., 48.79 feet); 9) S.21°43'21"E., 25.55 feet; thence S.70°33'50"W., 138.47 feet; thence S.81°38'19"W., 84.65 feet; thence S.79°03'52"W., 59.13 feet; thence S.70°46'12"W., 198.34 feet; thence S.74°06'52"W., 95.70 feet to a point on a curve; thence Westerly, 200.57 feet along the arc of a curve to the right having a radius of 1525.00 feet and a central angle of 07°32'08" (chord bearing S.79°40'49"W., 200.42 feet); thence S.85°07'52"W., 89.57 feet to a point on a curve; thence Westerly, 198.27 feet along the arc of a curve to the right having a radius of 1717.47 feet and a central angle of 06°36'52" (chord bearing N.89°40'12"W., 198.16 feet); thence N.87°31'48"W., 88.64 feet; thence N.06°24'36"E., 77.39 feet to a point on a curve; thence Northerly, 95.36 feet along the arc of a curve to the left having a radius of 363.00 feet and a central angle of 15°03'06" (chord bearing N.09°59'09"W., 95.09 feet); thence N.87°30'00"W., 269.64 feet; thence S.71°17'30"W., 78.04 feet; thence S.53°41'30"W., 78.04 feet; thence S.32°29'00"W., 268.87 feet; thence S.02°37'37"W., 451.19 feet; thence S.08°46'21"E., 50.03 feet; thence S.23°46'21"E., 51.34 feet; thence S.38°46'21"E., 51.34 feet; thence S.53°46'21"E., 51.34 feet; thence S.68°46'21"E., 57.83 feet; thence S.87°30'00"E., 337.66 feet; thence S.02°30'00"W., 143.00 feet; thence N.87°30'00"W., 387.37 feet; thence N.72°39'05"W., 405.38 feet; thence N.84°33'45"W., 91.82 feet; thence N.49°33'13"W., 99.74 feet; thence N.73°46'11"W., 134.38 feet; thence S.62°58'55"W., 138.88 feet; thence S.32°16'19"W., 137.18 feet; thence S.37°28'13"E., 237.41 feet; thence S.21°19'49"E., 284.94 feet; thence S.67°21'09"E., 195.47 feet to a point on a curve; thence Northeasterly, 318.97 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 38°28'31" (chord bearing N.57°59'01"E., 313.01 feet); thence S.07°31'11"E., 50.24 feet; thence S.11°00'00"E., 82.50 feet; thence S.14°18'00"E., 66.00 feet; thence S.17°36'00"E., 66.00 feet; thence S.20°54'00"E., 66.00 feet; thence S.24°12'00"E., 66.00 feet; thence S.29°09'00"E., 131.94 feet; thence S.34°06'00"E., 285.04 feet to the South boundary of the North 3/8 of said Section 8; thence along said South boundary, N.89°47'49"W., 3103.84 feet to the Southeasterly boundary of former CSX Railroad property, now Tampa Electric Company - O.R. Book 5289, Page 660, Public Records of Hillsborough County, Florida ; thence along said Southeasterly boundary, N.32°13'39"E., 146.69 feet to a point on a curve; thence Westerly, 208.43 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 28°05'57" (chord bearing N.71°49'19"W., 206.35 feet) to a point of tangency; thence N.57°46'21"W., 329.83 feet to a line 430 feet Westerly of and parallel with the Westerly right-of-way line of former CSX Railroad Right-of-Way (now property of Tampa Electric Company); thence along said Westerly line, S.32°13'39"W., 890.27 feet; thence S.89°55'44"W., 1678.95 feet; thence N.39°00'36"E., 419.31 feet; thence N.50°59'24"W., 520.00 feet to a point on the Southeasterly maintained right-of-way line of said Balm Boyette Road; thence along said maintained right-of-way, N.39°00'36"E., 726.98 feet to the Southwest corner of the plat of Canterfield Farms, according to the plat thereof as recorded in Plat Book 108, Pages 95 through 100, inclusive, Public Records of Hillsborough County, Florida, thence S.89°41'45"E., 2120.94 feet along the South boundary of said Canterfield Farms; thence along a line 430 feet Westerly of and

parallel with the Westerly right-of-way line of former CSX Railroad Right-of-Way (now property of Tampa Electric Company), S.32°13'39"W., 483.81 feet; thence S.57°46'21"E., 329.83 feet to a point of curvature; thence Easterly, 211.16 feet along the arc of said curve to the left having a radius of 375.00 feet and a central angle of 32°15'44" (chord bearing S.73°54'13"E., 208.38 feet) to said Southeasterly boundary of the former CSX railroad property; thence along said Southeasterly boundary, N.32°13'39"E., 3482.53 feet; thence N.57°46'21"W., 200.00 feet to a point of curvature; thence Northwesterly, 332.28 feet along the arc of a curve to the right having a radius of 1637.00 feet and a central angle of 11°37'47" (chord bearing N.51°57'27"W., 331.71 feet) to the Northwesterly boundary of property deeded to Tampa Electric Company in said Official Records Book 6116, Page 1813; thence along said Northwesterly boundary, S.32°13'39"W., 1314.91 feet; thence along the North boundary of the South 330 feet of the Southwest 1/4 of aforesaid Section 5, N.89°42'37"W., 653.88 feet; thence along the East and North boundaries of B & D Ranch Minor Subdivision according to the plat thereof as recorded in Plat Book 131, Pages 172 through 173, inclusive, Public Records of Hillsborough County, Florida, the following two (2) courses: 1) N.00°07'02"E., 410.64 feet; 2) N.89°52'58"W., 856.30 feet to a point on the Easterly maintained right-of-way line of said Balm Boyette Road and the **POINT OF BEGINNING**.

