



Rizzetta & Company

# **Hawkstone Community Development District**

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**Board of Supervisors' Meeting  
November 16, 2022**

**District Office:  
2700 S. Falkenburg Road, Suite 2745  
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

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

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

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

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

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

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**  
DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 533-2950  
MAILING ADDRESS – 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614  
WWW.HAWKSTONECDD.ORG

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**Board of Supervisors  
Hawkstone Community  
Development District**

**November 15, 2022**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, November 16, 2022, at 10:30 a.m.**, at the office of Rizzetta & Company Inc, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The following is the revised agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**  
**BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors  
Meeting held on September 21, 2022,..... Tab 1
  - B. Consideration of the Operations & Maintenance  
Expenditures for August and September 2022..... USC
  - C. Consideration of Fiscal Year 2021-2022  
Audit Engagement Letter..... Tab 2
  - D. Presentation of Amended Budget for Fiscal  
Year 2021-2022..... Tab 3
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Landscape Inspection Report**
    - 1. Presentation of Landscape Inspection Report..... Tab 4**
  - C. District Manager
    1. District Manager Report..... Tab 5
- 5. SUPERVISOR REQUESTS**
- 6. 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**



**FOURTH ORDER OF BUSINESS**

**Consideration of EGIS  
Insurance Renewal Proposal**

On a Motion by Ms. Martin seconded by Mr. Dunham, with all in favor, the Board of Supervisors accepted the EGIS Insurance Renewal Proposal, for the Hawkstone Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Campus  
Suite Addendum**

On a Motion by Mr. O'Brien, seconded by Ms. Martin, with all in favor, the Board of Supervisors adopted the Campus Suite Addendum, for the Hawkstone Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors Meeting Held on August  
17, 2022**

On a Motion by Mr. O'Brien, seconded by Ms. Martin, with all in favor, the Board of Supervisors approved the Regular Board Meeting Minutes for August 17, 2022, for the Hawkstone Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Dana Collier was present; no report was given at the time.

**B. District Engineer**

Not present, no report was given at the time.

**C. District Manager**

The next meeting will be held on Wednesday, October 19, 2022, at 10:30a.m.

**1. District Manager Report**

Ms. Newsome presented the District Manager Report to the Board.

**EIGHTH ORDER OF BUSINESS**

**Supervisor requests**

There were no supervisor requests at the time.

**NINETH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Martin, seconded by Mr. O'Brien, with all in favor, the Board of Supervisors adjourned the meeting at 11:04 a.m., for the Hawkstone Community Development District.

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

\_\_\_\_\_  
Chairman/ Vice Chairman

## **Tab 2**





# 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

September 25, 2022

Hawkstone Community Development District  
Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Hawkstone Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2022, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022 and thereafter if mutually agreed upon by Hawkstone Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



Hawkstone Community Development District  
September 25, 2022  
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- Obtain an understanding of internal control relevant to the audit 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 District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



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## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



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September 25, 2022  
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- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## **Reporting**

We will issue a written report upon completion of our audit of Hawkstone Community Development District's financial statements. Our report will be addressed to the Board of Hawkstone Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Hawkstone Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Kaitlyn Gallant. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

## **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



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September 25, 2022  
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### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$3,375, unless the scope of the engagement is changed, the assistance which of Hawkstone Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Hawkstone Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Hawkstone Community Development District, of Hawkstone Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Hawkstone Community Development District  
September 25, 2022  
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### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Hawkstone Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Hawkstone Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Hawkstone Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Hawkstone Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Hawkstone Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Hawkstone Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Hawkstone Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

### **Retention of Records**

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this engagement letter, we will provide to you a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and nonfinancial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this engagement letter. Any such records retained by us will be subject to the confidentiality obligations set forth herein and destroyed in accordance with our record retention policies.



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

Hawkstone Community Development District  
September 25, 2022  
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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

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Judson B. Baggett  
MBA, CPA, CVA, Partner  
Marci Reutimann  
CPA, Partner

6815 Dairy Road  
Zephyrhills, FL 33542  
(813) 788-2155  
(813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs, PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. U.S. 18161 email: [jdb@baggettand.com](mailto:jdb@baggettand.com)



**ADDENDUM TO ENGAGEMENT LETTER  
HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT  
DATED SEPTEMBER 25, 2022**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**RIZZETTA & COMPANY  
3434 COLWELL AVE, SUITE 200  
TAMPA, FL 33614  
PHONE: 813.533.2950**

Auditor:  \_\_\_\_\_

**Title: Director**

**Date: September 25, 2022**

**District: Hawkstone Community  
Development District**

**By: \_\_\_\_\_**

**Title: \_\_\_\_\_**

**Date: \_\_\_\_\_**

## **Tab 3**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT AMENDING  
THE FISCAL YEAR 2021/2022 GENERAL FUND BUDGET; AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Hawkstone Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), adopted a General Fund Budget for Fiscal Year 2021/2022; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated Revenues and Expenses approved during the Fiscal Year.

