

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,085,894.80
Hillsborough County Collection Cost @ 2%	2%	\$23,104.14
Early Payment Discount @ 4%	4%	\$46,208.29
2023/2024 Total		\$1,155,207.23

2022/2023 O&M Budget	\$776,143.00
2023/2024 O&M Budget	\$1,085,894.80

Total Difference	\$309,751.80
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
PLATTED				
Series 2019 AA1 Debt Service - (Darsey) Single Family 40'	\$1,055.85	\$1,055.85	\$0.00	0.00%
Operations/Maintenance - (Darsey) Single Family 40'	\$915.91	\$915.91	\$0.00	0.00%
Total	\$1,971.76	\$1,971.76	\$0.00	0.00%
Series 2019 AA1 Debt Service - (Darsey) Single Family 50'	\$1,319.81	\$1,319.81	\$0.00	0.00%
Operations/Maintenance - (Darsey) Single Family 50'	\$1,144.88	\$1,144.88	\$0.00	0.00%
Total	\$2,464.69	\$2,464.69	\$0.00	0.00%
Series 2019 AA1 Debt Service - (Darsey) Single Family 60'	\$1,583.78	\$1,583.78	\$0.00	0.00%
Operations/Maintenance - (Darsey) Single Family 60'	\$1,373.86	\$1,373.86	\$0.00	0.00%
Total	\$2,957.64	\$2,957.64	\$0.00	0.00%
Series 2019 AA2 Debt Service - (Okerlund) Single Family 60'	\$1,687.50	\$1,687.50	\$0.00	0.00%
Operations/Maintenance - (Okerlund) Single Family 60'	\$1,373.86	\$1,373.86	\$0.00	0.00%
Total	\$3,061.36	\$3,061.36	\$0.00	0.00%
Series 2019 AA2 Debt Service - (Okerlund) Single Family 70'	\$1,968.76	\$1,968.76	\$0.00	0.00%
Operations/Maintenance - (Okerlund) Single Family 70'	\$1,602.84	\$1,602.83	-\$0.01	0.00%
Total	\$3,571.60	\$3,571.59	-\$0.01	0.00%
Series 2021 Debt Service - (Hinton Phase 1A) Single Family 50'	\$1,562.44	\$1,562.44	\$0.00	0.00%
Operations/Maintenance - (Hinton Phase 1A) Single Family 50'	\$1,144.88	\$1,144.88	\$0.00	0.00%
Total	\$2,707.32	\$2,707.32	\$0.00	0.00%
Series 2021 Debt Service - (Hinton Phase 1A) Single Family 60'	\$1,874.93	\$1,874.93	\$0.00	0.00%
Operations/Maintenance - (Hinton Phase 1A) Single Family 60'	\$1,373.86	\$1,373.86	\$0.00	0.00%
Total	\$3,248.79	\$3,248.79	\$0.00	0.00%
Series 2021 Debt Service - (Hinton Phase 1B) Single Family 70'	\$2,187.42	\$2,187.42	\$0.00	0.00%
Operations/Maintenance - (Hinton Phase 1B) Single Family 70'	\$1,602.83	\$1,602.83	\$0.00	0.00%
Total	\$3,790.25	\$3,790.25	\$0.00	0.00%
Series 2023 Debt Service - (Hinton Phase 2A) Single Family 40' ⁽²⁾	\$0.00	\$1,250.95	\$1,250.95	100.00%
Operations/Maintenance - (Hinton Phase 2A) Single Family 40' ⁽¹⁾	\$87.95	\$915.91	\$827.96	941.40%
Total	\$87.95	\$2,166.86	\$2,078.91	2363.74%
Series 2023 Debt Service - (Hinton Phase 2A) Single Family 50' ⁽²⁾	\$0.00	\$1,563.69	\$1,563.69	100.00%
Operations/Maintenance - (Hinton Phase 2A) Single Family 50' ⁽¹⁾	\$109.94	\$1,144.88	\$1,034.94	941.37%
Total	\$109.94	\$2,708.57	\$2,598.63	2363.68%
Series 2023 Debt Service - (Hinton Phase 2B) Single Family 60' ⁽²⁾	\$0.00	\$1,876.43	\$1,876.43	100.00%
Operations/Maintenance - (Hinton Phase 2B) Single Family 60' ⁽¹⁾	\$131.93	\$1,373.86	\$1,241.93	941.36%
Total	\$131.93	\$3,250.29	\$3,118.36	2363.65%
UNPLATTED				
Series 2023 Debt Service - (Stogi) Single Family 40' ⁽²⁾	\$0.00	\$1,250.95	\$1,250.95	100.00%
Operations/Maintenance - (Stogi) Single Family 40'	\$87.95	\$85.55	-\$2.40	-2.73%
Total	\$87.95	\$1,336.50	\$1,248.55	1419.61%
Series 2023 Debt Service - (Stogi) Single Family 50' ⁽²⁾	\$0.00	\$1,563.69	\$1,563.69	100.00%
Operations/Maintenance - (Stogi) Single Family 50'	\$109.94	\$106.94	-\$3.00	-2.73%
Total	\$109.94	\$1,670.63	\$1,560.69	1419.58%