Containing 371.446 acres, more or less.

**EXHIBIT D**

**ESTIMATED**

**CAPITAL IMPROVEMENT PLAN (CIP)**

**COSTS**

**EXHIBIT D**  
**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**  
**ESTIMATED CAPITAL IMPROVEMENT PLAN (CIP) COSTS**

	ASSESSMENT AREA 1 TOTAL	ASSESSMENT AREA 2 TOTAL	ASSESSMENT AREA 3 TOTAL	CDD TOTAL
<b>STORMWATER, DRAINAGE, &amp; EARTHWORK (EXCLUDING LOTS)</b>	\$3,032,544.00	\$918,980.00	\$3,695,860.00	\$7,647,384.00
<b>ROADWAY &amp; PAVING <sup>(1)</sup></b>	\$2,963,300.00	\$975,000.00	\$2,262,620.00	\$6,200,920.00
<b>WATER, WASTEWATER, IRRIGATION, UTILITIES</b>	\$3,185,865.00	\$962,650.00	\$3,677,263.00	\$7,825,778.00
<b>LANDSCAPE, HARDSCAPE</b>	\$1,550,000.00	\$669,000.00	\$1,738,787.00	\$3,957,787.00
<b>AMENITY CENTER <sup>(2)</sup></b>	\$733,376.74	\$171,373.26	\$1,000,000.00	\$1,904,750.00
<b>PROFESSIONAL SERVICES &amp; FEES</b>	\$1,022,200.00	\$430,596.00	\$883,399.00	\$2,336,195.00
<b>SUBTOTAL</b>	\$12,487,285.74	\$4,127,599.26	\$13,257,929.00	\$29,872,814.00
<b>CONTINGENCY</b>	\$629,100.97	\$217,769.03	\$1,289,678.00	\$2,136,548.00
<b>TOTAL</b>	<b>\$13,116,386.71</b>	<b>\$4,345,368.29</b>	<b>\$14,547,607.00</b>	<b>\$32,009,362.00</b>

(1) The CDD applicable roadway costs in Assessment Area 2 apply only to offside roadway improvements & utilities.

(2) Amenity Center costs to be shard on an equal per unit basis for Assessment Area 1, Assessment Area 2 and Assessment Area 3.

# **Exhibit B**



Rizzetta & Company

# Hawkstone Community Development District

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## Master Special Assessment Allocation Report Assessment Area Three

12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625  
[www.rizzetta.com](http://www.rizzetta.com)

June 16, 2021



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## I. INTRODUCTION

This Master Special Assessment Allocation Report Assessment Area Three is being presented in anticipation of financing a capital infrastructure project by the Hawkstone Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District's infrastructure project. Supporting documentation and calculations for this Master Special Assessment Allocation Report can be found in Exhibit A, Tables 1 – 6 and are specific to Assessment Area Three.

Previously, in 2019, the District issued Special Assessment Revenue Bonds Series 2019 (Assessment Area 1) and Series 2019 (Assessment Area 2) totaling \$8,540,000. For reference, the tables, (Tables 1A – 6A) associated with these series of bonds are included in this report as Exhibit B.

The District plans to issue bonds in one or more series to fund a portion of the capital infrastructure project, also known as the Capital Improvement Program. This report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners that will benefit from the capital infrastructure project.

## II. DEFINED TERMS

**"2019 Master Report"** – The Master Special Assessment Allocation Report created and adopted as part of the issuance of the Series 2019 (Assessment Area 1) Bonds and the Series 2019 (Assessment Area 2) Bonds. This report identifies the methodology to be used for the allocation and assessments on the 2019 Bonds.

**"Capital Improvement Program"** – (or "CIP") Construction and/or acquisition of public infrastructure planned for Assessment Area Three of the District, as specified in the Engineer's Report dated June 15, 2021 ("Engineer's Report"). The total cost for the Capital Improvement Program for Assessment Area Three is estimated to be \$14,547,607.

**"Developer"** – HBWB Development Services, LLC

**"District"** – Hawkstone Community Development District

**"Equivalent Assessment Unit"** – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

**"Maximum Assessments"** – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.



Rizzetta & Company

**“Platted Units”** – Lands configured into their intended end-use and subject to a recorded plat.

**“Unplatted Parcels”** – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

### III. DISTRICT INFORMATION

Hawkstone Community Development District was established by Hillsborough County on May 7, 2019, pursuant to the County Ordinance No. 19-11. The District originally encompassed approximately 191.19 acres. On June 8, 2021, the District’s boundaries were expanded by 180.253 acres for a new total of approximately 371.446 acres. The current development plan for Assessment Area Three of the District, following the boundary expansion, includes approximately 259 residential units. Table 1 illustrates the District’s preliminary development plan for Assessment Area Three. The District is generally located in Southeast Hillsborough county, east of Balm Boyette Road and south of Boyette Road

### IV. CAPITAL IMPROVEMENT PROGRAM

The District’s Capital Improvement Program (“CIP”) includes, but is not limited to, clearing and earthwork, stormwater management improvements, roadway improvements, water/sewer, landscaping/entranceway and recreation facilities. The total CIP is estimated to cost \$32,009,362, the Assessment Area Three allocation is \$14,547,607, as shown in detail on Table 2. The estimated construction costs of the CIP identified above were provided by the District’s engineer. It is expected that the District will issue special assessment revenue bonds in the immediate future to fund a portion of the CIP, with the balance funded by the Developer, future bonds, or other sources.

### V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.



Rizzetta & Company

## **A. Benefit Analysis**

Improvements undertaken by the District, as more clearly described in the Engineer's Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the boundaries of the District, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the report.