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

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. In accordance with Florida Statute 189.016, the amended budget shall be posted on the District’s official website within five (5) days after adoption.

**PASSED AND ADOPTED THIS 16TH DAY OF NOVEMBER, 2022.**

**HAWKSTONE COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN/ VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY / ASST. SECRETARY**



Rizzetta & Company

# **Hawkstone Community Development District**

[www.hawkstonecdd.org](http://www.hawkstonecdd.org)

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## **Amended Budget Fiscal Year 2021/2022**

**Amended Budget  
Hawkstone Community Development District  
General Fund  
Fiscal Year 2021/2022**

<b>Chart of Accounts Classification</b>	<b>Adopted Budget for 2021-2022</b>	<b>Amended Budget for 2021-2022</b>	<b>Budget Increase (Decrease) vs 2021-2022</b>
<b>REVENUES</b>			
Interest Earnings			
Interest Earnings	\$ -	\$ -	\$ -
Special Assessments			
Tax Roll*	\$ 421,436	\$ 421,436	\$ -
Off Roll*	\$ 6,027	\$ 6,027	\$ -
Contributions & Donations from Private Sources			
Developer Contributions	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 427,463</b>	<b>\$ 427,463</b>	<b>\$ -</b>
Balance Forward from Prior Year	\$ -	\$ 115,000	\$ (115,000)
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 542,463</b>	<b>\$ 542,463</b>	<b>\$ (115,000)</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>			
Financial & Administrative			
Administrative Services	\$ 4,590	\$ 4,590	\$ -
District Management	\$ 20,502	\$ 20,502	\$ -
District Engineer	\$ 6,000	\$ 6,000	\$ -
Disclosure Report	\$ 6,000	\$ 6,000	\$ -
Trustees Fees	\$ 4,000	\$ 4,000	\$ -
Assessment Roll	\$ 5,100	\$ 5,100	\$ -
Financial & Revenue Collections	\$ 3,672	\$ 3,672	\$ -
Accounting Services	\$ 18,360	\$ 18,360	\$ -
Auditing Services	\$ 3,400	\$ 3,400	\$ -
Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ -
Public Officials Liability Insurance	\$ 2,599	\$ 2,599	\$ -
Legal Advertising	\$ 1,500	\$ 1,500	\$ -
Dues, Licenses & Fees	\$ 175	\$ 175	\$ -
Website Hosting, Maintenance, Backup (and Email)	\$ 3,000	\$ 3,000	\$ -
Legal Counsel			
District Counsel	\$ 6,000	\$ 6,000	\$ -
<b>Administrative Subtotal</b>	<b>\$ 85,398</b>	<b>\$ 85,398</b>	<b>\$ -</b>

**Amended Budget  
Hawkstone Community Development District  
General Fund  
Fiscal Year 2021/2022**

<b>Chart of Accounts Classification</b>	<b>Adopted Budget for 2021-2022</b>	<b>Amended Budget for 2021-2022</b>	<b>Budget Increase (Decrease) vs 2021-2022</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>			
Electric Utility Services			
Utility Services	\$ 12,000	\$ 12,000	\$ -
Street Lights	\$ 50,074	\$ 50,074	\$ -
Garbage/Solid Waste Control Services			
Garbage - Recreation Facility	\$ 2,561	\$ 2,561	\$ -
Water-Sewer Combination Services			
Utility Services	\$ 3,500	\$ 3,500	\$ -
Stormwater Control			
Aquatic Maintenance	\$ 16,310	\$ 16,310	\$ -
Aquatic Plant Replacement	\$ 500	\$ 500	\$ -
Wetland Monitoring & Maintenance	\$ 4,200	\$ 4,200	\$ -
Other Physical Environment			
General Liability Insurance	\$ 3,177	\$ 3,177	\$ -
Property Insurance	\$ 12,100	\$ 12,100	\$ -
Entry & Walls Maintenance	\$ 1,000	\$ 1,000	\$ -
Landscape Maintenance	\$ 138,866	\$ 138,866	\$ -
Irrigation Maintenance	\$ 9,614	\$ 9,614	\$ -
Irrigation Repairs	\$ 4,500	\$ 4,500	\$ -
Landscape - Mulch	\$ 20,700	\$ 20,700	\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ 11,000	\$ 11,000	\$ -
Annuals	\$ 14,958	\$ 14,958	\$ -
Road & Street Facilities			
Street Sign Repair & Replacement	\$ 500	\$ 500	\$ -
Parks & Recreation			
Pool Permits	\$ 350	\$ 350	\$ -
Maintenance & Repair	\$ 3,000	\$ 3,000	\$ -
Clubhouse - Facility Janitorial Service	\$ 9,096	\$ 9,096	\$ -
Clubhouse - Facility Janitorial Supplies	\$ 500	\$ 500	\$ -
Pool Service Contract	\$ 11,000	\$ 11,000	\$ -
Pool Repairs	\$ 2,000	\$ 2,000	\$ -
Fountain Service Contract	\$ 2,800	\$ 2,800	\$ -
Fountain Repairs	\$ 500	\$ 500	\$ -
Facility A/C & Heating Maintenance & Repair	\$ 500	\$ 500	\$ -
Telephone Fax, Internet	\$ 732	\$ 732	\$ -
Holiday Decorations	\$ 1,636	\$ 1,636	\$ -
Playground Equipment and Maintenance	\$ 250	\$ 250	\$ -

