



Rizzetta & Company

Hawkstone Community Development District

Board of Supervisors' Meeting April 20, 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

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Board of Supervisors
Hawkstone Community
Development District

April 6, 2022

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, April 20, 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 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 2022-07, Final Debt Assessment Roll and Imposition of Non-Ad Valorem Special Assessments..... Tab 1
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Meeting held on March 16, 2022,..... Tab 2
 - B. Consideration of the Operations & Maintenance Expenditures for February and March 2022..... Tab 3
5. **STAFF REPORTS**
 - A. District Counsel
 1. Consideration of Acceptance for Common Area Deed..... Tab 4
 - B. District Engineer
 1. Consideration of Stormwater Requiring Analysis Proposal..... Tab 5
 - C. District Manager
 1. District Manager Report..... Tab 6
6. **NEW BUSINESS ITEMS**
 - A. Discussion of FY20-21 Final Audit..... Tab 7
7. **SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

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

Sincerely,

Christina Newsome

Christina Newsome
District Manager

Tab 1

RESOLUTION 2022-07

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 District Engineer’s Report dated March 15, 2022 (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 2022-04 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 2022-04, 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 2022-04 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 2022-04 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 2022-05 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 Four dated March 16, 2022 (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 2022-04, 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.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 20th day of April, 2022.

Attest:

**Hawkstone Community
Development District**

Name: _____
Secretary / Assistant Secretary

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

Exhibit “A” –Engineer’s Report dated March 15, 2022

**Exhibit “B” –Master Special Assessment Allocation Report Assessment Area Four dated
March 16, 2022**

Exhibit A

Hawkstone
COMMUNITY DEVELOPMENT DISTRICT
Engineer's Report

March 15, 2022

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

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| VICINITY MAP | EXHIBIT A |
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| LEGAL DESCRIPTION | EXHIBIT C |
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PURPOSE AND SCOPE

Hawkstone is a master planned subdivision development situated on approximately 546.89 acres east of Balm Boyette Road and South of Boyette Road in Hillsborough County, Florida. The Hawkstone community consists of three four family home assessment areas and an amenity center.

The Hawkstone Community Development District (the "District") is comprised of approximately 546.89 acres in central Hillsborough County, Florida, located within Sections 5, 8 and 9, 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 2022 Project") that will be financed by the District's Special Assessment Revenue Bonds, Series 2022 ("the Series 2022 Bonds"). Refer to Exhibit D for a costs summary of the Series 2022 Project. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements. Construction of the Series 2022 Project is expected to be completed in July 2023.

The Engineer's Report for the Series 2022 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 (heron, 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 2022 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 began in August 2021 and has an expected 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 three phases (Phase 1A1, Phase 1A2 and Phase 1B). Construction began in August 2021 and has an expected completion date of August 2022.

Assessment Area 4 includes approximately 429 single family lots split over two separate parcels. The total length of local roads is approximately 16,338 lineal feet (3.09 miles), along with the associated sidewalks, utilities, and stormwater infrastructure. The current Planned Development (PD) approvals allows for these uses, with more detailed permits and construction approvals obtained for these parcels. These parcels area will be constructed in five phases (Stogi Ranch Phase 1, Stogi Ranch Phase 2, Hinton Ranch Phase 2A, Hinton Ranch Phase 2B1 and Hinton Ranch Phase 2B2). Construction is anticipated to begin in July 2022 and has an expected completion date of August 2023.

COST ESTIMATE

The estimate total cost of the CIP is \$48,225,071.00. 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, Boyette Road and an emergency access to Hobson Simmons 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 \$48,225,071.00. 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>Proposed Infrastructure Improvement</u> | <u>Ownership</u> | <u>Maintenance</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 | | |
|--|-------------------------|---------------------------|
| <u>Proposed Infrastructure Improvement</u> | <u>Ownership</u> | <u>Maintenance</u> |
| 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) | | |
|--|-------------------------|---------------------------|
| <u>Proposed Infrastructure Improvement</u> | <u>Ownership</u> | <u>Maintenance</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 (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) | | |
|--|-------------------------|---------------------------|
| <u>Proposed Infrastructure Improvement</u> | <u>Ownership</u> | <u>Maintenance</u> |
| 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.

| Table 5: Ownership and Maintenance – Assessment Area #4 (Non-Gated – Stogi Ranch Phase 1 & Stogi Ranch Phase 2, Hinton Ranch Phase 2A, Hinton Ranch Phase 2B2) | | |
|--|-------------------------|---------------------------|
| <u>Proposed Infrastructure Improvement</u> | <u>Ownership</u> | <u>Maintenance</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 (Stogi Ranch) | HOA Sub-Association | HOA Sub-Association |
| Clubhouse Facilities (Hinton Ranch) | CDD | CDD |
| Passive Recreational Amenities and Facilities (Stogi Ranch) | HOA Sub-Association | HOA Sub-Association |
| Passive Recreational Amenities and Facilities (Hinton Ranch) | CDD | CDD |

'(1) Although there is not a Clubhouse Facility located in Assessment Area #4, 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 6: Ownership and Maintenance – Assessment Area #4 (Gated – Hinton Ranch Phase 2B1) | | |
|--|-------------------------|---------------------------|
| <u>Proposed Infrastructure Improvement</u> | <u>Ownership</u> | <u>Maintenance</u> |
| 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 #4, 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:

| <u>Permitting Agency</u> | <u>Type of Permit</u> | <u>Permit No. or Identifier</u> | <u>Issue Date</u> |
|---------------------------------|---|---|--------------------------|
| 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 | Folio #88487.0000, ROW24943S, Project ID#4258 | December 21, 2018 |

| | | | |
|--|--|-------------------------|------------------|
| | Resources & ROW Permits | | |
| 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:

| <u>Permitting Agency</u> | <u>Type of Permit</u> | <u>Permit No. or Identifier</u> | <u>Issue Date</u> |
|--|--|---|--------------------------|
| 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:

| <u>Permitting Agency</u> | <u>Type of Permit</u> | <u>Permit No. or Identifier</u> | <u>Issue Date</u> |
|--|--|---|--------------------------|
| Hillsborough County | Zoning Request | MM-18-0942 SR | November 4, 2018 |
| Hillsborough County | Subdivision Construction Plan Approval, Natural Resources & ROW Permits | Folio # 88480.0000, ROW-21-0001391S, 44605, Project ID#5160 | September 28, 2021 |
| Florida Department of Environmental Protection | State 404 Permit Program | DEP File No. 0396354-001-SF1 | August 13, 2021 |
| Environmental Protection Commission of Hillsborough County | Domestic Wastewater Permit | 0414096-001-DWC | March 11, 2022 |
| Health Department of Hillsborough County | NOI to Use the General Permit for Construction of Water Main Extensions for PWSs | 0125332-2148.DSGP DEP | January 20, 2022 |
| 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 |

As of the date of this Engineer's Report, the following federal, state and local permits have been obtained for Assessment Area #4 of Hawkstone:

| <u>Permitting Agency</u> | <u>Type of Permit</u> | <u>Permit No. or Identifier</u> | <u>Issue Date</u> |
|--|--|---|------------------------------------|
| Hillsborough County | Zoning Request | MM-18-0942 SR & RZ-PD 20-0479 | November 4, 2018 & January 6, 2021 |
| Hillsborough County | Subdivision Construction Plan Approval, Natural Resources & ROW Permits | Folio # 88480.0000, ROW-21-0001391S, 44605, Project ID#5160 | September 28, 2021 |
| Florida Department of Environmental Protection | State 404 Permit Program | DEP File No. 0396354-001-SF1 | August 13, 2021 |
| Environmental Protection Commission of Hillsborough County | Domestic Wastewater Permit | 0414096-001-DWC | March 11, 2022 |
| Health Department of Hillsborough County | NOI to Use the General Permit for Construction of Water Main Extensions for PWSs | 0125332-2148.DSGP DEP | January 20, 2022 |

| | | | |
|---|--|----------------------------|------------------|
| 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.

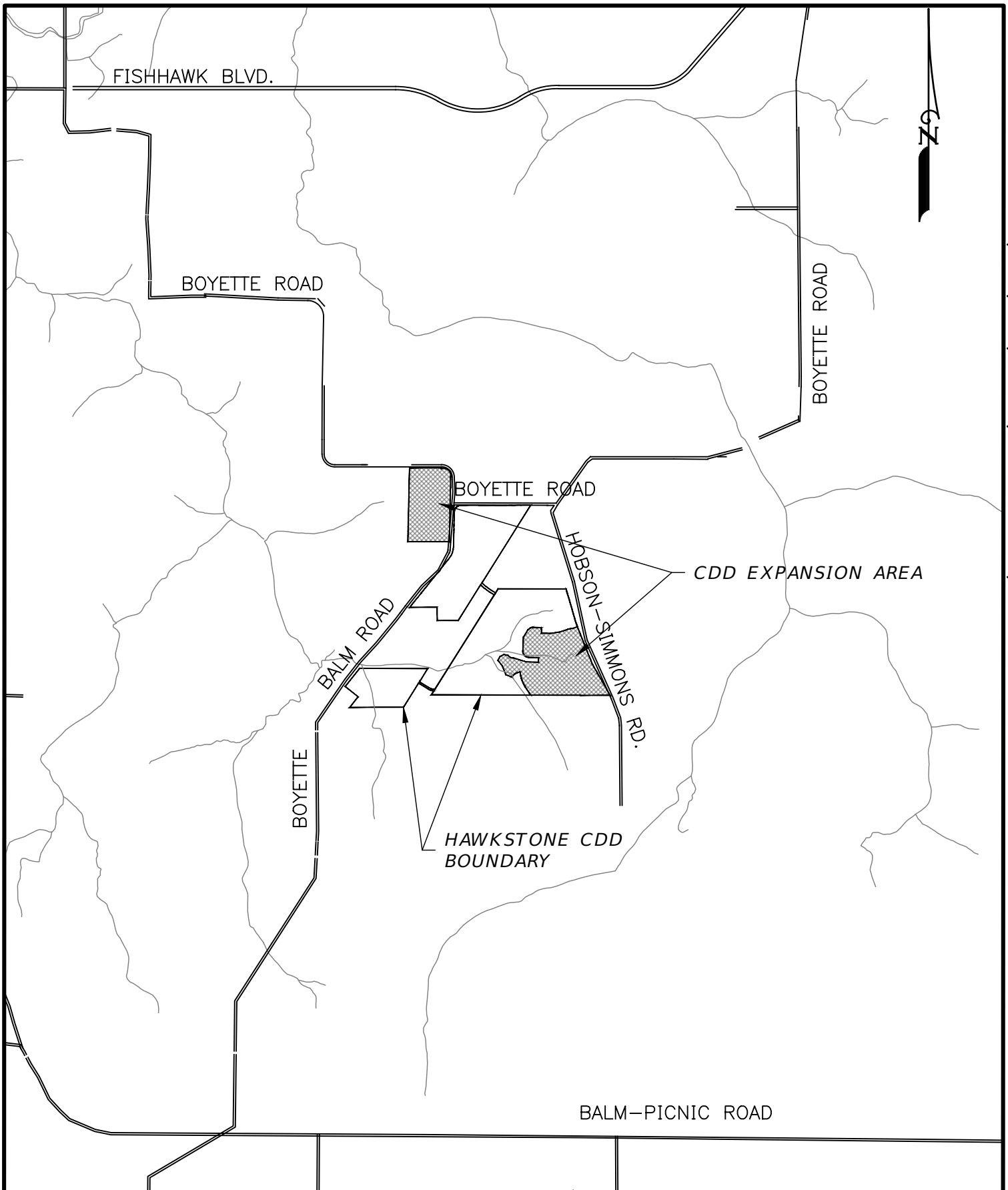
The total construction cost estimate for the infrastructure that has been developed in this Report is only an estimate and not a guaranteed maximum price. The estimated cost is based on recent cost information concerning construction and professional services for similar developments in this area of 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

REV. 10-14-2021

SCALE: 1"=4,000'

PREPARED BY:

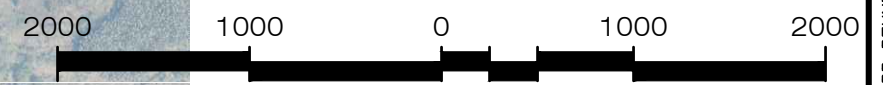
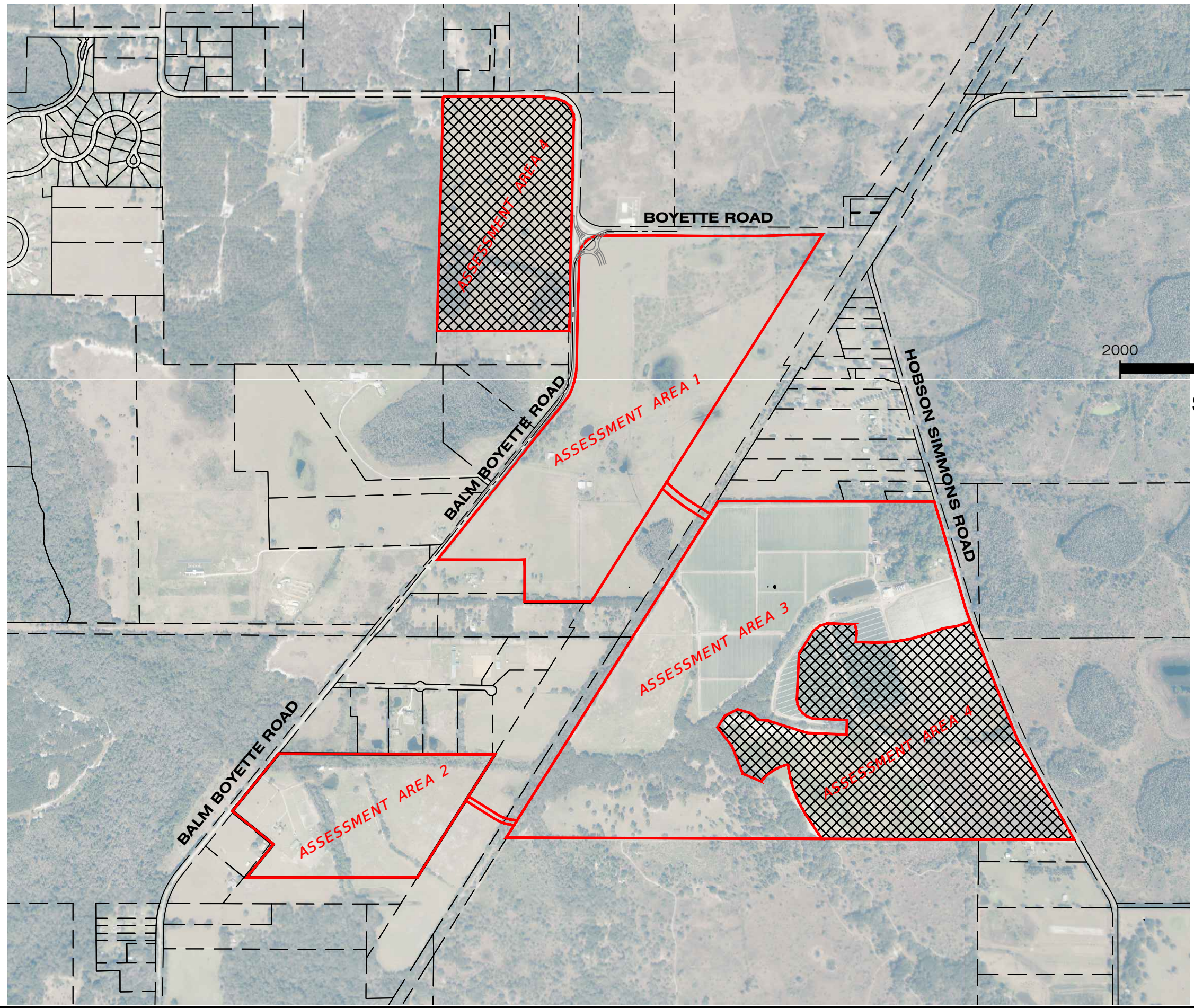


Clearview
LAND DESIGN, P.L.

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 |
| | | CDD EXPANSION AREA |

HAWKSTONE CDD AERIAL MAP

PREPARED FOR:
HOMES BY WESTBAY

4065 Crescent Park Drive
Riverview, Florida 33578
Phone: (813) 999-1568

Revised 3-15-2022

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

**HAWKSTONE CDD
LEGAL DESCRIPTION**

PART 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.

