



Rizzetta & Company

Hawkstone Community Development District

Board of Supervisors' Meeting March 16, 2022

**District Office:
9428 Camden Field Parkway Riverview, Florida 33578
813.533.2950**

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.hawkstonecdd.org

District Board of Supervisors	Matthew O'Brien	Chairperson
	Brent Dunham	Vice Chairperson
	Brian Bullock	Assistant Secretary
	Allison Martin	Assistant Secretary
	Nicolas DeArmas	Assistant Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin Vericker
District Engineer	Chris O'Kelley	Clearview Land Design

All Cellular phones and pagers must be turned off during the meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 533-2950

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

WWW.HAWKSTONECDD.ORG

Board of Supervisors
Hawkstone Community
Development District

March 15, 2022

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, March 16, 2022, at 10:30 a.m.**, at the office of Rizzetta & Co., located at 9428 Camden Field Pkwy, Riverview FL, 33578. The following is the tentative agenda for this meeting:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Consideration for Janitorial and Light Services..... Tab 1
 - B. Presentation of Engineer's Report USC
 - C. Presentation of Master Assessment Methodology Report..... Tab 2
 - D. Consideration of Resolution 2022-04, Declaring Special Assessments Tab 3
 - E. Consideration of Resolution 2022-05, Setting the Public Hearing on Special Assessments Tab 4
 - F. Consideration of Resolution 2022-06, Authorizing the Issuance of Bonds, Approving the Form of an Indenture and Authorizing the Commencement of Validation Proceedings..... Tab 5
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Meeting held on January 19, 2022 Tab 6
 - B. Consideration of the Operations & Maintenance Expenditures for October 2021 through January 2022..... Tab 7
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. District Manager Report..... Tab 8
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

Tab 1

TOTAL COMMUNITY MAINTENANCE LLC

samogden@tcmaintenance.org
http://www.tcmaintenance.org



Estimate

ADDRESS

Hawkstone CDD
12500 Hawkstone Trail BLVD
Lithia, FL 33547

ESTIMATE # 1510

DATE 02/09/2022

EXPIRATION DATE 02/09/2022

ACTIVITY	QTY	RATE	AMOUNT
In this estimate, I am providing a bi-weekly proposal for janitorial and light maintenance services.			
Services Services are proposed at once weekly, unless an increase is determined by the board.	1	650.00	650.00
Janitorial services are to include: 1. Dog stations: Empty the contents of all stations, and replace liner. In addition, monitor all dog stations for adequate amount of hand doggy bags. Replace as needed. 2. Police common grounds for loose trash and debris. Pick up and dispose at proper area. a. Empty trash can at Shelter in Okerlund. b. Empty trash can on nature trail. 3. Pool area/Restrooms a. Blow off pool deck. b. Arrange pool furniture. c. Clean restrooms (mop floors, sanitize all toilets, urinals, sinks, and mirrors. d. Stock items such as hand soap, toilet paper, hand towels. Light maintenance: 1. These items are to include simple routine items such as replacing light bulbs as needed. Install doggie stations, fix toilet flapper if corroded, install signage, fix hinges on gate, etc...all items that accumulate over time.			

ACTIVITY	QTY	RATE	AMOUNT
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Fee: My proposal includes all items mentioned above, including material. For two visits per week of each month, in providing labor, material and fuel our proposed fee is \$650 monthly, which is to be billed at the 1st of each month.

We are grateful for the opportunity to submit our bid for the listed services and greatly look forward to working with you and your community.

TOTAL	\$650.00
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Accepted By	Accepted Date
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Tab 2



Rizzetta & Company

Hawkstone Community Development District

Master Special Assessment Allocation Report Assessment Area Four

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
www.rizzetta.com

March 16, 2022

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I. INTRODUCTION

This Master Special Assessment Allocation Report Assessment Area Four 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 Four.

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

"Assessment Area Four" - A portion of land within the boundaries of the District encompassing 175.446 acres.

"Capital Improvement Program" – (or "CIP") Construction and/or acquisition of public infrastructure planned for Assessment Area Four of the District, as specified in the Engineer's Report dated _____, 2022 ("Engineer's Report"). The total cost for the CIP for Assessment Area Four is estimated to be \$16,215,709.