**Amended Budget  
Hawkstone Community Development District  
General Fund  
Fiscal Year 2021/2022**

<b>Chart of Accounts Classification</b>	<b>Adopted Budget for 2021-2022</b>	<b>Amended Budget for 2021-2022</b>	<b>Budget Increase (Decrease) vs 2021-2022</b>
Gazebo Repair & Maintenance	\$ 250	\$ 250	\$ -
Access Control Maintenance & Repair	\$ 2,000	\$ 2,000	\$ -
Pest Control	\$ 500	\$ 500	\$ -
Dog Waste Station Supplies	\$ 1,391	\$ 1,391	\$ -
Contingency			
Miscellaneous Contingency	\$ -	\$ 115,000	\$ 115,000
<b>Field Operations Subtotal</b>	<b>\$ 342,065</b>	<b>\$ 342,065</b>	<b>\$ 115,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 542,463</b>	<b>\$ 542,463</b>	<b>\$ 115,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



## Tab 4

# Hawkstone

## LANDSCAPE INSPECTION REPORT



October 14, 2022

Rizzetta & Company

John Fowler – Field Services Manager



Rizzetta & Company  
Professionals in Community Management



# Summary, Amenity Center

## General Updates, Recent & Upcoming Maintenance Events

- ❑ Treat ant mounds throughout the community.
- ❑ Sunrise needs to maintain along the fence line of individual residents that border with CDD property.
- ❑ October begins the fertilization period allowed with Nitrogen. Please follow the guidelines within the contract.

The following are action items for LMP complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** is a BOS decision request.

1. At the amenity center, need to find a way to get mulch off the River Rock that floated over during rains.



2. Diagnose and treat Juniper 'Parsoni' at the amenity center walking to the dog park entrance. Any dead limbs need to be removed.
3. Treat the broadleaf weeds within the dog park in the Bahia turf. Can this be treated with enough turf to be exposed once they die off? If not, what is the plan?
4. Prune back the Ornamental Grasses growing within the fence on the backside of the small dog park. (Pic. 4>)

5. Raise the Oak canopy within the small dog park. There are a couple limbs two feet from the ground. Only remove or tip prune these as the tree is being established.

6. Need to improve the bullnoses on the medians coming into the community on Hawkstone Trail. The Blue Daze is sparse in areas. Need to fill in for a full consistently look or provide an option for a different species that will thrive.

7. Treat the broadleaf weeds on the West ROW on Hawkstone Trail within the Bahia on the West side of the sidewalk.

8. Natural area behind the amenity center needs to be pushed back during the dry months.





9. Parking lot of the amenity center, Sunrise needs to remove the dead out of Juniper 'Parsoni' and Palmettos.

10. Diagnose and treat the Blue Daze island within the parking lot.

11. Prune the Ornamental Grasses behind the mailbox kiosk so there is no vegetation touching it.



12. On the other side of Hawkstone Trail from the mailbox kiosk, there is an electrical box. This area needs to be maintained to the homeowners fence as well as control the weeds in the beds. (Pic. 12)



13. Remove sucker growth on Crepe Myrtles with this specific instance on the Southwest corner of the ROW parking lot between the sidewalk and the road.

14. There was new St. Augustine installed on the East and West of Hawkstone Trail Blvd. between Horseshoe Bend and Woodland Spur. Both sides have a small area that was not leveled out and planted. Please correct this. (Pic. 14a and 14b)



15. Main roundabout coming into the community onto Hawkstone Trails Blvd, there are a couple areas that need to be filled in with Blue Daze.