It is anticipated that the projects included in the CIP will provide special benefit to the lands within the District. These infrastructure projects are a District-wide system of improvements and were designed specifically to facilitate the development of District properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Florida Statute 170.201 states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

Based on discussions with the District's engineer, evaluation of the Engineer's Report, as well as discussions with other District staff and the Developer regarding the project, it has been determined that the manner to allocate the assessments for this bond issuance is to be based on the front footage basis for each Platted Unit. This method of EAU allocation meets statutory requirements and is generally accepted in the industry. This methodology is consistent with the 2019 Master Report. Table 3 demonstrates the allocation of the estimated costs allocated to the various planned unit types for each project. The costs are allocated using EAU factors, with the Single Family 50' product type having been assigned a factor of 1.0 as the standard lot size

## **B. Anticipated Bond Issuance**

As described above, it is expected that the District will issue bonds in one or more series to fund a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding



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statement only applies to capital assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing has been provided on Table 4. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire CIP is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in an amount lower than the maximum amount, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities, and structures up to the maximum principal amount. Table 5 represents the Maximum Assessments necessary to support repayment of the maximum bonds.

### **C. Maximum Assessment Methodology**

Initially, the District will be imposing a master Maximum Assessment lien based on the maximum benefit conferred on each parcel by the CIP. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

The lands subject to the Maximum Assessments are currently Unplatted Parcels. Assessments will be initially levied on these Unplatted Parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Maximum Assessments will be assigned that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total assessments are fixed to the Unplatted Parcel at the time of sale. If the Unplatted Parcel is subsequently sub-divided into small parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the CIP are added to the District's boundaries, whether by boundary amendment or increase in density,



Maximum Assessments will be allocated to such lands, pursuant to the methodology described herein.

## **VI. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by members of District staff, including the District's engineer, District's underwriter and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

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



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**EXHIBIT A:**

**ALLOCATION METHODOLOGY**



Rizzetta & Company



**HAWKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT  
ASSESSMENT AREA THREE**

**TABLE 1: PRELIMINARY DEVELOPMENT PLAN**

<b>PRODUCT</b>	<b>PER UNIT EAU</b>	<b>ASSESSMENT AREA 3</b>	<b>TOTAL</b>	
Single Family 50'	1.00	192	192	Lots
Single Family 60'	1.20	15	15	Lots
Single Family 70'	1.40	52	52	Lots
<b>TOTAL:</b>		<b>259</b>	<b>259</b>	



**HAWKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT  
ASSESSMENT AREA THREE**

**TABLE 2: TOTAL CIP COST DETAIL**

<b>IMPROVEMENTS</b>	<b>Assessment Area 3</b>
Stormwater, Drainage & Earthwork (Excluding Lots)	\$3,695,860
Roadway & Paving	\$2,262,620
Water, Wastewater, Irrigation, Utilities	\$3,677,263
Landscape, Hardscape	\$1,738,787
Amenity Center	\$1,000,000
Professional Services & Fees	\$883,399
Subtotal	\$13,257,929
Contingency	\$1,289,678
<b>Total CIP Costs</b>	<b><u>\$14,547,607</u></b>

NOTE: Infrastructure cost estimates provided by District Engineer.

**HAWKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT  
ASSESSMENT AREA THREE**

**TABLE 3: TOTAL CIP COST ALLOCATION**

**ASSESSMENT AREA 3**

<b><u>DESCRIPTION</u></b>	<b><u>UNITS</u></b>		<b><u>ASSESSMENT AREA COSTS</u></b>	<b><u>EAU FACTOR</u></b>	<b><u>PER UNIT COSTS</u></b>
Single Family 50'	192	Lots	\$9,876,735	1.00	\$51,441.33
Single Family 60'	15	Lots	\$925,944	1.20	\$61,729.59
Single Family 70'	52	Lots	\$3,744,929	1.40	\$72,017.86
	259		\$14,547,607		

**HAWKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT  
ASSESSMENT AREA THREE**

**TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS  
ASSESSMENT AREA THREE**

Estimated Coupon Rate	6.000%
Maximum Annual Debt Service ("MADS")	\$1,270,629
<b>SOURCES:</b>	
<b>MAXIMUM PRINCIPAL AMOUNT</b>	<b>\$17,490,000</b> <sup>(1)</sup>
Total Net Proceeds	\$17,490,000
<b>USES:</b>	
Construction Account	(\$14,547,607)
Debt Service Reserve Fund	(\$1,270,629)
Capitalized Interest	(\$1,049,400)
Costs of Issuance	(\$272,550)
Underwriter's Discount	(\$349,800)
Rounding	(\$14)
Total Uses	(\$17,490,000)

(1) The District is not obligated to issue this amount of bonds.

**TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS**

Estimated Interest Rate	6.000%
<b>Aggregate Initial Principal Amount</b>	<b>\$17,490,000</b>
Aggregate Annual Installment	\$1,270,629 <sup>(1)</sup>
Estimated County Collection Costs	2.00% \$25,931 <sup>(2)</sup>
Maximum Early Payment Discounts	4.00% \$54,023 <sup>(2)</sup>
Estimated Total Annual Installment	\$1,350,584

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**HAWKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT  
ASSESSMENT AREA THREE**

**TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS <sup>(1)</sup>  
ASSESSMENT AREA 3**

<b>PRODUCT</b>	<b>UNITS</b>	<b>EAU</b>	<b>PRODUCT TOTAL PRINCIPAL <sup>(2)</sup></b>	<b>PER UNIT PRINCIPAL</b>	<b>PRODUCT ANNUAL INSTLMT. <sup>(2)(3)</sup></b>	<b>PER UNIT INSTLMT.</b>
Single Family 50'	192	1.00	\$11,874,399	\$61,846	\$916,945	\$4,776
Single Family 60'	15	1.20	\$1,113,225	\$74,215	\$85,964	\$5,731
Single Family 70'	52	1.40	\$4,502,376	\$86,584	\$347,675	\$6,686
<b>TOTAL</b>	<b>259</b>		<b>\$17,490,000</b>		<b>\$1,350,584</b>	