⁽¹⁾ Certain lots are newly platted, and therefore will be assessed both the administrative and field portion of the budget beginning Fiscal Year 2023-2024.

⁽²⁾ The District issued its Series 2023 Bonds on April 19, 2023. Interest is capitalized through November 1, 2023, therefore Series 2023 assessments will be levied beginning Fiscal Year 2023-2024.

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,085,894.80
COLLECTION COSTS @ 2.0%	\$23,104.14
EARLY PAYMENT DISCOUNT @ 4.0%	\$46,208.29
TOTAL O&M ASSESSMENT	\$1,155,207.23

TOTAL ADMINISTRATIVE BUDGET	\$111,402.91	TOTAL FIELD BUDGET	\$974,491.89
COLLECTION COSTS @ 2.0%	\$2,370.27	COLLECTION COSTS @ 2.0%	\$20,733.87
EARLY PAYMENT DISCOUNT @ 4.0%	\$4,740.55	EARLY PAYMENT DISCOUNT @ 4.0%	\$41,467.74
TOTAL ADMIN ASSESSMENT	\$118,513.73	TOTAL FIELD ASSESSMENT	\$1,036,693.50

LOT SIZE	UNITS ASSESSED					TOTAL ADMINISTRATIVE BUDGET					TOTAL FIELD BUDGET					PER LOT ANNUAL ASSESSMENT					
	O&M	SERIES 2019 AA1 DEBT SERVICE ⁽¹⁾	SERIES 2019 AA2 DEBT SERVICE ⁽¹⁾	SERIES 2021 DEBT SERVICE ⁽¹⁾	SERIES 2023 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL ADMIN BUDGET	ADMIN PER UNIT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL FIELD BUDGET	FIELD PER UNIT	O&M	SERIES 2019 AA1 DEBT SERVICE ⁽²⁾	SERIES 2019 AA2 DEBT SERVICE ⁽²⁾	SERIES 2021 DEBT SERVICE ⁽²⁾	SERIES 2023 DEBT SERVICE ⁽²⁾	TOTAL ⁽²⁾
Platted Parcels																					
Assessment Area 1																					
Darsey (AA1) Single Family 40'	62	62	0	0	0	0.80	49.60	4.48%	\$5,304.35	\$85.55	0.80	49.60	4.97%	\$51,481.78	\$830.35	\$915.91	\$1,055.85	\$0.00	\$0.00	\$0.00	\$1,971.76
Darsey (AA1) Single Family 50'	112	112	0	0	0	1.00	112.00	10.11%	\$11,977.57	\$106.94	1.00	112.00	11.21%	\$116,249.17	\$1,037.94	\$1,144.88	\$1,319.81	\$0.00	\$0.00	\$0.00	\$2,464.69
Darsey (AA1) Single Family 60'	117	117	0	0	0	1.20	140.40	12.67%	\$15,014.73	\$128.33	1.20	140.40	14.06%	\$145,726.64	\$1,245.53	\$1,373.86	\$1,583.78	\$0.00	\$0.00	\$0.00	\$2,957.64
Assessment Area 2																					
Okerlund (AA2) Single Family 60'	4	0	4	0	0	1.20	4.80	0.43%	\$513.32	\$128.33	1.20	4.80	0.48%	\$4,982.11	\$1,245.53	\$1,373.86	\$0.00	\$1,687.50	\$0.00	\$0.00	\$3,061.36
Okerlund (AA2) Single Family 70'	64	0	64	0	0	1.40	89.60	8.09%	\$9,582.05	\$149.72	1.40	89.60	8.97%	\$92,999.34	\$1,453.11	\$1,602.83	\$0.00	\$1,968.76	\$0.00	\$0.00	\$3,571.59
