

District: **HAWKS POINT COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, April 21, 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

- Presentation and Consideration of Easement Agreement with Hawks Point West HOA for Installation and Maintenance of Pedestrian Entry Gates [Exhibit 1](#)

B. District Engineer

C. District Manager

IV. Landscape & Pond Maintenance Reports

A. Extreme Cutz Report

B. Landscape Summary and Maintenance Quality Inspection – LMP

- Discussion and Consideration of Irrigation Monthly Inspection Proposal - \$9,190.80 Annually [Exhibit 2](#)

- Consideration of Pond 12 Bank Erosion Repair Proposal - \$622.99 [Exhibit 3](#)

C. Aquatics Inspection Report – Steadfast [Exhibit 4](#)

- Consideration of Pond #3 Dead Vegetation Removal Proposal - \$1,350.00 [Exhibit 5](#)

V. Consent Agenda

A. Consideration and Approval of Minutes of the March 17, 2026 Regular Meeting [Exhibit 6](#)

B. Consideration and Acceptance of the Unaudited March 2026 Financial Statements [Exhibit 7](#)

VI. Business Matters

A. Presentation of Proposed FY 2026-2027 Budget

[Exhibit 8](#)

B. Consideration & Adoption of **Resolution 2026-02**, Approving Proposed Budget and Setting a Public Hearing

[Exhibit 9](#)

VII. Supervisors Requests

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

IX. Quorum Check Next Meeting – May 19, 2026, 5:30 PM at the Hawks Point Clubhouse

Williams	
Robert Wadsworth	
Russell Wadsworth	
Korte	
Reeves	

X. Adjournment

EXHIBIT 1

Prepared by and return to:
Michelle T. Reiss, Esquire
Appleton Reiss, PLLC
215 N Howard Ave. Ste. 200
Tampa, FL 33606

[space above for recording information]

**EASEMENT AGREEMENT FOR INSTALLATION AND MAINTENANCE OF
PEDESTRIAN ENTRY GATES**

THIS EASEMENT AGREEMENT (“**Agreement**”) is made and entered into this ___ day of _____, 2026, by and between:

HAWK’S POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and whose mailing address is 250 International Parkway, Suite 208 Lake Mary, FL 32746 (“**District**”); and

HAWKS POINT WEST HOMEOWNERS’ ASSOCIATION, INC., a Florida not for profit corporation, with an address of c/o Sunstate Management, PO Box 18809 Sarasota, FL 34276 (“**Association**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure improvements within the community known as “Hawks Point;” and

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions for the Townhomes at Hawks Point, recorded in O.R. Book 18142, Page 1155, of the Public Records of Hillsborough County, Florida, as amended and supplemented from time to time (“**Declaration**”), the Association is responsible for the improvement, operation, maintenance and repair of the Common Areas located within the “Community,” as defined in the Declaration, including certain Roadways; and

WHEREAS, pursuant to this authority in the Declaration to maintain gates and other structures to restrict access to the Roadways, the Association owns and maintains certain access control infrastructure and improvements on Association property for the benefit of the Community which consists of landowners served by the both the Association and the District; and

WHEREAS, the Association desires to install pedestrian gates at the Northwest and Southwest entry gates to the Community (the “**Pedestrian Gates**”); and

WHEREAS, a portion of the Pedestrian Gates will or may be installed on District property; and

WHEREAS, for ease of administration and to reduce costs, the District and the Association desire that the installation, operation, maintenance, repair and replacement (together, “**Services**”) of the Pedestrian Gates be conducted by the Association; and

WHEREAS, the District and the Association agree that the District shall grant the Association a non-exclusive easement over, across, and through the District’s property identified as Tracts C-1, and D-1, Hawks Point – Phases 1C-2 and 1D-1, as recorded in Plat Book 122, Pages 121-34, of the Official Records of Hillsborough County, Florida and Tracts N-1 and M-1, Hawks Point – Phase 1D-2 as recorded in Plat Book 122, Pages 286-95, of the official records of Hillsborough County, Florida (collectively, the “**District Property**”) to install, operate, maintain, repair, and replace the Pedestrian Gates; and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Association agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. EASEMENT RIGHTS. The District, on behalf of itself and its successors and assigns, hereby grants to the Association: (i) a non-exclusive perpetual easement for the installation, operation, use, maintenance, repair, replacement and relocation of the Pedestrian Gates in, on, through, under and over the District Property; and (ii) a non-exclusive perpetual easement for vehicular and pedestrian ingress and egress over the District Property for purposes of providing the Services for the Pedestrian Gates. Nothing herein is intended to limit or diminish in any way the Association’s existing rights pursuant to the Declaration and applicable law.

3. SCOPE OF SERVICES.

A. Services. The Association shall be responsible for installing, operating, using, maintaining, repairing and replacing the Pedestrian Gates within the District Property. All work shall be performed in a neat and professional manner and shall be in accordance with industry standards. The District shall not directly or indirectly take any action to interfere with the Pedestrian Gates now or in the future located upon District Property or Association property, or otherwise interfere with the Association’s provision of the Services in any way. However, the District shall at all times retain access to all District property, including but not limited to, retention ponds, common areas and nature preserves. Additionally, the Hawks Point Homeowners Association, Inc., its residents and guests (collectively, the “**Hawks Point HOA**”) shall at all times have access to and through the Pedestrian Gate located at the community entrance off of 18th Street NE onto Hawks Island Drive.

The District may remove the Pedestrian Gates or any other encroachment if the District's and/or Hawks Point HOA's access is restricted at the Association's expense and the District shall not be liable to the Association for any damage to the Pedestrian Gates arising from such removal.

- B. *Due Care.*** The Association shall use reasonable care to accomplish the installation, operation, maintenance, repair, replacement and removal of the Pedestrian Gates without damage to District Property. The Association shall promptly repair any damage to District Property as a result of the Association's use of the District Property under this Agreement, including any damage caused by the installation, operation, maintenance, replacement or removal of the Pedestrian Gates. All installation, operation, maintenance, repair, and/or replacement of the Pedestrian Gates or any part thereof shall be at the Association's sole discretion and expense.
- C. *Compliance with Laws, Rules and Policies.*** The Association shall comply with all relevant statutes and regulations applicable to the purposes contemplated by this Agreement. The District shall comply with all relevant statutes and regulations applicable to its ownership of the District Property.
- D. *Insurance.*** The Association shall, at its own expense, maintain insurance applicable to the Pedestrian Gates during the term of this Agreement and the District shall, at its own expense, maintain insurance as to the District Property, each with limits of liability not less than the following: General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000. The District shall be named as an additional insured on the Association's insurance policies and the Association shall be named as an additional insured on the District's insurance policies.
- E. *Indemnification.***

 - a. The Association will defend, indemnify and hold the District harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the negligent acts or omissions of the Association and its directors, officers, and agents performed in connection with the purposes of this Agreement. Association's payment obligations under this provision are limited to Association's apportionment of liability. This indemnification shall specifically include: (1) any damage to the easement area or to any District or Hillsborough County improvements or structures located within the easement area; and (2) any claims for injury to any person or damages to any property because of the Improvements.
 - b. The District shall indemnify, defend and hold the Association, and its directors, officers, and agents harmless from any claims, demands, causes of action, costs or liability of any kind arising from or related to this Agreement or the District's use of the District Property, but only to the extent caused in whole or in part by the negligent, reckless, or intentionally wrongful acts or omissions of the District.