(1) Represents maximum assessments based on allocation of the total CIP costs. Actual imposed amounts expected to be lower.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

**HAWKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
MAXIMUM ASSESSMENT LIEN ROLL  
ASSESSMENT AREA THREE**

<b>Parcel</b>	<b>Acreage</b>	<b>Max Principal/Acre</b>	<b>Max Annual/Acre (1)</b>
*See attached legal description	1	\$97,030.29	\$7,492.71
<b>Total</b>	<b>180.253</b>	<b>\$17,490,000</b>	<b>\$1,350,584</b>

(1) Includes estimated county collection costs/early payment discounts, which may fluctuate.

## **HAWKSTONE (CDD)**

### **EXPANSION PARCEL**

**DESCRIPTION:** A parcel of land lying in Sections 5 and 8, Township 31 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of Section 8, Township 31 South, Range 21 East, and run thence along the North boundary of said Section 8, N.89°42'12"W., 31.37 feet to the Westerly maintained Right-of-Way of Hobson Simmons Road, per maintained Right-of-Way Map Book 3, Page 243, of the Public Records of Hillsborough County, Florida; thence along said Westerly maintained right-of-way line, N.21°43'21"W., 168.46 feet to the **POINT OF BEGINNING**; thence S.70°33'50"W., 138.47 feet; thence S.81°38'19"W., 84.65 feet; thence S.79°03'52"W., 59.13 feet; thence S.70°46'12"W., 198.34 feet; thence S.74°06'52"W., 95.70 feet to a point on a curve; thence Westerly, 200.57 feet along the arc of a curve to the right having a radius of 1525.00 feet and a central angle of 07°32'08" (chord bearing S.79°40'49"W., 200.42 feet); thence S.85°07'52"W., 89.57 feet to a point on a curve; thence Westerly, 198.27 feet along the arc of a curve to the right having a radius of 1717.47 feet and a central angle of 06°36'52" (chord bearing N.89°40'12"W., 198.16 feet); thence N.87°31'48"W., 88.64 feet; thence N.06°24'36"E., 77.39 feet to a point on a curve; thence Northerly, 95.36 feet along the arc of a curve to the left having a radius of 363.00 feet and a central angle of 15°03'06" (chord bearing N.09°59'09"W., 95.09 feet); thence N.87°30'00"W., 269.64 feet; thence S.71°17'30"W., 78.04 feet; thence S.53°41'30"W., 78.04 feet; thence S.32°29'00"W., 268.87 feet; thence S.02°37'37"W., 451.19 feet; thence S.08°46'21"E., 50.03 feet; thence S.23°46'21"E., 51.34 feet; thence S.38°46'21"E., 51.34 feet; thence S.53°46'21"E., 51.34 feet; thence S.68°46'21"E., 57.83 feet; thence S.87°30'00"E., 337.66 feet; thence S.02°30'00"W., 143.00 feet; thence N.87°30'00"W., 387.37 feet; thence N.72°39'05"W., 405.38 feet; thence N.84°33'45"W., 91.82 feet; thence N.49°33'13"W., 99.74 feet; thence N.73°46'11"W., 134.38 feet; thence S.62°58'55"W., 138.88 feet; thence S.32°16'19"W., 137.18 feet; thence S.37°28'13"E., 237.41 feet; thence S.21°19'49"E., 284.94 feet; thence S.67°21'09"E., 195.47 feet to a point on a curve; thence Northeasterly, 318.97 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 38°28'31" (chord bearing N.57°59'01"E., 313.01 feet); thence S.07°31'11"E., 50.24 feet; thence S.11°00'00"E., 82.50 feet; thence S.14°18'00"E., 66.00 feet; thence S.17°36'00"E., 66.00 feet; thence S.20°54'00"E., 66.00 feet; thence S.24°12'00"E., 66.00 feet; thence S.29°09'00"E., 131.94 feet; thence S.34°06'00"E., 285.04 feet to the South boundary of the North 3/8 of said Section 8; thence along said South boundary, N.89°47'49"W., 3103.84 feet to the Southeasterly boundary of former CSX Railroad property, now Tampa Electric Company - O.R. Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeasterly boundary, N.32°13'39"E., 3911.02 feet to the North boundary of the South 1/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida; thence along said North boundary, S.89°53'53"E., 2122.05 feet to the aforesaid Westerly maintained right-of-way line of Hobson Simmons Road; thence along said Westerly maintained right-of-way line, the following nine (9) courses: 1) S.16°02'54"E., 90.20 feet; 2) S.16°39'34"E., 300.00 feet; 3) S.16°07'29"E., 300.00 feet; 4) S.16°00'36"E., 100.00 feet; 5) S.15°58'53"E., 200.00 feet; 6) S.16°24'40"E., 100.00 feet; 7) S.19°09'31"E., 67.44 feet to a point on a curve; 8) Southerly, 48.81 feet along the arc of a curve to the left having a radius of 534.27 feet and a central angle of 05°14'03" (chord bearing S.19°49'10"E., 48.79 feet); 9) S.21°43'21"E., 25.55 feet to the **POINT OF BEGINNING**.

Containing 178.73 acres, more or less.