AND TOGETHER WITH

PART 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.

TOGETHER WITH

PART 3:

That part of the S 1/4 of Section 5, Township 31 South, Range 21 East, Hillsborough County, Florida, lying East of the Easterly right of way line of Seaboard Coastline Railroad and West of the Westerly right of way line of Hobson Simmons Road.

Parcel 4:

That part of the North 3/8 of Section 8, Township 31 South, Range 21 East, Hillsborough County, Florida, lying East of the Easterly right of way line of Seaboard Coastline Railroad and Westerly of the Westerly right of way line of Hobson Simmons Road, LESS the East 2,966 feet thereof.

Parcel 5:

That part of the W 1/2 of the NW 1/4 of Section 9, Township 31 South, Range 21 East, Hillsborough County, Florida, lying West of the Westerly right of way line of Hobson Simmons Road.

LESS AND EXCEPT:

That part of the South 1/4 of the Northwest 1/4 of Section 9, Township 31 South, Range 31 East, Hillsborough County, Florida, lying West of the Westerly right of way line of Hobson Simmons Road

Parcel 6:

That part of the East 2,966 feet of the North 3/8 of Section 8, Township 31 South, Range 21 East, Hillsborough County, Florida, lying West of the Westerly right of way line of Hobson Simmons Road.

Containing 285.991 acres, more or less.

AND TOGETHER WITH

PART 7:

LEGAL 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.

AND TOGETHER WITH

PART 8:

DESCRIPTION: A parcel of land lying in Sections 5 and 6, 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; thence along 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 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., 4267.46 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 136.462 acres, more or less.

AND TOGETHER WITH

PART 9:

DESCRIPTION: A parcel of land lying in Sections 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 Southeasterly maintained right-of-way line of Balm Boyette Road ; thence along said Southeasterly maintained right-of-way line, S.65°57'16"W., 46.49 feet; thence along said right-of-way line as depicted on 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, S.39°07'57"W., 1485.35 feet to the POINT OF BEGINNING; 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., 1424.08 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 to the POINT OF BEGINNING.

Containing 54.728 acres, more or less.

Altogether containing 546.890 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 | ASSESSMENT AREA 4 TOTAL | CDD TOTAL |
|---|----------------------------|----------------------------|----------------------------|----------------------------|------------------------|
| STORMWATER, DRAINAGE, & EARTHWORK (EXCLUDING LOTS) | \$3,032,544.00 | \$918,980.00 | \$3,695,860.00 | \$3,364,328.00 | \$11,011,712.00 |
| ROADWAY & PAVING ⁽¹⁾ | \$2,963,300.00 | \$975,000.00 | \$2,262,620.00 | \$4,430,954.00 | \$10,631,874.00 |
| WATER, WASTEWATER, IRRIGATION, UTILITIES | \$3,185,865.00 | \$962,650.00 | \$3,677,263.00 | \$2,928,420.00 | \$10,754,198.00 |
| LANDSCAPE, HARDSCAPE | \$1,550,000.00 | \$669,000.00 | \$1,738,787.00 | \$2,212,544.00 | \$6,170,331.00 |
| AMENITY CENTER ⁽²⁾ | \$733,376.74 | \$171,373.26 | \$1,000,000.00 | \$900,000.00 | \$2,804,750.00 |
| PROFESSIONAL SERVICES & FEES | \$1,022,200.00 | \$430,596.00 | \$883,399.00 | \$873,538.00 | \$3,209,733.00 |
| SUBTOTAL | \$12,487,285.74 | \$4,127,599.26 | \$13,257,929.00 | \$14,709,784.00 | \$44,582,598.00 |
| CONTINGENCY | \$629,100.97 | \$217,769.03 | \$1,289,678.00 | \$1,505,925.00 | \$3,642,473.00 |
| TOTAL | \$13,116,386.71 | \$4,345,368.29 | \$14,547,607.00 | \$16,215,709.00 | \$48,225,071.00 |

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

(2) Amenity Center costs to be shard on an equal per unit basis for Assessment Area 1, Assessment Area 2, Assessment Area 3 and Assessment Area 4.

Exhibit B



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.



Rizzetta & Company

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 | <u>\$16,215,709</u> |

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 | \$3,842,884 | 1.00 | \$31,499.05 |
| Single Family 50' | 185 | Lots | \$6,992,788 | 1.20 | \$37,798.86 |
| Single Family 60' | 122 | Lots | \$5,380,037 | 1.40 | \$44,098.66 |
| | <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 2

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, March 16, 2022, at 10:48 a.m.** at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum were:

| | |
|----------------|----------------------------|
| Allison Martin | Assistant Secretary |
| Brian Bullock | Assistant Secretary |
| Nico DeArmas | Assistant Secretary |

Also present were:

| | |
|-------------------|--|
| Christina Newsome | District Manager; Rizzetta & Co. |
| Scott Brizendine | Vice President; Rizzetta & Co. |
| John Vericker | District Counsel; Straley, Robin & Vericker (Phone) |
| Chris O'Kelley | District Engineer; Clearview Land Design (Phone) |
| Matthew Huber | Regional District Manager; Rizzetta & Co. |

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**Consideration of Janitorial Services**

No comments were given at the time.

| |
|--|
| On a Motion by Ms. Martin, seconded by Mr. DeArmas, with all in favor, the Board of Supervisors accepted the new proposal from Total Community Maintenance LLC for the Hawkstone Community Development District. |
|--|

FOURTH ORDER OF BUSINESS**Presentation of District Engineer Report**

Chris O'Kelley was present via phone, however; no comments were given at the time.

FIFTH ORDER OF BUSINESS

**Presentation of Master Assessment
Methodology Report**

Scott Brizendine was present, no comments were given at the time.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Declaring Special Assessments**

John Vericker was present via phone, however; no comments were given at the time.

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board of Supervisors approved Resolution 2022-04, Declaring Special Assessments for the Hawkstone Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Setting the Public Hearing on Special
Assessments**

Ms. Newsome advised that the Public Hearing date is April 20, 2022, at 10:30a.m.

On a Motion by Mr. Bullock, seconded by Ms. Martin, with all in favor, the Board of Supervisors accepted Resolution 2022-05, Setting the Public Hearing on Special Assessments for the Hawkstone Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06
Authorizing the Issuance of Bonds,
Approving the Form of an Indenture
and Authorizing the Commencement of
Validation Proceedings**

Mr. Vericker presented Resolution 2022-06 to the Board of Supervisors.

On a Motion by Mr. DeArmas, seconded by Mr. Bullock, with all in favor, the Board of Supervisors approved Resolution 2022-06, authorizing the issuance of bonds for the Hawkstone Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Meeting held on January
19, 2022**

Ms. Newsome presented the consideration of Regular Board Meeting Minutes for the meeting held on January 19, 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 January 19, 2022, for the Hawkstone Community Development District.

TENTH ORDER OF BUSINESS**Consideration of Operations &
Maintenance Expenditures for
October 2021 through January 2022**

Ms. Newsome presented the Operations & Maintenance Expenditures for October 2021 through January 2022 to the Board of Supervisors.

On a Motion by Ms. Martin, seconded by Mr. DeArmas, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for October 2021 (\$56,130.53) November 2021 (\$40,172.07) December 2021 (\$31,343.07) and January 2022 (\$60,308.17) for the Hawkstone Community Development District.

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

No report was given at the time.

B. District Engineer

No report was given at the time.

C. District Manager**1. District Manager Report**

Ms. Newsome advised the Board that the next regular BOS meeting will be on Wednesday, April 20, 2022, at 10:30 a.m.

TWELFTH ORDER OF BUSINESS**Supervisor requests**

There were no supervisor requests.

THIRTEENTH 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 11:04 a.m., for the Hawkstone Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 3

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,073.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|---------------------------------------|--|-------------------------|
| Berger, Toombs, Elam, Gaines & Frank | 001263 | 356405 | Audit Services FYE 9/30/2021 | \$ 3,375.00 |
| BOCC | 001268 | 6307231026 01/22 | 12520 Balm Boyette Road 01/22 | \$ 378.06 |
| Frontier Florida LLC dba Frontier Communications of Illuminations Holiday Lighting, LLC | 202202-1 001265 | 813-655-1393-121720-5 02/22 819222 | Clubhouse Internet 02/22 Holiday Lighting 02/22 | \$ 91.73 \$ 7,500.00 |
| JBW Designs LLC dba Poop 911 | 001267 | 5164933 | Monthly - 2 Stations and 2 Trash Cans 01/22 | \$ 115.92 |
| Nicolas DeArmas | 001259 | ND011922 | Board of Supervisors Meeting 01/19/22 | \$ 200.00 |
| Office Pride | 001266 | INV-68341 | Monthly Cleaning Services 02/22 | \$ 757.75 |
| Proteus Pools | 001260 | HAWKSTN019 | Monthly Pool Service 01/22 | \$ 916.67 |
| Rizzetta & Company, Inc. | 001261 | INV0000065380 | District Management Fees 02/22 | \$ 4,027.00 |
| Solitude Lake Management, LLC | 001269 | PI-A00751889 | Lake & Pond Management Services 02/22 | \$ 1,385.00 |
| Solitude Lake Management, LLC | 001269 | PI-A00751890 | Wetlands Management Services 02/22 | \$ 350.00 |
| Straley Robin Vericker | 001262 | 20961 | General Legal Services 01/22 | \$ 942.00 |

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------------|---------------------|-----------------------|--------------------------------------|----------------------------|
| Sunrise Landscape | 001264 | 3412 | Irrigation Repairs 01/22 | \$ 157.50 |
| Sunrise Landscape | 001270 | 4341 | Monthly Landscape 02/22 | \$ 6,355.00 |
| Sunrise Landscape | 001270 | 4342 | Monthly Landscape - Darsey - 02/22 | \$ 3,976.19 |
| Sunrise Landscape | 001270 | 4343 | Monthly Landscape - Okerlund - 02/22 | \$ 2,042.00 |
| Sunrise Landscape | 001264 | B 3412 | Irrigation Repairs 01/22 | \$ 203.73 |
| Waste Management Inc. of Florida | 001271 | 9806180-2206-8 | Waste Services 02/22 | <u>\$ 300.32</u> |
| Report Total | | | | <u>\$ 33,073.87</u> |



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

RECEIVED
FEB - 2 2022

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
RIZZETTA & COMPANY, INC.
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

Invoice No. 356405
Date 01/30/2022
Client No. 21248

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 3,375.00

Date Rec'd Rizzetta & Co., Inc. 02/03/2022

D/M approval CN Date 02/07/22

Date entered 02/04/2022

Fund 001 GL 51300 OC 3202

Check # _____

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|--|----------------|------------|------------|
| HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT | 6307231026 | 02/10/2022 | 03/03/2022 |

Service Address: 12520 BALM BOYETTE RD

S-Page 1 of 1

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 61133282 | 01/08/2022 | 4104 | 02/07/2022 | 4364 | 26000 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|-----------------|
| Customer Service Charge | \$4.98 |
| Purchase Water Pass-Thru | \$78.52 |
| Water Base Charge | \$34.50 |
| Water Usage Charge | \$36.22 |
| Sewer Base Charge | \$83.70 |
| Sewer Usage Charge | \$140.14 |
| Total Service Address Charges | \$378.06 |

Summary of Account Charges

| | |
|--------------------------|-----------------|
| Previous Balance | \$409.39 |
| Net Payments - Thank You | \$-409.39 |
| Total Account Charges | \$378.06 |
| AMOUNT DUE | \$378.06 |

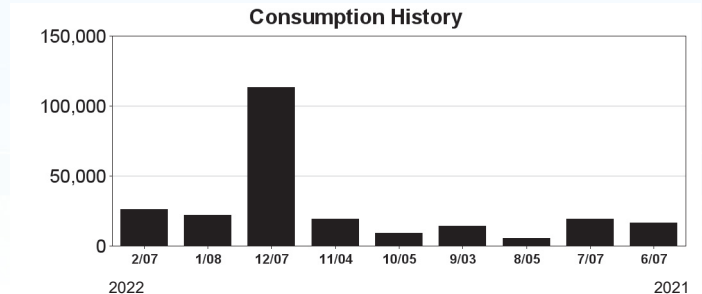
Date Rec'd Rizzetta & Co., Inc. 02/15/2022

D/M approval CN Date 02/21/22

Date entered 02/17/2022

Fund 001 GL 53600 OC 4301

Check # _____



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6307231026

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

6,023 8

| | |
|-------------|------------|
| DUE DATE | 03/03/2022 |
| AMOUNT DUE | \$378.06 |
| AMOUNT PAID | |

0063072310269

00000378067



Account Summary

| | |
|--------------------------------|-----------------------|
| New Charges Due Date | 3/13/22 |
| Billing Date | 2/17/22 |
| Account Number | 813-655-1393-121720-5 |
| PIN | |
| Previous Balance | 91.73 |
| Payments Received Thru 2/10/22 | -91.73 |
| Thank you for your payment! | |
| Balance Forward | .00 |
| New Charges | 91.73 |
| Total Amount Due | \$91.73 |

Date Rec'd Rizzetta & Co., Inc. 02/21/2022
D/M approval CN Date 02/25/22
Date entered 02/23/2022
Fund 001 GL 57200 OC 4702
Check # _____



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P.O. Box 709, South Windsor, CT 06074-9998

----- manifest line -----



HAWKSTONE COMMUNITY
3434 COLWELL AVE
STE 200
TAMPA, FL 33614-8390

You are all set with Auto Pay! To review your account, go to Frontier.com or MyFrontier Mobile App.

Say goodbye to stamps, envelopes and checks

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frontier.com/GoPaperless

Let us help: Customer Service at frontier.com/helpcenter or Chat at frontier.com.
Visually impaired/TTY customers, call 1.877.462.6606. For languages other than English or Spanish, call 1.833.557.1929.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit Frontier.com/terms, Frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (Frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at www.frontier.com.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.





CURRENT BILLING SUMMARY

Local Service from 02/17/22 to 03/16/22

| Qty Description | 813/655-1393.0 | Charge |
|-----------------------------------|----------------|--------------|
| Non Basic Charges | | |
| FiberOptic Internet 100 Static IP | | 74.99 |
| WiFi Router Lease | | 10.00 |
| Other Charges-Detailed Below | | 5.99 |
| FL State Sales Tax | | .60 |
| County Sales Tax | | .15 |
| Total Non Basic Charges | | 91.73 |

TOTAL 91.73

**** ACCOUNT ACTIVITY ****

| Qty Description | Order Number | Effective Dates | |
|------------------------------------|--------------|-----------------|-------------|
| 1 Business High Speed Internet Fee | AUTOCH | 2/17 | 5.99 |
| 813/655-1393 | | Subtotal | 5.99 |

Subtotal 5.99



ILLUMINATIONS HOLIDAY LIGHTING

Invoice 819222

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Hawkstone 2 CDD
9428 Camden Field Parkway
Riverview, FL 33578
Attn: Christina Newsom

(813) 533-2950

| JOB DESCRIPTION |
|--|
| Christmas Lighting Invoice for Hawkstone 2 CDD |

| ITEMIZED ESTIMATE: TIME AND MATERIALS | AMOUNT |
|--|-------------------|
| Front Entrance | |
| Entrance Sign Install warm white C9s outlining entire upper rail of front entrance sign Install 4 wreaths with lights and bow on 3 columns of front entrance sign | \$3,750.00 |
| Note: center column with have 2 wreaths as it's multi-directional | |
| Install warm white LED minis on 6 palm trees behind front entrance sign | \$2,250.00 |
| Entrance Sign and Exit Sign Install 4 unlit wreaths with bow on 3 columns of front entrance sign Note: both entrance and exit side - total of 8 wreaths | \$1,500.00 |
| Requires 50% Deposit | |
| WAIVED | |
| AMOUNT DUE | \$7,500.00 |

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available. If additional power needed community responsible for providing.