4. SOVEREIGN IMMUNITY. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of

immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

5. LIENS AND CLAIMS. The Association shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District Property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

6. SUCCESSORS. This Agreement shall constitute a covenant running with title to the District Property and binding upon the parties and their successors and assigns.

7. TERM AND TERMINATION. This Agreement commences on the date first written above and provides easement rights in favor of the Association, as well as other rights and obligations of the parties. This Agreement may only be terminated by the written agreement of both parties hereto. In the event of a breach of this Agreement, Association and the District shall continue to have the rights and obligations granted hereunder (including but not limited to the District's easement rights), provided however that the parties shall have the right to sue for all available remedies in law and equity, including but not limited to injunctive relief and/or specific performance.

8. NO TITLE SEARCH. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

9. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the Association to perform the Services shall be obtained and paid for by the Association.

10. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs.

11. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

12. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

13. ASSIGNMENT. Neither party may assign this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

14. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Hawk’s Point Community Development District
250 International Parkway, Ste. 208
Lake Mary, FL 32746
Attn: Barry Jeskewich

B. If to the Association: Hawks Point West Homeowners’ Association, Inc.
c/o Sunstate Management
PO Box 18809
Sarasota, FL 34276
Attn:

With a copy to: Michelle T. Reiss, Esq.
Appleton Reiss, PLLC
215 N. Howard Ave., Ste. 200
Tampa, FL 33606

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above if sent by overnight courier or, if sent by First Class U.S. Mail, three (3) business days after having been deposited in the U.S. Mail. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other party of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

15. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering party. Nothing contained herein shall limit or impair the District’s right to protect its rights from interference by a third party to this Agreement.

16. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

17. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

18. ARM'S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have jointly drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

19. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors and assigns.

20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

HAWK'S POINT COMMUNITY DEVELOPMENT DISTRICT:

Witness: _____
Print name: _____
Address: _____

Caryn Williams
Chair of the Board of Supervisors

Witness: _____
Print name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____, Chair of the Board of Supervisors of Hawks Point Community Development District who is ____ personally known to me or ____ has produced _____ (type of identification) as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

HAWKS POINT WEST HOMEOWNERS' ASSOCIATION, INC.

Witness: _____
Print name: _____
Address: _____

Donald Novak
President of the Board

Witness: _____
Print name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by Donald Novak as President of Hawks Pointe West Homeowners' Association, Inc., who is ____ personally known to me or ____ has produced _____ (type of identification) as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

EXHIBIT 2



Landscape Maintenance Agreement

Property Name: Hawks Point CDD (Inc Add #1)

Billing Company Name: DPFG

Irrigation system maintenance - monthly inspection.

Description of Services	Frequency		
Landscape Maintenance Services - Irrigation Inspection			
Irrigation Wet Checks	12		
Service Terms			
Annual Maintenance Price	\$9,190.80		
Optional Services			
Description of Services	Frequency	Cost per Occ.	Annual Cost

Services

Irrigation:

Wet Checks: Contractor shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following: Activate and inspect each zone of the existing system, visually inspect surface for leaks, adjust and clean sprinkler heads where needed & inspect control valves and valve boxes.

Technician Adjustments: Adjust controller to the watering needs and in accordance with state and local ordinances as dictated by site conditions.

All parts needed to maintain functionality of the system will be proposed when exceeding \$500.00. All repairs made, under \$500.00 will be scheduled as discovered. Owner authorizes all repairs under this threshold as part of this Contract. This is a per service threshold, not cumulative. For all repairs in excess of \$500.00, work will not commence until signed off by an authorized representative of the Owner. Irrigation service calls required between scheduled visits will be billed on a time and material basis unless otherwise agreed upon by Owner & Contractor. Emergency service calls, defined as repairs that are not within normal operating hours (Monday through Friday 8:00am-4:00pm) and on holidays, will be billed on a time and material basis but at time and a half rate. There is a minimum \$200.00 service fee which includes the first 2 hours of service.

By state law, any rain sensors found to be in non-working order will be replaced at Owner's expense. Contractor shall not be responsible for the maintenance or performance of the water source. Contractor is not responsible for the availability of water or the quality of water which results in insufficient volume, pressure, or excessive clogging of nozzles and filters. In instances where poor water quality diminishes the performance of the system, Contractor will propose remedy. Contractor will not be liable for damages as a result insufficient water volume, pressure or quality. In extreme cases, it may be necessary to increase the number of contractual wet checks to keep up with the obstructions in the system. Contractor shall perform a full irrigation audit for the purpose of budgeting long term repairs and renovations at Owner's request and expense.

Non-Contractual Services:

Unless otherwise agreed upon, in writing, by Owner & Contractor, these services include, but are not limited to, tree, palm, plant or turf replacements, irrigation or landscape lighting repairs, mainline, pump station, or water source repairs, drainage work, arbor work, preventative disease & pest treatment, pre-emergent weed control, annual flower rotations, mulch applications, additional services above and beyond contracted frequency, storm preparation or reparation or any requested changes or enhancements to property.

Contractor will make recommendations as needed as well as act on recommendations from Owner. These services will be proposed and billed on a time and material basis. All non-contractual services will not commence without signed, written permission from authorized representative of Owner. In some cases, proposals can be definitive and in others where discovery is involved, Contractor will provide best estimate of cost but will vary based on the work involved. In these cases, detail will be provided to support the cost. Due to the volatility in labor and material cost, and Contractor's inability to budget for non-contractual services, pricing will always be based on cost at time of service.

Discovery Period:

As part of the discovery period, Contractor will provide to Owner, a start-up plan detailing first 90 days of service. This will include the existing deficiencies report, described below, as well as expectations for milestones achieved in each of the thirty (30), sixty (60) & ninety (90) day periods. Start up plan may vary on smaller properties.

Contractor will utilize the first ninety (90) days of service to identify existing deficiencies on site. Issues include, but are not limited to, negligent pruning or mowing, excessive debris, high or low pH in soil,

insufficient cation exchange rate, poorly drained areas, all malfunctioning or non-operational irrigation or landscape lighting, water quality, volume or pressure issues and active disease or pests affecting trees, palms, ornamentals or turf. Depending on the level of deficiency and property size this may be completed sooner but it may also exceed the ninety (90) day benchmark. In the event evaluation will exceed ninety (90) days, Contractor will notify Owner and set a new expectation.

