



Rizzetta & Company

Hawkstone Community Development District

Board of Supervisors' Regular Meeting August 20, 2025

**District Office:
2700 S. Falkenburg Rd., Suite 2745
Riverview, Florida 33578
813.533.2950**

www.hawkstonecdd.org

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.hawkstonecdd.org

District Board of Supervisors	Marlena Nitschke	Chairperson
	Allison Martin	Vice Chairperson
	John Suskauer	Assistant Secretary
	Brandon Cash	Assistant Secretary
	Nicolas DeArmas	Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Michael Broadus	Straley Robin Vericker
District Engineer	Greg Woodcock	Stantec

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

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

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

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

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MAILING ADDRESS – 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614
WWW.HAWKSTONECDD.ORG

Board of Supervisors
Hawkstone Community
Development District

August 19, 2025

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, August 20, 2025, at 3:30 p.m.**, at the office of Rizzetta & Company Inc, located at 2700 S. Falkenburg Road, Suite 2745, Riverview FL 33578.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** Landscape Inspection Services
 - i. Presentation of Landscape Inspection Report..... Tab 1
 - ii. Sunrise Inspection Reports
 - iii. Consideration of Sunrise Irrigation Proposal.....Tab 2
 - B.** Aquatics Inspection Report.....Tab 3
 - C.** District Counsel
 - D.** District Engineer
 - E.** District Manager
 - 1. Consideration of FY 2024-2025 Goals and Objectives.....Tab 4**
- 4. BUSINESS ITEMS**
 - A.** Acceptance of Second Quarter Website Audit.....Tab 5
 - B.** Consideration of Temporary Access Agreement-
14687 Horse Trot Road.....Tab 6
 - C.** Consideration of Weiser Security Proposal and Agreement.....Tab 7
 - D. Consideration of District Management Services Agreement.....Tab 8**
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors
Regular Meeting Held on July 23, 2025.....Tab 9
 - B.** Consideration of Operations and Maintenance
Expenditures for July 2025.....Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,
Stephanie DeLuna
District Manager

Tab 1

Hawkstone

LANDSCAPE INSPECTION REPORT



July 30, 2025

Rizzetta & Company

John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Amenity Center

General Updates, Recent & Upcoming Maintenance Events

❑ Mowing services are now on a weekly basis.

❑ Rainy season has started.

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

1. Treat weeds in the playground mulch at the amenities area.

2. Tip prune any dead material in Juniper in the beds around the amenities area. (Pic. 2)



3. Diagnose and treat some of the declining Blue Dazes in the beds around the amenities area, including the parking lot.

4. Noting 3 dead Coonties in bed by the dog park. This area is starting to become bare and might need new plantings to fill in. (Pic. 4>)

5. Ensure mulch is blown off the sidewalks and back into the beds each service. Especially during the rainy season.

6. Treat weeds in the tree rings in small and large dog park.

7. Diagnose and treat declining turf between the sidewalk and the road in front of the amenities area. (Pic. 7)



8. Treat the broadleaf turf weeds on the berm on the East ROW of Hawkstone Trail Blvd. from the amenities to Red Castle.



Hawkstone Trail Blvd.

9. Washout behind 14616 and 14620 Red Castle Ave. along the lake bank. This is at a concrete culvert.

10. There is dead turf and washout on the lake bank behind 12426 Horseshoe Bend that needs repaired. There is also another washout forming at the culvert at the house next door. (Pic. 10)



11. Noting plants have died out and pulled in front of the Hawkstone entrance monument off of Boyette and Hawkstone Trail Blvd. intersection. I feel some plantings should be installed in the bare bed.

12. Diagnose and treat a small area of declining turf on the West ROW of Hawkstone Trail Blvd. between Horseshoe Bend and Woodland Spur.

13. Treat broadleaf turf weeds on Horse Trot on the CDD portion between single family homes between the sidewalk and the road.