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Date Rec'd Rizzetta & Co., Inc. 02/02/2022

D/M approval CN Date 02/14/22

Date entered 02/10/2022

Fund 001 GL 57200 OC 4618

Check #

Tim Gay

PREPARED BY

2/3/2022

DATE

POOP 911
PO BOX 844482
Dallas, TX 75284-4482
877-766-7911

Service Slip / Invoice

INVOICE: 5164933
DATE: 01/25/22
ORDER: 5164933

Bill-To: [200272]
Hawkstone CDD
14608 RED CASTLE AVE
LITHIA, FL 33547-3302

Work Location: [200272] 813-123-4567
Hawkstone CDD
14608 RED CASTLE AVE
LITHIA, FL 33547-3302

| Work Date | Time | Technician | Time In |
|----------------|-------|--------------|----------|
| 01/25/22 | | BLAKEW | |
| Purchase Order | Terms | Last Service | Map Code |
| | | 01/25/22 | |

Blake Wanecski

Time Out

| Quantity | Item | Description | Price | Total |
|----------|-----------|---|----------|----------|
| 1 | SPECPRICE | 2 stations and 2 trashcans emptied/ bags refilled | \$115.92 | \$115.92 |

SUBTOTAL \$115.92

TAX \$0.00

TOTAL \$115.92

AMT. PAID \$0.00

BALANCE \$115.92

Date Rec'd Rizzetta & Co., Inc. 02/03/2022

D/M approval CN Date 02/14/22

Date entered 02/10/2022

Fund 001 GL 57200 OC 4705

Check # _____

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

HAWKSTONE CDD SUPERVISOR PAY REQUEST

Meeting Date: January 19, 2022

| Name of Board Supervisor | Check if present | Check if paid |
|--------------------------|------------------|---------------|
| Allison Martin* | ✓ | |
| Matthew O'Brien* | ✓ | |
| Nicolas DeArmas | ✓ | ✓ |
| Brent Dunham* | ✓ | |
| Brian Bullock* | ✓ | |

(*) Does not get paid

EXTENDED MEETING TIMECARD

| | |
|---------------------|-------|
| Meeting Start Time: | 1033A |
| Meeting End Time: | 1042A |
| Total Meeting Time: | 0009 |

| | |
|-----------------------------|------|
| Time Over <u>(3)</u> Hours: | 0003 |
|-----------------------------|------|

| | |
|--------------------------|--|
| Total at \$175 per Hour: | |
|--------------------------|--|

DM Signature: e Newsome

Date Rec'd Rizzetta & Co., Inc. JAN 21 2022

D/M approval CN Date 01/31/22

Date entered 01/28/2022

Fund 001 GL 51100 OC 1101

Check # _____

REMIT TO:



Commercial Cleaning Services

OFFICE PRIDE BILLING SERVICE

3450 East Lake Road, Suite 202

Palm Harbor, FL 34685

(727) 626-2455

INVOICE

Customer Number: C005206

Invoice Number: Inv-68341

Invoice Date: 02-01-2022

Due Date: 02/16/2022

Bill To: Hawkstone CDD
14605 Brumby Ridge Ave
Lithia, FL 33547

Service Location: Hawkstone CDD
14605 Brumby Ridge Ave
Lithia, FL 33547

All Office Pride Franchises are independently owned and operated.

| Reference – P.O. No. | Terms | Due Date | Franchise |
|--|---------------------------------|------------|-----------|
| | Net 15 | 02/16/2022 | F0214 |
| Quantity | Description | Rate | Amount |
| 1 | Day Porter Services 2x per week | \$757.75 | \$757.75 |
| SUBTOTAL | | | \$757.75 |
| Sales Tax | | | \$0.00 |
| TOTAL | | | \$757.75 |
| PAYMENT/CREDIT APPLIED | | | \$0.00 |
| AMOUNT DUE | | | \$757.75 |
| Reference Inv-68341 with your payment to ensure prompt and accurate application. | | | |

We offer Direct Debit and ACH for your monthly payment at no cost. Please call the office or email eft@officepride.com to request a form.

| Current | 1 – 30 days overdue | 31 – 60 days overdue | 61 – 90 days overdue | 91 days overdue | Total |
|----------|------------------------|-------------------------|-------------------------|--------------------|----------|
| \$757.75 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$757.75 |

Date Rec'd Rizzetta & Co., Inc. 02/03/2022

D/M approval CN Date 02/07/22

Date entered 02/04/2022

Fund 001 GL 57200 OC 4706

Check # _____

This invoice is generated by Office Pride Billing Services, Inc., a 3rd party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.

Proteus Pools

PO Box 2329, Land O Lakes, Florida 34639
813-690-5770

Invoice # Hawkstn019

1/25/2022

Bill To

Hawkstone Community
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33577

For

January 2022 Pool Service

| Column 1 | Amount |
|---------------------------------------|----------|
| Billing for January 2022 Pool Service | \$916.67 |
| | |
| | |
| | |

Date Rec'd Rizzetta & Co., Inc. 01/25/2022

D/M approval CN Date _____

Date entered 01/28/2022

Fund 001 GL 57200 OC 4600

Check # _____

Subtotal

Tax Rate

Other Costs

Total Cost

\$916.67

\$916.67

Make all checks payable to Proteus Pool Services LLC

If you have any questions concerning this invoice, use the following contact information:

Scott Masucci in care of Proteus Pools Ph 813-690-5770 or Email at proteuspools@gmail.com

Thank you for your business!

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

| Date | Invoice # |
|----------|---------------|
| 2/1/2022 | INV0000065380 |

Bill To:

Hawkstone CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

| | | |
|----------------------------------|--------------|----------------------|
| Services for the month of | Terms | Client Number |
| February | Upon Receipt | 00263 |

| Description | Qty | Rate | Amount |
|--|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,530.00 | \$1,530.00 |
| Administrative Services | 1.00 | \$382.50 | \$382.50 |
| Financial & Revenue Collections | 1.00 | \$306.00 | \$306.00 |
| Management Services | 1.00 | \$1,708.50 | \$1,708.50 |
| Website Compliance & Management | 1.00 | \$100.00 | \$100.00 |
| <p>Date Rec'd Rizzetta & Co., Inc. <u>01/24/2022</u></p> <p>D/M approval <u>CN</u> Date <u>01/31/22</u></p> <p>Date entered <u>01/28/2022</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>3201 1530.00</u></p> <p>Check # <u></u> <u>3100 382.50</u></p> <p><u>3111 306.00</u></p> <p><u>3101 1708.50</u></p> <p><u>5103 100.00</u></p> | | | |
| | | Subtotal | \$4,027.00 |
| | | Total | \$4,027.00 |



INVOICE

Invoice Number: PI-A00751889

Invoice Date: 02/01/22

PROPERTY: Hawkstone CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Hawkstone CDD
Rizzetta & Co.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

| CUSTOMER ID | CUSTOMER PO | Payment Terms | |
|------------------|-----------------|---------------|----------|
| 11628 | | Net 30 | |
| Sales Rep ID | Shipment Method | Ship Date | Due Date |
| Mychal Manolatos | | | 03/03/22 |

| Qty | Item / Description | UOM | Unit Price | Extension |
|-----|--|-----|------------|-----------|
| 1 | Lake & Pond Management Services SVR52712 02/01/22 - 02/28/22 Lake & Pond Management Services | | 1,385.00 | 1,385.00 |

Date Rec'd Rizzetta & Co., Inc. 02/02/2022

D/M approval CN Date 02/14/22

Date entered 02/10/2022

Fund 001 GL 53800 OC 4605

Check #

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

| | |
|------------------|-----------------|
| Subtotal | 1,385.00 |
| Sales Tax | 0.00 |
| Total Invoice | 1,385.00 |
| Payment Received | 0.00 |
| TOTAL | 1,385.00 |



INVOICE

Invoice Number: PI-A00751890

Invoice Date: 02/01/22

PROPERTY: Hawkstone CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Hawkstone CDD
Rizzetta & Co.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

| CUSTOMER ID | CUSTOMER PO | Payment Terms | |
|----------------|-----------------|---------------|----------|
| 11628 | | Net 45 | |
| Sales Rep ID | Shipment Method | Ship Date | Due Date |
| Nicholas Viles | | | 03/18/22 |

| Qty | Item / Description | UOM | Unit Price | Extension |
|-----|---|-----|------------|-----------|
| 1 | Lake & Pond Management Services SVR55217 02/01/22 - 02/28/22 Wetlands Management Services | | 350.00 | 350.00 |

Date Rec'd Rizzetta & Co., Inc. 02/02/2022
D/M approval CN Date 02/14/22
Date entered 02/10/2022
Fund 001 GL 53800 OC 4605
Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

| | |
|------------------|---------------|
| Subtotal | 350.00 |
| Sales Tax | 0.00 |
| Total Invoice | 350.00 |
| Payment Received | 0.00 |
| TOTAL | 350.00 |

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Hawkstone Community Development District
c/o Rizzetta and Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

January 21, 2022

Client: 001526

Matter: 000001

Invoice #: 20961

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2022

SERVICES

| Date | Person | Description of Services | Hours | |
|-----------------------------|--------|---|-------|----------|
| 12/17/2021 | JMV | REVIEW COMMUNICATION FROM C. NEWSOME; PREPARE LICENSE AGREEMENT; DRAFT EMAIL TO C. NEWSOME. | 0.4 | |
| 1/7/2022 | JMV | REVIEW COMMUNICATION FROM A. MARTIN; REVIEW MEMO FROM PUBLIC WORKS DEPARTMENT; PREPARE DRAFT MAINTENANCE AGREEMENT; DRAFT EMAIL TO C. NEWSOME. | 1.1 | |
| 1/7/2022 | LB | PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2021. | 0.2 | |
| 1/10/2022 | JMV | REVIEW COMMUNICATION FROM H. YI; REVIEW DRAFT AUDIT; DRAFT EMAIL TO H. YI. | 0.8 | |
| 1/15/2022 | JMV | PREPARE QUARTERLY CDD DISCLOSURE REPORT. | 0.3 | |
| Total Professional Services | | | 2.8 | \$942.00 |

PERSON RECAP

| Person | Hours | Amount |
|----------------------|-------|----------|
| JMV John M. Vericker | 2.6 | \$910.00 |
| LB Lynn Butler | 0.2 | \$32.00 |

January 21, 2022
Client: 001526
Matter: 000001
Invoice #: 20961

Page: 2

| | | |
|-----------------------|----------|----------|
| Total Services | \$942.00 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$942.00 |

PAY THIS AMOUNT

\$942.00

Date Rec'd Rizzetta & Co., Inc. 01/24/2022

D/M approval CN Date 01/31/22

Date entered 01/28/2022

Fund 001 GL 51400 OC 3107

Check #

Please Include Invoice Number on all Correspondence



5521 Baptist Church Road
Tampa, FL 33610

Invoice 3412

| Date | PO# |
|--------------|--------|
| 02/02/22 | |
| Sales Rep | Terms |
| Kevin Pajala | Net 30 |

Bill To

3434 Colwell Ave
Suite 200
Tampa, FL 33614

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

Service Location: Hawkstone CDD

#2234 - Irrigation service repair [JAN 2022]

Replace drip and add drip with bubbler for proper coverage for landscape

Repair [2] broken drip lines

Irrigation Enhancement - 01/27/2022

\$157.50

Total for Hawkstone CDD \$157.50

Invoice Subtotal \$157.50

Sales Tax \$0.00

Invoice Total: \$157.50

Less Credits/Payments: \$0.00

Balance Due: \$157.50

Date Rec'd Rizzetta & Co., Inc. 02/02/2022

D/M approval CN Date 02/07/22

Date entered 02/04/2022

Fund 001 GL 53900 OC 4616

Check # _____



5521 Baptist Church Road
Tampa, FL 33610

| Bill To |
|---|
| Hawkstone CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614 |

Invoice 4341

| PO# | Date |
|-------------|------------|
| | 02/02/2022 |
| Sales Rep | Terms |
| Bill Conrad | Net 30 |

| Property Address |
|---|
| Hawkstone CDD 12620 Boyette Riverview, FL 33579 |

| Description | Amount |
|--|------------|
| #635 - Landscape Maintenance Agreement February 2022 | \$6,355.00 |

Date Rec'd Rizzetta & Co., Inc. 02/02/2022
D/M approval CN Date 02/07/22
Date entered 02/04/2022
Fund 001 GL 53900 OC 4604
Check # _____

| | |
|------------------|-----------------|
| Total | \$6,355.00 |
| Credits/Payments | <u>(\$0.00)</u> |
| Balance Due | \$6,355.00 |



5521 Baptist Church Road
Tampa, FL 33610

Invoice 4342

| PO# | Date |
|-------------|------------|
| | 02/02/2022 |
| Sales Rep | Terms |
| Bill Conrad | Net 30 |

| Bill To |
|--|
| Hawkstone - Darsey Phase 2 3434 Colwell Ave. Suite 200 Tampa, FL 33614 |

| Property Address |
|--|
| Hawkstone - Darsey Phase 2 Red Castle Ave Lithia, FL 33547 |

| Description | Amount |
|--|------------|
| #324 - Landscape Maintenance Agreement February 2022 | \$3,976.19 |

Date Rec'd Rizzetta & Co., Inc. 02/02/2022
D/M approval CN Date 02/07/22
Date entered 02/04/2022
Fund 001 GL 53900 OC 4604
Check # _____

| | |
|--------------------|-------------------|
| Total | \$3,976.19 |
| Credits/Payments | <u>(\$0.00)</u> |
| Balance Due | \$3,976.19 |



5521 Baptist Church Road
Tampa, FL 33610

| Bill To |
|--|
| Hawkstone - Okerlund 3434 Colwell Ave. Suite 200 Tampa, FL 33614 |

| Invoice 4343 | |
|--------------|------------|
| PO# | Date |
| | 02/02/2022 |
| Sales Rep | Terms |
| Bill Conrad | Net 30 |

| Property Address |
|--|
| Hawkstone - Okerlund Woodland Spur Dr Lithia, FL 33547 |

| Description | Amount |
|--|------------|
| #325 - Landscape Maintenance Agreement February 2022 | \$2,042.00 |

Date Rec'd Rizzetta & Co., Inc. 02/02/2022
D/M approval CN Date 02/07/22
Date entered 02/04/2022
Fund 001 GL 53900 OC 4604
Check # _____

| | |
|--------------------|-------------------|
| Total | \$2,042.00 |
| Credits/Payments | <u>(\$0.00)</u> |
| Balance Due | \$2,042.00 |



5521 Baptist Church Road
Tampa, FL 33610

Invoice B 3412

| Date | PO# |
|--------------|--------|
| 02/02/22 | |
| Sales Rep | Terms |
| Kevin Pajala | Net 30 |

Bill To

Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

| Item | Qty / UOM | Rate | Ext. Price | Amount |
|------|-----------|------|------------|--------|
|------|-----------|------|------------|--------|

Service Location: Hawkstone - Darsey Phase 2

#2232 - Monthly inspection [JAN 22]

Replace [4] broken 6" sprays

Replace [4] Spray nozzles

Repair [1] zone line

Irrigation Enhancement - 01/24/2022

\$203.73

Total for Hawkstone - Darsey Phase 2 \$203.73

Invoice Subtotal \$203.73

Sales Tax \$0.00

Invoice Total: \$203.73

Less Credits/Payments: \$0.00

Balance Due: \$203.73

Date Rec'd Rizzetta & Co., Inc. 02/03/2022

D/M approval CN Date 02/07/22

Date entered 02/04/2022

Fund 001 GL 53900 OC 4604

Check # _____



INVOICE

Customer ID:**25-79455-73006**

Customer Name:

HAWKSTONE CDD

Service Period:

02/01/22-02/28/22

Invoice Date:

01/26/2022

Invoice Number:

9806180-2206-8

How To Contact UsVisit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup

Customer Service:
(813) 621-3055

Your Payment Is Due**Feb 25, 2022**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Date Rec'd Rizzetta & Co., Inc. 02/21/2022
02/25/2022: \$ **307.83**
DM approval CN Date 02/23/2022
Date entered 02/22/2022
Fund 001 GL 57200 OC 4305

Your Total Due**\$300.32**

If payment is received after
02/25/2022: \$ **307.83**
02/21/2022

Previous Balance

0.00

+

Payments

0.00

+

Adjustments

0.00

Check #+ **Current Invoice****Charges**

300.32

=

Total Account**Balance Due****300.32****DETAILS OF SERVICE****Details for Service Location:****Hawkstone Cdd, 12500 Hawkstone Trail Blvd, Lithia FL 33547****Customer ID: 25-79455-73006**

| Description | Date | Ticket | Quantity | Amount |
|---|----------|--------|----------|---------------|
| Prorated charges for New Service - Disposal 6 Yard Dumpster 1X Week Effective from 01/14/22 through 01/31/22 | 01/14/22 | | 1.00 | 66.73 0.00 |
| Prorated charges for New Service - 6 Yard Dumpster 1X Week Effective from 01/14/22 through 01/31/22 | 01/14/22 | | 1.00 | 31.98 0.00 |
| Prorated charges for New Service - Lock Per Unit Effective from 01/14/22 through 01/31/22 | 01/14/22 | | 1.00 | 11.61 0.00 |
| Lock Per Unit | 02/01/22 | | 1.00 | 20.00 |
| Disposal 6 Yard Dumpster 1X Week | 02/01/22 | | 1.00 | 114.93 |



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date

01/26/2022

Invoice Number

9806180-2206-8

Customer ID

(Include with your payment)

25-79455-73006**Payment Terms****Total Due****Amount**

Total Due by 02/25/2022

\$300.32

If Received after 02/25/2022

\$307.83

2206000257945573006098061800000003003200000030032 1

10290C59

HAWKSTONE CDD
12500 HAWKSTONE TRAIL BLVD
LITHIA FL 33547

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

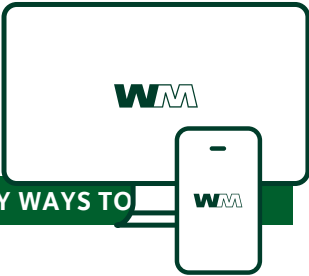
THINK GREEN.®

DETAILS OF SERVICE - continued

Details for Service Location:
Hawkstone Cdd, 12500 Hawkstone Trail Blvd, Lithia FL 33547

Customer ID: 25-79455-73006

| Description | Date | Ticket | Quantity | Amount |
|-------------------------|----------|--------|----------|--------|
| 5 Yard Dumpster 1X Week | 02/01/22 | | 1.00 | \$5.07 |
| Total Current Charges | | | | 300.32 |



5 EASY WAYS TO

Get More
with My WM

Create a My WM profile to enroll in AutoPay
& Paperless Billing, making it easy to read your invoice
view your pickup schedule and see your
pickup ETA, all in one place.