### **TAMPA ELECTRIC COMPANY CROSSING #1**

**DESCRIPTION:** A parcel of land lying in Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, being a portion of Tampa Electric Company Property as recorded in Official Records

Book 6116, Page 1813 and Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of Section 5, Township 31 South, Range 21 East, and run thence along the South boundary of said Section 5, S.89°42'37"E., 2010.65 feet to the Southeasterly boundary of the former CSX Railroad property deeded to Tampa Electric Company in Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeasterly boundary N.32°13'39"E., 1339.79 feet for a **POINT OF BEGINNING**; thence N.57°46'21"W., 200.00 feet to a point of curvature; thence Northwesterly, 332.28 feet along the arc of a curve to the right having a radius of 1637.00 feet and a central angle of 11°37'47" (chord bearing N.51°57'27"W., 331.71 feet) to the Northwesterly boundary of property deeded to Tampa Electric Company in said Official Records Book 6116, Page 1813; thence along said Northwesterly boundary, N.32°13'39"E., 75.63 feet to a point on a curve; thence Southeasterly, 332.50 feet along the arc of said curve to the left having a radius of 1563.00 feet and a central angle of 12°11'19" (chord bearing S.51°40'41"E., 331.88 feet) to a point of tangency; thence S.57°46'21"E., 200.00 feet to said Southeasterly boundary of the former CSX railroad property, S.32°13'39"W., 74.00 feet along said boundary to the **POINT OF BEGINNING**.

Containing 0.904 acres, more or less.

#### **TAMPA ELECTRIC COMPANY CROSSING #2**

**DESCRIPTION:** A parcel of land lying in Section 8, Township 31 South, Range 21 East, Hillsborough County, Florida, being a portion of Tampa Electric Company Property as recorded in Official Records Book 6391, Page 1539 and Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of Section 5, Township 31 South, Range 21 East, and run thence along the South boundary of said Section 5, S.89°42'37"E., 2010.65 feet to the Southeasterly boundary of the former CSX Railroad property deeded to Tampa Electric Company in Official Records Book 5289, Page 660, Public Records of Hillsborough County, Florida; thence along said Southeasterly boundary S.32°13'39"W., 2142.74 feet for a **POINT OF BEGINNING**; thence continue along said Southeasterly boundary, S.32°13'39"W., 57.80 feet to a point on a curve; thence Westerly, 208.43 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 28°05'57" (chord bearing N.71°49'19"W., 206.35 feet) to a point of tangency; thence N.57°46'21"W., 329.83 feet to the Northwesterly boundary of property deeded to Tampa Electric Company in said Official Records Book 6391, Page 1539; thence along said Northwesterly boundary, N.32°13'39"E., 50.00 feet; thence S.57°46'21"E., 329.83 feet to a point of curvature; thence Easterly, 211.16 feet along the arc of said curve to the left having a radius of 375.00 feet and a central angle of 32°15'44" (chord bearing S.73°54'13"E., 208.38 feet) to said Southeasterly boundary of the former CSX railroad property and the **POINT OF BEGINNING**.

Containing 0.619 acres, more or less.

**EXHIBIT B:**

**2019 MASTER REPORT**

**ALLOCATION METHODOLOGY**



Rizzetta & Company



## EXHIBIT B

### HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 1A: DEVELOPMENT PLAN 2019 MASTER

PRODUCT	PER UNIT ASSESSMENT		ASSESSMENT		TOTAL	
	EAU	AREA 1	AREA 2			
Single Family 40'	0.80	62	0	62	62	Lots
Single Family 50'	1.00	112	0	112	112	Lots
Single Family 60'	1.20	117	0	117	117	Lots
Single Family 70'	1.40	0	68	68	68	Lots
<b>TOTAL:</b>		<b>291</b>	<b>68</b>	<b>359</b>		

## EXHIBIT B

### HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

**TABLE 2A: TOTAL CIP COST DETAIL  
2019 MASTER REPORT**

<b>IMPROVEMENTS</b>	<b>Assessment Area 1</b>	<b>Assessment Area 2</b>	<b>TOTAL</b>
Stormwater, Drainage & Earthwork (Excluding Lots)	\$3,032,544	\$918,980	\$3,951,524
Roadway & Paving	\$2,963,300	\$975,000	\$3,938,300
Water, Wastewater, Irrigation, Utilities	\$3,185,865	\$962,650	\$4,148,515
Landscape, Hardscape	\$1,550,000	\$669,000	\$2,219,000
Amenity Center	\$733,377	\$171,373	\$904,750
Professional Services & Fees	\$1,022,200	\$430,596	\$1,452,796
Subtotal	\$12,487,286	\$4,127,599	\$16,614,885
Contingency	\$629,101	\$217,769	\$846,870
<b>Total CIP Costs</b>	<b>\$13,116,387</b>	<b>\$4,345,368</b>	<b>\$17,461,755</b>

NOTE: Infrastructure cost estimates provided by District Engineer.

## EXHIBIT B

### HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

TABLE 3A: TOTAL CIP COST ALLOCATION  
2019 MASTER  
ASSESSMENT AREA 1

<u>DESCRIPTION</u>	<u>UNITS</u>	<u>ASSESSMENT AREA COSTS</u>	<u>EAU FACTO</u>	<u>PER UNIT COSTS</u>
Single Family 40'	62	\$2,154,215	0.80	\$34,745.40
Single Family 50'	112	\$4,864,355	1.00	\$43,431.74
Single Family 60'	117	\$6,097,817	1.20	\$52,118.09
	<u>291</u>	<u>\$13,116,387</u>		

ASSESSMENT AREA 2

<u>DESCRIPTION</u>	<u>UNITS</u>	<u>ASSESSMENT AREA COSTS</u>	<u>EAU FACTO</u>	<u>PER UNIT COSTS</u>
Single Family 70'	68	\$4,345,368	1.40	\$63,902.47

## EXHIBIT B

### HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT MASTER SPECIAL ASSESSMENT ALLOCATION REPORT

**TABLE 4A: FINANCING INFORMATION - MAXIMUM BONDS  
2019 MASTER REPORT**

Estimated Coupon Rate	6.000%
Maximum Annual Debt Service ("MADS")	\$500,938

**SOURCES:**

<b>MAXIMUM PRINCIPAL AMOUNT</b>	<b>\$8,540,000</b> <sup>(1)</sup>
Original Issue Discount	<u>(\$68,301)</u>
Total Net Proceeds	\$8,471,699

**USES:**

Construction Account	(\$6,903,565)
Debt Service Reserve Fund	(\$500,938)
Capitalized Interest	(\$701,624)
Costs of Issuance	(\$194,400)
Underwriter's Discount	(\$170,800)
Rounding	<u>(\$372)</u>
Total Uses	(\$8,471,699)

(1) The District is not obligated to issue this amount of bonds.