16. The three different roads branching off of the roundabout have two small islands each. These need to be weeded and treated for optimal flowering for the Perennial Peanut and the Blue Daze.

17. The ditch running along Balm Boyette Rd. needs weeded now the rains have slowed.





# Okerlund

18. The pond behind the homes on Horseshoe Bend Dr., there is a culvert that needs to be cleared around. (Pic. 18)



19. Need to remove the dead out of the Juniper at the Woodland Spur entrance bed.
20. Remove a vine off the fence in Okerlund over the canal. (Pic. 20)



21. At the roundabout at Paddock Wood Pl., Sunrise needs to detail the bed. There is some sedge weed present that needs to be removed. Diagnose and treat the declining Dwarf Firebush. Diagnose and treat the Watler's Viburnum and remove the dead within them. (Pic. 21>)
22. On the East pond at the end of Paddock Wood PL, there were a couple palms removed and the ruts need to be leveled.

23. Double check the irrigation for the turf at the Paddock Wood Pl. roundabout. It is off color, and the October fertilizer event will help.
24. Heading East on Swiss Bridge Dr. between Paddock Wood Pl. and new construction there are two areas that need more maintenance. One item is Sunrise needs to mow to the barbed wire fence behind the homes on Paddock Wood Pl. The second area is before the new construction, there is an aluminum fence that needs to have vegetation kept off it. Also, there is a corner next to the fence that needs to be maintained and will be shown in the picture below. (Pic. 24)





# Proposals

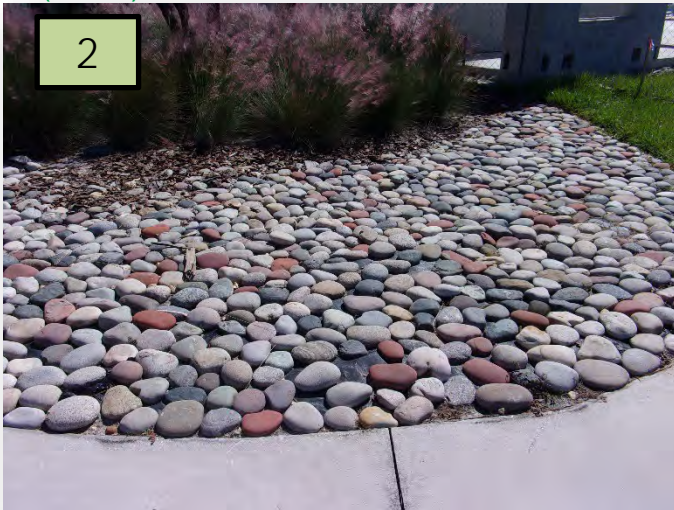
1. Sunrise to provide a proposal at the amenity center entrance for the declining Crinum Lilies on both sides. (Pic. 1)



5. Sunrise to provide a proposal to replace 5 one-gallon Liriope and mulch to the median island within the parking lot that has been washed out. (Pic. 5)



2. Sunrise to provide a proposal to fill in areas around the amenity center where the weed mat is showing in the large River Rock beds. (Pic. 2)



3. Sunrise to provide a proposal to fill in areas at the three medians on Hawkstone Trail Blvd. including Blue Daze (or another species that will thrive on the end caps, Liriope, and Juniper 'Parsoni'. Pic shows Juniper. (Pic. 3>)



4. There is a washout area along the sidewalk going to the dog park. Sunrise to provide a proposal to line with a foot of 1-to-3-inch River Rock 'Brown' to hold the mulch in and match the other side of the sidewalk. (Pic. 4>)



## **Tab 5**





Rizzetta & Company

November 16

# District Manager's Report

# 2022

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## UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 14, 2022
- **Landowner Election (Seats 1,2, and 3):** November 2022

### FINANCIAL SUMMARY

7/31/2022

General Fund Cash & Investment Balance:	\$104,893
Debt Service Fund Investment Balance:	<u>\$1,189,525</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,294,418</b>

**General Fund Expense Variance:** **Over Budget**

RASI Reports [rasireports@rizzetta.com](mailto:rasireports@rizzetta.com) • CDD Finance Team [CDDFinTeam@rizzetta.com](mailto:CDDFinTeam@rizzetta.com)

Professionals in Community Management





Rizzetta & Company

### UPDATES:

- Speeding issue is being addressed buy Homes by Westbay.
- Holiday decorations will be installed before the end of the month.
- Contacted vendor to replace pavers at amenity.