"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.

"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.



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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. Subsequently, the District's boundaries were further expanded on March 8, 2022 by an additional 175.446 acres and incorporate Assessment Area Four. The current development plan for Assessment Area Four of the District, following the boundary expansion, includes approximately 429 residential units. Table 1 illustrates the District's preliminary development plan for Assessment Area Four. The District is generally located in Southeast Hillsborough county, east of Balm Boyette Road and south of Boyette Road

IV. CAPITAL IMPROVEMENT PROGRAM

The CIP includes, but is not limited to, roads, potable water, sanitary sewer, stormwater, dry utilities trenching, offsite roads and utilities, landscaping, irrigation, hardscaping, recreation, engineering design, permitting and contingencies. The total CIP is estimated to cost \$16,215,709, 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.

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 Assessment Area Four. These infrastructure projects are a 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 prior master reports. 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 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.



Rizzetta & Company

EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

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

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

PRODUCT	PER UNIT EAU	ASSESSMENT AREA FOUR	
Single Family 40'	0.80	122	Lots
Single Family 50'	1.00	185	Lots
Single Family 60'	1.20	122	Lots
TOTAL:		429	

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

TABLE 2: TOTAL CIP COST DETAIL

IMPROVEMENTS	ASSESSMENT AREA FOUR
Engineering Design, Permitting, Surveying	\$853,538
Roads	\$4,105,954
Potable Water	\$941,430
Sanitary Sewer	\$1,549,412
Stormwater	\$3,364,328
Dry Utilities Trenching	\$437,578
Offsite Roads and Utilities	\$325,000
Landscaping / Irrigation / Hardscaping / Recreation	\$3,112,544
Permit Fees and Impact Fees	\$20,000
Contingency	\$1,505,925
Total CIP Costs	\$16,215,709

NOTE: Infrastructure cost estimates provided by District Engineer.

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

**TABLE 3: TOTAL CIP COST ALLOCATION
ASSESSMENT AREA FOUR**

<u>DESCRIPTION</u>	<u>UNITS</u>		<u>ASSESSMENT AREA COSTS</u>	<u>EAU FACTOR</u>	<u>PER UNIT COSTS</u>
Single Family 40'	122	Lots	\$3,689,168	0.80	\$30,239.08
Single Family 50'	185	Lots	\$6,992,788	1.00	\$37,798.86
Single Family 60'	122	Lots	\$5,533,752	1.20	\$45,358.63
	<u>429</u>		<u>\$16,215,709</u>		

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

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

Estimated Coupon Rate	6.000%
Maximum Annual Debt Service ("MADS")	\$1,524,516
SOURCES:	
MAXIMUM PRINCIPAL AMOUNT	<u>\$20,985,000</u> (1)
Total Net Proceeds	\$20,985,000
USES:	
Construction Account	(\$16,215,709)
Debt Service Reserve Fund	(\$1,524,516)
Capitalized Interest	(\$2,518,200)
Costs of Issuance	<u>(\$726,575)</u>
Total Uses	(\$20,985,000)

Source: District Underwriter

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

TABLE 5: FINANCING INFORMATION - MAXIMUM ASSESSMENTS

Estimated Interest Rate	6.000%
Aggregate Initial Principal Amount	\$20,985,000
Aggregate Annual Installment	\$1,524,516 (1)
Estimated County Collection Costs	2.00% \$31,113 (2)
Maximum Early Payment Discounts	4.00% <u>\$64,818 (2)</u>
Estimated Total Annual Installment	\$1,620,446

(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 FOUR**

**TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)
ASSESSMENT AREA FOUR**

PRODUCT	UNITS	EAU	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT INSTLMT.
Single Family 40'	122	0.80	\$4,774,210	\$39,133	\$368,661	\$3,022
Single Family 50'	185	1.00	\$9,049,476	\$48,916	\$698,794	\$3,777
Single Family 60'	122	1.20	\$7,161,315	\$58,699	\$552,992	\$4,533
TOTAL	429		\$20,985,000		\$1,620,446	