Scan the QR code
to get started today!

CHECK HERE TO CHANGE CONTACT INFO

List your new billing information below. For a change of service address, please contact Waste Management.

| | |
|------------|--|
| Address 1 | |
| Address 2 | |
| City | |
| State | |
| Zip | |
| Email | |
| Date Valid | |

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service, as applicable state law.

For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by

CHECK HERE TO

If I enroll in Automatic Billing, I authorize WM to deduct money from my bank account on the billing cycles for Automatic Billing. My invoice reflects that you

| |
|---------------------|
| Email Address |
| Date |
| Bank Account Holder |

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 3A

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures March 2022 For Board Approval

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

The total items being presented: **\$37,531.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------------|---------------------|-----------------------|---|-----------------------|
| American Access Controls, Inc. | 1277 | 38069 | 130 Gate Keys | \$ 621.80 |
| BOCC | 1279 | 6307231026 3/22 | 12520 Balm Boyette Road 02/22 | \$ 341.43 |
| JBW Designs LLC dba Poop 911 | 1276 | 5259585 | Monthly - 2 Stations and 2 Trash Cans 02/22 | \$ 115.92 |
| Nicolas DeArmas | 1278 | ND031622 | Board of Supervisors Meeting 03/16/22 | \$ 200.00 |
| Proteus Pools | 1274 | HAWKSTN020 | Monthly Pool Service 02/22 | \$ 916.67 |
| Proteus Pools | 1283 | HAWKSTN021 | Monthly Pool Service 03/22 | \$ 916.67 |
| Rizzetta & Company, Inc. | 1272 | INV0000066296 | District Management Fees 03/22 | \$ 4,027.00 |
| Solitude Lake Management, LLC | 1280 | PI-A00769811 | Lake & Pond Management Services 03/22 | \$ 1,385.00 |
| Solitude Lake Management, LLC | 1280 | PI-A00769812 | Wetlands Management Services 03/22 | \$ 350.00 |
| Straley Robin Vericker | 1275 | 21090 | General Legal Services 02/22 | \$ 1,122.00 |
| Straley Robin Vericker | 1284 | 21235 | General Legal Services 03/22 | \$ 1,733.86 |
| Sunrise Landscape | 1281 | 4614 | Monthly Landscape 03/22 | \$ 6,355.00 |

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------|---------------------|-----------------------|---|----------------------------|
| Sunrise Landscape | 1281 | 4615 | Monthly Landscape Phase 2- Darsey - 03/22 | \$ 3,976.19 |
| Sunrise Landscape | 1281 | 4616 | Monthly Landscape - Okerlund - 03/22 | \$ 2,042.01 |
| TECO | 1273 | Summary 01/22 | Electric Summary 01/22 | \$ 6,595.45 |
| TECO | 1285 | Summary 02/22 | Electric Summary 02/22 | \$ 6,642.05 |
| Waste Management Inc. of Florida | 1282 | 9813318-2206-5 | Waste Services 03/22 | <u>\$ 190.00</u> |
| Report Total | | | | <u>\$ 37,531.05</u> |

American Access Controls, Inc.**14237 N. Florida Ave.
Tampa, FL 33613-2128****Invoice**

| | |
|--------|------------------------------------|
| E-mail | service@americanaccesscontrols.com |
|--------|------------------------------------|

| | |
|----------|--------------|
| DATE | INVOICE # |
| 3/9/2022 | 38069 |

| | | | |
|---------|--------------|-------|--------------|
| Phone # | 813 265-8820 | Fax # | 813 265-8209 |
|---------|--------------|-------|--------------|

| | |
|---|--|
| BILL TO | SHIP TO |
| Hawkstone CDD 9428 Camden Field Pkwy Riverview, FL 33578 CDDINVOICE@RIZZETTA.COM | Rizzetta & Company ATTN: RACHEL WELBORN 9428 Camden Field Pkwy Riverview, FL 33578 RACHEL - 813-533-2950 |

| | | | | |
|------------------|---------------------------|-----|----------|---------------|
| P.O. NUMBER | TERMS | REP | SHIP VIA | GATE LOCATION |
| RACHEL/CHRISTINA | Due on receipt of invoice | JRS | Deliver | DOG P KEYS |

| QTY | ITEM | DESCRIPTION | PRICE | AMOUNT |
|--|---------------|---|-------|---------|
| | | 3/8/22 JIM DELIVERED KEYS TO THE MGMT CO - SIGNED FOR BY RACHEL WELBORN | | |
| 130 | Parts Service | ENTRY PEDESTRIAN GATE KEYS - NO CHARGE - INVOICED WITHIN CONTRACT | 0.00 | 0.00T |
| 130 | Parts Service | DOG PARK GATE KEYS | 4.36 | 566.80T |
| 1 | Freight | Freight and Delivery Charge | 55.00 | 55.00T |
| | Note 4 | American Access Controls is not responsible for any damages caused by vandalism, lightning/power surge or other natural causes such as water/flood, rain, etc., damages to drive gate or damages to pedestrian gates, gate closure on pedestrians, animals, and/or vehicles, or delayed or prevented access thru drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel (i.e., ambulance, fire, police, etc.) due to a closed gate or open gate not working. American Access Controls is not responsible for any unauthorized use of programming, entry codes or other entry devices. American Access Controls further bears no responsibility for any type of radio frequency or cellular service interference due to surrounding area or due to cameras or video recorders not working or other causes beyond the control of the parties. | | |
| | Note 10 | Should legal action be required to collect said indebtedness and to enforce this guarantee, then the firm agrees to pay reasonable attorney and collection fees and all legal costs as provided by law. Any legal action will take place in Hillsborough County Florida. Sales Tax | 0.00% | 0.00 |
| <div>Date Rec'd Rizzetta & Co., Inc. <u>03/10/2022</u> D/M approval <u>CN</u> Date <u>03/18/22</u> Date entered <u>03/18/22</u> Fund <u>001</u> GL <u>57200</u> OC <u>4631</u> Check # _____</div> | | | | |

Our invoices are payable upon receipt. Finance charges not to exceed 12% annually will be assessed on any invoice over 30 days past due. In the event collection requires the assistance of our attorney or collection agency, any associated expenses will be the sole responsibility of the customer.

Total**\$621.80**



Hillsborough
County Florida

| CUSTOMER NAME | ACCOUNT NUMBER | BILL DATE | DUE DATE |
|--|----------------|------------|------------|
| HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT | 6307231026 | 03/11/2022 | 04/01/2022 |

Service Address: 12520 BALM BOYETTE RD

S-Page 1 of 1

| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 61133282 | 02/07/2022 | 4364 | 03/08/2022 | 4590 | 22600 GAL | ACTUAL | WATER |

Service Address Charges

| | |
|--------------------------------------|-----------------|
| Customer Service Charge | \$4.98 |
| Purchase Water Pass-Thru | \$68.25 |
| Water Base Charge | \$34.50 |
| Water Usage Charge | \$28.19 |
| Sewer Base Charge | \$83.70 |
| Sewer Usage Charge | \$121.81 |
| Total Service Address Charges | \$341.43 |

Summary of Account Charges

| | |
|------------------------------|-----------------|
| Previous Balance | \$378.06 |
| Net Payments - Thank You | \$-378.06 |
| Total Account Charges | \$341.43 |

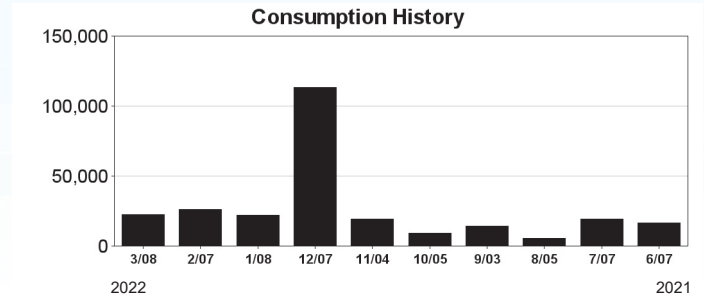
| | |
|-------------------|-----------------|
| AMOUNT DUE | \$341.43 |
|-------------------|-----------------|

Important Message

Bill Payment System Updates Coming April 28. Water Resources Department is making system changes to enhance data security and improve services. Customers will get instructions on how to re-register their online accounts in April.

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.

Date Rec'd Rizzetta & Co., Inc. 03/15/22
D/M approval CN Date 03/18/22
Date entered 03/17/22
Fund 001 GL 53600 OC 4301
Check # _____



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6307231026

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

5,864 8

| | |
|--------------------|------------|
| DUE DATE | 04/01/2022 |
| AMOUNT DUE | \$341.43 |
| AMOUNT PAID | |

0063072310269

00000341438

POOP 911
PO BOX 844482
Dallas, TX 75284-4482
877-766-7911

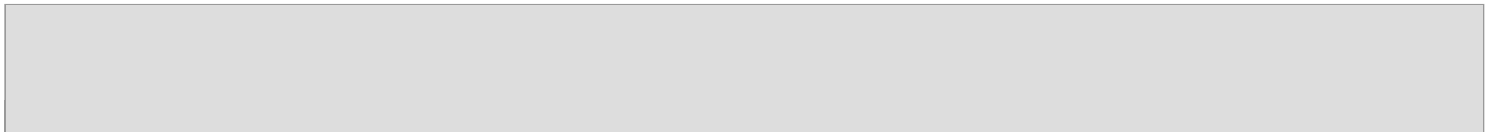
Service Slip / Invoice

INVOICE: 5259585
DATE: 02/22/22
ORDER: 5259585

Bill-To: [200272]
Hawkstone CDD
14608 RED CASTLE AVE
LITHIA, FL 33547-3302

Work Location: [200272] 813-123-4567
Hawkstone CDD
14608 RED CASTLE AVE
LITHIA, FL 33547-3302

| Work Date | Time | Technician | Time In |
|----------------|-------|--------------|----------|
| 02/22/22 | | BLAKEW | |
| Purchase Order | Terms | Last Service | Map Code |
| | | 02/22/22 | |



| Quantity | Item | Description | Price | Total |
|------------------|-----------|---|----------|----------|
| 1 | SPECPRICE | 2 stations and 2 trashcans emptied/ bags refilled | \$115.92 | \$115.92 |
| SUBTOTAL | | | | \$115.92 |
| TAX | | | | \$0.00 |
| TOTAL | | | | \$115.92 |
| AMT. PAID | | | | \$0.00 |
| BALANCE | | | | \$115.92 |

Date Rec'd Rizzetta & Co., Inc. 03/04/2022

D/M approval CN Date 03/14/22

Date entered 03/11/2022

Fund 001 GL 57200 OC 4705

Check #

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

**HAWKSTONE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: March 16, 2022

| Name of Board Supervisor | Check if present | Check if paid |
|--------------------------|------------------|---------------|
| Allison Martin* | ✓ | |
| Matthew O'Brien* | | |
| Nicolas DeArmas | ✓ | ✓ |
| Brent Dunham* | | |
| Brian Bullock* | ✓ | |

ND 031622

(*) Does not get paid

EXTENDED MEETING TIMECARD

| | |
|---------------------|---------|
| Meeting Start Time: | 10:48 A |
| Meeting End Time: | 11:04 A |
| Total Meeting Time: | 24 M |

| | |
|-----------------------------|--|
| Time Over <u>(3)</u> Hours: | |
|-----------------------------|--|

| | |
|--------------------------|--|
| Total at \$175 per Hour: | |
|--------------------------|--|

Date Rec'd Rizzetta & Co., Inc. 03/16/22

D/M approval CN Date 03/18/22

Date entered 03/17/22

Fund 001 GL 51100 OC 1101

Check # _____

DM Signature: *E Newsome*

Proteus Pools

PO Box 2329, Land O Lakes, Florida 34639
813-690-5770

Invoice # Hawkstno20

2/25/2022

Bill To

Hawkstone Community
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33577

For

February 2022 Pool Service

| Column 1 | Amount |
|--|----------|
| Billing for February 2022 Pool Service | \$916.67 |
| | |
| | |
| | |

Date Rec'd Rizzetta & Co., Inc. 02/25/2022

D/M approval CN Date 03/07/22

Date entered 3/4/22

Fund 001 GL 57200 OC 4600

Check #

Subtotal

Tax Rate

Other Costs

Total Cost

\$916.67

\$916.67

Make all checks payable to Proteus Pool Services LLC

If you have any questions concerning this invoice, use the following contact information:
Scott Masucci in care of Proteus Pools Ph 813-690-5770 or Email at proteuspools@gmail.com
Thank you for your business!

Proteus Pools

PO Box 2329, Land O Lakes, Florida 34639
813-690-5770

Invoice # Hawkstno21

3/23/2022

Bill To

Hawkstone Community
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33577

For

March 2022 Pool Service

| Column 1 | Amount |
|-------------------------------------|----------|
| Billing for March 2022 Pool Service | \$916.67 |
| | |
| | |
| | |

Date Rec'd Rizzetta & Co., Inc. 03/23/22

D/M approval CN Date 03/28/22

Date entered 03/25/22

Fund 001 GL 57200 OC 4600

Check #

Subtotal

Tax Rate

Other Costs

Total Cost

\$916.67

\$916.67

Make all checks payable to Proteus Pool Services LLC

If you have any questions concerning this invoice, use the following contact information:

Scott Masucci in care of Proteus Pools Ph 813-690-5770 or Email at proteuspools@gmail.com

Thank you for your business!