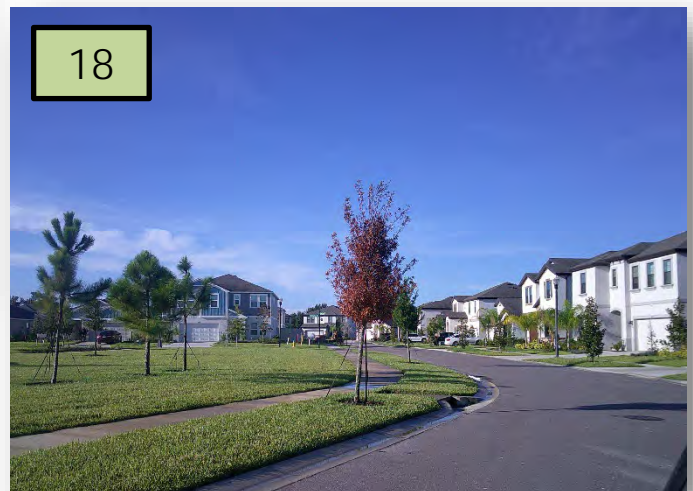
14. Noting a leaning Oak tree on Hawkstone Trail Blvd. by the pedestrian sign, located between Horse Trot and Paddock Pond Ave.

15. Diagnose and treat declining Plumbago at the Paddock Pond Ave. roundabout. They may be receiving too much water.

16. Diagnose and treat a declining Bald Cypress on Hawkstone Trail Blvd. located along the lake across the street from the passive park.

17. Diagnose and treat a declining Red Maple on Hawkstone Trail located along the lake across the street from the passive park. May need to be replaced.

18. Continue to have issues with the Standard Podocarpus at Poolside Pl. and Summer Branch park. It appears three are dead. One has been removed since last inspection and now is a bare tree ring. (Pic. 18)



19. Treat weeds in the beds at the park on Well Spring Dr. and Sterling Spur.

20. Podocarpus Standard has died off at the park of Well Spring Dr. and Sterling Spur.

21. Treat sedge in the turf at the park of Well Spring Dr. and Sterling Spur.

22. Treat the joint crack weeds between the concrete curbing and the asphalt in the parking cut outs at the passive park.

23. It appears there are a few ornamental grasses that were cut back on Hawkstone Trail Blvd. in a bed across the street from the lift station. There are a few that appear dead. Investigate and report your findings.



Swiss Bridge

24. Noting deer are continue to defoliate the bottoms of the Japanese Blueberry trees by Rider Pass entrance on Hawkstone Trail Blvd.

25. Remove sucker growth on the Crepe Myrtles on Balm Boyette Rd. ROW.

26. Need to cut back some vegetation coming from the ditch on Balm Boyette near Boyette road, starting to cover up the roundabout sign. (Pic. 26)



27. Remove any low-lying Spanish Moss in the Crepe Myrtles on Balm Boyette ROW.

28. Treat weeds in the beds with ornamental grasses along the sidewalk path at the end of Paddock Wood Pl. heading to Balm Boyette.

29. Diagnose and treat declining turf at Paddock Wood Pl. roundabout. (Pic. 29)



30. Schedule a pruning event for the Holly tree outside the aluminum fence on the exit side of Swiss Bridge starting to grow through. (Pic. 30)



31. Diagnose and treat some declining Thyrsallis on the entrance side of Swiss Bridge at Balm Boyette Rd. intersection.

32. Treat the broadleaf turf weeds and sedge in the park between Meadow Bird Ave. and Cattleside Dr.

33. Diagnose and treat declining Agapanthus in median on Hawkstone Ridge Pl. Also, need to treat the weeds. (Pic. 33)



Tab 2

**Proposal Prepared for:**

Hawkstone - Okerlund
Woodland Spur Dr
Lithia, Florida 33547
Contact: Rachel Welborn
Email: rwelborn@rizzetta.com

Prepared by:

Tom Bryant
Email: tbryant@sunriselandscape.com
Proposal Date: 7/29/2025
Proposal #: 25493

**Irrigation Inspection Proposal June 2025 - Hawkstone Okerlund .
Decoders - WO 25493 Issue 5009****Irrigation Inspection Proposal June 2025 - Hawkstone Okerlund . Decoders - WO 25493
Issue 5009**

Zones 14, 17, and 18 are currently not operating due to decoder failure. The issue appears to be caused by wear and age of the existing decoders, which are no longer responding to the control system.

