

District: **HAWKS POINT COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, February 17, 2026

Time: 5:30 PM

Location: Hawks Point Clubhouse
1223 Oak Pond Street
Ruskin, FL 33570

Dial-in Number: 1-904-348-0776

Conference ID: 766 858 449#

Meeting Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual)*

III. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

IV. Landscape & Pond Maintenance Reports

A. Extreme Cutz Report

B. Landscape Summary and Maintenance Quality Inspection – LMP

C. Irrigation Report – Ballenger

D. Aquatics Inspection Report – Steadfast

[Exhibit 1](#)

V. Consent Agenda

A. Consideration and Approval of Minutes of the January 20, 2026
Regular Meeting

[Exhibit 2](#)

B. Consideration and Acceptance of the Unaudited January 2026
Financial Statements

[Exhibit 3](#)

VI. Business Matters

A. Consideration of LMP Proposals

[Exhibit 4](#)

➤ Pond 10 Debris Cleaning - \$520.00

➤ Removal of 2 Dead Palms - \$1,318.38

B. Consideration of Steadfast Alliance Dead Grass Removal
Proposal - \$650.00

[Exhibit 5](#)

VII. Supervisors Requests

VIII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

IX. Quorum Check Next Meeting – March 17, 2026, 5:30 PM at the Hawks Point Clubhouse

Williams	
Robert Wadsworth	
Russell Wadsworth	
Korte	
Reeves	

X. Adjournment

EXHIBIT 1



Hawk's Point CDD Aquatics

Inspection Date:

2/6/2026 12:39 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
		<input type="checkbox"/> Substantial	
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

SITE: 2

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

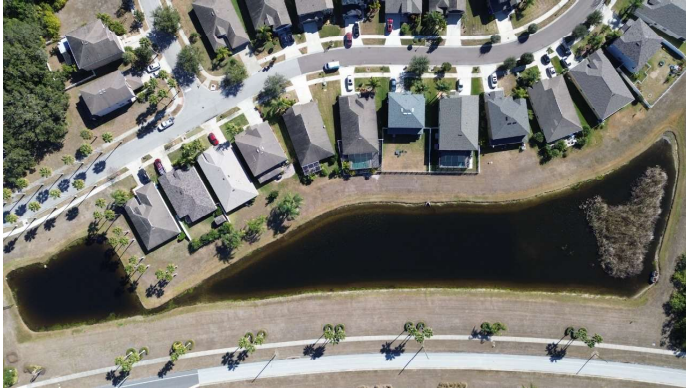
No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
		<input type="checkbox"/> Substantial	
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

Inspection Report

SITE: 3

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Notable babytear growth around the perimeter. We have an order of herbicide designed for growth like this arriving soon. A treatment plan will be implemented utilizing this product to begin clearing growth.
No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	<input checked="" type="checkbox"/> Babytears
	Hydrilla	Slender Spikerush	Chara
			Other:

SITE: 4

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

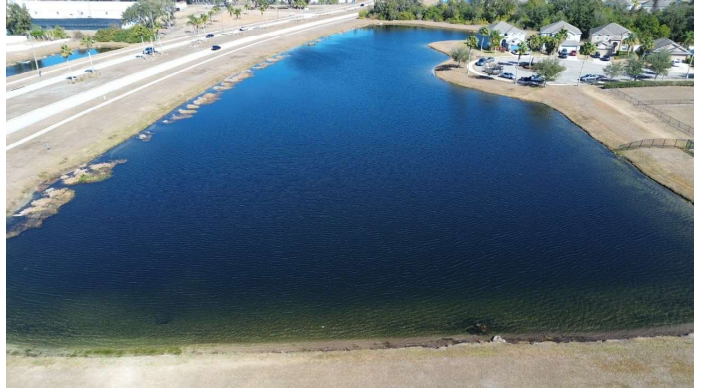
No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Chara
			Other:

Inspection Report

SITE: 5

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



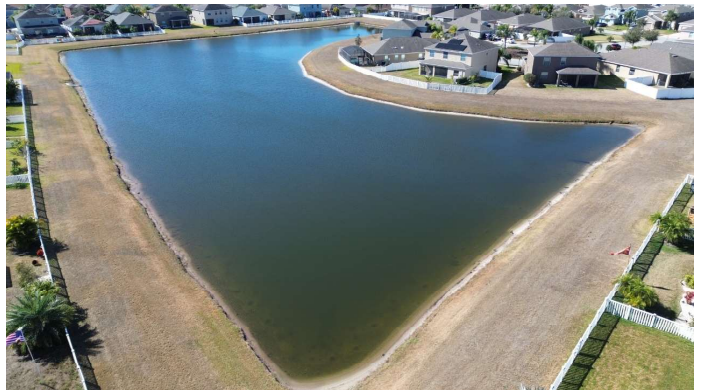
Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
Beneficial vegetation suffering from freeze damage.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 6