(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 FOUR**

Parcel	Acreage	Max Principal/Acre	Max Annual/Acre ⁽¹⁾
*See attached legal description	1	\$119,609.45	\$9,236.15
Total	175.446	\$20,985,000	\$1,620,446

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

Exhibit "AA"
Expansion Parcels Legals

HAWKSTONE CDD EXPANSION AREA

DESCRIPTION: A parcel of land lying in Sections 5, 8 and 9, Township 31 South, Range 21 East, Hillsborough County, Florida, and includes all of HINTON PLACE MINOR SUBDIVISION as recorded in Plat Book 128, Pages 195 through 198, inclusive, Public Records of Hillsborough County, Florida and said parcel 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 and the **POINT OF BEGINNING**; thence along said Westerly maintained right-of-way line, the following ten (10) courses: 1) S.21°43'21"E., 92.48 feet; 2) S.21°50'01"E., 300.00 feet; 3) S.21°37'24"E., 300.00 feet; 4) S.21°58'19"E., 243.52 feet to a point on a curve; 5) Southerly, 158.64 feet along the arc of a curve to the left having a radius of 3346.03 feet and a central angle of 02°42'59" (chord bearing S.22°49'46"E., 158.62 feet) to a point on a curve; 6) Southeasterly, 126.16 feet along the arc of a curve to the left having a radius of 5739.52 feet and a central angle of 01°15'34" (chord bearing S.29°23'39"E., 126.16 feet); 7) S.29°53'23"E., 175.57 feet; 8) S.29°28'02"E., 300.00 feet; 9) S.29°30'20"E., 300.00 feet; 10) S.29°32'03"E., 216.11 feet to the South boundary of the North 3/8 of said Section 9; thence along said South boundary N.89°48'45"W., 942.94 feet to the East boundary of said Section 8; thence along the South boundary of the North 3/8 of said Section 8, N.89°47'49"W., 1536.91 feet; thence N.34°06'00"W., 285.04 feet; thence N.29°09'00"W., 131.94 feet; thence N.24°12'00"W., 66.00 feet; thence N.20°54'00"W., 66.00 feet; thence N.17°36'00"W., 66.00 feet; thence N.14°18'00"W., 66.00 feet; thence N.11°00'00"W., 82.50 feet; thence N.07°31'11"W., 50.24 feet to a point on a curve; thence Southwesterly, 318.97 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of 38°28'31" (chord bearing S.57°59'01"W., 313.01 feet); thence N.67°21'09"W., 195.47 feet; thence N.21°19'49"W., 284.94 feet; thence N.37°28'13"W., 237.41 feet; thence N.32°16'19"E., 137.18 feet; thence N.62°58'55"E., 138.88 feet; thence S.73°46'11"E., 134.38 feet; thence S.49°33'13"E., 99.74 feet; thence S.84°33'45"E., 91.82 feet; thence S.72°39'05"E., 405.38 feet; thence S.87°30'00"E., 387.37 feet; thence N.02°30'00"E., 143.00 feet; thence N.87°30'00"W., 337.66 feet; thence N.68°46'21"W., 57.83 feet; thence N.53°46'21"W., 51.34 feet; thence N.38°46'21"W., 51.34 feet; thence N.23°46'21"W., 51.34 feet; thence N.08°46'21"W., 50.03 feet; thence N.02°37'37"E., 451.19 feet; thence N.32°29'00"E., 268.87 feet; thence N.53°41'30"E., 78.04 feet; thence N.71°17'30"E., 78.04 feet; thence S.87°30'00"E., 269.64 feet to a point on a curve; thence Southerly, 95.36 feet along the arc of a curve to the right having a radius of 363.00 feet and a central angle of 15°03'06" (chord bearing S.09°59'09"E., 95.09 feet); thence S.06°24'36"W., 77.39 feet; thence S.87°31'48"E., 88.64 feet to a point on a curve; thence Easterly, 198.27 feet along the arc of a curve to the left having a radius of