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

| Date | Invoice # |
|----------|---------------|
| 3/1/2022 | INV0000066296 |

Bill To:

Hawkstone CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| March | Upon Receipt | 00263 |

| Description | Qty | Rate | Amount |
|---|------|------------|------------|
| Accounting Services | 1.00 | \$1,530.00 | \$1,530.00 |
| Administrative Services | 1.00 | \$382.50 | \$382.50 |
| Financial & Revenue Collections | 1.00 | \$306.00 | \$306.00 |
| Management Services | 1.00 | \$1,708.50 | \$1,708.50 |
| Website Compliance & Management | 1.00 | \$100.00 | \$100.00 |
| <div>Date Rec'd Rizzetta & Co., Inc. <u>02/23/2022</u> D/M approval <u>CN</u> Date <u>02/25/22</u> Date entered <u>02/23/2022</u> Fund <u>001</u> GL <u>51300</u> OC <u>3201</u> 1530.00 <u>3100</u> 382.50 Check # <u> </u> <u>3111</u> 306.00 <u> </u> <u>3101</u> 1708.50 <u> </u> <u>5103</u> 100.00</div> | | | |
| Subtotal | | | \$4,027.00 |
| Total | | | \$4,027.00 |



INVOICE

Invoice Number: PI-A00769811

Invoice Date: 03/01/22

PROPERTY: Hawkstone CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Hawkstone CDD
Rizzetta & Co.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

| CUSTOMER ID | CUSTOMER PO | Payment Terms | |
|------------------|-----------------|---------------|----------|
| 11628 | | Net 30 | |
| Sales Rep ID | Shipment Method | Ship Date | Due Date |
| Mychal Manolatos | | | 03/31/22 |

| Qty | Item / Description | UOM | Unit Price | Extension |
|-----|--|-----|------------|-----------|
| 1 | Lake & Pond Management Services SVR52712 03/01/22 - 03/31/22 Lake & Pond Management Services | | 1,385.00 | 1,385.00 |

Date Rec'd Rizzetta & Co., Inc. 03/12/22

D/M approval CN Date 03/18/22

Date entered 03/17/22

Fund 001 GL 53800 OC 4605

Check #

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

| | |
|------------------|-----------------|
| Subtotal | 1,385.00 |
| Sales Tax | 0.00 |
| Total Invoice | 1,385.00 |
| Payment Received | 0.00 |
| TOTAL | 1,385.00 |



INVOICE

Invoice Number: PI-A00769812

Invoice Date: 03/01/22

PROPERTY: Hawkstone CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Hawkstone CDD
Rizzetta & Co.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States

| CUSTOMER ID | CUSTOMER PO | Payment Terms | |
|----------------|-----------------|---------------|----------|
| 11628 | | Net 45 | |
| Sales Rep ID | Shipment Method | Ship Date | Due Date |
| Nicholas Viles | | | 04/15/22 |

| Qty | Item / Description | UOM | Unit Price | Extension |
|-----|---|-----|------------|-----------|
| 1 | Lake & Pond Management Services SVR55217 03/01/22 - 03/31/22 Wetlands Management Services | | 350.00 | 350.00 |

Date Rec'd Rizzetta & Co., Inc. 03/12/22

D/M approval CN Date 03/18/22

Date entered 03/17/22

Fund 001 GL 53800 OC 4607

Check #

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

| | |
|------------------|---------------|
| Subtotal | 350.00 |
| Sales Tax | 0.00 |
| Total Invoice | 350.00 |
| Payment Received | 0.00 |
| TOTAL | 350.00 |

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Hawkstone Community Development District
c/o Rizzetta and Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

February 24, 2022

Client: 001526

Matter: 000001

Invoice #: 21090

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2022

SERVICES

| Date | Person | Description of Services | Hours | |
|-----------------------------|--------|--|-------|------------|
| 1/18/2022 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.4 | |
| 1/19/2022 | JMV | REVIEW COMMUNICATION FROM A. MARTIN; PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.8 | |
| 1/20/2022 | LB | FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT. | 0.2 | |
| 1/24/2022 | JMV | REVIEW COMMUNICATION FROM A. MARTIN; REVIEW REVISIONS TO ROUNDABOUT AGREEMENT; DRAFT EMAIL TO A. MARTIN. | 0.4 | |
| 1/24/2022 | DCC | PREPARE MEMORANDUM TO COUNTY SUPPORTING CONTIGUITY OF PROPOSED EXPANSION. | 1.0 | |
| 1/25/2022 | JMV | REVIEW COMMUNICATION FROM A. MARTIN; REVISE AGREEMENT; DRAFT EMAIL TO A. MARTIN. | 0.4 | |
| 2/8/2022 | JMV | TELEPHONE CALL FROM C. NEWSOME. | 0.3 | |
| Total Professional Services | | | 3.5 | \$1,122.00 |

PERSON RECAP

| Person | | Hours | Amount |
|--------|------------------|-------|----------|
| JMV | John M. Vericker | 2.3 | \$805.00 |
| DCC | Dana C. Collier | 1.0 | \$285.00 |

February 24, 2022
Client: 001526
Matter: 000001
Invoice #: 21090

Page: 2

PERSON RECAP

| Person | Hours | Amount |
|----------------|-------|---------|
| LB Lynn Butler | 0.2 | \$32.00 |

| | |
|-----------------------|------------|
| Total Services | \$1,122.00 |
| Total Disbursements | \$0.00 |
| Total Current Charges | \$1,122.00 |

PAY THIS AMOUNT

\$1,122.00

Date Rec'd Rizzetta & Co., Inc. 02/24/2022
D/M approval CN Date 03/07/22
Date entered 3/4/22
Fund 001 GL 51400 OC 3107
Check #

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Hawkstone Community Development District
c/o Rizzetta and Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

March 23, 2022

Client: 001526

Matter: 000001

Invoice #: 21235

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2022

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------|--------|--|-------|----------|
| 3/2/2022 | DCC | PREPARE DEMAND LETTER TO 13090 PADDOCK WOOD PLACE REGARDING ENCROACHMENTS ONTO DISTRICT PROPERTY. | 0.8 | \$228.00 |
| 3/3/2022 | DCC | FINALIZE LETTER REGARDING ENCROACHMENTS BY 13090 PADDOCK WOOD. | 0.2 | \$57.00 |
| 3/7/2022 | DCC | CONFER WITH PROPERTY OWNER, D. BROWN, REGARDING DEBRIS ON DISTRICT PROPERTY; FOLLOW UP WITH DISTRICT MANAGER WITH UPDATE. | 0.3 | \$85.50 |
| 3/8/2022 | JMV | PREPARE MEMO RE: CDD BOARD MEETING. | 0.3 | \$105.00 |
| 3/9/2022 | JMV | REVIEW COMMUNICATION FROM S. BRIZENDINE; REVIEW COMMUNICATION FROM C. NEWSOME; PREPARE DRAFT RESOLUTIONS; TELEPHONE CALL WITH T. GREEN. | 0.6 | \$210.00 |
| 3/10/2022 | DCC | REVIEW, FINALIZE, AND RECORD AMENDED NOTICE OF ESTABLISHMENT TO REFLECT EXPANSION BOUNDARIES. | 0.4 | \$114.00 |
| 3/10/2022 | LB | PREPARE CORRESPONDENCE TO N. TAKEMORI REQUESTING ORDINANCE; REVIEW EXECUTED ORDINANCE AND EFFECTIVE DATE; PREPARE SECOND AMENDED NOTICE OF ESTABLISHMENT; E-RECORD SECOND AMENDED NOTICE OF ESTABLISHMENT. | 0.9 | \$144.00 |
| 3/11/2022 | JMV | PREPARE RESOLUTIONS FOR CDD BOARD MEETING; PREPARE LEGAL NOTICES. | 1.4 | \$490.00 |
| 3/11/2022 | LB | PREPARE CORRESPONDENCE TO J. GASKINS PROVIDING THE ORDINANCE AND THE CURRENT LOCATION MAP OF THE EXPANDED DISTRICT BOUNDARIES FOR THE DEO'S RECORDS. | 0.2 | \$32.00 |

March 23, 2022

Client: 001526

Matter: 000001

Invoice #: 21235

Page: 2

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|--|-------|------------|
| 3/14/2022 | DCC | REPLY TO COMMUNICATION FROM B. CASH REGARDING UPCOMING MEETING AND RULES FOR QUORUM. | 0.3 | \$85.50 |
| 3/15/2022 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.5 | \$175.00 |
| Total Professional Services | | | 5.9 | \$1,726.00 |

DISBURSEMENTS

| Date | Description of Disbursements | Amount |
|---------------------|------------------------------|--------|
| 3/3/2022 | Postage | \$7.86 |
| Total Disbursements | | \$7.86 |

| | |
|-----------------------|--------------|
| Total Services | \$1,726.00 |
| Total Disbursements | \$7.86 |
| Total Current Charges | \$1,733.86 |
| Previous Balance | \$1,122.00 |
| Less Payments | (\$1,122.00) |

Date Rec'd Rizzetta & Co., Inc. 03/24/22 **PAY THIS AMOUNT** **\$1,733.86**

D/M approval CN Date 03/28/22

Date entered 03/25/22

Fund 001 GL 51400 OC 3107

Check # _____

Please Include Invoice Number on all Correspondence



5521 Baptist Church Road
Tampa, FL 33610

| Bill To |
|---|
| Hawkstone CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614 |

Invoice 4614

| PO# | Date |
|-------------|------------|
| | 03/01/2022 |
| Sales Rep | Terms |
| Bill Conrad | Net 30 |

| Property Address |
|---|
| Hawkstone CDD 12620 Boyette Riverview, FL 33579 |

| Description | Amount |
|---|------------|
| #635 - Landscape Maintenance Agreement March 2022 | \$6,355.00 |

Date Rec'd Rizzetta & Co., Inc. 03/01/2022
D/M approval CN Date 03/07/22
Date entered 3/4/22
Fund ⁰⁰¹ GL 53900 OC 4604
Check # _____

| | |
|--------------------|-------------------|
| Total | \$6,355.00 |
| Credits/Payments | (\$0.00) |
| Balance Due | \$6,355.00 |



5521 Baptist Church Road
Tampa, FL 33610

Invoice 4615

| PO# | Date |
|-------------|------------|
| | 03/01/2022 |
| Sales Rep | Terms |
| Bill Conrad | Net 30 |

| Bill To |
|--|
| Hawkstone - Darsey Phase 2 3434 Colwell Ave. Suite 200 Tampa, FL 33614 |

| Property Address |
|--|
| Hawkstone - Darsey Phase 2 Red Castle Ave Lithia, FL 33547 |

| Description | Amount |
|--|------------|
| #2413 - Landscape Maintenance Agreement March 2022 | \$3,976.19 |

Date Rec'd Rizzetta & Co., Inc. 03/01/2022
D/M approval CN Date 03/07/22
Date entered 3/4/22
Fund ⁰⁰¹ GL 53900 OC 4604
Check # _____

| | |
|--------------------|-------------------|
| Total | \$3,976.19 |
| Credits/Payments | <u>(\$0.00)</u> |
| Balance Due | \$3,976.19 |



| | |
|------------------|--------------|
| PO# | Date |
| | 03/01/2022 |
| Sales Rep | Terms |
| Bill Conrad | Net 30 |

Hawkstone - Okerlund
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Hawkstone - Okerlund
Woodland Spur Dr
Lithia, FL 33547

Date Rec'd Rizzetta & Co., Inc. 03/01/2022
D/M approval CN Date 03/07/22
Date entered 3/4/22
Fund 001 GL 53900 OC 4604
Check #

Phone 813-985-9381
www.sunriselandscape.com

Hawkstone CDD

TECO Summary

TECO Summary 01/22

01/13/2022 - 02/10/2022

| Account Number | Invoice Date | Due Date | Amount | Location |
|----------------|--------------|----------|-------------|--------------------------------|
| 211021944320 | 02/16/22 | 03/09/22 | \$ 39.95 | 12305 Hawkstone Trail, Well |
| 211021962439 | 02/16/22 | 03/09/22 | \$ 659.14 | 12520 Balm Boyette Rd, Amenity |
| 211022414448 | 02/16/22 | 03/09/22 | \$ 2,694.48 | Hawkstone B and D Ranch, Ph 1 |
| 211022977980 | 02/16/22 | 03/09/22 | \$ 2,752.14 | Hawkstone B and D Ranch Ph 2 |
| 221008423602 | 02/16/22 | 03/09/22 | \$ 449.74 | 12303 Hawkstone Trail |

TOTAL

\$ 6,595.45

| | | | |
|-------|------|-------------------|-----------------|
| 53100 | 4301 | \$1,148.83 | Utility |
| 53100 | 4307 | \$5,446.62 | Street Lighting |
| | | <u>\$6,595.45</u> | |

Date Rec'd Rizzetta & Co., Inc. 02/23/2022

D/M approval CN Date 02/25/22

Date entered 02/23/2022

Fund 001 GL 53100 OC 4301
4307

Check #

ACCOUNT INVOICE

tampaelectric.com

RECEIVED
FEB 21 2022

Statement Date: 02/16/2022
Account: 211021944320

HAWKSTONE COMMUNITY DEVELOPMENT
12305 HAWKSTONE TRAIL, WELL
LITHIA, FL 33547

Current month's charges: \$39.95
Total amount due: \$39.95
Payment Due By: 03/09/2022

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$52.72 |
| Payment(s) Received Since Last Statement | -\$52.72 |
| Current Month's Charges | \$39.95 |
| Total Amount Due | \$39.95 |



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

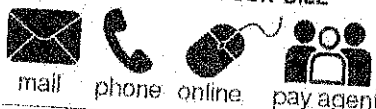
MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021944320

Current month's charges: \$39.95
Total amount due: \$39.95
Payment Due By: 03/09/2022

Amount Enclosed \$

643976294853

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

643976294853211021944320000000039951



tampaelectric.com

Contact Information

Residential Customer Care
813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care
866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to
TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices™ – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

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Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun Select™ – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go™ – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

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Zap Cap Systems™ – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
 - Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
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Medical Watch is here for you.



Let's work together to make staying safe in emergencies a top priority.

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We are committed to serving the needs of all of our customers, especially those with extraordinary circumstances. We're here for you, and we encourage you to let us know about your situation by registering for our Medical Watch program. That way, we can let you know if we need to interrupt your service, which could impact the medical equipment that you depend on.

We will give advanced notice when interruption of service is necessary due to scheduled maintenance or unpaid bills. Participation in Medical Watch does not provide priority restoration, extended payment options or guaranteed uninterrupted service.

We recommend that all customers have a plan and be prepared for emergencies or severe weather. All customers are responsible for any backup equipment or power supply.

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727.847.8137 (Pasco County)

863.298.7027 (Polk County)

727.464.3800 (Pinellas County)

Note: These are county numbers. Do not call these numbers for billing and/or account-related questions.

**REGISTER
TWO WAYS**



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

tampaelectric.com

ACCOUNT INVOICE

tampaelectric.com

RECEIVED
FEB 21 2022

Statement Date: 02/16/2022
Account: 211021962439

HAWKSTONE COMMUNITY DEVELOPMENT
12520 BALM BOYETTE RD, AMENITY
LITHIA, FL 33547



RY.
Current month's charges: \$659.14
Total amount due: \$659.14
Payment Due By: 03/09/2022

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$721.64 |
| Payment(s) Received Since Last Statement | -\$721.64 |
| Current Month's Charges | \$659.14 |
| Total Amount Due | \$659.14 |




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If you see a downed power line,
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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021962439

Current month's charges: \$659.14
Total amount due: \$659.14
Payment Due By: 03/09/2022

Amount Enclosed \$
611877584148

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

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TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

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Zap Cap Systems® – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

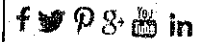
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ACCOUNT INVOICE

tampaelectric.com



Account: 211021962439
Statement Date: 02/16/2022
Current month's charges due 03/09/2022



Details of Charges – Service from 01/13/2022 to 02/10/2022

Service for: 12520 BALM BOYETTE RD, AMENITY, LITHIA, FL 33547

Rate Schedule: General Service Demand - Standard

Meter Location: AMENITY

00000047-0000497-Page 9 of 22

| Meter Number | Read Date | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000836081 | 02/10/2022 | 69,698 | 62,036 | | 7,662 kWh | 1 | 29 Days |
| 1000836081 | 02/10/2022 | 16.48 | 0 | | 16.48 kW | 1 | 29 Days |

| | | |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge | 29 days @ \$1.07000 | \$31.03 |
| Billing Demand Charge | 16 kW @ \$13.75000/kW | \$220.00 |
| Energy Charge | 7,662 kWh @ \$0.00730/kWh | \$55.93 |
| Fuel Charge | 7,662 kWh @ \$0.03057/kWh | \$234.23 |
| Capacity Charge | 16 kW @ \$0.09000/kW | \$1.44 |
| Storm Protection Charge | 16 kW @ \$0.59000/kW | \$9.44 |
| Energy Conservation Charge | 16 kW @ \$0.81000/kW | \$12.96 |
| Environmental Cost Recovery | 7,662 kWh @ \$0.00130/kWh | \$9.96 |
| Clean Energy Transition Mechanism | 16 kW @ \$1.10000/kW | \$17.60 |
| Florida Gross Receipt Tax | | \$15.19 |
| Electric Service Cost | | \$607.78 |
| State Tax | | \$51.36 |

Total Electric Cost, Local Fees and Taxes

\$659.14

Total Current Month's Charges

\$659.14

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

| | |
|----------|-----|
| FEB 2022 | 264 |
| JAN | 280 |
| DEC | 244 |
| NOV | 237 |
| OCT | 234 |
| SEP | 243 |
| AUG | 273 |
| JUL | 303 |
| JUN | 290 |
| MAY | 226 |

Billing Demand
(Kilowatts)

| | |
|----------|----|
| FEB 2022 | 16 |
|----------|----|

Load Factor

(Percentage)

| | |
|----------|-------|
| FEB 2022 | 66.82 |
|----------|-------|

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.