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

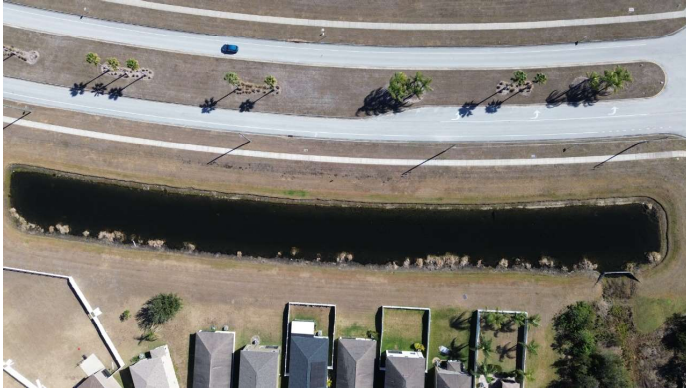
No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 7

Condition: Excellent Great ☒ Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth on the banks. Technicians will continue to treat to clear growth and prevent spread into the water.
No algae observed.
Trash removal noted for next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

SITE: 8/E

Condition: Excellent ☒ Great Good Poor Mixed Condition Improving



Comments:

Pond dry; vegetation in wetland seasonally dormant or freeze-damaged.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 21

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 22

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No overgrown vegetation or obstructions observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



Late January/early February is typically a great time for ponds. We have just passed the height of winter which means low temps and little chance of rain. Algal growth is less likely due to suboptimal air and water surface temperatures (<80°F). Vegetative growth isn't being fueled by prolonged sunlight and rain, and may be knocked out by overnight freezes. Water levels are low, allowing for higher product concentration when applied in the water. This does, however, leave shorelines and pond beds exposed for nuisance growth. Technicians are always equipped with an array of herbicides to combat any grasses that spring up in these areas.

Aside from a few areas of nuisance grass, all ponds are in amazing condition. We have been battling this type of growth for a few weeks and will be implementing an action plan here and several other accounts to eliminate growth before winter ends. Aside from this, technicians will continue maintenance to keep conditions up and treat for any other new growth.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Gate Code: #1016