1717.47 feet and a central angle of $06^{\circ}36'52''$ (chord bearing $S.89^{\circ}40'12''E.$, 198.16 feet); thence $N.85^{\circ}07'52''E.$, 89.57 feet to a point on a curve; thence Easterly, 200.57 feet along the arc of a curve to the left having a radius of 1525.00 feet and a central angle of $07^{\circ}32'08''$ (chord bearing $N.79^{\circ}40'49''E.$, 200.42 feet); thence $N.74^{\circ}06'52''E.$, 95.70 feet; thence $N.70^{\circ}46'12''E.$, 198.34 feet; thence $N.79^{\circ}03'52''E.$, 59.13 feet; thence $N.81^{\circ}38'19''E.$, 84.65 feet; thence $N.70^{\circ}33'50''E.$, 138.47 feet to the aforesaid Westerly maintained right-of-way line of Hobson Simmons Road; thence along said Westerly maintained right-of-way line, $S.21^{\circ}43'21''E.$, 168.46 feet to the **POINT OF BEGINNING**.

Containing 107.260 acres, more or less.

AND TOGETHER WITH

DESCRIPTION: (Per O.R. 20988 Pgs. 1053-1054)

The North 2333.63 feet of that part of the West 1/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, lying South and West of Boyette Road.

Containing 68.186 acres, more or less.

Altogether containing 175.446 acres, more or less.

Tab 3

Resolution 2022-04

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Hawkstone Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the District Engineer's Report dated March ____, 2022 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Allocation Report (Assessment Area Four) dated March 16, 2022, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.

Resolution 2022-04

3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$16,215,709** (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **\$20,985,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

Resolution 2022-04

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on March 16, 2022.

Attest:

**Hawkstone Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of
Supervisors

Tab 4

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON WEDNESDAY, APRIL 20, 2022 AT 10:30 A.M. AT THE OFFICES OF RIZZETTA & COMPANY, INC., LOCATED AT 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FLORIDA 33578, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "**Board**") of the Hawkstone Community Development District (the "**District**") has previously adopted Resolution No. 2022-05 entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2022-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190, and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, Florida 33578 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:

1. There is hereby declared a public hearing to be held on Wednesday, April 20, 2022, at 10:30 a.m. at the offices of Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Pasco County (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

Passed and Adopted on March 16, 2022.

Attest:

**Hawkstone Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of
Supervisors

Tab 5

RESOLUTION NO. 2022-06

A RESOLUTION OF HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2019-33 OF THE DISTRICT TO AUTHORIZE THE ISSUANCE OF AN ADDITIONAL NOT TO EXCEED \$20,985,000 IN PRINCIPAL AMOUNT OF HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION BY THE DISTRICT OF ADDITIONAL ASSESSABLE IMPROVEMENTS PERMITTED BY THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE FOREGOING BONDS; AUTHORIZING AND APPROVING OTHER MATTERS RELATING TO THE FOREGOING BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hawkstone Community Development District (the "District") was established pursuant to Ordinance No. 2019-11 adopted by the Board of County Commissioners of Hillsborough County (the "County") on May 7, 2019, as previously amended by Ordinance No. 2021-19 adopted by the County on June 8, 2021, amending the boundaries of the District (and as may be further amended, the "Ordinance"); and

WHEREAS, pursuant to Resolution No. 2019-33 (the "Original Bond Resolution"), adopted by the Board of Supervisors of the District (the "Board") on May 29, 2019, the District has previously authorized the issuance of its not to exceed \$20,000,000 Special Assessment Revenue Bonds; and

WHEREAS, pursuant to Resolution No. 2022-03 (the "Expansion Resolution") adopted on October 20, 2021, the Board approved the preparation and filing of a petition to expand the boundaries of the District; and

WHEREAS, the District's petition was approved and the Ordinance was further amended by the Board of County Commissioners of the County on March 8, 2022, to expand the District's boundaries pursuant to the Expansion Resolution; and

WHEREAS, the District is authorized by the provisions of Chapter 190, Florida Statutes (the "Act") and the Ordinance, subject to the limitations set forth in the Act and in the Ordinance, if any, to issue its bonds and other evidence of indebtedness for the purpose, among other things, of constructing and/or acquiring assessable improvements as set forth in Section 190.012, Florida Statutes and further described in a report of the District Engineer (the "Project"); and