Location: 14129 Swiss Bridge Dr.

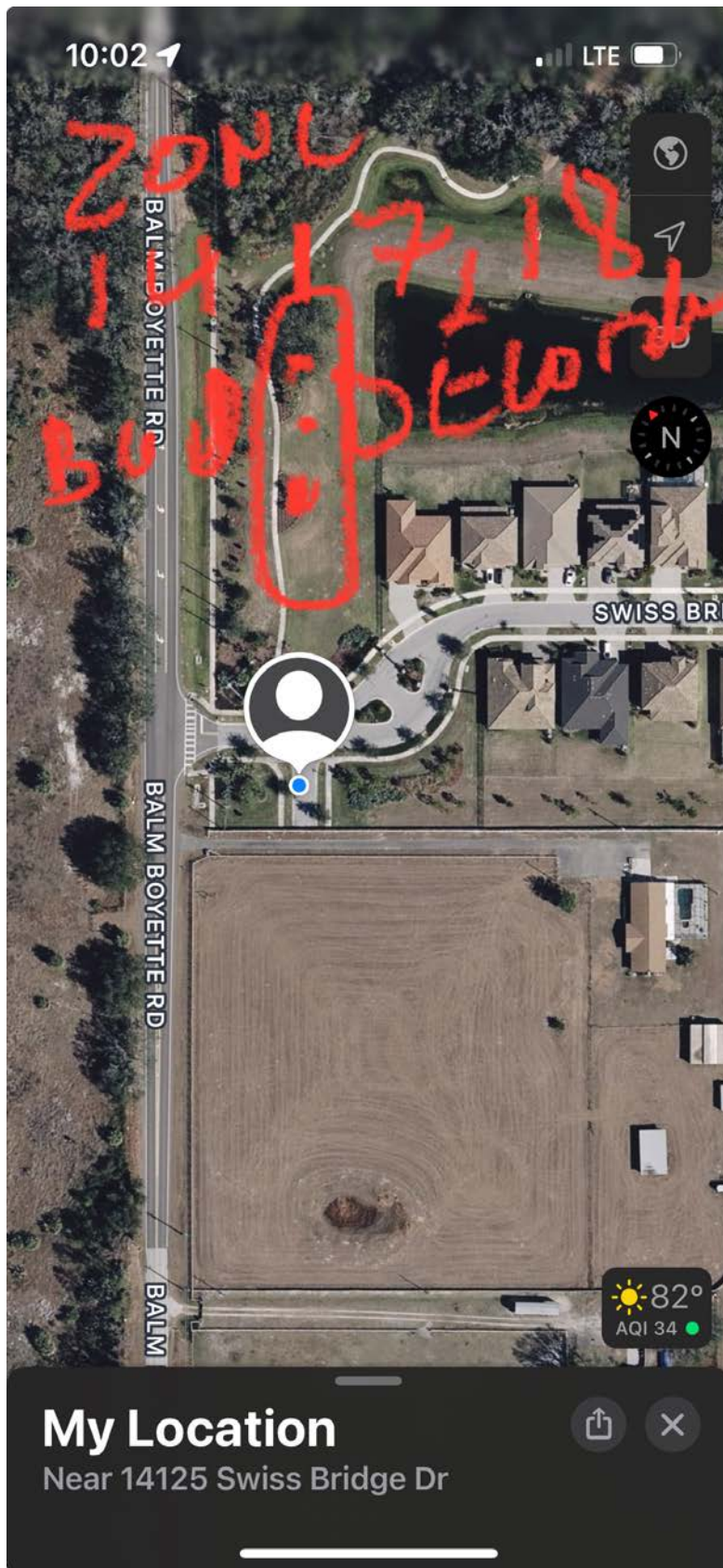
Recommendation: Replace the affected decoders to restore full zone functionality and avoid further service disruptions.