Once evaluation is complete, Contractor will provide a detailed issues report along with proposals for remediation. Owner has an obligation to either approve remediation work or waive Contractor's liability for pre-existing deficiencies, including future damages they may cause.

Terms & Conditions:

This Contract is for an initial term of twelve (12) months, with two twelve (12) month renewals, beginning with the contractual start date on this agreement. Owner or Contractor may terminate this agreement at any time with (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew with 5% increase for the next twelve (12) months. In the event Contract is terminated prematurely, Owner is responsible for actual costs incurred, rather than the level billing. Level billing is only done out of convenience to the Owner and does not reflect where costs are accrued.

Contractor reserves the right to terminate Contract or stop service after Owner is thirty (30) days past due. In the event of a dispute on Contracted services. Under no circumstances is Owner permitted to hold payment for Contracted services rendered. The Owner may terminate this agreement for cause as provided herein: 1. Owner shall provide Contractor written notice by certified mail of deficiencies in the performance of the contracted scope. 2. Contractor shall have fifteen (15) days after receipt of notice to remedy deficiencies referenced in the notice. 3. If the remediation period expires and deficiencies are not corrected, Owner may send termination notice by certified mail. Termination shall be effective thirty (30) days after receipt of termination notice. In the event of a mid-term Contract termination Owner agrees to pay for services rendered in lieu of the level billing structure established for convenience to the Owner.

Standard Warranty:

Contractor agrees to warranty Juniper installed irrigation, drainage and lighting for one (1) year, trees and palms for six (6) months, shrubs and ground cover for three (3) months, and sod for thirty (30) days. All products used by Contractor in the service of executing Contract scope are purchased from professional green industry vendors and manufacturers. Contractor is not responsible for damages due to acts of God or damages by others. This includes, but is not limited to freeze damage, tornadoes, hurricanes, strong winds, lightning, excessive water, insufficient water, poor existing soil conditions, poor drainage, disease, pest. Any losses due to Acts of God or damages by Others, whether primary or secondary are the sole liability of the Owner. Warranty is not valid for any relocated materials, materials provided by others or and materials that do not have an automatic irrigation system supplying supplemental water. Warranty is not valid for failure of water or power supply. Juniper is not responsible for damage to non-located underground. Juniper maintaining a property, alone, does not constitute warranty of issues on that property.

Fees and Costs:

In the event of a payment default, Owner shall be responsible for paying the costs Contractor incurs to collect any unpaid balance, including but not limited to, attorney's fees and court costs. Past due, unpaid balance shall accrue interest at the highest lawful rate specified in the Florida statutes until paid in full.

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
April	\$765.90	\$0.00	\$765.90
May	\$765.90	\$0.00	\$765.90
June	\$765.90	\$0.00	\$765.90
July	\$765.90	\$0.00	\$765.90
August	\$765.90	\$0.00	\$765.90
September	\$765.90	\$0.00	\$765.90
October	\$765.90	\$0.00	\$765.90
November	\$765.90	\$0.00	\$765.90
December	\$765.90	\$0.00	\$765.90
January	\$765.90	\$0.00	\$765.90
February	\$765.90	\$0.00	\$765.90
March	\$765.90	\$0.00	\$765.90
	\$9,190.80	\$0.00	\$9,190.80

By _____

By _____

Print Name _____

Print Name _____

Date _____

Date _____

Juniper Landscaping of Florida LLC

Hawks Point CDD (Inc Add #1)

EXHIBIT 3



Proposal

Proposal No.: 393984
Proposed Date: 04/09/26

PROPERTY:	FOR:
Hawks Point CDD (Inc Add #1) DPFG Accounts Payable 1223 Oak Pond Street Ruskin, FL 33570	Pond 12 Erosion

Repair pond bank erosion caused by water line break - Pond 12 at Redmond Brook. Cut out surrounding area, fill in with fill dirt, pack down area & resod.

****NOTE** This area has no irrigation & sod will not be watered or have a warranty**



ITEM	QTY	UOM	TOTAL
Pond 12 - Redmond Brook			
Landscape Material			\$213.32
Bahia, 01 Square Foot - 01SF	100.00	01SF	
Soil			\$380.00
Clean Fill, 01 Cubic Yard - 01CYSoil	4.00	01CY	
Fuel Surcharge 5.0%			\$29.67
Fuel Surcharge	1.00	EA	
Total:			\$622.99

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

EXHIBIT 4



Hawks Point CDD Aquatics Report

Inspection Date:

4/9/2026 2:27 PM

Prepared by:

Lee Smith

Account Manager

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

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:
 This pond is in great condition overall. Clear of algae at time of inspection. Some very minor grass growth on bank will be targeted.

<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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:
 This pond also is in great condition. Only thing to note here was some minor pennywort and torpedo grass growing in a few areas. Will be addressed during 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>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor grass growth along the shoreline is the only thing to note here. Cattail patch was treated during previous boat visit. Routine maintenance and monitoring will occur here.

<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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition overall. Only thing to note was some minor pennywort growth along the shoreline. Will be addressed during the 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	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae present. Some grasses present along one shoreline. They have entered a state of decay from previous boat treatments and should clear out with some more rain and wind events. Vegetation removal was successful here and already looks a lot better. Native Pickerelweed already beginning to thrive.

<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
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No nuisance or invasive vegetation observed. Pond is in excellent condition.

<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	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Vegetation removal was successful in this pond as well and looks a lot better with water level rising. Native pickerelweed already beginning to expand. Some remaining torpedo grass present will continue to be targeted during future maintenance events.

<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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No water present. Bottom of waterway is being treated with herbicides for grass growth. These should be decaying by the time we return for the next visit. Good condition overall.

<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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Vegetation removal was also successful here and looks great. Any remaining nuisance grasses have been and are currently being treated. Native pickerelweed showing signs of expansion and regrowth. No algae present. Pond is in great condition.

<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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in excellent condition. No nuisance vegetation present. Water looks great. Routine maintenance and monitoring will occur here.

<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	Chara
	Hydrilla	Slender Spikerush	Other:	

MANAGEMENT SUMMARY



Cooler days are behind us now that Spring has begun in Florida. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Preventative treatments throughout the winter have been highly effective and will give technicians a good head start on grasses for the next month or so. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain only comes once per week.

Most ponds are in great condition overall. Algae was practically non-existent during the time of this inspection. The primary culprit for site growth were nuisance grasses growing along shorelines. Across the property, regular treatment will make quick work of the small amount of standard growth which occurs between treatment events.

Proactive treatments will continue. With the warmer weather arriving, we can expect increased growth. But our technicians are prepared and anything new that pops up will be addressed immediately.

