



Rizzetta & Company

# **Hawkstone CDD Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2022**

**Prepared by: Rizzetta & Company, Inc.**

**hawkstonecdd.org  
rizzetta.com**

**Hawkstone CDD**

## Balance Sheet

As of 1/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	133,684	0	0	133,684	0	0
Investments	0	1,249,459	4,041,253	5,290,712	0	0
Accounts Receivable	251,723	216,308	0	468,031	0	0
Prepaid Expenses	0	0	0	0	0	0
Due From Others	0	0	0	0	0	0
Due From Other Funds	0	7,656	0	7,656	0	0
Amount Available in Debt Service	0	0	0	0	0	1,473,423
Amount To Be Provided Debt Service	0	0	0	0	0	14,481,577
Fixed Assets	0	0	0	0	10,973,647	0
Total Assets	<u>385,406</u>	<u>1,473,423</u>	<u>4,041,253</u>	<u>5,900,082</u>	<u>10,973,647</u>	<u>15,955,000</u>
<b>Liabilities</b>						
Accounts Payable	5,525	0	0	5,525	0	0
Accrued Expenses Payable	6,182	0	0	6,182	0	0
Deferred Revenue	0	0	0	0	0	0
Due To Other Funds	7,656	0	0	7,656	0	0
Due to Others	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	15,955,000
Total Liabilities	<u>19,363</u>	<u>0</u>	<u>0</u>	<u>19,363</u>	<u>0</u>	<u>15,955,000</u>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	110,132	669,066	15,445	794,643	10,973,647	0
Net Change in Fund Balance	<u>255,912</u>	<u>804,357</u>	<u>4,025,807</u>	<u>5,086,076</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>366,044</u>	<u>1,473,423</u>	<u>4,041,253</u>	<u>5,880,719</u>	<u>10,973,647</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>385,406</u>	<u>1,473,423</u>	<u>4,041,253</u>	<u>5,900,082</u>	<u>10,973,647</u>	<u>15,955,000</u>

See Notes to Unaudited Financial Statements

**Hawkstone CDD**  
Statement of Revenues and Expenditures  
001 - General Fund  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	421,436	421,436	421,829	393	(0.09)%
Off Roll	6,027	6,027	6,027	(0)	0.00%
Total Revenues	427,463	427,463	427,855	392	(0.09)%
Expenditures					
Legislative					
Supervisor Fees	0	0	400	(400)	0.00%
Financial & Administrative					
Administrative Services	4,590	1,530	1,530	0	66.66%
District Management	20,502	6,834	6,834	0	66.66%
District Engineer	6,000	2,000	2,514	(514)	58.10%
Disclosure Report	6,000	6,000	6,000	0	0.00%
Trustees Fees	4,000	4,000	7,004	(3,004)	(75.09)%
Financial & Revenue Collections	3,672	1,224	1,224	0	66.66%
Assessment Roll	5,100	5,100	6,000	(900)	(17.64)%
Accounting Services	18,360	6,120	6,120	0	66.66%
Auditing Services	3,400	3,400	3,375	25	0.73%
Arbitrage Rebate Calculation	500	167	0	167	100.00%
Public Officials Liability Insurance	2,599	2,599	2,481	118	4.54%
Legal Advertising	1,500	500	538	(38)	64.16%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup and Email	3,000	1,000	1,938	(938)	35.41%
Legal Counsel					
District Counsel	6,000	2,000	5,747	(3,747)	4.22%
Electric Utility Services					
Utility Services	12,000	4,000	4,402	(402)	63.32%
Street Lights	50,074	16,691	17,622	(931)	64.80%
Garbage/Solid Waste Control Services					
Garbage - Recreation Facility	2,561	854	0	854	100.00%
Water-Sewer Combination Services					
Utility Services	3,500	1,167	2,509	(1,342)	28.32%
Stormwater Control					
Aquatic Maintenance	16,310	5,437	5,540	(103)	66.03%
Wetland Monitoring & Maintenance	4,200	1,400	1,400	0	66.66%
Aquatic Plant Replacement	500	167	0	167	100.00%
Other Physical Environment					
General Liability Insurance	3,177	3,177	3,032	145	4.56%
Property Insurance	12,100	12,100	11,550	550	4.54%