WHEREAS, the Project will provide significant benefits to lands within the District (including the lands described in the Expansion Resolution), is necessary for the public health, safety and welfare and is in the best interest of the District, its landowners and future residents; and

WHEREAS, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to such bonds or other evidence of indebtedness by levying and collecting Assessments and any other Pledged Revenues (as defined in the Indenture defined below); and

WHEREAS, the District now desires to amend the Original Bond Resolution to authorize the issuance of additional Special Assessment Revenue Bonds in one or more series, in an additional principal amount not to exceed \$20,985,000, for the principal purpose of financing the construction and acquisition of the Project and to authorize the validation of the Bonds and to provide for various other matters relating thereto.

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

SECTION 1. Authorization. There is hereby authorized to be issued not to exceed \$20,985,000 in additional principal amount (for a total authorized principal amount of \$40,985,000) of Hawkstone Community Development District Special Assessment Revenue Bonds in one or more series (the "Bonds"). The Bonds shall be issued under and secured by the District's Master Trust Indenture dated as of September 1, 2019 (the "Indenture"). The Bonds shall be dated, shall contain such further description, shall mature in amounts and at times, shall bear interest at the rates, and shall be redeemable at the redemption prices and upon the terms, all as shall be set forth in resolutions adopted by the Board at or before the execution and delivery of the Bonds by the Chairman or Vice Chairman of the Board, which Bonds shall be attested by the Secretary or any Assistant Secretary of the Board, and shall be authenticated by the Trustee under the Indenture.

SECTION 2. Trustee. The District hereby reauthorizes and reapproves U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, to serve as Trustee under the Master Trust Indenture and to take the actions required of the Trustee in connection with the execution and delivery of the Bonds.

SECTION 3. Validation. District Counsel, Straley Robin Vericker P.A., is hereby authorized and directed to prepare, file and prosecute proceedings to validate \$20,985,000 in additional principal amount of the Bonds in the manner prescribed by the laws of the State of Florida. The District Manager, engineering consultant, methodology consultant, Bond Counsel, Chairman, Vice-Chairman and/or any other members of the Board and staff are hereby directed and authorized to provide such documents and testimony as may be necessary or useful in the prosecution of the validation proceedings as directed by counsel.

SECTION 4. Open Meetings. It is hereby found and determined that all acts of the Board concerning and relating to adoption of this Resolution were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public in compliance with all legal requirements, including, but not limited to, the requirements of Florida Statutes, Section 286.011.

SECTION 5. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect. The Original Bond Resolution, except as amended hereby, shall remain in full force and effect.

SECTION 6. Approval of Prior Actions. All actions taken to date by the members of the Board and the staff of the District in furtherance of the issuance of the Bonds are hereby approved, confirmed and ratified.

SECTION 7. Severability of Invalid Provisions. If any one or more of the covenants, agreements or provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements and provisions of this Resolution and shall in no way affect the validity of any of the other covenants, agreements or provisions hereof or of the Bonds.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 16th day of March, 2022.

**HAWKSTONE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: Chairman, Board of Supervisors

[SEAL]

Attest:

Its: Secretary

Tab 6

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 continued meeting of the Board of Supervisors of the Hawkstone Community Development District was **Wednesday, January 19, 2022, at 10:31 a.m.** at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

Matt O'Brien	Chairman
Brent Dunham	Vice Chairman
Allison Martin	Assistant Secretary
Brian Bullock	Assistant Secretary
Nico DeArmas	Assistant Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Co.
John Vericker	District Counsel; Straley, Robin & Vericker
Tim Green	Representative; Homes by Westbay

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 no audience members present.

THIRD ORDER OF BUSINESS

**Discussion Regarding Price Changes
for Accurate Electronics**

The Board was presented with the agreement from Gary Robinson for Series 2021 Bonds for review and consideration.

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board accepted the new fee schedule for Accurate Electronics for the Hawkstone Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes for the
Regular Board Meeting held on
October 20, 2022**

Ms. Newsome presented the consideration of Regular Board Meeting Minutes for the meeting held on October 20, 2022.