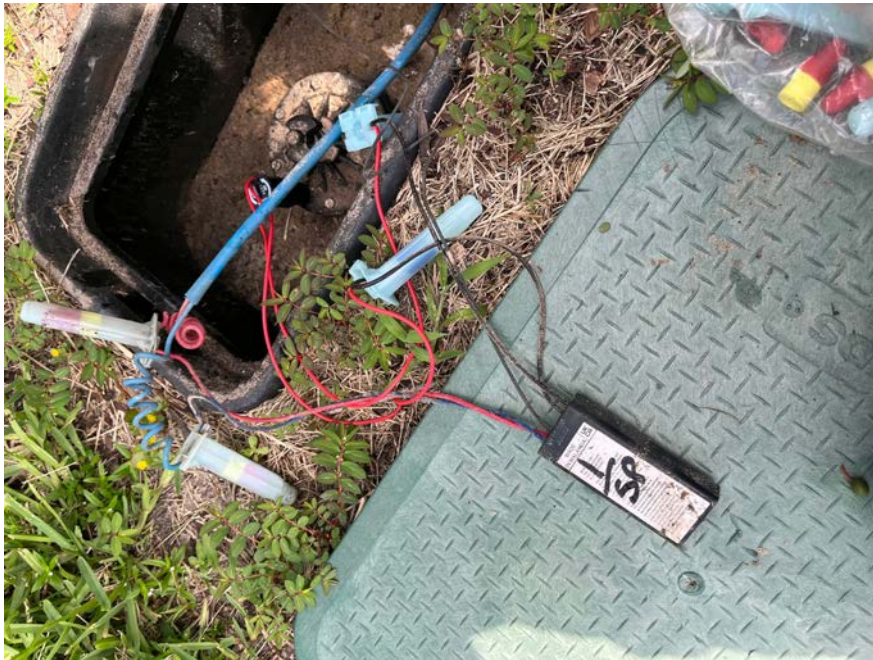
Materials:

- (12) wire connectors
- (12) DBRY Connectors
- (3) Decoder Hunter ICD
- (3) Hunter Solenoid 24 volts

Proposal Pricing is valid for 30 days from the proposal date.

In the event there is/are unforeseen incidents impacting the allocated time within the proposal to perform the included repairs, work would stop. Pictures with a description and a phone call would be sent to discuss and review appropriate next steps that could potentially include a revised quote.