Medical Watch is here for you.



Let's work together to make staying safe in emergencies a top priority.

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863.298.7027 (Polk County)

727.464.3800 (Pinellas County)

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**REGISTER
TWO WAYS**



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

tampaelectric.com

ACCOUNT INVOICE

tampaelectric.com

RECEIVED
FEB 21 2022

Statement Date: 02/16/2022

Account: 211022414448

HAWKSTONE COMMUNITY DEVELOPMENT
HAWKSTONE B AND D RANCH PH 1
RIVERVIEW, FL 33579

BY:

| | |
|--------------------------|------------|
| Current month's charges: | \$2,694.48 |
| Total amount due: | \$2,694.48 |
| Payment Due By: | 03/09/2022 |

Your Account Summary

| | |
|--|-------------------|
| Previous Amount Due | \$2,694.48 |
| Payment(s) Received Since Last Statement | -\$2,694.48 |
| Current Month's Charges | \$2,694.48 |
| Total Amount Due | \$2,694.48 |

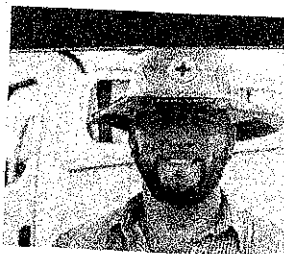


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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211022414448

| | |
|--------------------------|------------|
| Current month's charges: | \$2,694.48 |
| Total amount due: | \$2,694.48 |
| Payment Due By: | 03/09/2022 |

Amount Enclosed \$

615581284014

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6155812840142110224144480000002694481



tampaelectric.com

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY
711

Power Outages Toll-Free
877-588-1010

Energy-Saving Programs
813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices™ – The associated fees and charges for leased outdoor lighting services.

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Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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For more information about your bill, please visit tampaelectric.com.

Your payment options are:

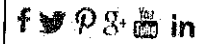
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ACCOUNT INVOICE

tampaelectric.com



Account: 211022414448
Statement Date: 02/16/2022
Current month's charges due 03/09/2022



Details of Charges – Service from 01/13/2022 to 02/10/2022

Service for: HAWKSTONE B AND D RANCH PH 1, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

| | | |
|-----------------------------------|-------------------------|-------------------|
| Lighting Energy Charge | 637 kWh @ \$0.03076/kWh | \$19.59 |
| Fixture & Maintenance Charge | 45 Fixtures | \$997.35 |
| Lighting Pole / Wire | 45 Poles | \$1462.05 |
| Lighting Fuel Charge | 637 kWh @ \$0.03008/kWh | \$19.16 |
| Storm Protection Charge | 637 kWh @ \$0.01028/kWh | \$6.55 |
| Clean Energy Transition Mechanism | 637 kWh @ \$0.00033/kWh | \$0.21 |
| Florida Gross Receipt Tax | | \$1.17 |
| State Tax | | \$188.40 |
| Lighting Charges | | \$2,694.48 |

Total Current Month's Charges
\$2,694.48

Important Messages

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We are committed to serving the needs of all of our customers, especially those with extraordinary circumstances. We're here for you, and we encourage you to let us know about your situation by registering for our Medical Watch program. That way, we can let you know if we need to interrupt your service, which could impact the medical equipment that you depend on.

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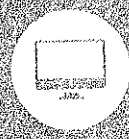
727.847.8137 (Pasco County)

863.298.7027 (Polk County)

727.464.3800 (Pinellas County)

Note: These are county numbers. Do not call these numbers for billing and/or account-related questions.

**REGISTER
TWO WAYS**



TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

tampaelectric.com



RECEIVED
FEB 21 2022

ACCOUNT INVOICE

tampaelectric.com

RECEIVED
FEB 21 2022

BY:

Statement Date: 02/16/2022
Account: 211022977980

HAWKSTONE COMMUNITY DEVELOPMENT
HAWKSTONE B AND D RANCH PH 2
RIVERVIEW, FL 33579

BY.
Current month's charges: \$2,752.14
Total amount due: \$2,752.14
Payment Due By: 03/09/2022

Your Account Summary

| | |
|--|-------------------|
| Previous Amount Due | \$2,752.14 |
| Payment(s) Received Since Last Statement | -\$2,752.14 |
| Current Month's Charges | \$2,752.14 |
| Total Amount Due | \$2,752.14 |


DOWNED IS DANGEROUS!

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move a safe distance away and call 911.

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for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211022977980

Current month's charges: \$2,752.14
Total amount due: \$2,752.14
Payment Due By: 03/09/2022
Amount Enclosed \$

605087465443

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6050874654432110229779800000002752142

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Account: 211022977980
Statement Date: 02/16/2022
Current month's charges due 03/09/2022



Details of Charges – Service from 01/13/2022 to 02/10/2022

Service for: HAWKSTONE B AND D RANCH PH 2, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

| | | |
|-----------------------------------|-------------------------|-----------|
| Lighting Energy Charge | 644 kWh @ \$0.03076/kWh | \$19.81 |
| Fixture & Maintenance Charge | 46 Fixtures | \$1017.98 |
| Lighting Pole / Wire | 46 Poles | \$1494.54 |
| Lighting Fuel Charge | 644 kWh @ \$0.03008/kWh | \$19.37 |
| Storm Protection Charge | 644 kWh @ \$0.01028/kWh | \$6.62 |
| Clean Energy Transition Mechanism | 644 kWh @ \$0.00033/kWh | \$0.21 |
| Florida Gross Receipt Tax | | \$1.18 |
| State Tax | | \$192.43 |

Lighting Charges

\$2,752.14

Total Current Month's Charges

\$2,752.14

00000047-0000495- Page 5 of 22

Important Messages

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**REGISTER
TWO WAYS**



tampaelectric.com



ACCOUNT INVOICE

tampaelectric.com

RECEIVED
FEB 21 2022

Statement Date: 02/16/2022
Account: 221008423602

HAWKSTONE COMMUNITY DEVELOPMENT
12303 HAWKSTONE TRAIL
LITHIA, FL 33547

BY:

| | |
|--------------------------|------------|
| Current month's charges: | \$449.74 |
| Total amount due: | \$449.74 |
| Payment Due By: | 03/09/2022 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$507.50 |
| Payment(s) Received Since Last Statement | -\$507.50 |
| Current Month's Charges | \$449.74 |
| Total Amount Due | \$449.74 |



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information.

Account: 221008423602

| | |
|--------------------------|------------|
| Current month's charges: | \$449.74 |
| Total amount due: | \$449.74 |
| Payment Due By: | 03/09/2022 |

Amount Enclosed \$

660025614204

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6600256142042210084236020000000449746

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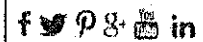
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ACCOUNT INVOICE

tampaelectric.com



Account: 221008423602
Statement Date: 02/16/2022
Current month's charges due 03/09/2022



Details of Charges -- Service from 01/13/2022 to 02/10/2022

Service for: 12303 HAWKSTONE TRAIL, LITHIA, FL 33547

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--|------------|---------------------------|------------------|---|-----------------|--|----------------|
| 1000651450 | 02/10/2022 | 10,200 | 6,651 | | 3,549 kWh | 1 | 29 Days |
| Daily Basic Service Charge | | 29 days @ \$0.74000 | | | \$21.46 | Tampa Electric Usage History Kilowatt-Hours Per Day (Average) FEB 2022 122 JAN 121 DEC 80 | |
| Energy Charge | | 3,549 kWh @ \$0.07014/kWh | | | \$248.93 | | |
| Fuel Charge | | 3,549 kWh @ \$0.03057/kWh | | | \$108.49 | | |
| Storm Protection Charge | | 3,549 kWh @ \$0.00315/kWh | | | \$11.18 | | |
| Clean Energy Transition Mechanism | | 3,549 kWh @ \$0.00402/kWh | | | \$14.27 | | |
| Florida Gross Receipt Tax | | | | | \$10.37 | | |
| Electric Service Cost | | | | | \$414.70 | | |
| State Tax | | | | | \$35.04 | | |
| Total Electric Cost, Local Fees and Taxes | | | | | \$449.74 | | |
| Total Current Month's Charges | | | | | \$449.74 | | |

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**REGISTER
TWO WAYS**



tampaelectric.com

Hawkstone CDD

TECO Summary

TECO Summary 02/22

02/11/2022 - 03/11/2022

| Account Number | Invoice Date | Due Date | Amount | Location | GL Account |
|----------------|--------------|----------|-------------|--------------------------------|------------|
| 211021944320 | 03/17/22 | 04/07/22 | \$ 38.40 | 12305 Hawkstone Trail, Well | 4301 |
| 211021962439 | 03/17/22 | 04/07/22 | \$ 709.70 | 12520 Balm Boyette Rd, Amenity | 4301 |
| 211022414448 | 03/17/22 | 04/07/22 | \$ 2,694.48 | Hawkstone B and D Ranch, Ph 1 | 4307 |
| 211022977980 | 03/17/22 | 04/07/22 | \$ 2,752.14 | Hawkstone B and D Ranch Ph 2 | 4307 |
| 221008423602 | 03/17/22 | 04/07/22 | \$ 447.33 | 12303 Hawkstone Trail | 4301 |

TOTAL

\$ 6,642.05

| | | | |
|-------|------|-------------------|-----------------|
| 53100 | 4301 | \$1,195.43 | Utility |
| 53100 | 4307 | \$5,446.62 | Street Lighting |
| | | <u>\$6,642.05</u> | |

Date Rec'd Rizzetta & Co., Inc. 03/21/22

D/M approval CN Date 03/28/22

Date entered 03/25/22

Fund 001 GL See Above OC

Check #

Statement Date: 03/17/2022
Account: 211021944320

HAWKSTONE COMMUNITY DEVELOPMENT
12305 HAWKSTONE TRAIL, WELL
LITHIA, FL 33547

| | |
|--------------------------|------------|
| Current month's charges: | \$38.40 |
| Total amount due: | \$38.40 |
| Payment Due By: | 04/07/2022 |

Your Account Summary

| | |
|--|----------------|
| Previous Amount Due | \$39.95 |
| Payment(s) Received Since Last Statement | -\$39.95 |
| Current Month's Charges | \$38.40 |
| Total Amount Due | \$38.40 |

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worry free!

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021944320

| | |
|--------------------------|------------|
| Current month's charges: | \$38.40 |
| Total amount due: | \$38.40 |
| Payment Due By: | 04/07/2022 |

Amount Enclosed \$

620519556385

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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888-223-0800 (All other counties)

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866-832-6249

Hearing Impaired/TTY

711

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Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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Account: 211021944320
Statement Date: 03/17/2022
Current month's charges due 04/07/2022

Details of Charges – Service from 02/11/2022 to 03/11/2022

Service for: 12305 HAWKSTONE TRAIL, WELL, LITHIA, FL 33547

Rate Schedule: General Service - Non Demand

Meter Location: WELL

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000836079 | 03/11/2022 | 7,426 | | 7,305 | | 121 kWh | 1 | 29 Days |

| | | |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge | 29 days @ \$0.74000 | \$21.46 |
| Energy Charge | 121 kWh @ \$0.07014/kWh | \$8.49 |
| Fuel Charge | 121 kWh @ \$0.03057/kWh | \$3.70 |
| Storm Protection Charge | 121 kWh @ \$0.00315/kWh | \$0.38 |
| Clean Energy Transition Mechanism | 121 kWh @ \$0.00402/kWh | \$0.49 |
| Florida Gross Receipt Tax | | \$0.89 |
| Electric Service Cost | | \$35.41 |
| State Tax | | \$2.99 |

Total Electric Cost, Local Fees and Taxes

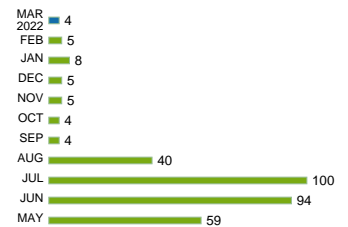
\$38.40

Total Current Month's Charges

\$38.40

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/17/2022

Account: 211021962439

HAWKSTONE COMMUNITY DEVELOPMENT
12520 BALM BOYETTE RD, AMENITY
LITHIA, FL 33547

| | |
|--------------------------|------------|
| Current month's charges: | \$709.70 |
| Total amount due: | \$709.70 |
| Payment Due By: | 04/07/2022 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$659.14 |
| Payment(s) Received Since Last Statement | -\$659.14 |
| Current Month's Charges | \$709.70 |
| Total Amount Due | \$709.70 |

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021962439

| | |
|--------------------------|------------|
| Current month's charges: | \$709.70 |
| Total amount due: | \$709.70 |
| Payment Due By: | 04/07/2022 |

Amount Enclosed \$

620519556386

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

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888-223-0800 (All other counties)

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711

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Account: 211021962439
Statement Date: 03/17/2022
Current month's charges due 04/07/2022

Details of Charges – Service from 02/11/2022 to 03/11/2022

Service for: 12520 BALM BOYETTE RD, AMENITY, LITHIA, FL 33547

Rate Schedule: General Service Demand - Standard

Meter Location: AMENITY

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000836081 | 03/11/2022 | 78,103 | | 69,698 | | 8,405 kWh | 1 | 29 Days |
| 1000836081 | 03/11/2022 | 16.53 | | 0 | | 16.53 kW | 1 | 29 Days |

| | | |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge | 29 days @ \$1.07000 | \$31.03 |
| Billing Demand Charge | 17 kW @ \$13.75000/kW | \$233.75 |
| Energy Charge | 8,405 kWh @ \$0.00730/kWh | \$61.36 |
| Fuel Charge | 8,405 kWh @ \$0.03057/kWh | \$256.94 |
| Capacity Charge | 17 kW @ \$0.09000/kW | \$1.53 |
| Storm Protection Charge | 17 kW @ \$0.59000/kW | \$10.03 |
| Energy Conservation Charge | 17 kW @ \$0.81000/kW | \$13.77 |
| Environmental Cost Recovery | 8,405 kWh @ \$0.00130/kWh | \$10.93 |
| Clean Energy Transition Mechanism | 17 kW @ \$1.10000/kW | \$18.70 |
| Florida Gross Receipt Tax | | \$16.36 |
| Electric Service Cost | | \$654.40 |
| State Tax | | \$55.30 |

Total Electric Cost, Local Fees and Taxes

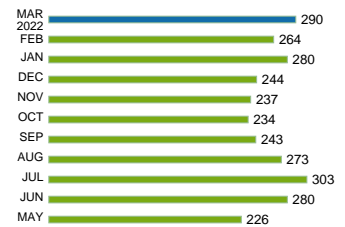
\$709.70

Total Current Month's Charges

\$709.70

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



HAWKSTONE COMMUNITY DEVELOPMENT
HAWKSTONE B AND D RANCH PH 1
RIVERVIEW, FL 33579

Statement Date: 03/17/2022
Account: 211022414448

| | |
|--------------------------|------------|
| Current month's charges: | \$2,694.48 |
| Total amount due: | \$2,694.48 |
| Payment Due By: | 04/07/2022 |

Your Account Summary

| | |
|--|-------------------|
| Previous Amount Due | \$2,694.48 |
| Payment(s) Received Since Last Statement | -\$2,694.48 |
| Current Month's Charges | \$2,694.48 |
| Total Amount Due | \$2,694.48 |

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211022414448

| | |
|--------------------------|------------|
| Current month's charges: | \$2,694.48 |
| Total amount due: | \$2,694.48 |
| Payment Due By: | 04/07/2022 |

Amount Enclosed \$ _____

616815852450

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6168158524502110224144480000002694480