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



Hawks Point CDD

Hawks Point Ct, Ruskin, FL

Gate Code:

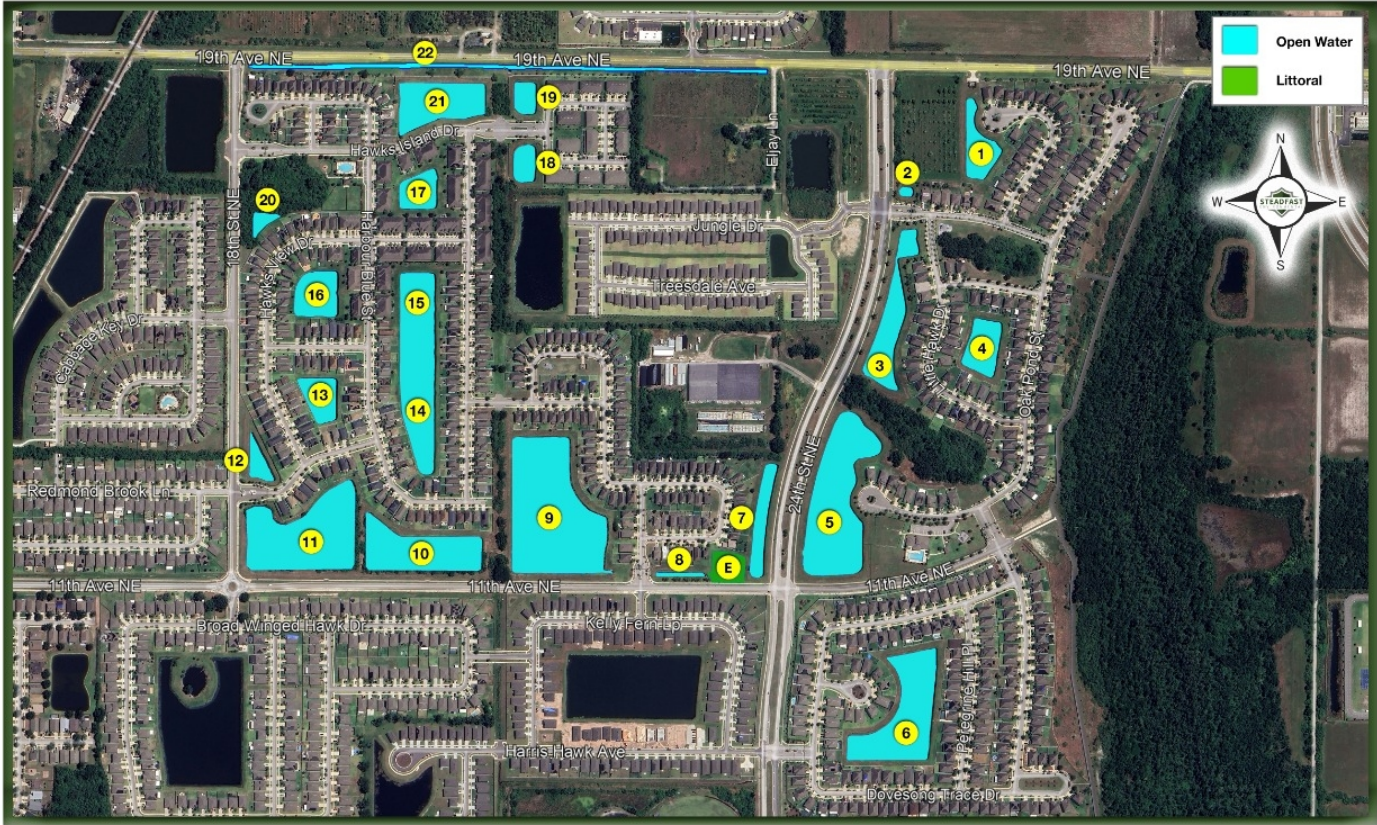


EXHIBIT 5

EXHIBIT 6

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, March 17, 2026 at 5:32 p.m., at the Hawks Point Clubhouse, 1123 Oak Pond
6 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 Mary Ann Korte	Board Supervisor, Assistant Secretary
13 Russell Wadsworth	Board Supervisor, Assistant Secretary

14 Also present were:

15 Barry Jeskewich	District Manager, Vesta District Services
16 Michael Broadus <i>(via phone)</i>	District Counsel, Straley Robin Vericker
17 Tyson Waag <i>(via phone)</i>	District Engineer, Stantec
18 David Manfrin	LMP
19 Lee Smith	Steadfast Alliance
20 Mason Debaets	Steadfast Alliance

21 *The following is a summary of the discussions and actions taken at the March 17, 2026 Hawks Point CDD*
22 *Board of Supervisors Regular Meeting.*

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

25 There being none, the next item followed.

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

27 A. District Counsel

28 ➤ Discussion of Easement Access

29 Mr. Broadus additionally provided an update with Hawks Point HOA and their efforts in
30 clearing and restoring easement access, noting that they had reached out to get estimates
31 on the labor needed. The Board maintained the stance that this was solely the HOA's
32 responsibility to handle and that the CDD had no liability in the matter

33 B. District Engineer

34 Mr. Waag provided an update on his review of Pump 5 ownership, confirming that this was located
35 on HOA property. Mr. Waag acknowledged that he had not yet been able to review the cost-sharing
36 agreement, but was available to address any of the Board's questions.

37 C. District Manager

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

40 **FOURTH ORDER OF BUSINESS – Landscape & Pond Maintenance Reports**

41 A. Extreme Cutz Report

42 B. Landscape Summary and Maintenance Quality Inspection – LMP

43 Mr. Manfrin and the Board discussed LMP’s work over the past month, including the removal of
44 debris and dead plants, as well as the installation of a new gate. Mr. Manfrin stated that he could
45 provide a detailed proposal for the maintenance of the irrigation system for the Board’s
46 consideration.

47 C. Exhibit 1: Aquatics Inspection Report – Steadfast

48 **FIFTH ORDER OF BUSINESS – Consent Agenda**

49 A. Exhibit 2: Consideration and Approval of Minutes of the February 17, 2026 Regular Meeting

50 B. Exhibit 3: Consideration and Acceptance of the Unaudited February 2026 Financial Statements

51 C. Exhibit 4: Ratification of Royce Bravo Invoice for Installation of Vinyl Chain Link Fence -
52 \$1,789.00

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

55 **SIXTH ORDER OF BUSINESS – Business Matters**

56 A. Discussion of Irrigation Services

57 Mr. Jeskewich and the Board discussed recent changes with the current irrigation services vendor
58 including the departure of their account manager and a lack of communication regarding the
59 replacement. Comments were made in favor of searching for another vendor to pick up this scope
60 of services. Mr. Jeskewich noted that the termination clause on the current contract was a 30 day
61 notice. Ms. Williams suggested engaging LMP for pricing, noting that Mr. Manfrin already
62 provided irrigation maintenance services for Hawks Point West.

63 On a MOTION by Ms. Williams, SECONDED by Mr. Russell Wadsworth, WITH ALL IN FAVOR, the
64 Board approved requesting for LMP to provide a quote for irrigation maintenance for the scope of services
65 currently provided by Ballenger, and if the amount quoted is equal to or less than the current contract,
66 authorizing the Chair to formally notify Ballenger of the termination of the current agreement and to sign
67 a new agreement with LMP, for the Hawks Point Community Development District.