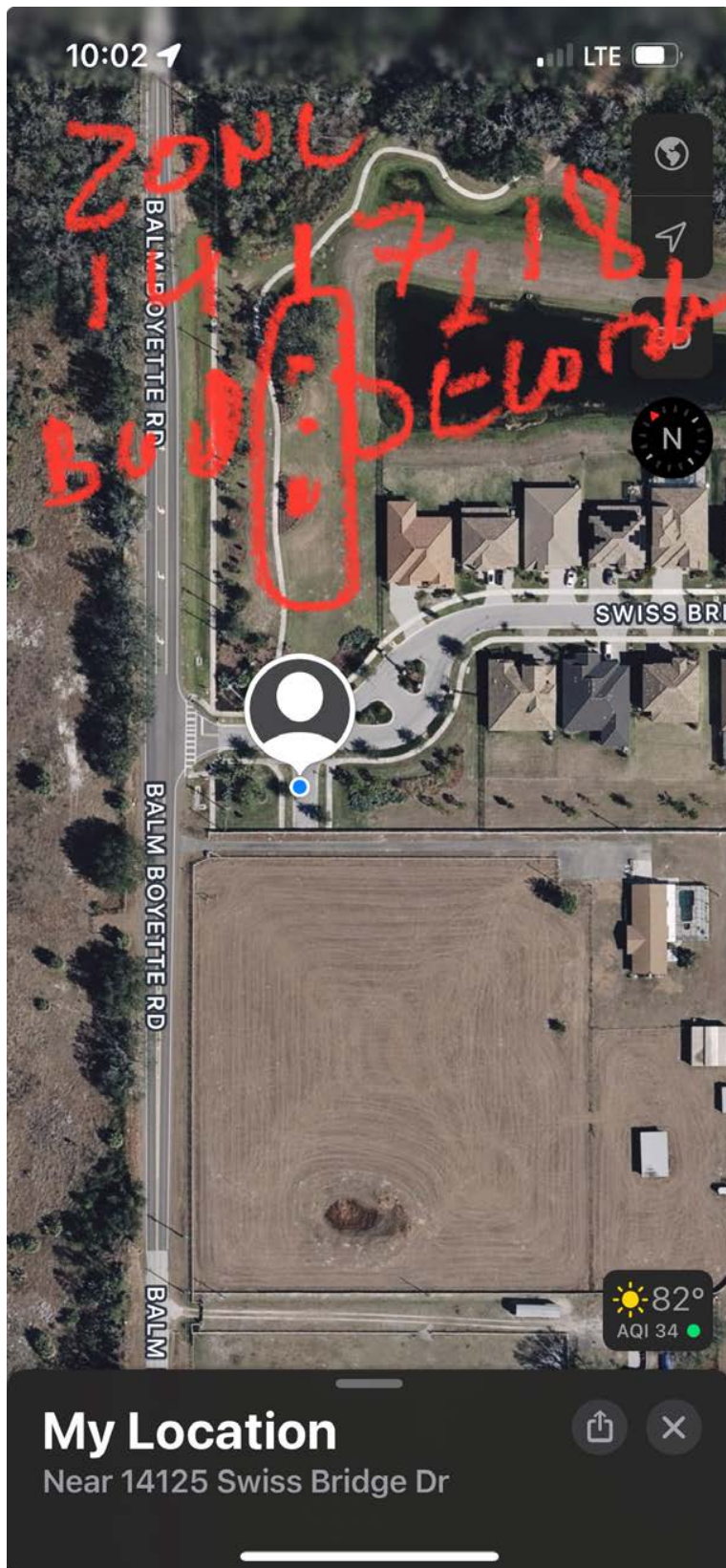














PROJECT TOTAL: \$1,183.71

Terms and Conditions:

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. **Insurance:** Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. **Property Damage:** Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. **Limitation of Liability:** The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.
6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until

such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By



Tom Bryant

Date

7/29/2025

Sunrise Landscaping Contrs

By

Date

Hawkstone - Okerlund

Tab 3



HAWKSTONE CDD

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

8/4/2025

Prepared for:

Hawkstone

Community Development District

Prepared by:

Jacob Adams, Project Manager & Biologist

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Site Assessments

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Site Assessments

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Site Assessments

Pond 1

Comments:

Normal growth observed.

Pennywort and Torpedograss have been previously targeted for treatment and a reduction has been seen. However some still remain, these will be targeted for treatment. No issues were observed with other shoreline weeds, algae, or submersed weeds.



Pond 2

Comments:

Pond 2 looks good overall. The only growth to be targeted during the upcoming visits will be the Torpdeograss growing along the wetland buffer side of the pond. A boat will be need to target this. No issues with other shoreline weeds, algae, or submersed weeds were observed.



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Site Assessments

Pond 3

Comments:

Pond 3 looks good.

Shoreline weeds were previously treated and positive results were observed. No issues were observed with algae or submersed weeds either.



Pond 4

Comments:

Pond 4 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds recently treated and were effective. The previous algae treatments were also effective with no issues observed during this visit.

Fountain is operational. The Fountain still has either a clogged nozzle or broken nozzle.



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Site Assessments

Pond 5

Comments:

Minor cattail growth has been treated. Positive results of this can be seen. Other invasive vegetation such as Dog Fennel, Primrose, and Thistle have shown a positive result from the treatments.



Pond 6

Comments:

Normal growth observed.

There has been some regrowth since the last treatment, which is normal. We have seen positive results with previous treatments on Dog Fennel, Thistle, and Primrose willow. Some minor new growth of Sesbania was observed and will be targeted for treatment.



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Site Assessments

Pond 7

Comments:

Normal growth was observed.

A patch of Torpedograss and a minimal amount of Slender Spike rush was observed. These will both be targeted for treatment during the upcoming visits. Shoreline weeds were recently treated and no issues were observed around the shoreline perimeter.



Pond 8

Comments:

Treatment in progress.