On a Motion by Ms. Martin, seconded by Mr. O'Brien, with all in favor, the Board of Supervisors ratified the Regular Board Meeting Minutes for October 20, 2022 for the Hawkstone Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for August
2021**

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

On a Motion by Ms. Martin, seconded by Mr. O'Brien, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for August 2021 in the amount of \$41,218.54 for the Hawkstone Community Development District.

Ms. Martin commented that she would like copies of the Sunrise irrigation invoices be sent to her for review, so she can verify that the work invoiced has been completed.

SIXTH ORDER OF BUSINESS

**Consideration of the Operations &
Maintenance Expenditures for October
2021 & November 2021**

Ms. Newsome presented the Operations & Maintenance Expenditures for October 2021 and November 2021 to the Board of Supervisors.

On a Motion by Mr. O'Brien, seconded by Ms. Martin, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for October 2021 in the amount of \$56,130.53 & \$40,172.07 for the Hawkstone Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker updated the Board regarding the scheduled expansion for February, 8, 2022.

On a Motion by Mr. O'Brien, seconded by Ms. Martin, with all in favor, the Board of Supervisors approved the land maintenance agreement subject to the District and County Counsel approval for the Hawkstone Community Development District.

B. District Engineer

Not Present. No Report.

C. District Manager

Ms. Newsome advised the Board that the next regular BOS meeting will be on Wednesday, February 16, 2022, at 10:30 a.m.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. O'Brien, seconded by Ms. Martin, with all in favor, the Board of Supervisors adjourned the meeting at 10:42 a.m., for the Hawkstone Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 7A

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures October 2021 For Board Approval

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

The total items being presented: **\$56,130.53**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BOCC	001208	6307231026 09/21	12520 Balm Boyette Road 09/21	\$ 210.44
Clearview Land Design, P.L.	001207	21-02443	Engineering Services 10/21	\$ 2,030.00
Frontier Florida LLC dba Frontier Communications of Florida	20211012-01	813-655-1393-121720-5 10/21	Clubhouse Internet 10/21	\$ 60.98
HomeTeam Pest Defense	001197	3185058-338	Monthly Pest Control 09/21	\$ 30.00
Innersync Studio, Ltd	001201	19748	ADA Compliant Website 10/01/21-09/30/22	\$ 1,537.50
JBW Designs LLC dba Poop 911	001203	4784424	Monthly - 2 Stations and 2 Trash Cans 09/21	\$ 115.92
Office Pride	001202	INV-47326	Monthly Cleaning Services 10/21	\$ 757.75
Proteus Pools	001198	HAWKSTN012	Monthly Pool Service 09/21	\$ 916.67
Rizzetta & Company, Inc.	001199	INV0000061823	District Management Services 10/21	\$ 3,927.00
Rizzetta & Company, Inc.	001205	INV0000061988	Assessment Roll FY21/22	\$ 5,100.00
Rizzetta Technology Services	001200	INV0000007961	Website Email & Hosting Services 10/21	\$ 100.00
Solitude Lake Management, LLC	001209	PI-A00685865	Lake & Pond Management Services 10/21	\$ 1,385.00
Solitude Lake Management, LLC	001209	PI-A00685866	Wetlands Management Services 10/21	\$ 350.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landscape	001204	1242	Monthly Landscape - Darsey - 06/21	\$ 3,976.18
Sunrise Landscape	001210	2662	Monthly Landscape 10/21	\$ 6,355.00
Sunrise Landscape	001210	2664	Monthly Landscape - Darsey - 10/21	\$ 3,976.19
Sunrise Landscape	001210	2665	Monthly Landscape - Okerlund - 10/21	\$ 2,042.00
Sunrise Landscape	001210	2778	Mulch Installation 10/21	\$ 16,200.00
TECO	001211	Summary 09/21	Electric Summary 09/21	\$ 6,522.40
Times Publishing	001206	0000181466 10/06/21	204055 Legal Advertising 10/21	<u>\$ 537.50</u>
Report Total				<u>\$ 56,130.53</u>