68 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

69 There being none, the next item followed.

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

72 There being none, the next item followed.

73 **NINTH ORDER OF BUSINESS – Quorum Check Next Meeting – April 21 2026, 5:30 PM at the Hawks
74 Point Clubhouse**

75 Ms. Williams, Mr. Robert Wadsworth, Mr. Russell Wadsworth, and Ms. Korte stated that they
76 planned on attending the next meeting in person, which would constitute a quorum.

77 **TENTH ORDER OF BUSINESS – Adjournment**

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

80 On a MOTION by Ms. Williams, SECONDED by Ms. Korte, WITH ALL IN FAVOR, the Board adjourned
81 the meeting at 6:22 p.m. for the Hawks Point Community Development District.

82 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
83 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
84 *including the testimony and evidence upon which such appeal is to be based.*

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

87

Signature

Signature

Printed Name

Printed Name

88 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 7

*Hawks Point
Community Development District*

*Financial Statements
(Unaudited)*

March 31, 2026



Hawks Point CDD
Balance Sheet
March 31, 2026

	General Fund	Capital Reserve Fund	Debt Service 2017	TOTAL
1 ASSETS				
2 Operating Account	\$ 32,335	\$ -	\$ -	\$ 32,335
3 Money Market Account	1,590,424	-	-	1,590,424
4 Trust Accounts:				-
5 Revenue Fund	-	-	158,872	158,872
6 Interest Fund	-	-	-	-
7 Principal Fund	-	-	-	-
8 Sinking Fund	-	-	2	2
9 Prepayment Fund	-	-	-	-
10 Reserve Fund	-	-	309,161	309,161
11 Accounts Receivable	-	-	-	-
12 Assessments Receivable	8,502	408	8,877	17,787
13 Due From GF	-	76,491	521,074	597,565
14 Undeposited Funds	-	-	-	-
15 Prepaid Items	1,535	-	-	1,535
16 Deposits	282	-	-	282
17 TOTAL ASSETS	\$ 1,633,077	\$ 76,899	\$ 997,986	\$ 2,707,962
18 LIABILITIES				
19 Accounts Payable	\$ 300	\$ -	\$ -	\$ 300
20 Accrued Wages Payable	-	-	-	-
21 Accrued Interest Payable DS 2017	-	-	-	-
22 Deferred Revenue	8,502	408	8,877	17,787
23 Due To Other Funds	597,565	-	-	597,565
24 TOTAL LIABILITIES	606,367	408	8,877	615,652
25 FUND BALANCE				
26 Nonspendable				
27 Prepaid & Deposits	1,817	-	-	1,817
28 Capital Reserves	115,300	-	-	115,300
29 Operating Capital	84,281	-	-	84,281
30 Unassigned	825,312	76,491	989,109	1,890,912
31 TOTAL FUND BALANCE	1,026,710	76,491	989,109	2,092,310
32 TOTAL LIABILITIES & FUND BALANCE	\$ 1,633,077	\$ 76,899	\$ 997,986	\$ 2,707,962

Hawks Point CDD

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the period from October 1, 2025 to March 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of March	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 Assessments On Roll (Net)	\$ 504,086	\$ 4,731	\$ 495,584	\$ (8,502)	98%
3 Fund Balance Forward	-	-	-	-	
4 Interest Revenue	-	4,379	20,448	20,448	
5 Miscellaneous Revenue	-	-	-	-	
6 Electricity Cost Share with the HOA	1,600	-	-	(1,600)	0%
7 TOTAL REVENUES	\$ 505,686	\$ 9,110	\$ 516,032	\$ 10,346	102%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE					
10 Board of Supervisors	\$ 12,000	\$ 800	\$ 4,800	\$ (7,200)	40%
11 Payroll Taxes	918	61	367	(551)	40%
12 Payroll Service Fee	625	50	250	(375)	40%
13 Management Consulting Services	45,644	3,804	22,822	(22,821)	50%
14 General Administrative	4,968	414	2,484	(2,484)	50%
15 Miscellaneous	500	-	4	(496)	1%
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	458	4,305	(19,695)	18%
22 Website Administration	1,650	42	1,765	115	107%
23 Reserve Study	5,000	-	-	(5,000)	0%
24 TOTAL GENERAL ADMINISTRATIVE	108,830	5,628	39,855	(68,974)	37%
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	777	(776)	50%
32 Arbitrage	650	-	-	(650)	0%
33 Assessment Administration	5,175	431	2,588	(2,588)	50%
34 TOTAL DEBT SERVICE ADMINISTRATION	11,913	561	4,399	(7,513)	37%
35 UTILITIES					
36 Electricity-Irrigation	2,500	189	887	(1,613)	35%
37 TOTAL UTILITIES	2,500	189	887	(1,613)	35%
38 FIELD OPERATIONS					
39 Irrigation Inspections & Maintenance	35,000	727	10,039	(24,961)	29%
40 Pond Monitoring & Maintenance	19,080	1,835	10,408	(8,672)	55%
41 Stormwater Maint. & Pond Plantings	5,000	-	-	(5,000)	0%
42 Wetland Monitoring	4,000	-	-	(4,000)	0%
43 Landscape Maintenance	209,000	11,418	89,311	(119,689)	43%
44 Landscaping Replenishment	56,515	-	1,093	(55,422)	2%
45 Tree Trimming	16,800	-	8,393	(8,408)	50%
46 Streetlights	2,000	-	-	(2,000)	0%
47 Privacy Wall Maintenance	11,000	-	-	(11,000)	0%
48 Miscellaneous Field Expense	13,785	-	3,455	(10,330)	25%
49 TOTAL FIELD OPERATIONS	372,180	13,980	122,698	(249,482)	33%
50 TOTAL EXPENDITURES	505,686	20,358	177,489	(328,197)	35%
51 REVENUES OVER (UNDER) EXPENDITURES	-	(11,248)	338,543	338,543	

	FY 2026 Adopted Budget	FY 2026 Month of March	FY 2026 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	-	(11,248)	338,543	338,543	
57 Fund Balance - Beginning	604,001		688,167	84,165	
58 FUND BALANCE - ENDING - PROJECTED	\$ 604,001		\$ 1,026,710	\$ 422,708	

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

	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 24,200	\$ 23,792	\$ (408)
3 Misc. Revenue	-	-	
4 TOTAL REVENUES	24,200	23,792	(408)
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	-	23,792	23,792
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	23,792	23,792
15 Fund Balance - Beginning	48,932	52,699	3,767
16 FUND BALANCE - ENDING - PROJECTED	\$ 48,932	\$ 76,491	\$ 27,559