**TABLE 5A: FINANCING INFORMATION - MAXIMUM ASSESSMENTS**

Estimated Interest Rate	6.000%
<b>Aggregate Initial Principal Amount</b>	<b>\$8,540,000</b>
Aggregate Annual Installment	\$500,938 <sup>(1)</sup>
Estimated County Collection Costs	2.00% \$10,223 <sup>(2)</sup>
Maximum Early Payment Discounts	4.00% <u>\$21,298</u> <sup>(2)</sup>
Estimated Total Annual Installment	\$532,459

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.

**EXHIBIT B**

**HAWKSTONE**

**COMMUNITY DEVELOPMENT DISTRICT**

**MASTER SPECIAL ASSESSMENT ALLOCATION REPORT**

**TABLE 6A: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS <sup>(1)</sup>**  
**2019 FINAL SAM**

PRODUCT	UNITS	EAU	PRODUCT TOTAL	PER UNIT PRINCIPAL	PRODUCT ANNUAL	PER UNIT INSTLMT.
Single Family 40'	62	0.80	\$1,066,728	\$17,205	\$65,463	\$1,056
Single Family 50'	112	1.00	\$2,408,742	\$21,507	\$147,819	\$1,320
Single Family 60'	117	1.20	\$3,019,530	\$25,808	\$185,302	\$1,584
Single Family 70'	68	1.40	\$2,045,000	\$30,074	\$133,875	\$1,969
<b>TOTAL</b>	<b>359</b>		<b>\$8,540,000</b>		<b>\$532,459</b>	

(1) Represents maximum assessments based on allocation of the total CIP costs. Actual imposed amounts expected to be lower.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

**THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:**

David P. Barker, Esq.  
**Dean, Mead, Egerton, Bloodworth,  
Capouano & Bozarth, P.A.**  
420 S. Orange Avenue, Suite 700  
Orlando, FL 32801  
(407) 428-5118

Parcel ID No. U-05-31-21-ZZZ-000004-44750.3

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2021 by **HBWB DEVELOPMENT SERVICES, LLC**, a Florida limited liability company, whose address is 4065 Crescent Park Drive, Riverview, Florida 33578 (hereinafter referred to as the "Grantor"), to the **HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, whose address is c/o Rizetta & Company, 9428 Camden Field Parkway, Riverview, FL 33544 (hereinafter referred to as the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**That** the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hillsborough County, Florida more particularly described in Exhibit "A", attached hereto and made a part hereof (the "Property").

**Together** with all of the Grantor's interest in and to all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

**To Have and to Hold**, the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2020 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

*[Signatures appear on following page]*



Exhibit "A"

Legal Description

Hillsborough County Parcel Identification Number U-05-31-21-ZZZ-000004-44750.3, also described as follows:

That part of the Southeast 1/4 of Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida and that part of South 3/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida; Being more particularly described as follows:

Commence at the Southwest corner of said Section 5 and run thence North 01°19'26" East along the West boundary of the Southwest 1/4 of said Section 5, 330.08 feet to the POINT OF BEGINNING; run thence North 89°53'13" West along a line 330 feet North of and parallel to the South boundary of the Southeast 1/4 of said Section 6, 240.94 feet to the Southeasterly maintained right-of-way line of Balm-Boyette Road; run thence North 38°41'05" East, along said maintained right-of-way line, 1163.29 feet; run thence South 89°53'12" East, 1576.97 feet to a point on a line 430 feet Westerly of and parallel to the Westerly right-of-way line of railroad right-of-way (now owned by Tampa Electric Company); thence on the said line South 32°13'34" West, 1073.78 feet; run thence North 89°53'12" West, along a line 330 feet North of and parallel to the South boundary of the Southwesterly 1/4 of said Section 5, 1490.52 feet to the POINT OF BEGINNING.

LESS & EXCEPT:

That part of the Southeast 1/4 of Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida and that part of the Southwest 1/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

As a point of reference commence at the Southwest corner of said Section 5 and proceed N 00°23'31" W, along the West boundary of said Section 5, a distance of 330.05 feet to a point on the North boundary of the South 330.00 feet of said Sections 5 and 6 and the Point of Beginning; thence N 89°21'10" W, along a line 330.00 feet North of and parallel with the South boundary of said Section 6, a distance of 338.37 feet to a point on the Easterly maintained right-of-way line of Balm-Boyette Road per Hillsborough County Survey Division Project Number S09-0141A; thence along said Easterly maintained right-of-way line the following three (3) courses (1) N 37°13'52" E, a distance of 131.58 feet; (2) N 39°22'56" E, a distance of 272.39 feet; (3) N 38°43'44" E, a distance of 135.72 feet; thence leaving said Easterly maintained right-of-way line S 89°52'53" E., a distance of 856.00 feet; thence S 00°07'07" W., a distance of 425.00 feet to a point on the North boundary of the South 330.00 feet of the Southwest 1/4 of said Section 5; thence N 89°52'53" W, along a line 330.00 feet North of and parallel with the South boundary of said Section 5, a distance of 854.12 feet to the Point of Beginning.