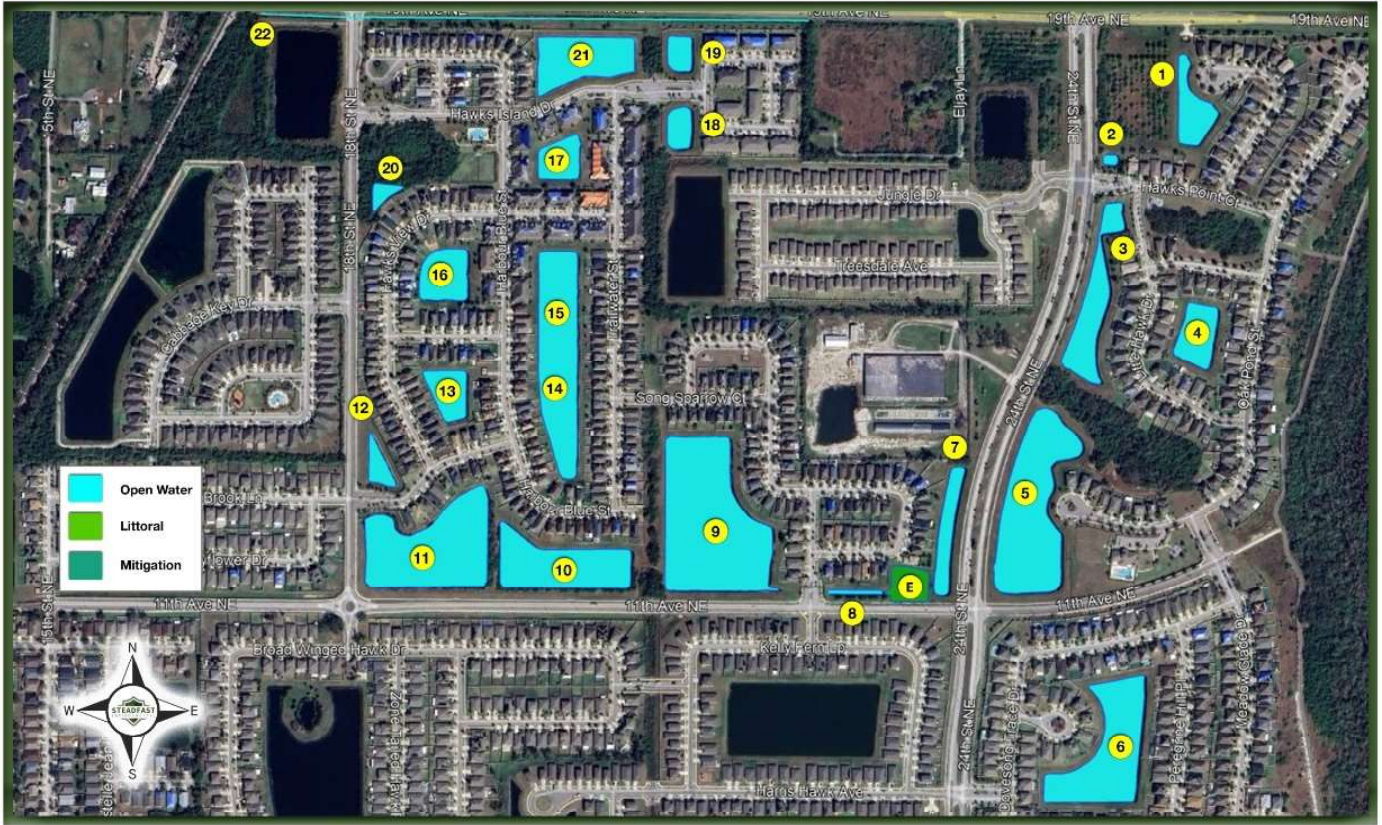


EXHIBIT 2

1 **MINUTES OF MEETING**

2 **HAWKS POINT**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Hawks Point Community Development
5 District, was held on Tuesday, January 20, 2026 at 5:35 p.m., at the Hawks Point Clubhouse, 1123 Oak
6 Pond Street, Ruskin, FL 33570.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Jeskewich called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Caryn Williams	Board Supervisor, Chairwoman
11 Robert Wadsworth	Board Supervisor, Vice Chairman
12 David J. Reeves	Board Supervisor, Assistant Secretary
13 Mary Ann Korte	Board Supervisor, Assistant Secretary
14 Russell Wadsworth	Board Supervisor, Assistant Secretary

15 Also present were:

16 Barry Jeskewich	District Manager, Vesta District Services
17 Michael Broadus	District Counsel, Straley Robin Vericker
18 Brian Papi	Extreme Cutz
19 David Manfrin	LMP
20 Chris Zotti	Ballenger
21 Lee Smith	Steadfast

22 *The following is a summary of the discussions and actions taken at the January 20, 2026 Hawks Point CDD*
23 *Board of Supervisors Regular Meeting.*

24 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on**
25 **agenda items only)**

26 There being none, the next item followed.

27 **THIRD ORDER OF BUSINESS – Staff Reports**

28 A. District Counsel

29 Mr. Broadus discussed the easement agreements with Hawks Point West to enable installation of
30 the pedestrian entrance gates, noting that drafts had been exchanged with the HOA counsel and that
31 he anticipated finalizing the agreement soon.

32 On a MOTION by Ms. Williams, SECONDED by Mr. Reeves, WITH ALL IN FAVOR, the Board
33 approved the authorization of the Chair to sign and execute the Easement Agreement for Installation and
34 Maintenance of Pedestrian Entry Gates between the HOA and the CDD, upon submission by Counsel of
35 the final version of the agreement, for the Hawks Point Community Development District.

36 B. District Engineer

37 The District Engineer was not present. Mr. Robert Wadsworth commented on the attendance
38 patterns of the District Engineer, and Ms. Williams noted that the previous engineer had attended
39 more regularly due to her guidance being needed for various District issues. Mr. Jeskewich stated
40 that Mr. Waag could be asked to attend future meetings but noted that this would incur some
41 engineering fees.

42 C. District Manager

Mr. Jeskewich stated that he had nothing specific to report, but was available to answer any of the Board's questions.

FOURTH ORDER OF BUSINESS – Landscape & Pond Maintenance Reports

A. Extreme Cutz Report

Mr. Papi presented the report, noting that there was not a lot of growth activity during the winter months that was a concern, but that he was keeping an eye on the azures at the front of the monument at 24th and 11th to make sure they stayed healthy during the colder weather.

B. Landscape Summary and Maintenance Quality Inspection – LMP

Mr. Manfrin commented on a recent frost affecting the turf and cleanup work that would be commencing.

C. Exhibit 1: Irrigation Report – Ballenger

Mr. Zotti noted that there had been one issue with a well three weeks prior, but that this had been fixed and no other controller issues had been observed. Mr. Zotti also noted that watering schedules had been reduced to avoid creating conditions that would increase the likelihood of fungal issues in turf.

D. Exhibit 1: Waterway Treatment Report – Steadfast

Mr. Smith stated that he would be the permanent account manager for the CDD moving forward, and noted that most of the Hawks Point ponds were remaining stable. The Board and Mr. Smith discussed cattails and beneficial grasses at a number of ponds.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 2: Consideration and Approval of Minutes of the November 18, 2025 Regular Meeting

B. Exhibit 3: Consideration and Acceptance of the Unaudited November 2025 Financial Statements

C. Exhibit 4: Consideration and Acceptance of the Unaudited December 2025 Financial Statements

On a MOTION by Ms. Williams, SECONDED by Ms. Korte, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda, for the Hawks Point Community Development District.