Tab 7B

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures November 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$40,172.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	001222	105822	Service Call 11/21	\$ 273.00
Accurate Electronics, Inc.	001220	106306	Service Call 11/21	\$ 412.89
BOCC	001224	6307231026 10/21	12520 Balm Boyette Road 10/21	\$ 306.98
Clearview Land Design, P.L.	001223	21-02572	Engineering Services 11/21	\$ 452.50
Danielle Fence Mfg Co. Inc.	001216	98745	Fence Removal and Install 10/21	\$ 536.96
Department of Economic Opportunity	001221	85477	Special District Fee FY 21/22	\$ 175.00
Frontier Florida LLC dba Frontier Communications of Florida	20211112-01	813-655-1393- 121720-5 11/21	Clubhouse Internet 11/21	\$ 60.98
JBW Designs LLC dba Poop 911	001218	4876531	Monthly - 2 Stations and 2 Trash Cans 10/21	\$ 115.92
Nicolas DeArmas	001212	ND102021	Board of Supervisors Meeting 10/20/21	\$ 200.00
Office Pride	001217	INV-49845	Secure Pool Furniture 07/21	\$ 850.00
Office Pride	001217	INV-49849	Secure Pool Furniture 08/21	\$ 850.00
Office Pride	001217	INV-52814	Monthly Cleaning Services 11/21	\$ 757.75
Proteus Pools	001213	HAWKSTN013	Monthly Pool Service 10/21	\$ 916.67

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	001214	INV0000062514	District Management Services 11/21	\$ 3,927.00
Rizzetta Technology Services	001215	INV0000008144	Website Email & Hosting Services 11/21	\$ 100.00
Solitude Lake Management, LLC	001225	PI-A00704002	Lake & Pond Management Services 11/21	\$ 1,385.00
Solitude Lake Management, LLC	001225	PI-A00704003	Wetlands Management Services 11/21	\$ 350.00
Straley Robin Vericker	001226	20597	General Legal Services 10/21	\$ 2,855.80
Sunrise Landscape	001227	2838	Irrigation Repairs 10/21	\$ 418.55
Sunrise Landscape	001227	2850	Irrigation Repairs 10/21	\$ 207.38
Sunrise Landscape	001227	2919	Monthly Landscape - Darsey - 11/21	\$ 3,976.18
Sunrise Landscape	001227	2992	Monthly Landscape 11/21	\$ 6,355.00
Sunrise Landscape	001227	2993	Monthly Landscape - Okerlund - 11/21	\$ 2,042.00
Sunrise Landscape	001227	3089	Irrigation Repairs 10/21	\$ 629.30
TECO	001228	Summary 10/21	Electric Summary 10/21	\$ 5,013.45
US Bank	001219	6305165	Trustee Fees Area 1 Series 2019 10/01/21-09/30/22	\$ 4,040.63

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
US Bank	001219	6305294	Trustee Fees Area 2 Series 2019 10/01/21-09/30/22	<u>\$ 2,963.13</u>
Report Total				<u>\$ 40,172.07</u>

Tab 7C

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures December 2021 For Board Approval