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

	FY 2026 Adopted 2017 A-1	FY 2026 Adopted 2017 A-2	FY 2026 Adopted Budget	FY 2026 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUE					
2 Special Assessments - On Roll (Net)	\$ 495,306	\$ 31,038	\$ 526,344	\$ 517,467	\$ (8,877)
3 Interest Revenue			-	8,851	8,851
4 Misc. Revenue			-	-	-
5 TOTAL REVENUES	495,306	31,038	526,344	526,318	(26)
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	411,080	519,512
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	411,080	519,512
21 Fund Balance - Beginning				578,029	578,029
22 FUND BALANCE - ENDING - PROJECTED			\$ 6,806	\$ 989,109	\$ 982,303

* 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
02/02/2026	100391	VESTA DISTRICT SERVICES	Invoice: 430650 (Reference: FEB26 District Management services.)		4,820.00	77,485.63
02/03/2026	100392	Ballenger Landcare, LLC	Invoice: 653 (Reference: Irrigation Maintenance Feb 26.) Invoice: 643 (Reference: Freeze Prot...		877.20	76,608.43
02/04/2026	200263	Hawks Point HOA		890.49		77,498.92
02/04/2026	100393	Landscape Maintenance Professionals, Inc.	Invoice: 381110 (Reference: 356184 - Hawks Point CDD 2025/2026 Maintenance Landscape Renewal Feb...		11,418.48	66,080.44
02/04/2026	100394	Steadfast Alliance	Invoice: SA-19584 (Reference: Feb26 Routine Aquatic Maintenance.)		1,534.80	64,545.64
02/18/2026	100395	STRALEY ROBIN VERICKER	Invoice: 27886 (Reference: legal services.)		1,738.50	62,807.14
02/19/2026	100396	Ballenger Landcare, LLC	Invoice: 678 (Reference: Troubleshooting 24St Controller zone 12-Replace Damage solenoid.)		267.77	62,539.37
02/26/2026	01ACH022626	TAMPA ELECTRIC	1416 Little Hawk Dr. 12.31.25- 01.30.26		95.64	62,443.73
02/26/2026	02ACH022626	TAMPA ELECTRIC	2160 Golden Falcon Dr 12.31.25- 01.29.26		91.08	62,352.65
02/27/2026	022726BOS1	Caryn Williams	BOS MTG 2/17/26		184.70	62,167.95
02/27/2026	022726BOS2	David Reeves	BOS MTG 2/17/26		184.70	61,983.25
02/27/2026	022726BOS3	Engage PEO	BOS MTG 2/17/26		203.00	61,780.25
02/27/2026	022726BOS4	Mary Korte	BOS MTG 2/17/26		184.70	61,595.55
02/27/2026	022726BOS5	Robert Wadsworth	BOS MTG 2/17/26		184.70	61,410.85
02/27/2026	022726BOS6	Russell O Wadsworth	BOS MTG 2/17/26		184.70	61,226.15
02/28/2026			Interest	5.23		61,231.38
02/28/2026	End of Month			895.72	21,969.97	61,231.38
03/02/2026	100397	Extreme Cutz LLC	Invoice: 6651 (Reference: 8 Entrances Jan26 Service.)		5,200.00	56,031.38
03/02/2026	100398	VESTA DISTRICT SERVICES	Invoice: 431097 (Reference: Management fee services Mar26.)		4,820.00	51,211.38
03/04/2026	100399	Ballenger Landcare, LLC	Invoice: 700 (Reference: 214 - Irrigation Maintenance Agreement 2025-2026 March 2026.)		727.20	50,484.18
03/04/2026	100400	Landscape Maintenance Professionals, Inc.	Invoice: 385565 (Reference: 356184 - Hawks Point CDD 2025/2026 Maintenance Landscape Renewal Mar...		11,418.48	39,065.70
03/04/2026	100401	Steadfast Alliance	Invoice: SA-20609 (Reference: Routine Aquatic Maintenance.)		1,534.80	37,530.90
03/06/2026	100402	BRAVO FENCE	Invoice: 76802 (Reference: Supply and install 41' LF of 6'H 9GA Black Vinyl Chain Link Fence.)		1,789.00	35,741.90
03/06/2026	100403	Landscape Maintenance Professionals, Inc.	Invoice: 385782 (Reference: #384977 - Dead Palms (2).) Invoice: 385781 (Reference: #384611 - ...		1,838.38	33,903.52
03/12/2026	100404	VESTA DISTRICT SERVICES	Invoice: 431337 (Reference: Billable Expenses - Feb 2026.)		14.74	33,888.78
03/26/2026	100405	STRALEY ROBIN VERICKER	Invoice: 28136 (Reference: legal services.)		457.50	33,431.28
03/27/2026	01ACH032726	TAMPA ELECTRIC	1416 Little Hawk Dr. 01.31.26- 02.27.26		92.96	33,338.32
03/27/2026	02ACH032726	TAMPA ELECTRIC	2160 Golden Falcon Dr 01.30.26- 02.27.26		95.92	33,242.40
03/27/2026	032726BOS1	Caryn Williams	BOS MTG 3/13/26		184.70	33,057.70
03/27/2026	032726BOS2	Engage PEO	BOS MTG 3/13/26		172.40	32,885.30
03/27/2026	032726BOS3	Mary Korte	BOS MTG 3/13/26		184.70	32,700.60
03/27/2026	032726BOS4	Robert Wadsworth	BOS MTG 3/13/26		184.70	32,515.90
03/27/2026	032726BOS5	Russell O Wadsworth	BOS MTG 3/13/26		184.70	32,331.20
03/31/2026			Interest	3.47		32,334.67
03/31/2026	End of Month			3.47	28,900.18	32,334.67

EXHIBIT 8

HAWKS POINT CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 I. REVENUE					
2 ASSESSMENTS - ON-ROLL (NET)	\$ 477,048	\$ 476,508	\$ 504,086	\$ 520,075	\$ 15,990
3 INTEREST	38,745	34,896	-	-	-
4 MISCELLANEOUS	-	890	-	-	-
5 ELECTRICITY COST SHARE WITH THE HOA	-	-	1,600	1,600	-
6 TOTAL REVENUE	515,793	512,295	505,686	521,675	15,990
8 GENERAL ADMINISTRATIVE					
9 BOARD OF SUPERVISORS	4,200	9,400	12,000	12,000	-
10 PAYROLL TAXES	321	726	918	918	-
11 PAYROLL SERVICE FEES	450	500	625	625	-
12 MANAGEMENT CONSULTING SERVICES	44,100	44,100	45,644	45,644	-
13 GENERAL ADMINISTRATIVE	4,800	4,800	4,968	4,968	-
14 MISCELLANEOUS	215	1,276	500	500	-
15 AUDITING	3,450	3,600	3,600	3,750	150
16 MASS MAILING	-	-	1,250	1,250	-
17 REGULATORY AND PERMIT FEES	175	175	175	175	-
18 LEGAL ADVERTISEMENTS	68	322	1,500	1,500	-
19 ENGINEERING SERVICES	1,356	3,852	7,000	7,000	-
20 LEGAL SERVICES	21,177	21,480	24,000	24,000	-
21 WEBSITE ADMINISTRATION	1,515	1,515	1,650	1,650	-
22 RESERVE STUDY	-	-	5,000	5,000	-
23 TOTAL GENERAL ADMINISTRATIVE	81,826	91,745	108,830	108,980	150
25 INSURANCE					
26 INSURANCE (Liability, Property & Casualty)	8,633	9,164	10,264	10,687	423
27 TOTAL INSURANCE	8,633	9,164	10,264	10,687	423
29 DEBT SERVICE ADMINISTRATION					
30 DISSEMINATION AGENT	1,000	1,000	1,035	1,035	-
31 TRUSTEE FEES	3,500	-	3,500	3,500	-
32 TRUST FUND ACCOUNTING	-	-	1,553	1,553	-
33 ARBITRAGE	650	650	650	650	-
34 ASSESSMENT ADMINISTRATION	5,000	5,000	5,175	5,175	-
35 TOTAL DEBT SERVICE ADMINISTRATION	10,150	6,650	11,913	11,913	-
37 UTILITIES					
38 ELECTRICITY-IRRIGATION	2,107	2,278	2,500	3,060	560
39 TOTAL UTILITIES	2,107	2,278	2,500	3,060	560
41 FIELD OPERATIONS					
42 IRRIGATION INSPECTIONS & MAINTENANCE	33,334	25,294	35,000	36,242	1,242
43 POND MONITORING & MAINTENANCE	18,868	18,418	19,080	19,080	-