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
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Account: 211022414448
Statement Date: 03/17/2022
Current month's charges due 04/07/2022

Details of Charges – Service from 02/11/2022 to 03/11/2022

Service for: HAWKSTONE B AND D RANCH PH 1, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

| | | |
|-----------------------------------|-------------------------|-----------|
| Lighting Energy Charge | 637 kWh @ \$0.03076/kWh | \$19.59 |
| Fixture & Maintenance Charge | 45 Fixtures | \$997.35 |
| Lighting Pole / Wire | 45 Poles | \$1462.05 |
| Lighting Fuel Charge | 637 kWh @ \$0.03008/kWh | \$19.16 |
| Storm Protection Charge | 637 kWh @ \$0.01028/kWh | \$6.55 |
| Clean Energy Transition Mechanism | 637 kWh @ \$0.00033/kWh | \$0.21 |
| Florida Gross Receipt Tax | | \$1.17 |
| State Tax | | \$188.40 |

Lighting Charges

\$2,694.48

Total Current Month's Charges

\$2,694.48

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/17/2022

Account: 211022977980

HAWKSTONE COMMUNITY DEVELOPMENT
HAWKSTONE B AND D RANCH PH 2
RIVERVIEW, FL 33579

| | |
|--------------------------|------------|
| Current month's charges: | \$2,752.14 |
| Total amount due: | \$2,752.14 |
| Payment Due By: | 04/07/2022 |

Your Account Summary

| | |
|--|-------------------|
| Previous Amount Due | \$2,752.14 |
| Payment(s) Received Since Last Statement | -\$2,752.14 |
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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211022977980

| | |
|--------------------------|------------|
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| Payment Due By: | 04/07/2022 |

Amount Enclosed \$

635334350531

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

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Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Account: 211022977980
Statement Date: 03/17/2022
Current month's charges due 04/07/2022

Details of Charges – Service from 02/11/2022 to 03/11/2022

Service for: HAWKSTONE B AND D RANCH PH 2, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

| | | |
|-----------------------------------|-------------------------|-----------|
| Lighting Energy Charge | 644 kWh @ \$0.03076/kWh | \$19.81 |
| Fixture & Maintenance Charge | 46 Fixtures | \$1017.98 |
| Lighting Pole / Wire | 46 Poles | \$1494.54 |
| Lighting Fuel Charge | 644 kWh @ \$0.03008/kWh | \$19.37 |
| Storm Protection Charge | 644 kWh @ \$0.01028/kWh | \$6.62 |
| Clean Energy Transition Mechanism | 644 kWh @ \$0.00033/kWh | \$0.21 |
| Florida Gross Receipt Tax | | \$1.18 |
| State Tax | | \$192.43 |

Lighting Charges

\$2,752.14

Total Current Month's Charges

\$2,752.14

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/17/2022

Account: 221008423602

HAWKSTONE COMMUNITY DEVELOPMENT
12303 HAWKSTONE TRAIL
LITHIA, FL 33547

| | |
|--------------------------|------------|
| Current month's charges: | \$447.33 |
| Total amount due: | \$447.33 |
| Payment Due By: | 04/07/2022 |

Your Account Summary

| | |
|--|-----------------|
| Previous Amount Due | \$449.74 |
| Payment(s) Received Since Last Statement | -\$449.74 |
| Current Month's Charges | \$447.33 |
| Total Amount Due | \$447.33 |

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



tampaelectric.com/paperless

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



SCAM AWARE TIP:

Remember, we will never call to ask for
your credit or debit card info.

tampaelectricblog.com/scamalert

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008423602

| | |
|--------------------------|------------|
| Current month's charges: | \$447.33 |
| Total amount due: | \$447.33 |
| Payment Due By: | 04/07/2022 |

Amount Enclosed \$

639038048681

HAWKSTONE COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County)
863-299-0800 (Polk County)
888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

711

Power Outages Toll-Free

877-588-1010

Energy-Saving Programs

813-275-3909

Mail Payments to

TECO
P.O. Box 31318
Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright ChoicesSM – The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

Florida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) – The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun SelectSM – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to GoSM – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems® – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling **866-689-6469**.
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Account: 221008423602
Statement Date: 03/17/2022
Current month's charges due 04/07/2022

Details of Charges – Service from 02/11/2022 to 03/11/2022

Service for: 12303 HAWKSTONE TRAIL, LITHIA, FL 33547

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000651450 | 03/11/2022 | 13,729 | | 10,200 | | 3,529 kWh | 1 | 29 Days |

| | | |
|-----------------------------------|---------------------------|-----------------|
| Daily Basic Service Charge | 29 days @ \$0.74000 | \$21.46 |
| Energy Charge | 3,529 kWh @ \$0.07014/kWh | \$247.52 |
| Fuel Charge | 3,529 kWh @ \$0.03057/kWh | \$107.88 |
| Storm Protection Charge | 3,529 kWh @ \$0.00315/kWh | \$11.12 |
| Clean Energy Transition Mechanism | 3,529 kWh @ \$0.00402/kWh | \$14.19 |
| Florida Gross Receipt Tax | | \$10.31 |
| Electric Service Cost | | \$412.48 |
| State Tax | | \$34.85 |

Total Electric Cost, Local Fees and Taxes

\$447.33

Total Current Month's Charges

\$447.33

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





INVOICE

Customer ID:**25-79455-73006**

Customer Name:

HAWKSTONE CDD

Service Period:

03/01/22-03/31/22

Invoice Date:

02/24/2022

Invoice Number:

9813318-2206-5

How To Contact UsVisit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup

Customer Service:
(813) 621-3055

Your Payment Is Due**Mar 26, 2022**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$490.32**

If payment is received after
03/26/2022: **\$ 502.83**

Previous Balance

300.32

+

Payments

0.00

+

Adjustments

0.00

+

Current Invoice Charges

190.00

=

Total Account Balance Due**490.32****Paid****DETAILS OF SERVICE****Details for Service Location:**

Hawkstone Cdd, 12500 Hawkstone Trail Blvd, Lithia FL 33547

Customer ID: 25-79455-73006

| Description | Date | Ticket | Quantity | Amount |
|----------------------------------|----------|--------|----------|---------------|
| Lock Per Unit | 03/01/22 | | 1.00 | 20.00 |
| Disposal 6 Yard Dumpster 1X Week | 03/01/22 | | 1.00 | 114.93 |
| 6 Yard Dumpster 1X Week | 03/01/22 | | 1.00 | 55.07 |
| Total Current Charges | | | | 190.00 |

Date Rec'd Rizzetta & Co., Inc. 3/15/22

D/M approval CN Date 03/18/22

Date entered 03/17/22

Fund 001 GL 57200 OC 4305

Check #



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

| Invoice Date | Invoice Number | Customer ID (Include with your payment) |
|------------------------------|----------------|--|
| 02/24/2022 | 9813318-2206-5 | 25-79455-73006 |
| Payment Terms | Total Due | Amount |
| Total Due by 03/26/2022 | \$490.32 | 190.00 |
| If Received after 03/26/2022 | \$502.83 | |

2206000257945573006098133180000001900000000049032 8

10290C70

HAWKSTONE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

THINK GREEN.

WM

WM

5 EASY WAYS TO

Get More
with My WM

Create a My WM profile to enroll in AutoPay & Paperless Billing, make HOW TO READ YOUR INVOICE view your pickup schedule and see your pickup ETA, all in one place.



Scan the QR code
to get started today!



CHECK HERE TO CHANGE CONTACT INFO

List your new billing information below. For a change of service address, please contact Waste Management.

| | |
|------------|--|
| Address 1 | |
| Address 2 | |
| City | |
| State | |
| Zip | |
| Email | |
| Date Valid | |

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service, applicable state law.

For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by

CHECK HERE TO

If I enroll in Automatic Billing, I authorize the Company to deduct money from my account on the billing cycles for Automatic Billing. My invoice reflects that you have

| |
|---------------------|
| Email Address |
| Date |
| Bank Account Holder |

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 4

**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 _____, 2022 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 2022 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]

In witness whereof, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

GRANTOR:

HBWB DEVELOPMENT SERVICES, LLC,
a Florida limited liability company

Name: _____

By: _____

Name: _____

Title: _____

Name: _____

STATE OF FLORIDA)
)SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2022, by _____, as _____ of **HBWB DEVELOPMENT SERVICES, LLC**, a Florida limited liability company, on behalf of the limited liability company, who () is personally known to me () produced _____ as identification.

Notary Signature

Print Notary Name

NOTARY PUBLIC

State of Florida at Large

My Commission Expires:_____

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

12099779v1

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.

Tab 4A



hillstax.org



2021 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0884870225

Account Name/Address: HBWB DEVELOPMENT SERVICES LLC
4065 CRESCENT PARK DR
RIVERVIEW, FL 33578-3605

Legal Description:

THAT PART OF SE 1/4 OF SEC 6 DESC AS FOLLOWS:
COMM AT SW COR OF SEC 5 AND RUN N
See Additional Legal on Tax Roll

Property Location:

LITHIA,
33547

Ad Valorem Taxes

| Taxing Authority | Telephone | Assessed Value | Exempt Value | Taxable Value | Millage | Tax Amount |
|-----------------------------|--------------|----------------|--------------|---------------|---------|------------|
| COUNTY OPERATING | 813-272-5890 | 16,398 | 0 | 16,398 | 5.7309 | 93.98 |
| ENVIRONMENTAL LAND | 813-272-5890 | 16,398 | 0 | 16,398 | 0.0604 | 0.99 |
| COUNTY M.S.T.U. | 813-272-5890 | 16,398 | 0 | 16,398 | 4.3745 | 71.73 |
| LIBRARY-SERVICE | 813-273-3660 | 16,398 | 0 | 16,398 | 0.5583 | 9.16 |
| PARK BONDS - UNINCORPORATED | 813-272-5890 | 16,398 | 0 | 16,398 | 0.0259 | 0.42 |
| SCHOOL - LOCAL | 813-272-4064 | 16,398 | 0 | 16,398 | 2.2480 | 36.86 |
| SCHOOL - STATE | 813-272-4064 | 16,398 | 0 | 16,398 | 3.6010 | 59.05 |
| PORT AUTHORITY | 813-905-5132 | 16,398 | 0 | 16,398 | 0.0935 | 1.53 |
| HILLS CO TRANSIT AUTHORITY | 813-384-6583 | 16,398 | 0 | 16,398 | 0.5000 | 8.20 |
| CHILDRENS BOARD | 813-229-2884 | 16,398 | 0 | 16,398 | 0.4589 | 7.53 |
| WATER MANAGEMENT | 352-796-7211 | 16,398 | 0 | 16,398 | 0.2535 | 4.16 |

Total Millage: 17.9049 **Total Ad Valorem Taxes:** \$293.61

Non-Ad Valorem Taxes

| Taxing Authority | Telephone | Tax Amount |
|-----------------------|--------------|------------|
| HAWKSTONE CDD | 813-933-5571 | 0.00 |
| STORMWATER MANAGEMENT | 813-635-5400 | 0.00 |

Total Non-Ad Valorem Assessments: \$0.00 **Combined Taxes & Assessments:** \$293.61

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector

2021 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| | | | | |
|--------------------------|-----------------|---------|------------------------|-------------|
| Account No.: A0884870225 | Tax District: U | Escrow: | Assessed Value: 16,398 | Exemptions: |
|--------------------------|-----------------|---------|------------------------|-------------|

ONLY PAY ONE AMOUNT
Postmarks not accepted after March 31st.

| If Paid By | Amount Due |
|--------------|------------|
| Mar 31, 2022 | \$0.00 |
| | |
| | |
| | |
| | |



**SAVE A STAMP
& PAY ONLINE!**

SCAN QR CODE
WITH SMARTPHONE

**Remember to write your account number on your check.
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

HBWB DEVELOPMENT SERVICES LLC
4065 CRESCENT PARK DR
RIVERVIEW, FL 33578-3605

Tab 5



Clearview
LAND DESIGN, P.L.

PROPOSAL / AUTHORIZATION FOR WORK

April 6, 2022

To: Hawkstone CDD
c/o Christa Newsome
District Manager
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
CNewsome@rizzetta.com

Project Name: Hawkstone CDD
Stormwater Needs Analysis

We hereby propose to do the following work:

Provide the District with a Stormwater Needs Analysis Report in accordance with sections 403.9301 and 403.9302 of Florida Statutes. The report will be submitted to Hillsborough County by June 30th, 2022. The county will then submit to the Department of Environmental Protection (EDR) by July 31st, 2022. EDR will publish an analysis of the submissions in the 2023 edition of the Annual Assessments of Florida's Water Resources and Conservation Lands. The next report will be due in 2027.

| Description | Job No. | Billing Type | Amount |
|---------------------------|------------|--------------|------------|
| Stormwater Needs Analysis | CDD-HD-002 | Lump Sum | \$7,500.00 |

All work herein is subject to the conditions described in Attachment "A" attached herewith and made a part of this "Authorization for Work".

ACCEPTANCE:
HAWKSTONE CDD
C/O RIZZETTA & COMPANY

CLEARVIEW LAND DESIGN, P.L.

By: _____
Date: _____

Chris N. O'Kelley, P.E.
Senior Project Manager

Please return one signed copy to: heather.meyer@clearviewland.com

P:\Darsey-Hinton-Okerlund\Master Plan\Contracts\Drafted\2022.03_CDD-HD-002_CDD Stormwater Analysis WO.docx

Tab 6



Rizzetta & Company

April 20

District Manager's Report

2022

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 19, 2022, Proposed Budget Meeting
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Landowner Election (Seats 1,2, and 3):** November 8, 2022, time to register is June 13 - 17, 2022 @ 12P

FINANCIAL SUMMARY

2/28/2022

General Fund Cash & Investment Balance: \$208,909

Debt Service Fund Investment Balance: \$1,249,464

Total Cash and Investment Balances: \$1,458,373

General Fund Expense Variance: Over Budget



Rizzetta & Company

UPDATES:

- Berger, Toombs, Elam, Gaines, & Frank has completed their audit of the district for FY 20-21 and it was a clean audit and there were no findings.
- New cleaning company, Total Community Maintenance, has started.
- This week, Sam with the cleaning company informed me that parts of the back fence are now missing at the pool.



Tab 7



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

Board of Supervisors
Hawkstone Community Development District
Hillsborough County, Florida

We are pleased to provide the following information related to our audit of the Hawkstone Community Development District for the year ended September 30, 2021 to assist you in your oversight responsibility of the financial reporting process of the District.

Our responsibility under the auditing standards has been described to you in our engagement letter dated September 10, 2021.

Management is responsible for the appropriateness of the accounting policies used by the District. During the year, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies.

We did not discuss with Management, any significant or unusual transactions nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments provided by Management or communicated to Management have been reported to and agreed upon by Management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

We did not encounter any immaterial uncorrected misstatements during the course of our audit.

There are no disagreements with Management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations Management had with other accountants about accounting or auditing matters.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Board of Supervisors
Hawkstone Community Development District
Page 2

There were no significant issues that were discussed during the course of the audit.

We did not encounter any difficulties in dealing with Management during the audit process.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board of Supervisors and Management and is not intended to be and should not be used by anyone other than the intended parties. Please contact J. W. Gaines should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to the Hawkstone Community Development District.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 26, 2022

Tab 7A

**Hawkstone Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Hawkstone Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Hawkstone Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Hawkstone Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors
Hawkstone Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Hawkstone Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's response to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated January 26, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Hawkstone Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 26, 2022

**Hawkstone Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

Management's discussion and analysis of Hawkstone Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements. This is the initial period of operations for the District.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Hawkstone Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets exceeded total liabilities by \$469,687 (net position). Unrestricted net position was \$(23,861). Net investment in capital assets was \$478,102 and restricted net position was \$15,446.
- ◆ Governmental activities revenues totaled \$390,165 while governmental activities expenses totaled \$615,445.