SIXTH ORDER OF BUSINESS – Business Matters

A. Exhibit 5: Consideration of Royce Bravo 6'ft Vinyl Chain Link Fence Proposal – \$1,789.00

On a MOTION by Ms. Williams, SECONDED by Mr. Reeves, WITH ALL IN FAVOR, the Board approved the Royce Bravo 6'ft Vinyl Chain Link Fence Proposal, in the amount of \$1,789.00, for the Hawks Point Community Development District.

Following the motion, Mr. Jeskewich noted that the landscaper would be asked to perform some cleanup in the area towards the completion of the installation.

B. Exhibit 6: Presentation & Acceptance of LLS Tax Solutions 2025 Arbitrage Report – Series 2017A-1 and A-2 Bonds

On a MOTION by Ms. Williams, SECONDED by Mr. Robert Wadsworth, WITH ALL IN FAVOR, the Board accepted the LLS Tax Solutions 2025 Arbitrage Report for Bond Series 2017A-1 and A-2, as presented, for the Hawks Point Community Development District.

C. Exhibit 7: Consideration of Steadfast Alliance Pond #12 Erosion Repair Proposal - \$1,510.00

The Board discussed potential causes of erosion, and whether to approve the proposal prior to identifying the source.

On a MOTION by Ms. Williams, SECONDED by Ms. Korte, WITH ALL IN FAVOR, the Board approved the Steadfast Alliance Pond #12 Erosion Repair Proposal, with work only to be completed once the source is repaired, in the amount of \$1,510.00, for the Hawks Point Community Development District.

Following the motion, the Board requested to block off the pond bank for protection with stakes and caution tape until it could be repaired.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

An audience member asked about moving the fence, and the Board noted that the CDD was asking the HOA to enforce the matter on the four properties as they did not themselves have the authority within the HOA.

NINTH ORDER OF BUSINESS – Quorum Check Next Meeting – February 17, 2026, 5:30 PM at the Hawks Point Clubhouse

All Board members present stated that they planned on attending the next meeting in person, which would constitute a quorum.

TENTH ORDER OF BUSINESS – Adjournment

Mr. Jeskewich asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Williams made a motion to adjourn the meeting.

On a MOTION by Ms. Williams, SECONDED by Ms. Korte, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:30 p.m. for the Hawks Point Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

*Hawks Point
Community Development District*

*Financial Statements
(Unaudited)*

January 31, 2026



Hawks Point CDD
Balance Sheet
January 31, 2026

	General Fund	Capital Reserve Fund	Debt Service 2017	TOTAL
1 ASSETS				
2 Operating Account	\$ 82,306	\$ -	\$ -	\$ 82,306
3 Money Market Account	1,565,574	-	-	1,565,574
4 Trust Accounts:				-
5 Revenue Fund	-	-	158,023	158,023
6 Interest Fund	-	-	-	-
7 Principal Fund	-	-	-	-
8 Sinking Fund	-	-	2	2
9 Prepayment Fund	-	-	-	-
10 Reserve Fund	-	-	307,509	307,509
11 Accounts Receivable	890	-	-	890
12 Assessments Receivable	16,414	788	17,139	34,341
13 Due From GF	-	76,111	512,812	588,923
14 Undeposited Funds	-	-	-	-
15 Prepaid Items	1,535	-	-	1,535
16 Deposits	302	-	-	302
17 TOTAL ASSETS	\$ 1,667,022	\$ 76,899	\$ 995,485	\$ 2,739,406
18 LIABILITIES				
19 Accounts Payable	\$ 150	\$ -	\$ -	\$ 150
20 Accrued Wages Payable	-	-	-	-
21 Accrued Interest Payable DS 2017	-	-	-	-
22 Deferred Revenue	16,414	788	17,139	34,341
23 Due To Other Funds	588,923	-	-	588,923
24 TOTAL LIABILITIES	605,488	788	17,139	623,415
25 FUND BALANCE				
26 Nonspendable				
27 Prepaid & Deposits	1,837	-	-	1,837
28 Capital Reserves	115,300	-	-	115,300
29 Operating Capital	84,281	-	-	84,281
30 Unassigned	860,116	76,111	978,346	1,914,573
31 TOTAL FUND BALANCE	1,061,534	76,111	978,346	2,115,991
32 TOTAL LIABILITIES & FUND BALANCE	\$ 1,667,022	\$ 76,899	\$ 995,485	\$ 2,739,406

Hawks Point CDD
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to January 31, 2026