AND LESS & EXCEPT:

That certain parcel of land lying and being in the Southeast 1/4 of Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida and that part of the South 3/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 5, also being the Southeast corner of Section 6, Township 31 South, Range 21 East, Hillsborough County, Florida; run thence along with the West boundary of the Southwest 1/4 of said Section 5, also being the East boundary of the Southeast 1/4 of said Section 6, N.01°29'45"E, a distance of 654.25 feet to a point on the Southeasterly maintained right-of-way boundary of Balm-Boyette Road per Hillsborough County Survey Division Project Number S09-0141A as recorded in Map Book 3, Page 229 of the Public Records of Hillsborough County, Florida; thence departing said North boundary

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coincident with said Southeasterly maintained right-of-way boundary the following twenty-four (24) courses: 1) N.38°43'39"E., a distance of 107.18 feet to the Northwest corner of B AND D RANCH MINOR SUBDIVISION, according to the plat thereof, recorded in Plat Book 131, Page 172, of the Public Record of Hillsborough County, Florida, also being the POINT OF BEGINNING; 2) N.38°43'49"E., a distance of 175.29 feet; 3) N.39°30'43"E., a distance of 197.80 feet; 4) N.38°32'15"E., a distance of 199.66 feet; 5) N.38°58'15"E., a distance of 199.99 feet; 6) N.38°48'43"E., a distance of 402.60 feet; 7) N.38°23'34"E., a distance of 192.13 feet; 8) N.38°40'03"E., a distance of 208.02 feet; 9) N.39°16'26"E., a distance of 323.41 feet; 10) N.36°47'52"E., a distance of 170.93 feet; 11) Northerly, 314.40 feet along the arc of a non-tangent curve to the left having a radius of 737.97 feet and a central angle of 24°24'35" (chord bearing N.13°39'18"E., 312.03 feet); 12) N.01°03'56"E., a distance of 402.55 feet; 13) N.01°21'17"E., a distance of 209.91 feet; 14) N.01°54'20"E., a distance of 184.22 feet; 15) N.01°31'19"E., a distance of 259.25 feet; 16) N.04°04'20"E., a distance of 39.81 feet; 17) N.15°20'53"E., a distance of 38.49 feet; 18) N.25°48'00"E., a distance of 25.69 feet; 19) N.34°21'00"E., a distance of 44.99 feet; 20) N.41°18'54"E., a distance of 21.89 feet; 21) N.51°34'04"E., a distance of 23.05 feet; 22) N.59°42'19"E., a distance of 49.83 feet; 23) N.69°02'21"E., a distance of 26.54 feet; 24) N.80°16'28"E., a distance of 40.23 feet to a point on the South maintained right-of-way boundary of Boyette Road per Hillsborough County Survey Division Project Number S09-0137A as recorded in Map Book 3, Page 270 of the Public Records of Hillsborough County, Florida; thence along said South maintained right-of-way boundary for the following five (5) courses: 1) N.89°48'43"E., a distance of 565.28 feet; 2) S.89°21'01"E., a distance of 524.00 feet; 3) N.89°51'06"E., a distance of 523.99 feet; 4) N.87°49'50"E., a distance of 261.99 feet; 5) N.89°17'28"E., a distance of 326.98 feet to a point on the Westerly boundary of the lands described in Official Records Book 6144, Page 22, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary and the Southerly extension thereof, said Southerly extension being coincident with a line that lies 430.00 feet Westerly of and parallel with the Westerly right-of-way boundary of the former railroad right-of-way (now owned by Tampa Electric Company), S.32°13'39"W., a distance of 4267.46 feet a point on the North boundary of the South 330.00 feet of said Section 5; thence along said North Boundary of the South 330.00 feet of Section 5, N.89°42'37"W., a distance of 653.88 feet to the East boundary of aforesaid B AND D RANCH MINOR SUBDIVISION; thence along said East boundary of B AND D RANCH MINOR SUBDIVISION, N.00°07'02"E., a distance of 410.64 feet to the Northeast corner thereof; thence along the North boundary of said B AND D RANCH MINOR SUBDIVISION, N.89°52'58"W., a distance of 856.30 feet to the POINT OF BEGINNING.

## FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

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This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2021 (the “**Effective Date**”), by and between **Hawkstone Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated May 29, 2019 (the “**Contract**”), incorporated by reference herein; and

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

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

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

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

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

*(Remainder of this page is left blank intentionally)*

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

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**

**EXHIBIT B**  
Schedule of Fees

<b>STANDARD ON-GOING SERVICES:</b>		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	<b>Monthly</b>	<b>Annually</b>
Management	\$1,709	\$20,502
Administrative	\$383	\$4,590
Accounting	\$1,530	\$18,360
Financial & Revenue Collections	\$306	\$3,672
Assessment Roll <sup>(1)</sup>		\$5,100
<b>Total Standard On-Going Services</b>	<b>\$3,927</b>	<b>\$52,224</b>

<sup>(1)</sup> Assessment Roll is paid in one lump-sum payment at the time the roll is completed

**ADDITIONAL SERVICES:**

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public		
Records Requests	Hourly	Upon Request

**PUBLIC RECORDS REQUESTS FEES:**

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

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

<b>LITIGATION SUPPORT SERVICES:</b>	Hourly	Upon Request
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**ADDITIONAL THIRD-PARTY SERVICES:**

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

**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.

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District was **Wednesday, July 21, 2021 at 10:30 a.m.** at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

Brian Bullock	<b>Chairman</b>
Brent Dunham	<b>Vice Chairman</b>
Allison Martin	<b>Assistant Secretary</b>
Matt O'Brien	<b>Assistant Secretary</b>