HAWKS POINT CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
44 STORMWATER LEGISLATION MAINT. & POND PLANTINGS	-	6,166	5,000	5,000	-
45 WETLAND MONITORING	3,600	3,600	4,000	4,000	-
46 LANDSCAPE MAINTENANCE	133,030	216,308	209,000	218,949	9,949
47 LANDSCAPE ENTRANCE MAINTENANCE	86,365	-	-	-	-
48 LANDSCAPING REPLENISHMENT	37,851	29,169	56,515	59,341	2,826
49 TREE TRIMMING	11,773	8,872	16,800	17,640	840
50 STREETLIGHTS	-	-	2,000	2,000	-
51 HOLIDAY LIGHTING	3,654	-	-	-	-
52 PRIVACY WALL MAINTENANCE	-	1,962	11,000	-	(11,000)
53 MISCELLANEOUS FIELD EXPENSE	7,082	8,504	13,785	24,785	11,000
54 TOTAL FIELD OPERATIONS	335,556	318,292	372,180	387,036	14,856
55					
56 TOTAL EXPENDITURES	438,272	428,129	505,686	521,675	15,990
57					
58 REVENUE OVER (UNDER) EXPENDITURES	77,521	84,165	-	-	-
59					
60 FUND BALANCE					
61 FUND BALANCE - BEGINNING	526,480	604,001	604,001	688,167	84,165
62 NET CHANGE IN FUND BALANCE	77,521	84,165	-	-	-
63 FUND BALANCE - ENDING, PROJECTED	604,001	688,167	604,001	688,167	84,165

**HAWKS POINT CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUES						
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 24,469	\$ 24,463	\$ 24,435	\$ 24,200	\$ 27,200	\$ 3,000
3 TOTAL REVENUES	24,469	24,463	24,435	24,200	27,200	3,000
4						
5 EXPENDITURES						
6 INCREASE IN CAPITAL RESERVE FUND	-	-	-	24,200	27,200	3,000
7 CAPITAL IMPROVEMENTS	-	-	20,668	-	-	-
8 TOTAL EXPENDITURES	-	-	20,668	24,200	27,200	3,000
9						
10 REVENUES OVER (UNDER) EXPENDITURES	24,469	24,463	3,767	-	-	-
11						
12 FUND BALANCE						
13 FUND BALANCE - BEGINNING	-	24,469	48,932	48,932	52,699	3,767
14 NET CHANGE IN FUND BALANCE	24,469	24,463	3,767	-	-	-
15 FUND BALANCE - ENDING	\$ 24,469	\$ 48,932	\$ 52,699	\$ 48,932	\$ 52,699	\$ 3,767