	FY 2025 Adopted Budget	FY 2025 Month of January	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Assessments On Roll (Net)	\$ 504,086	\$ 4,590	\$ 487,671	\$ (16,414)	97%
3 Fund Balance Forward	-	-	-	-	
4 Interest Revenue	-	4,381	12,144	12,144	
5 Miscellaneous Revenue	-	-	-	-	
6 Electricity Cost Share with the HOA	1,600	-	-	(1,600)	0%
7 TOTAL REVENUES	\$ 505,686	\$ 8,971	\$ 499,815	\$ (5,870)	99%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Board of Supervisors	\$ 12,000	\$ 1,000	\$ 3,000	\$ (9,000)	25%
11 Payroll Taxes	918	77	230	(689)	25%
12 Payroll Service Fee	625	50	150	(475)	24%
13 Management Consulting Services	45,644	3,804	15,215	(30,429)	33%
14 General Administrative	4,968	414	1,656	(3,312)	33%
15 Miscellaneous	500	-	-	(500)	0%
16 Auditing	3,600	-	-	(3,600)	0%
17 Mass Mailing	1,250	-	-	(1,250)	0%
18 Regulatory and Permit Fees	175	-	175	-	100%
19 Legal Advertisements	1,500	-	-	(1,500)	0%
20 Engineering Services	7,000	-	2,883	(4,117)	41%
21 Legal Services	24,000	580	2,109	(21,891)	9%
22 Website Administration	1,650	42	1,682	32	102%
23 Reserve Study	5,000	-	-	(5,000)	0%
24 TOTAL GENERAL ADMINISTRATIVE	108,830	5,965	27,099	(81,731)	25%
25 INSURANCE					
26 Insurance (Liability, Property & Casualty)	10,264	-	9,649	(615)	94%
27 TOTAL INSURANCE	10,264	-	9,649	(615)	94%
28 DEBT SERVICE ADMINISTRATION					
29 Dissemination Agent	1,035	-	1,035	-	100%
30 Trustee Fees	3,500	-	-	(3,500)	0%
31 Trust Fund Accounting	1,553	129	518	(1,035)	33%
32 Arbitrage	650	-	-	(650)	0%
33 Assessment Administration	5,175	431	1,725	(3,450)	33%
34 TOTAL DEBT SERVICE ADMINISTRATION	11,913	561	3,278	(8,635)	28%
35 UTILITIES					
36 Electricity-Irrigation	2,500	159	511	(1,989)	20%
37 TOTAL UTILITIES	2,500	159	511	(1,989)	20%
38 FIELD OPERATIONS					
39 Irrigation Inspections & Maintenance	35,000	3,436	8,317	(26,683)	24%
40 Pond Monitoring & Maintenance	19,080	1,535	8,838	(10,242)	46%
41 Stormwater Maint. & Pond Plantings	5,000	-	-	(5,000)	0%
42 Wetland Monitoring	4,000	-	-	(4,000)	0%
43 Landscape Maintenance	209,000	16,618	66,474	(142,526)	32%
44 Landscaping Replenishment	56,515	-	815	(55,700)	1%
45 Tree Trimming	16,800	-	7,353	(9,448)	44%
46 Streetlights	2,000	-	-	(2,000)	0%
47 Privacy Wall Maintenance	11,000	-	-	(11,000)	0%
48 Miscellaneous Field Expense	13,785	-	1,135	(12,650)	8%
49 TOTAL FIELD OPERATIONS	372,180	21,589	92,932	(279,248)	25%
50 TOTAL EXPENDITURES	505,686	28,274	133,468	(372,217)	26%
51 REVENUES OVER (UNDER) EXPENDITURES	-	(19,303)	366,347	366,347	

	FY 2025 Adopted Budget	FY 2025 Month of January	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
52 OTHER FINANCING SOURCES & USES					
53 Transfers In	-	-	-	-	
54 Transfers Out	-	-	-	-	
55 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
56 NET CHANGE IN FUND BALANCE	-	(19,303)	366,347	366,347	
57 Fund Balance - Beginning	604,001		695,187	91,186	
58 FUND BALANCE - ENDING - PROJECTED	\$ 604,001		\$ 1,061,534	\$ 457,533	

Hawks Point CDD
Capital Reserve Fund (CRF)
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to January 31, 2026

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 24,200	\$ 23,412	\$ (788)
3 Misc. Revenue	-	-	-
4 TOTAL REVENUES	24,200	23,412	(788)
5 EXPENDITURES			
6 Increase in Capital Reserve Fund	24,200	-	24,200
7 Capital Improvements	-	-	-
8 TOTAL EXPENDITURES	24,200	-	24,200
9 REVENUES OVER (UNDER) EXPENDITURES	-	23,412	23,412
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	23,412	23,412
15 Fund Balance - Beginning	48,932	52,699	3,767
16 FUND BALANCE - ENDING - PROJECTED	\$ 48,932	\$ 76,111	\$ 27,179