See Notes to Unaudited Financial Statements

# Hawkstone CDD

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Entry & Walls Maintenance	1,000	333	0	333	100.00%
Landscape Maintenance	138,866	46,289	55,511	(9,222)	60.02%
Irrigation Maintenance	9,614	3,205	0	3,205	100.00%
Irrigation Repairs	4,500	1,500	1,857	(357)	58.72%
Landscape - Mulch	20,700	6,900	16,200	(9,300)	21.73%
Annuaals	14,958	4,986	0	4,986	100.00%
Landscape Replacement Plants, Shrubs, Trees	11,000	3,667	0	3,667	100.00%
Road & Street Facilities					
Street Sign Repair & Replacement	500	167	0	167	100.00%
Parks & Recreation					
Maintenance & Repair	3,000	1,000	537	463	82.10%
Pool Permits	350	117	0	117	100.00%
Pool Service Contract	11,000	3,667	3,667	0	66.66%
Fountain Service Contract	2,800	933	0	933	100.00%
Holiday Decorations	1,636	1,636	1,825	(189)	(11.55)%
Access Control Maintenance & Repair	2,000	667	1,475	(808)	26.25%
Gazebo Repair & Maintenance	250	83	0	83	100.00%
Facility A/C & Heating Maintenance & Repair	500	167	0	167	100.00%
Telephone, Fax, Internet	732	244	305	(61)	58.27%
Dog Waste Station Supplies	1,391	464	232	232	83.33%
Clubhouse Janitorial Service	9,096	3,032	4,731	(1,699)	47.98%
Clubhouse - Facility Janitorial Supplies	500	167	53	114	89.38%
Pool Repairs	2,000	667	0	667	100.00%
Fountain Repairs	500	167	0	167	100.00%
Playground Equipment and Maintenance	250	83	0	83	100.00%
Pest Control	500	167	60	107	88.00%
Total Expenditures	427,463	167,946	184,386	(16,440)	56.87%
Other Financing Sources					
Prior Year Credit	0	0	12,442	12,442	0.00%
Excess Revenues Over/(Under) Expenditures	0	259,517	255,912	(3,605)	0.00%
Fund Balance, Beginning of Period	0	0	110,132	110,132	0.00%
Fund Balance, End of Period	0	259,517	366,044	106,526	0.00%

See Notes to Unaudited Financial Statements

**Hawkstone CDD**  
Statement of Revenues and Expenditures  
200 - Debt Service Fund  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	12	12	0.00%
Special Assessments				
Tax Roll	493,109	493,748	639	0.12%
Off Roll	7,403	7,403	0	0.00%
Total Revenues	500,512	501,163	651	0.13%
Expenditures				
Debt Service Payments				
Interest	500,512	166,613	333,899	66.71%
Total Expenditures	500,512	166,613	333,899	66.71%
Excess of Revenues Over/(Under) Expenditures	0	334,550	334,550	0.00%
Other Financing Sources/(Uses)				
Interfund Transfer	0	(15)	(15)	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	334,535	334,535	0.00%
Fund Balance, Beginning of Period	0	669,066	669,066	0.00%
Fund Balance, End of Period	0	1,003,601	1,003,601	0.00%

**Hawkstone CDD**  
Statement of Revenues and Expenditures  
201 - Debt Service Funds--Series 2021  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Total Revenues	0	4	4	0.00%
Excess of Revenues Over/(Under) Expenditures	0	4	4	0.00%
Other Financing Sources/(Uses)				
Bond Proceeds	0	469,818	469,818	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	469,822	469,822	0.00%
Fund Balance, End of Period	0	469,822	469,822	0.00%