Also present were:

Christina Newsome	<b>District Manager; Rizzetta &amp; Co.</b>
Matt Huber	<b>Regional District Manager; Rizzetta &amp; Co. (phone)</b>
John Vericker	<b>District Counsel; Straley, Robin &amp; Vericker (phone)</b>
Tim Green	<b>Representative; Homes by Westbay</b>
Christy Cruz	<b>Administrative Assistant; Rizzetta &amp; Co.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order and roll call performed, confirming that quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were audience members present. There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-08,  
Designating Officers of the District**

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board adopted Resolution 2021-08, Designating Officers of the District, adding Matthew O'Brien as an Assistant Secretary for the Hawkstone Community Development District.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2021-  
2022 Budget**

On a Motion by Mr. Bullock, seconded by Mr. Dunham, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2021-2022 Budget, for Hawkstone Community Development District.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2021-09,  
Adopting Fiscal Year 2021-2022 Final  
Budget**

Ms. Newsome presented the Fiscal Year 2021-2022 budget to the Board. There were no comments from the Board or audience.

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board of Supervisors adopted Resolution 2021-09, Adopting Fiscal Year 2021-2022 Final Budget, for Hawkstone Community Development District.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2021-10,  
Imposing Special Assessments and  
Certifying an Assessment Roll**

Ms. Newsome presented Resolution 2021-10, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board of Supervisors adopted Resolution 2021-10, Imposing Special Assessments and Certifying an Assessment Roll, for Hawkstone Community Development District.

On a Motion by Ms. Martin, seconded by Mr. Bullock, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2021-2022 Budget, for Hawkstone Community Development District.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2021-11,  
Setting the Meeting Schedule for  
Fiscal Year 2021/2022**

Ms. Newsome presented Resolution 2021-11, Setting the Meeting Schedule for Fiscal Year 201/2022

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board of Supervisors adopted Resolution 2021-11, Setting the Meeting Schedule for Fiscal Year 2021/2022, for Hawkstone Community Development District.

**EIGHTH ORDER OF BUSINESS****Consideration of Minutes of the Board  
of Supervisors' Meeting held on June  
16, 2021**

Ms. Newsome presented minutes of the Board of Supervisors' meeting held on June 16, 2021 to the Board.

On a Motion by Ms. Martin, seconded by Mr. Dunham, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on June 16, 2021, for the Hawkstone Community Development District.

**NINTH ORDER OF BUSINESS****Consideration of the Operations & Maintenance Expenditures for June 2021**

Ms. Newsome presented the Operations & Maintenance Expenditures for June 2021 to the Board of Supervisors.

On a Motion by Ms. Martin, seconded by Mr. Bullock, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for June 2021 in the amount of \$34,261.50, for the Hawkstone Community Development District.

**TENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

District Counsel had nothing to report.

**B. District Engineer**

The District Engineer was not present.

**C. District Manager**

Ms. Newsome advised the Board that the next regular BOS meeting will be on Wednesday, August 18, 2021 at 10:30 a.m.

**ELEVENTH ORDER OF BUSINESS****Supervisor Requests**

Ms. Newsome asked if there were any Supervisor requests. There were none.

**TWELFTH ORDER OF BUSINESS****Adjournment**

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board of Supervisors adjourned the meeting at 10:40 a.m., for the Hawkstone Community Development District.

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Secretary/Assistant Secretary

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Chairman/ Vice Chairman



# HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures July 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,996.35**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Hawkstone Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clearview Land Design, P.L.	001159	21-01555	Engineering Services 06/21	\$ 430.00
Fast of Florida, Inc.	001160	WO-0527880	Service Call - Restroom - 07/21	\$ 225.00
Frontier Florida LLC dba Frontier Communications of Florida	20210713-1	813-655-1393-121720-5 07/21	Clubhouse Internet 07/21	\$ 60.98
JBW Designs LLC dba Poop 911	001157	4600055	Monthly - 2 Stations and 2 Trash Cans 06/21	\$ 115.92
Office Pride	001153	INV-30979	Monthly Cleaning Services 07/21	\$ 757.75
Proteus Pools	001163	HAWKSTN010	Monthly Pool Service 07/21	\$ 2.28
Rizzetta & Company, Inc.	001154	INV0000059360	District Management Services 07/21	\$ 3,850.00
Rizzetta & Company, Inc.	001154	INV0000059613	Mass Mailing - Budget 06/21	\$ 259.18
Rizzetta Technology Services	001155	INV0000007714	Website Email & Hosting Services 07/21	\$ 100.00
Solitude Lake Management, LLC	001164	PI-A00628009	Lake & Pond Management Services 07/21	\$ 1,385.00
Straley Robin Vericker	001156	19982	General Legal Services 06/21	\$ 2,083.60
Straley Robin Vericker	001156	19983	District Expansion Legal Services 06/21	\$ 1,129.00
Sunrise Landscape	001165	1720	Monthly Landscape 07/21	\$ 6,355.00

# Hawkstone Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tampa Bay Pools, Inc.	001161	5446690	Service Call - Pool Valve 07/21	\$ 175.00
TECO	001162	Summary 06/21	Electric Summary 06/21	\$ 5,733.29
TECO	001162	TECO 072621	Payment for TECO Acct #221008188320 05/21 & 06/21	\$ 2,636.10
Times Publishing	001158	0000163081 06/23/21	204055 Legal Advertising 06/21	\$ 1,262.75
Times Publishing	001158	0000167025 06/30/21	204055 Legal Advertising 06/21	<u>\$ 435.50</u>
<b>Report Total</b>				<b><u>\$ 26,996.35</u></b>