Hawks Point CDD
Debt Service - Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to January 31, 2026

	FY 2025 Adopted 2017 A-1	FY 2025 Adopted 2017 A-2	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE					
2 Special Assessments - On Roll (Net)	\$ 495,306	\$ 31,038	\$ 526,344	\$ 509,205	\$ (17,139)
3 Interest Revenue			-	6,350	6,350
4 Misc. Revenue			-	-	-
5 TOTAL REVENUES	495,306	31,038	526,344	515,555	(10,789)
6 EXPENDITURES					
7 Interest Expense					
8 * November 1, 2024	108,063	7,175	115,238	115,238	-
9 May 1, 2025	108,063	7,175	115,238	-	115,238
10 November 1, 2025	102,463	6,838	109,300	-	109,300
11 Principal Retirement				-	
12 May 1, 2025	280,000	15,000	295,000	-	295,000
13 Trustee Fees				-	
14 TOTAL EXPENDITURES	490,525	29,013	519,538	115,238	519,538
15 REVENUES OVER (UNDER) EXPENDITURES	4,781	2,025	6,806	400,317	508,749
16 OTHER FINANCING SOURCES & USES					
17 Transfers In	-	-	-	-	-
18 Transfers Out	-	-	-	-	-
19 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	-
20 NET CHANGE IN FUND BALANCE	4,781	2,025	6,806	400,317	508,749
21 Fund Balance - Beginning				578,029	578,029
22 FUND BALANCE - ENDING - PROJECTED			\$ 6,806	\$ 978,346	\$ 971,540