**Hawkstone CDD**  
Statement of Revenues and Expenditures  
300 - Capital Projects Fund  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Total Revenues	0	0	0	0.00%
Excess of Revenues Over/(Under) Expenditures	0	0	0	0.00%
Other Financing Sources/(Uses)				
Interfund Transfer	0	15	15	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	15	15	0.00%
Fund Balance, Beginning of Period	0	15,445	15,445	0.00%
Fund Balance, End of Period	0	15,461	15,461	0.00%

**Hawkstone CDD**  
Statement of Revenues and Expenditures  
301 - Capital Projects Fund--Series 2021  
From 10/1/2021 Through 1/31/2022  
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	57	57	0.00%
Total Revenues	0	57	57	0.00%
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	5,725	(5,725)	0.00%
Printing & Binding	0	1,750	(1,750)	0.00%
Underwriter Discount	0	148,300	(148,300)	0.00%
Special Assessment Allocation Report	0	30,000	(30,000)	0.00%
Legal Counsel				
District Counsel	0	40,500	(40,500)	0.00%
Bond Counsel	0	76,750	(76,750)	0.00%
Trustee Counsel	0	5,750	(5,750)	0.00%
BPA Counsel	0	7,000	(7,000)	0.00%
Landowner's Counsel	0	5,000	(5,000)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	2,687,107	(2,687,107)	0.00%
Total Expenditures	0	3,012,882	(3,012,882)	0.00%
Excess of Revenues Over/(Under) Expenditures	0	(3,012,825)	(3,012,825)	0.00%
Other Financing Sources/(Uses)				
Bond Proceeds	0	7,038,617	7,038,617	0.00%
Exc. Of Rev./Other Sources Over Expend./Other Uses	0	4,025,792	4,025,792	0.00%
Fund Balance, End of Period	0	4,025,792	4,025,792	0.00%



**Hawkstone CDD**  
**Investment Summary**  
**January 31, 2022**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of</b></u> <u><b>January 31, 2022</b></u>
US Bank Series 2019 Revenue Area 1	First American Treasury Obligation Fund Class Y	\$ 210,916
US Bank Series 2019 Reserve Area 1	First American Treasury Obligation Fund Class Y	374,990
US Bank Series 2019 Revenue Area 2	First American Treasury Obligation Fund Class Y	71,118
US Bank Series 2019 Reserve Area 2	First American Treasury Obligation Fund Class Y	122,613
US Bank Series 2021 Revenue	First American Treasury Obligation Fund Class Y	2
US Bank Series 2021 Interest	First American Treasury Obligation Fund Class Y	261,968
US Bank Series 2021 Reserve	First American Treasury Obligation Fund Class Y	207,852
<b>Total Debt Service Fund Investments</b>		<u><u><b>\$ 1,249,459</b></u></u>
US Bank Series 2019 Construction Area 1	First American Treasury Obligation Fund Class Y	\$ 15,398
US Bank Series 2019 Construction Area 2	First American Treasury Obligation Fund Class Y	63
US Bank Series 2021 Construction	First American Treasury Obligation Fund Class Y	4,024,817
US Bank Series 2021 COI	First American Treasury Obligation Fund Class Y	975
<b>Total Capital Projects Fund Investments</b>		<u><u><b>\$ 4,041,253</b></u></u>

**Hawkstone CDD**  
Summary A/R Ledger  
001 - General Fund  
From 1/1/2022 Through 1/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Hillsborough County Tax Collector	FY21-22	250,216.17
10/1/2021	JEN Partners LLC	263-22-01	1,506.67
		Total 001 - General Fund	251,722.84

**Hawkstone CDD**  
Summary A/R Ledger  
200 - Debt Service Fund  
From 1/1/2022 Through 1/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Hillsborough County Tax Collector	FY21-22	214,457.83
10/1/2021	JEN Partners LLC	263-22-01	1,850.63
		Total 200 - Debt Service Fund	216,308.46
Report Balance			468,031.30