**Hawkstone Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

| | Governmental Activities | |
|----------------------------------|--------------------------------|-------------------|
| | 2021 | 2020 |
| Current assets | \$ 139,502 | \$ 20,261 |
| Restricted assets | 684,512 | 1,017,685 |
| Capital Assets | 8,286,540 | 8,286,540 |
| Total Assets | <u>9,110,554</u> | <u>9,324,486</u> |
| Current liabilities | 168,215 | 159,105 |
| Non-current liabilities | 8,472,652 | 8,470,414 |
| Total Liabilities | <u>8,640,867</u> | <u>8,629,519</u> |
| Net Position | | |
| Net investment in capital assets | 478,102 | 813,564 |
| Restricted for capital projects | 15,446 | 15,414 |
| Unrestricted | (23,861) | (134,011) |
| Net Position | <u>\$ 469,687</u> | <u>\$ 694,967</u> |

The decrease in restricted assets is related to the interest and other charges paid during the current year.

The increase in current assets is related to revenues exceeding expenditures in the General Fund in the current year.

The decrease in net position is related to interest and other charges in the current year.

**Hawkstone Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

| | Governmental Activities | |
|-------------------------------------|--------------------------------|--------------------------|
| | 2021 | 2020 |
| Program Revenues | | |
| Charges for services | \$ 390,113 | \$ - |
| Operating and capital contributions | - | 1,460,104 |
| Investment income | 52 | 27,108 |
| Total Revenues | <u>390,165</u> | <u>1,487,212</u> |
| Expenses | | |
| General government | 100,903 | 79,497 |
| Physical environment | 157,048 | 4,589 |
| Culture/recreation | 22,031 | - |
| Interest and other charges | <u>335,463</u> | <u>362,324</u> |
| Total Expenses | <u>615,445</u> | <u>446,410</u> |
| Change in Net Position | (225,280) | 1,040,802 |
| Net Position - Beginning of Period | <u>694,967</u> | <u>(345,835)</u> |
| Net Position - End of Period | <u><u>\$ 469,687</u></u> | <u><u>\$ 694,967</u></u> |

The decrease in contributions and the increase in charges for services is mainly related to the District converting to special assessments in the current year.

The increase in general government, physical environment and culture/recreation expenses is related to the improvements made in the prior year needing maintenance in the current year.

**Hawkstone Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020:

| | Governmental Activities | |
|--------------------------|--------------------------------|--------------------|
| | 2021 | 2020 |
| Construction in progress | <u>\$8,286,540</u> | <u>\$8,286,540</u> |

There was no capital asset activity in the current year.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures in the current period because landscape maintenance expenditures and mulch costs were less than anticipated.

There were no amendments to the General Fund budget in the current period.

Debt Management

Governmental Activities debt includes the following:

- ◆ In September 2019, the District issued \$6,495,000 Series 2019 Special Assessment Revenue Bonds (Assessment Area 1) with varying interest rates from of 3.25% to 4.0%. These bonds were issued to finance the acquisition and construction of the Assessment Area 1 Project. As of September 30, 2021, \$6,495,000 of Series 2019 (Assessment Area 1) Bonds were still outstanding.
- ◆ In September 2019, the District issued \$2,045,000 Series 2019 Special Assessment Revenue Bonds (Assessment Area 2) with varying interest rates from of 3.375% to 4.25%. These bonds were issued to finance the acquisition and construction of the Assessment Area 2 Project. As of September 30, 2021, \$2,045,000 of Series 2019 (Assessment Area 2) Bonds were still outstanding.

Economic Factors and Next Year's Budget

Hawkstone Community Development District issued debt in October 2021. The proceeds will be used to complete Assessment Area 3 Projects. Other than the continued development, the District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

**Hawkstone Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Hawkstone Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Hawkstone Community Development District's Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Hawkstone Community Development District
STATEMENT OF NET POSITION
September 30, 2021

| | <u>Governmental Activities</u> |
|---------------------------------------|---|
| ASSETS | |
| Current Assets | |
| Cash | \$ 122,439 |
| Prepaid expenses | 17,063 |
| Total Current Assets | <u>139,502</u> |
| Non-Current Assets | |
| Restricted Assets | |
| Investments | 684,512 |
| Capital Assets, not being depreciated | |
| Construction in progress | 8,286,540 |
| Total Non-Current Assets | <u>8,971,052</u> |
| Total Assets | <u>9,110,554</u> |
| LIABILITIES | |
| Current Liabilities | |
| Accounts payable and accrued expenses | 13,121 |
| Due to developer | 13,844 |
| Due to others | 2,406 |
| Accrued interest | 138,844 |
| Total Current Liabilities | <u>168,215</u> |
| Non-Current Liabilities | |
| Bonds payable, net | 8,472,652 |
| Total Liabilities | <u>8,640,867</u> |
| NET POSITION | |
| Net investment in capital assets | 478,102 |
| Restricted for capital projects | 15,446 |
| Unrestricted | (23,861) |
| Total Net Position | <u>\$ 469,687</u> |

See accompanying notes to financial statements.

Hawkstone Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

| Functions/Programs | Expenses | Program Revenues Charges for Services | Net (Expenses) Revenues and Changes in Net Position Governmental Activities |
|-------------------------------|------------------------------------|--|--|
| Governmental Activities | | | |
| General government | \$ (100,903) | \$ 83,895 | \$ (17,008) |
| Physical environment | (157,048) | 269,946 | 112,898 |
| Culture/recreation | (22,031) | 36,272 | 14,241 |
| Interest and other charges | (335,463) | - | (335,463) |
| Total Governmental Activities | <u>\$ (615,445)</u> | <u>\$ 390,113</u> | <u>(225,332)</u> |
| | General Revenues | | |
| | Investment income | | <u>52</u> |
| | Change in Net Position | | (225,280) |
| | Net Position - Beginning of Period | | <u>694,967</u> |
| | Net Position - End of Period | | <u>\$ 469,687</u> |

See accompanying notes to financial statements.

Hawkstone Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|---------------------------------------|-------------------|-------------------|---------------------|--------------------------------|
| ASSETS | | | | |
| Cash | \$ 122,439 | \$ - | \$ - | \$ 122,439 |
| Prepaid expenses | 17,063 | - | - | 17,063 |
| Restricted assets | | | | |
| Investments, at fair value | - | 669,066 | 15,446 | 684,512 |
| Total Assets | <u>\$ 139,502</u> | <u>\$ 669,066</u> | <u>\$ 15,446</u> | <u>\$ 824,014</u> |
| LIABILITIES AND FUND BALANCES | | | | |
| LIABILITIES | | | | |
| Accounts payable and accrued expenses | \$ 13,121 | \$ - | \$ - | \$ 13,121 |
| Due to developer | 13,844 | - | - | 13,844 |
| Due to others | 2,406 | - | - | 2,406 |
| Total Liabilities | <u>29,371</u> | <u>-</u> | <u>-</u> | <u>29,371</u> |
| FUND BALANCES | | | | |
| Nonspendable: | | | | |
| Prepaid expenses | 17,063 | - | - | 17,063 |
| Restricted: | | | | |
| Debt service | - | 669,066 | - | 669,066 |
| Capital projects | - | - | 15,446 | 15,446 |
| Unassigned | 93,068 | - | - | 93,068 |
| Total Fund Balances | <u>110,131</u> | <u>669,066</u> | <u>15,446</u> | <u>794,643</u> |
| Total Liabilities and Fund Balances | <u>\$ 139,502</u> | <u>\$ 669,066</u> | <u>\$ 15,446</u> | <u>\$ 824,014</u> |

See accompanying notes to financial statements.

Hawkstone Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

| | |
|---|--------------------------|
| Total Governmental Fund Balances | \$ 794,643 |
| Amounts reported for governmental activities in the Statement of Net Position are different because: | |
| Capital assets not being depreciated (construction in progress) in governmental activities are not current financial resources and therefore, are not reported at the fund level. | 8,286,540 |
| Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level. | (8,540,000) |
| Bond discount being amortized, net of accumulated amortization, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level. | 67,348 |
| Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level. | <u>(138,844)</u> |
| Net Position of Governmental Activities | <u><u>\$ 469,687</u></u> |

See accompanying notes to financial statements.

Hawkstone Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|--|-------------------|-------------------|---------------------|--------------------------------|
| REVENUES | | | | |
| Special assessments | \$ 390,113 | \$ - | \$ - | \$ 390,113 |
| Investment income | - | 50 | 2 | 52 |
| Total Revenues | <u>390,113</u> | <u>50</u> | <u>2</u> | <u>390,165</u> |
| EXPENDITURES | | | | |
| Current | | | | |
| General government | 100,903 | - | - | 100,903 |
| Physical environment | 157,048 | - | - | 157,048 |
| Culture/recreation | 22,031 | - | - | 22,031 |
| Debt service | | | | |
| Interest | - | 333,225 | - | 333,225 |
| Total Expenditures | <u>279,982</u> | <u>333,225</u> | <u>-</u> | <u>613,207</u> |
| Excess of revenues over/(under) expenditures | <u>110,131</u> | <u>(333,175)</u> | <u>2</u> | <u>(223,042)</u> |
| OTHER FINANCING SOURCES/(USES) | | | | |
| Transfers in | - | - | 30 | 30 |
| Transfers out | - | (30) | - | (30) |
| Total Other Financing Sources/(Uses) | <u>-</u> | <u>(30)</u> | <u>30</u> | <u>-</u> |
| Net Change in Fund Balance | 110,131 | (333,205) | 32 | (223,042) |
| Fund Balances - Beginning of Period | <u>-</u> | <u>1,002,271</u> | <u>15,414</u> | <u>1,017,685</u> |
| Fund Balances - End of Period | <u>\$ 110,131</u> | <u>\$ 669,066</u> | <u>\$ 15,446</u> | <u>\$ 794,643</u> |

See accompanying notes to financial statements.

Hawkstone Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

| | |
|--|--------------|
| Net Change in Fund Balances - Total Governmental Funds | \$ (223,042) |
|--|--------------|

Amounts reported for governmental activities in the Statement of Activities are different because:

| | |
|---|----------------|
| Bond discounts are amortized over the life of the bonds as interest. This is the current period amortization. | <u>(2,238)</u> |
|---|----------------|

| | |
|---|----------------------------|
| Change in Net Position of Governmental Activities | <u><u>\$ (225,280)</u></u> |
|---|----------------------------|

See accompanying notes to financial statements.

Hawkstone Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2021

| | Original Budget | Final Budget | Actual | Variance with Final Budget Positive (Negative) |
|-------------------------------------|----------------------------|-------------------------|---------------|---|
| Revenues | | | | |
| Special assessments | \$ 387,114 | \$ 387,114 | \$ 390,113 | \$ 2,999 |
| Expenditures | | | | |
| Current | | | | |
| General government | 83,250 | 83,250 | 100,903 | (17,653) |
| Physical environment | 267,871 | 267,871 | 157,048 | 110,823 |
| Culture/recreation | 35,993 | 35,993 | 22,031 | 13,962 |
| Total Expenditures | 387,114 | 387,114 | 279,982 | 107,132 |
| Net Change in Fund Balances | - | - | 110,131 | 110,131 |
| Fund Balances - Beginning of Period | - | - | - | - |
| Fund Balances - End of Period | \$ - | \$ - | \$ 110,131 | \$ 110,131 |

See accompanying notes to financial statements.

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on May 8, 2019, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Hillsborough County Ordinance #19-11 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Hawkstone Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Hawkstone Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which includes construction in progress, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$147,673 and the carrying value was \$122,439. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

| <u>Investment</u> | <u>Maturities</u> | <u>Fair Value</u> |
|------------------------------------|--------------------------|--------------------------|
| First American Treasury Obligation | 45 days* | <u><u>\$ 684,512</u></u> |

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investment in First American Treasury Obligation was rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the First American Treasury Obligation represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value to be temporary.

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

| | Balance October 1, 2020 | Additions | Disposals | Balance September 30, 2021 |
|--|-------------------------------|-----------|-----------|----------------------------------|
| <u>Governmental activities:</u> | | | | |
| Capital assets, not being depreciated: | | | | |
| Construction in progress | \$ 8,286,540 | \$ - | \$ - | \$ 8,286,540 |

NOTE D – LONG-TERM DEBT

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Revenue Bonds

\$6,495,000 Series 2019 Special Assessment Revenue Bonds (Assessment Area 1) are due in annual principal installments beginning November 2022 maturing November 2051. Interest at varying rates of 3.25% to 4.0% is due May and November beginning November 2019.

\$ 6,495,000

\$2,045,000 Series 2019 Special Assessment Revenue Bonds (Assessment Area 2) are due in annual principal installments beginning November 2022 maturing November 2051. Interest at varying rates of 3.375% to 4.25% is due May and November beginning November 2019.

\$ 2,045,000

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – LONG-TERM DEBT (CONTINUED)

| | |
|--------------------------------------|---------------------|
| Long-term debt at September 30, 2021 | \$ 8,540,000 |
| Less bond discount, net | (67,348) |
| Bonds payable, net | <u>\$ 8,472,652</u> |

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

| Year Ending September 30, | Principal | Interest | Total |
|------------------------------|---------------------|---------------------|----------------------|
| 2022 | \$ - | \$ 333,225 | \$ 333,225 |
| 2023 | 155,000 | 330,684 | 485,684 |
| 2024 | 165,000 | 325,438 | 490,438 |
| 2025 | 170,000 | 319,944 | 489,944 |
| 2026 | 175,000 | 314,069 | 489,069 |
| 2027-2031 | 985,000 | 1,470,278 | 2,455,278 |
| 2032-2036 | 1,170,000 | 1,270,363 | 2,440,363 |
| 2037-2041 | 1,420,000 | 1,018,469 | 2,438,469 |
| 2042-2046 | 1,720,000 | 704,294 | 2,424,294 |
| 2047-2051 | 2,105,000 | 316,611 | 2,421,611 |
| 2052 | 475,000 | 9,644 | 484,644 |
| Totals | <u>\$ 8,540,000</u> | <u>\$ 6,413,019</u> | <u>\$ 14,953,019</u> |

Summary of Significant Bond Resolution Terms and Covenants

Special Assessment Revenue Bonds

The Series 2019 Assessment Area 1 and Series 2019 Assessment Area 2 Bonds (collectively, the Series 2019 Bonds) are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after November 1, 2029 at the redemption price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

The Series 2019 Bonds are subject to mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Hawkstone Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The Series 2019 Reserve Accounts are funded from the proceeds of the Series 2019 Bonds in an amount equal to the lesser of (i) the maximum annual debt service requirement for the outstanding balance, (ii) 125% of the average annual debt service for all outstanding balances, or (iii) 10% of the original stated principal amount held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2021:

| | <u>Reserve Balance</u> | <u>Reserve Requirement</u> |
|--|----------------------------|--------------------------------|
| Special Assessment Revenue Bonds, Series 2019 Area 1 | \$ 374,993 | \$ 374,988 |
| Special Assessment Revenue Bonds, Series 2019 Area 2 | \$ 122,614 | \$ 122,613 |

NOTE E – ECONOMIC DEPENDENCY AND RELATED PARTIES

A substantial portion of the District's activity is dependent upon the continued involvement of the developers, the loss of which could have a materially adverse effect on the District. At September 30, 2021, the developers owned or controlled a large portion of the assessable property located within District boundaries. Three of the Board of Supervisors are employed by the developer or its affiliates at September 30, 2021.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage since inception.

NOTE G – SUBSEQUENT EVENT

In October 2021, the District issued \$7,415,000 Series 2021 Special Assessment Revenue Bonds (Assessment Area 3 Project).



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Hawkstone Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Hawkstone Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated January 26, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Hawkstone Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Hawkstone Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Hawkstone Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Board of Supervisors
Hawkstone Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Hawkstone Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 26, 2022



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MANAGEMENT LETTER

To the Board of Supervisors
Hawkstone Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Hawkstone Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated January 26, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 26, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Hawkstone Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined Hawkstone Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Fort Pierce / Stuart



To the Board of Supervisors
Hawkstone Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Hawkstone Community Development District. It is management's responsibility to monitor the Hawkstone Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2021.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Hawkstone Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: The District did not have any employees.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: None
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: None
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: None
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: There were no amendments to the FY 2021 budget; therefore, the budget versus actual on page 15 of the audit report is appropriate.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Hawkstone Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$829.45 - \$1451.54
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$390,113 for the General Fund.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds. The bonds outstanding as of September 30, 2021 was \$8,540,000, due in annual installments through May 1, 2052.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
Hawkstone Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 26, 2022



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Hawkstone Community Development District
Hillsborough County, Florida

We have examined Hawkstone Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Hawkstone Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Hawkstone Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Hawkstone Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Hawkstone Community Development District's compliance with the specified requirements.

In our opinion, Hawkstone Community Development District complied, in all material respects, with the aforementioned requirements during the four months ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 26, 2022