* financed by prior year revenues

**Hawks Point CDD
Check Register - FY2026**

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				98,696.77
10/01/2025	100355	SchoolNow	Invoice: INV-SN-975 (Reference: Website Hosting.)		1,515.00	97,181.77
10/07/2025	100356	Landscape Maintenance Professionals, Inc.	Invoice: 360060 (Reference: #356184 - Hawks Point CDD 2025/2026 Maintenance Landscape Renewal Oc...		12,718.48	84,463.29
10/07/2025	100357	Steadfast Alliance	Invoice: SA-16035 (Reference: Routine Aquatic Maintenance.)		1,534.80	82,928.49
10/07/2025	100358	VESTA DISTRICT SERVICES	Invoice: 428933 (Reference: Oct25 Management fees.)		4,820.00	78,108.49
10/08/2025	1409	Egis Insurance & Risk Advisors	FY Insurance Policy# 100125101 10/01/25 - 10/01/26		9,649.00	68,459.49
10/08/2025	100359	VESTA DISTRICT SERVICES	Invoice: 428979 (Reference: FY2026 Dissmination Agent Fee.)		1,035.00	67,424.49
10/08/2025	100360	Extreme Cutz LLC	Invoice: 6634 (Reference: Hawks Point CDD 8 entrance sections September Service.)		5,200.00	62,224.49
10/10/2025	100361	VESTA DISTRICT SERVICES	Invoice: 429050 (Reference: Billable Expenses - Sep 2025.)		16.59	62,207.90
10/14/2025	100362	Romaner Graphics	Invoice: 22852 (Reference: o Trespassing - Alligator signs Mounted on u-channel posts.)		840.00	61,367.90
10/15/2025	100363	STANTEC CONSULTING SERVICES, INC.	Invoice: 2467432 (Reference: Engineering service.)		374.75	60,993.15
10/20/2025			Funds Transfer	50,000.00		110,993.15
10/23/2025	100364	STRALEY ROBIN VERICKER	Invoice: 27358 (Reference: Legal services.)		1,407.50	109,585.65
10/24/2025	01ACH102425	TAMPA ELECTRIC	1416 Little Hawk Dr. 08.28.25- 09.26.25		47.97	109,537.68
10/24/2025	02ACH102425	TAMPA ELECTRIC	2160 Golden Falcon Dr 08.28.25- 09.26.25		96.30	109,441.38
10/24/2025	102425BOS1	Caryn Williams	BOS MTG 10/24/25		184.70	109,256.68
10/24/2025	102425BOS2	David Reeves	BOS MTG 10/24/25		184.70	109,071.98
10/24/2025	102425BOS3	Engage PEO	BOS MTG 10/24/25		203.00	108,868.98
10/24/2025	102425BOS4	Mary Korte	BOS MTG 10/24/25		184.70	108,684.28
10/24/2025	102425BOS5	Robert Wadsworth	BOS MTG 10/24/25		184.70	108,499.58
10/24/2025	102425BOS6	Russell O Wadsworth	BOS MTG 10/24/25		184.70	108,314.88
10/28/2025	100365	Ballenger Landcare, LLC	Invoice: 416 (Reference: #214 - Irrigation Maintenance Agreement 2025-2026 October 2025.)		727.20	107,587.68
10/31/2025			Interest	8.21		107,595.89
10/31/2025		Beginning of Year		50,008.21	41,109.09	107,595.89
11/04/2025	100366	Landscape Maintenance Professionals, Inc.	Invoice: 365946 (Reference: Landscape Maintenance Nov 25.)		11,418.48	96,177.41
11/06/2025	100367	Ballenger Landcare, LLC	Invoice: 432 (Reference: #214 - Irrigation Maintenance Agreement 2025-2026 November 2025.)		727.20	95,450.21
11/06/2025	100368	Landscape Maintenance Professionals, Inc.	Invoice: 365404 (Reference: #345811 - Ivory Goose Fence line Cutback.) Invoice: 366500 (Refer...		7,352.50	88,097.71
11/06/2025	100369	Steadfast Alliance	Invoice: SA-16959 (Reference: Quarterly physical removal of invasive vegetation growth within WC...		3,334.80	84,762.91
11/12/2025	100370	STANTEC CONSULTING SERVICES, INC.	Invoice: 2480630 (Reference: Engineering services.)		2,508.25	82,254.66
11/12/2025	100371	VESTA DISTRICT SERVICES	Invoice: 429501 (Reference: Monthly Management fees.)		4,820.00	77,434.66
11/14/2025	100372	Romaner Graphics	Invoice: 22893 (Reference: No Trespassing double sided sign installed.)		295.00	77,139.66
11/14/2025	100373	Extreme Cutz LLC	Invoice: 6636 (Reference: Hawks point CDD 8 entrances sections October Service.)		5,200.00	71,939.66
11/21/2025	1410	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Special District State Fee 2025 - 2026		175.00	71,764.66
11/21/2025	100374	STRALEY ROBIN VERICKER	Invoice: 27522 (Reference: legal services.)		1,377.00	70,387.66
11/21/2025	100375	Landscape Maintenance Professionals, Inc.	Invoice: 368536 (Reference: #369468 - Controller 6 decoder module replacement.)		2,699.05	67,688.61
11/26/2025	01ACH112625	TAMPA ELECTRIC	1416 Little Hawk Dr. 09.27.25- 10.29.25		51.93	67,636.68
11/26/2025	02ACH112625	TAMPA ELECTRIC	2160 Golden Falcon Dr 09.27.25- 10.29.25		57.67	67,579.01
11/28/2025	112825BOS1	Caryn Williams	BOS MTG 11/18/25		184.70	67,394.31
11/28/2025	112825BOS2	David Reeves	BOS MTG 11/18/25		184.70	67,209.61
11/28/2025	112825BOS3	Engage PEO	BOS MTG 11/18/25		203.00	67,006.61
11/28/2025	112825BOS4	Mary Korte	BOS MTG 11/18/25		184.70	66,821.91
11/28/2025	112825BOS5	Robert Wadsworth	BOS MTG 11/18/25		184.70	66,637.21
11/28/2025	112825BOS6	Russell O Wadsworth	BOS MTG 11/18/25		184.70	66,452.51
11/30/2025			Interest	7.01		66,459.52
11/30/2025		End of Month		7.01	41,143.38	66,459.52
12/02/2025	100376	Steadfast Alliance	Invoice: SA-17841 (Reference: Routine Aquatic Maintenance.)		2,434.00	64,025.52
12/02/2025	100377	Ballenger Landcare, LLC	Invoice: 504 (Reference: #214 - Irrigation Maintenance Agreement 2025-2026 December 2025.)		727.20	63,298.32
12/02/2025	100378	Landscape Maintenance Professionals, Inc.	Invoice: 370468 (Reference: #356184 - Hawks Point CDD 2025/2026 Maintenance Landscape Renewal De...		11,418.48	51,879.84
12/15/2025	100379	STANTEC CONSULTING SERVICES, INC.	Invoice: 2499332 (Reference: Engineering Services Oct 25 & Nov 25.)		374.75	51,505.09
12/15/2025	100380	VESTA DISTRICT SERVICES	Invoice: 429989 (Reference: Management Fees Dec 25.)		4,820.00	46,685.09
12/24/2025	100381	STRALEY ROBIN VERICKER	Invoice: 27699 (Reference: Nov25 Legal Services.)		152.50	46,532.59
12/29/2025	01ACH122925	TAMPA ELECTRIC	2160 Golden Falcon Dr 10.30.25- 11.26.25		56.00	46,476.59
12/29/2025	02ACH122925	TAMPA ELECTRIC	1416 Little Hawk Dr. 10.30.25- 11.26.25		42.95	46,433.64
12/31/2025			Interest	4.53		46,438.17
12/31/2025		End of Month		4.53	20,025.88	46,438.17
01/05/2026	100382	Ballenger Landcare, LLC	Invoice: 593 (Reference: #214 - Irrigation Maintenance Agreement 2025-2026 January 2026.)		727.20	45,710.97
01/05/2026	100383	Landscape Maintenance Professionals, Inc.	Invoice: 375537 (Reference: 356184 - Hawks Point CDD 2025/2026 Maintenance Landscape Renewal Jan...		11,418.48	34,292.49
01/08/2026	100384	VESTA DISTRICT SERVICES	Invoice: 430306 (Reference: JAN26 District Management services.)		4,820.00	29,472.49
01/12/2026			Funds Transfer	70,000.00		99,472.49
01/12/2026	100385	Ballenger Landcare, LLC	Invoice: 620 (Reference: well repair.)		1,784.27	97,688.22
01/12/2026	100386	Extreme Cutz LLC	Invoice: 6646 (Reference: Deliver and install 40 bags topsoil high quality commercial bags for ...		6,015.00	91,673.22
01/20/2026	100387	STRALEY ROBIN VERICKER	Invoice: 27862 (Reference: Legal Services Dec 25.)		579.50	91,093.72
01/21/2026	100388	Extreme Cutz LLC	Invoice: 6649 (Reference: Dec25 service.)		5,200.00	85,893.72
01/23/2026	012326PR1	Caryn Williams	BOS MTG 1/20/26		184.70	85,709.02
01/23/2026	012326PR2	David Reeves	BOS MTG 1/20/26		184.70	85,524.32