**Hawkstone CDD**  
Aged Payables by Invoice Date  
Aging Date - 1/1/2022  
001 - General Fund  
From 1/1/2022 Through 1/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Frontier Florida LLC dba Frontier Communications of Florida	1/17/2022	813-655-1393-121720-5 02/22	Clubhouse Internet 02/22	91.73
Nicolas DeArmas	1/19/2022	ND011922	Board of Supervisors Meeting 01/19/22	200.00
Straley Robin Vericker	1/21/2022	20961	General Legal Services 01/22	942.00
Proteus Pools	1/25/2022	HAWKSTN019	Monthly Pool Service 01/22	916.67
Berger, Toombs, Elam, Gaines & Frank	1/30/2022	356405	Audit Services FYE 9/30/2021	3,375.00
Total 001 - General Fund				5,525.40
Report Total				5,525.40

**HAWKSTONE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS SERIES 2021**

**Construction Account Activity Through January 31, 2022**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$ 6,890,317.32
	<b>Underwriter's Discount</b>	148,300.00
	<b>Total Bond Proceeds:</b>	<u>7,038,617.32</u>
	<b>Interest Earnings</b>	57.03
	<b>Total Inflows:</b>	<u>\$ 7,038,674.35</u>

**Outflows:**

<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status as of 01/31/22</b>
11/10/21	COI	Rizzetta & Company Inc.	\$ (35,000.00)	Cleared
11/10/21	COI	Straley Robin Vericker	(40,500.00)	Cleared
11/10/21	COI	Gray Robinson	(76,750.00)	Cleared
11/10/21	COI	Aponte & Associates	(7,000.00)	Cleared
11/10/21	COI	Godbold, Downing, Bill & Rentz (Matt O'Brien	(5,000.00)	Cleared
11/10/21	COI	US Bank	(5,725.00)	Cleared
11/10/21	COI	Holland & Knight	(5,750.00)	Cleared
11/10/21	COI	ImageMaster	(1,750.00)	Cleared
11/10/21	COI	Underwriter's Discount	(148,300.00)	Cleared
		<b>Total COI Expenses:</b>	<u>(325,775.00)</u>	
12/15/2021	CR1	Atlantic TNG	(307.80)	Cleared
12/15/2021	CR2	Atlantic TNG	(41,659.40)	Cleared
12/15/2021	CR3	Atlantic TNG	(59,148.00)	Cleared
12/15/2021	CR4	Core and Main	(44,500.24)	Cleared
12/15/2021	CR5	Ferguson Waterworks	(83,537.40)	Cleared
12/15/2021	CR6	Forterra Pipe & Precast, LLC	(303,244.32)	Cleared
12/15/2021	CR7	Fortiline, Inc.	(160,791.30)	Cleared
12/15/2021	CR8	HBWB Developmental Services, LLC	(202,790.82)	Cleared
12/15/2021	CR9	The Kearney Companies, LLC	(230,009.63)	Cleared
12/15/2021	CR10	The Kearney Companies, LLC	(932,660.74)	Cleared
12/15/2021	CR11	RIPA & Associates, LLC	(193,558.50)	Cleared
12/15/2021	CR12	RIPA & Associates, LLC	(434,236.14)	Cleared
12/15/2021	CR13	Straley Robin Vericker	(663.00)	Cleared
		<b>Total Construction Requisitions:</b>	<u>(2,687,107.29)</u>	

**Total Outflows:** (3,012,882.29)

**Series 2021 Construction Account Balance at January 31, 2022** \$ 4,025,792.07

**Hawkstone Community Development District  
Notes to Unaudited Financial Statements  
January 31, 2022**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

**Summary A/R Ledger-Payment Terms**

3. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger – Subsequent Collections**

4. General Fund – Payment for Invoice FY21-22 in the amount of \$41,218.30 was received in February 2022.
5. Debt Service Fund 200 – Payment for Invoice FY21-22 in the amount of \$67,080.51 was received in February 2022.