Assessment Area 3																					
Hinton (AA3) Single Family 50'	192	0	0	192	0	1.00	192.00	17.33%	\$20,532.97	\$106.94	1.00	192.00	19.22%	\$199,284.29	\$1,037.94	\$1,144.88	\$0.00	\$0.00	\$1,562.44	\$0.00	\$2,707.32
Hinton (AA3) Single Family 60'	15	0	0	15	0	1.20	18.00	1.62%	\$1,924.97	\$128.33	1.20	18.00	1.80%	\$18,682.90	\$1,245.53	\$1,373.86	\$0.00	\$0.00	\$1,874.93	\$0.00	\$3,248.79
Hinton (AA3) Single Family 70'	52	0	0	52	0	1.40	72.80	6.57%	\$7,785.42	\$149.72	1.40	72.80	7.29%	\$75,561.96	\$1,453.11	\$1,602.83	\$0.00	\$0.00	\$2,187.42	\$0.00	\$3,790.25
Assessment Area 4																					
Hinton (AA4) Single Family 40'	84	0	0	0	84	0.80	67.20	6.06%	\$7,186.54	\$85.55	0.80	67.20	6.73%	\$69,749.50	\$830.35	\$915.91	\$0.00	\$0.00	\$0.00	\$1,250.95	\$2,166.86
Hinton (AA4) Single Family 50'	106	0	0	0	106	1.00	106.00	9.57%	\$11,335.91	\$106.94	1.00	106.00	10.61%	\$110,021.54	\$1,037.94	\$1,144.88	\$0.00	\$0.00	\$0.00	\$1,563.69	\$2,708.57
Hinton (AA4) Single Family 60'	122	0	0	0	122	1.20	146.40	13.21%	\$15,856.39	\$128.33	1.20	146.40	14.66%	\$151,954.27	\$1,245.53	\$1,373.86	\$0.00	\$0.00	\$0.00	\$1,876.43	\$3,250.29
Total Platted	930	291	68	259	312		998.80	90.13%	\$106,814.22			998.80	100.00%	\$1,036,693.50							
Unplatted Parcels																					
Assessment Area 4																					
Stogi (AA4) Single Family 40'	38	0	0	0	38	0.80	30.40	2.74%	\$3,251.05	\$85.55	0.00	0.00	0.00%	\$0.00	\$0.00	\$85.55	\$0.00	\$0.00	\$0.00	\$1,250.95	\$1,336.50
Stogi (AA4) Single Family 50'	79	0	0	0	79	1.00	79.00	7.13%	\$8,448.46	\$106.94	0.00	0.00	0.00%	\$0.00	\$0.00	\$106.94	\$0.00	\$0.00	\$0.00	\$1,563.69	\$1,670.63
Total Unplatted	117	0	0	0	117		109.40	9.87%	\$11,699.51			0.00	0.00%	\$0.00	\$0.00						
Total Community	1047	291	68	259	429		1108.20	100.00%	\$118,513.73			998.80	100.00%	\$1,036,693.50							

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

Net Revenue to be Collected

(\$7,110.82)

\$111,402.91

(\$62,201.61)

\$974,491.89

⁽¹⁾ Reflects the number of total lots with Series 2019AA1, 2019AA2, 2021, and 2023 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019AA1, 2019AA2, 2021, and 2023 bond issuances. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on the November 2023 Hillsborough County property tax bill for platted lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).