HAWKS POINT CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET

CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS/SCOPE OF SERVICE
1 EXPENDITURES ADMINISTRATIVE:			
2 BOARD OF SUPERVISORS	BOARD OF SUPERVISORS	\$12,000.00	\$200 per Supervisor per Meeting - Per Statute
3 PAYROLL TAXES	FICA & FUCTA	\$918.00	7.65% of total payroll
4 PAYROLL SERVICE FEES	Engage PEO	\$625.00	Processed by Innovation \$50.00 per payroll plus \$25 year end processing
5 MANAGEMENT CONSULTING SRVS	DPFG	\$45,643.50	No increase here from FY26. previous FY had a 3.5% increase
6 GENERAL ADMINISTRATIVE	DPFG	\$4,968.00	No increase here from FY26. previous FY had a 3.5% increase
7 MISCELLANEOUS	VARIOUS	\$500.00	ESTIMATED - line item is unused as of February 2026, but for previous FY there's some unknown charge to this line item on the June 2025 financials in the amount of \$1200.
8 AUDITING	DIBARTOLOMEO	\$3,750.00	Contractual Annual Rate Increase - FY25 Audit \$3600 - FY26 Audit \$3750 - FY27 Audit \$3850 - FY28 Audit \$3950 - FY29 Audit \$4100
9 MASS MAILING	Alphagraphics Tampa Print	\$1,250.00	Mass Mailing (835) Units - Assessment Letter if proposed increase
10 REGULATORY AND PERMIT FEES	FL DEPT. OF COMMERCE	\$175.00	FIXED BY STATUTE
11 LEGAL ADVERTISEMENTS	Business Observer	\$1,500.00	ESTIMATED; X3 PUBLIC HEARINGS AND X1 YEARLY MEETING SCHEDULE
12 ENGINEERING SERVICES	STANTEC CONSULTING	\$7,000.00	ESTIMATED - Includes Annual Project Report for Bond & SWFWMD O&M Statement of Inspections every 5 yrs
13 LEGAL SERVICES	STRALEY & ROBIN	\$24,000.00	ESTIMATED; Revised based upon trend - September 2025 financials had the legal services total at \$20,073, also currently at \$3,848 YTD (16% usage)
14 WEBSITE ADMINISTRATION	CAMPUS SUITE	\$1,650.00	Campus Suite - \$900 includes website compliance and remediation of 750 documents as well as DPFG remediation mitigation - \$500. Additional \$250 for any unknown remediation of documents
15 RESERVE STUDY	CUSTOM RESERVES	\$5,000.00	Last reserve study was 2017 - due for update - February 2026 financials indicate that this \$5k budgeted amount has not been used yet
16 TOTAL GENERAL ADMINISTRATIVE		\$108,979.50	
17 INSURANCE			
18 INSURANCE (Liability, Property & Casualty)	EGIS INSURANCE	\$10,687.00	\$9,649 billed at start of FY26 -- \$10,326 egis estimate - + 3% buffer = \$10,687
19 DEBT SERVICE ADMINISTRATION			
20 DISSEMINATION AGENT	Vesta	\$1,035.00	No increase here from FY26. previous FY had a 3.5% increase
21 TRUSTEE FEES	WELLS FARGO	\$3,500.00	These fees are annually billed in July of each year
22 TRUST FUND ACCOUNTING	Vesta	\$1,552.50	No increase here from FY26. previous FY had a 3.5% increase
23 ARBITRAGE	LLS Tax Solutions	\$650.00	\$650 PER BOND ISSUE; Arbitrage calculations are performed in September of each year.
24 ASSESSMENT ADMINISTRATION	Vesta	\$5,175.00	No increase here from FY26. previous FY had a 3.5% increase
25 TOTAL DEBT SERVICE ADMINISTRATION		\$11,912.50	
26 UTILITIES			
27 ELECTRICITY-IRRIGATION	TECO/Hawks Point HOA/Hawks Point West HOA	\$3,060.00	6 wells - May take on an additional (1) HOA well plus a 2% increase per Shirley email on 3/26 = \$3,060
28 FIELD MAINTENANCE			
29 IRRIGATION INSPECTIONS & MAINTENANCE	Ballenger/LMP/Extreme Cutz	\$36,242.00	Ballenger irrigation inspections (\$8,726.40/yr for FY26 contract) plus repairs as needed (confirm if any clocks or stations need replacing - this would be a reserve item. General maintenance would be LMP/Extreme Cutz - \$27,515.60/yr)
30 POND MONITORING & MAINTENANCE	Steadfast Environmental	\$19,080.00	\$1,590/mo (routine monthly aquatic maintenance for 22 water bodies plus WCA-E)
31 STORMWATER LEGISLATION MAINT. & POND PLANTINGS	Steadfast Environmental	\$5,000.00	Inc. quarterly physical removal of invasive vegetation growth within WCA-E. (\$900/qr in FY 25 - Steadfast to provide updated agreement) - Unused as of Feb 2025 Financials
32 POND PLANTINGS	Steadfast Environmental	\$4,000.00	Pond Plantings to inhibit bank erosion - Unused as of Feb 2025 Financials
33 LANDSCAPE MAINTENANCE	LMP/Extreme Cutz	\$218,948.54	LMP (\$136,570.80/yr core svcs) (+5% = \$143,399.34) and Extreme Cutz (\$62,400/yr basic svc on 6 entrances) (+5% = \$65,520)
34 LANDSCAPE ENTRANCE MAINTENANCE		\$0.00	
35 LANDSCAPE REPLENISHMENT	LMP/Extreme Cutz	\$59,340.75	Inc annuals & mulch, landscape repairs & plant replacements (increase of %5 = \$59,340.75)
36 TREE TRIMMING	LMP/Extreme Cutz	\$17,640.00	Palm Tree Trimming is established at \$12,000 and other trimming is \$4,800. (increase of 5% = \$17,640)
37 STREETLIGHTS		\$2,000.00	8 LED Light Poles - agreement states approx. \$70/mo (need updated cost - No HOA billing since FY 23) - Unused as of Feb 2025 Financials
38 HOLIDAY LIGHTING		\$0.00	TRAVEL FROM HOA (Sustained Holiday Lighting) holiday decoration cost share for 2025 decorations - terminated w/ final payment of \$3,707.55. Is the Board planning to cost share on future holiday decorations? If not, please advise on how HOA will handle the GDD.
39 PRIVACY WALL MAINTENANCE		\$0.00	Combining Privacy Wall (line 39 - \$11k) with Misc. Field Expenses (line 40 - 13,785.00)
40 MISC. FIELD EXPENSE	MISC.	\$24,785.00	MISC AS NEEDED. - Combining Privacy Wall (line 39 - \$11k) with Misc. Field Expenses (line 40 - 13,785.00)
41 TOTAL FIELD OPERATIONS		\$387,036.29	Last reserve study was 2017 - due for update
42			
43 INCREASE IN CAPITAL RESERVE FUND		\$27,200.00	

**HAWKS POINT CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE (O&M)	
NET O&M BUDGET	\$520,075.29
COUNTY COLLECTION COSTS	\$11,065.43
EARLY PAYMENT DISCOUNT	\$22,130.86
GROSS O&M ASSESSMENT	\$553,271.59

CAPITAL RESERVE FUND (CRF)	
NET CRF BUDGET	\$27,200.00
COUNTY COLLECTION COSTS	\$578.72
EARLY PAYMENT DISCOUNT	\$1,157.45
GROSS CRF ASSESSMENT	\$28,936.17

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF CRF ASSESSMENT			
	O&M & CRF	SERIES 2017 DEBT SERVICE	ERU FACTOR	TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
SMALL TOWNHOME	321	321	1.00	321.0	\$212,694.82	\$662.60	1.00	321.0	\$11,123.96	\$34.65
LARGE TOWNHOME	326	326	1.00	326.0	\$216,007.83	\$662.60	1.00	326.0	\$11,297.24	\$34.65
40' SINGLE FAMILY	108	108	1.00	108.0	\$71,560.88	\$662.60	1.00	108.0	\$3,742.64	\$34.65
50' SINGLE FAMILY	80	80	1.00	80.0	\$53,008.06	\$662.60	1.00	80.0	\$2,772.33	\$34.65
				<u>835.0</u>	<u>\$553,271.59</u>			<u>835.0</u>	<u>\$28,936.17</u>	

VARIANCE IN O&M BUDGET	
FY 2025-2026	\$504,085.68
FY 2026-2027	\$520,075.29
VARIANCE	<u>\$15,989.61</u>

VARIANCE IN CRF BUDGET	
FY 2025-2026	\$24,200.00
FY 2026-2027	\$27,200.00
VARIANCE	<u>\$3,000.00</u>

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾			FY 2026 PER LOT VARIANCE FY26 TO FY27	
	O&M AND CRF PER LOT	SERIES 2017 DS PER LOT	TOTAL PER UNIT ⁽³⁾	FY 2026 PER LOT	VARIANCE FY26 TO FY27
SMALL TOWNHOME	\$697.25	\$481.77	\$1,179.02	\$1,154.83	\$24.19
LARGE TOWNHOME	\$697.25	\$529.16	\$1,226.41	\$1,202.22	\$24.19
40' SINGLE FAMILY	\$697.25	\$647.63	\$1,344.88	\$1,320.69	\$24.19
50' SINGLE FAMILY	\$697.25	\$789.79	\$1,487.04	\$1,462.85	\$24.19

⁽¹⁾ Reflects the total number of lots with Series 2017 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2017 refunding bond issuances. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EXHIBIT 9

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAWK’S POINT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Hawk’s Point Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday _____, ___, 2026 at 5:30pm at Hawks Point Clubhouse located at 1223 Oak Pond Street, Ruskin, Florida 33570.
3. **Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
4. **Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
5. **Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
6. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on April 21, 2026.

Attest:

**Hawk’s Point Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027