Date	Number	Name	Memo	Deposits	Payments	Balance
01/23/2026	012326PR3	Engage PEO	BOS MTG 1/20/26		203.00	85,321.32
01/23/2026	012326PR4	Mary Korte	BOS MTG 1/20/26		184.70	85,136.62
01/23/2026	012326PR5	Robert Wadsworth	BOS MTG 1/20/26		184.70	84,951.92
01/23/2026	012326PR6	Russell O Wadsworth	BOS MTG 1/20/26		184.70	84,767.22
01/27/2026	100389	Steadfast Alliance	Invoice: SA-19307 (Reference: Jan26 Routine Aquatic Maintenance.)		1,534.80	83,232.42
01/27/2026	100390	Ballenger Landcare, LLC	Invoice: 633 (Reference: irrigation repairs Broke 2" Pipe.)		774.57	82,457.85
01/28/2026	01ACH012826	TAMPA ELECTRIC	1416 Little Hawk Dr. 11.27.25- 12.30.25		54.86	82,402.99
01/28/2026	02ACH012826	TAMPA ELECTRIC	2160 Golden Falcon Dr 10.30.25- 11.26.25		103.77	82,299.22
01/31/2026			Interest	6.41		82,305.63
01/31/2026	End of Month			70,006.41	34,138.95	82,305.63

EXHIBIT 4



Proposal

Proposal No.: 384611

Proposed Date: 02/10/26

PROPERTY:	FOR:
Hawks Point CDD (Inc Add #1) DPFG Accounts Payable 1223 Oak Pond Street Ruskin, FL 33570	Pond 10 Fence Line Cleaning

Cleaning & removal of debris at new fence line of Pond 10, this is to deter dumping and homeless people from camping and leaving mess



ITEM	QTY	UOM	TOTAL
Pond 10 Debris Cleaning			
Site Prep			\$520.00
Debris Removal	8.00	HR	
Total:			\$520.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date



Proposal

Proposal No.: 384977

Proposed Date: 02/10/26

PROPERTY:	FOR:
Hawks Point CDD (Inc Add #1) DPFG Accounts Payable 1223 Oak Pond Street Ruskin, FL 33570	Dead Palms (2)

Removal of 2 dead palms, location as follows:

- Right side bed on 11th & Beech Grove
- Right side bed at 24th & Hawk's Point Ct



ITEM	QTY	UOM	TOTAL
2 Dead Palms			
Arbor Services			\$1,318.38
Tree Removal(Including Rootball)	16.00	HR	
Planting Mix, 01 Cubic Yard - 01CYSoil	2.00	01CY	
Total:			\$1,318.38

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

EXHIBIT 5



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
2/3/2026	3/5/2026	

BILL TO

Hawks Point CDD ENV
Enhancements
Barry Jeskewich, Vesta Property
Services
250 International Pkwy, Suite
208
Lake Mary FL 32746

SHIP TO

Hawks Point CDD
1223 Oak Pond St
Ruskin FL 33570

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to cover the labor for the physical removal of the dead torpedo grass located along the shorelines of Ponds #5, 7, 9, & 16.			
Steadfast crewmembers will be deployed with hand tools to go into the ponds to cut out, and dispose of the dead torpedo grass that is present along the shorelines and within some of the beneficial vegetation. Final product will leave a cleaner aesthetic along the bank that will be much more visually appealing and allow the beneficial vegetation to thrive.	1.00	650.00	650.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 650.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____