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

The total items being presented: **\$31,343.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC	001234	6611-12-21	Assessment Rebate Report Series 2019 Area 1 12/21	\$ 450.00
AMTEC	001234	6612-12-21	Assessment Rebate Report Series 2019 Area 2 12/21	\$ 450.00
BOCC	001240	6307231026 11/21	12520 Balm Boyette Road 11/21	\$ 1,445.14
Clearview Land Design, P.L.	001239	21-02826	Engineering Services 12/21	\$ 31.09
Frontier Florida LLC dba Frontier Communications of Florida	20211214-01	813-655-1393-121720-5 12/21	Clubhouse Internet 12/21	\$ 60.98
Illuminations Holiday Lighting, LLC	001235	8191121	Holiday Lighting 11/21	\$ 1,825.00
JBW Designs LLC dba Poop 911	001236	4969554	Monthly - 2 Stations and 2 Trash Cans 11/21	\$ 115.92
Office Pride	001229	INV-58180	Monthly Cleaning Services 12/21	\$ 757.75
Office Pride	001241	INV-60121	Cleaning Supplies 12/21	\$ 53.10
Proteus Pools	001230	HAWKSTN015	Monthly Pool Service 11/21	\$ 916.67
Rizzetta & Company, Inc.	001231	INV0000063096	District Management Services 12/21	\$ 3,927.00
Rizzetta Technology Services	001232	INV0000008236	Website Email & Hosting Services 12/21	\$ 100.00
Solitude Lake Management, LLC	001237	PI-A00722360	Lake & Pond Management Services 12/21	\$ 1,385.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	001237	PI-A00722361	Wetlands Management Services 12/21	\$ 350.00
Straley Robin Vericker	001233	20684	General Legal Services 11/21	\$ 1,432.51
Sunrise Landscape	001238	3445	Monthly Landscape 12/21	\$ 6,355.00
Sunrise Landscape	001238	3446	Monthly Landscape - Darsey - 12/21	\$ 3,976.19
Sunrise Landscape	001238	3447	Monthly Landscape - Okerlund - 12/21	\$ 2,042.00
TECO	001242	Summary 11/21	Electric Summary 11/21	<u>\$ 5,669.72</u>
Report Total				<u>\$ 31,343.07</u>

Tab 7D

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$60,308.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc.	001243	106665	Service Call 12/21	\$ 164.00
Accurate Electronics, Inc.	001248	107273	Key Tags 12/21	\$ 635.00
BOCC	001253	6307231026 12/21	12520 Balm Boyette Road 12/21	\$ 409.39
Frontier Florida LLC dba Frontier Communications of Homes By West Bay	20220111-01	813-655-1393- 121720-5 01/22	Clubhouse Internet 01/22	\$ 91.73
	001249	011822 HWBW	Overpayment of Developer Funding FY19/20	\$ 19,157.52
HomeTeam Pest Defense	001254	81565965	Monthly Pest Control 12/21	\$ 30.00
HomeTeam Pest Defense	001254	82174605	Monthly Pest Control 01/22	\$ 30.00
JBW Designs LLC dba Poop 911	001251	5069080	Monthly - 2 Stations and 2 Trash Cans 12/21	\$ 115.92
Office Pride	001250	INV-63206	Monthly Cleaning Services 01/22	\$ 757.75
Proteus Pools	001246	HAWKSTN017	Monthly Pool Service 12/21	\$ 916.67
Rizzetta & Company, Inc.	001244	INV0000064541	District Management Fees 01/22	\$ 4,027.00
Rizzetta & Company, Inc.	001255	INV0000064820	Annual Dissemination Services FY 21/22	\$ 6,000.00
Solitude Lake Management, LLC	001256	PI-A00737396	Lake & Pond Management Services 01/22	\$ 1,385.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	001256	PI-A00737397	Wetlands Management Services 01/22	\$ 350.00
Straley Robin Vericker	001245	20817	General Legal Services 12/21	\$ 516.20
Sunrise Landscape	001252	1672	Monthly Landscape - Darsey - 07/21	\$ 3,976.18
Sunrise Landscape	001252	1673	Monthly Landscape - Okerlund - 07/21	\$ 2,042.00
Sunrise Landscape	001247	3765	Irrigation Repairs 12/21	\$ 602.15
Sunrise Landscape	001257	3931	Monthly Landscape 01/22	\$ 6,355.00
Sunrise Landscape	001257	3932	Monthly Landscape - Darsey - 01/22	\$ 3,976.18
Sunrise Landscape	001257	3933	Monthly Landscape - Okerlund - 01/22	\$ 2,042.00
TECO	001258	Summary 12/21	Electric Summary 12/21	<u>\$ 6,728.48</u>
Report Total				<u>\$ 60,308.17</u>

Tab 8



Rizzetta & Company

March 16

District Manager's Report

2022

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 20, 2022
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 1,2, and 3):** November 8, 2022, time to register is June 13 - 17, 2022 @ 12P

FINANCIAL SUMMARY

1/31/2022

General Fund Cash & Investment Balance: \$133,684

Debt Service Fund Investment Balance: \$1,249,459

Total Cash and Investment Balances: \$1,383,143

General Fund Expense Variance: Over Budget