Dog Fennel, Thistle, Camphorweed, and Sesbania were previously treated. A regrowth of Sesbania and some Dog Fennel were observed. These will be targeted for treatment.



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Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Pond 9 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. A small amount of trash was observed in a corner of the pond.



Pond 10

Comments:

Pond 10 looks good.

Overall pond 10 looks great. There is just a few individual Cattails growth remaining. The native plants are free of invasive weed growth. The native vegetation is thriving.



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Site Assessments

Pond 11

Comments:

Treatment in progress.

Invasive growth in the middle will be targeted for treatment. The most prominent invasive growth is Torpedograss.



Pond 12

Comments:

Pond 12 looks good.

A trace amount of algae was observed on pond 12. Overall pond 12 looks great. No issues with submersed weeds or shoreline weeds were observed.



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Site Assessments

Pond 13

Comments:

Treatments in progress.

Needle rush, Slender Spike Rush, and Pennywort were previously treated and some regrowth has occurred. This new growth will be targeted for a follow up treated. Shoreline weeds were previously treated.



Pond 14

Comments:

Treatment in progress.

The Torpedograss was recently treated as this site has been holding water and cannot be moved currently. No other issues were observed.



Site Assessments

Pond 15

Comments:

Normal growth observed.

A minor amount of algae was observed on pond 15. No issues were observed with submersed weeds or shoreline weeds. Overall pond 15 looks good and the growth that was observed was normal growth for this time of year.



Pond 16

Comments:

Treatment in progress.

Slender Spike Rush, minor amounts of algae, and Torpedograss were previously treated. Some is decomposing and some is still present. This will targeted for a follow up treatment during the upcoming visit.





Site Assessments

Pond 17

Comments:

Pond 17 looks good.

Only a trace amount of Torpedograss was observed on pond 17. Pond 17 looks great overall. No other issues were observed with algae or submersed weeds.



Pond 18

Comments:

Treatment in progress.

A minimal amount of Hydrilla is remaining and is decomposing. This progress from treatments will be monitored and if follow up treatments are needed they will be performed. No issues were observed with algae or shoreline weeds. The shoreline weeds were treated previously and show positive results.



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Site Assessments

Pond 19

Comments:

Pond 19 looks good.

A trace amount of Torpedograss and a small amount of trash was observed. Overall pond 19 looks good. No issues were observed with algae or submersed weeds.



Pond 20

Comments:

Pond 20 looks good.

Shoreline weeds were recently treated and show positive results. No issues were seen with algae, submersed weeds, or shoreline weeds. Pond 20 continues to look good.



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Site Assessments

Pond 21

Comments:

Treatment in progress.

Hydrilla is continuing to decompose and shows great progress from previous treatments. A minor amount of algae was observed growing on top of the decomposing hydrilla. This will be targeted. Signs of previous treatment for shoreline weeds were also observed with positive results.



Pond 22

Comments:

Normal growth observed.

Minor amounts of algae and Southern Naiad growth were observed on pond 22. This new growth will be targeted for treatment. Shoreline weeds were previously treated and no issues were observed.



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Site Assessments

Pond 23

Comments:

Treatment in progress.

Southern Naiad was previously treated and signs of reduction were seen however, a minor amount still remains. A follow up treatment for the Naiad will be performed to further reduce this growth. No other issues were observed on pond 23 and shoreline weeds were previously treated.



Pond 24

Comments:

Normal growth observed.

A minor growth of algae around the shoreline perimeter less than 1 foot band in some areas was observed. This will be targeted for treatment. Previously Naiad was treated and positive results were observed. Shoreline weeds have been treated and no issues were observed.



Site Assessments

Pond 25

Comments:

Normal growth observed.

Torpedoglass regrowth remains an issues for pond 25. This is slowly seeing a reduction over time as the seed source is also slowly being reduced. Treatments will continue to target these new growths of Torpedoglass.



Pond 26

Comments:

Treatment In progress

Algae was reduced from previous treatments and a follow up treatment will be performed to further reduce the algae on pond 26. Signs of previous treatment were observed for shoreline weeds and positive results were seen. No issues were observed with submersed weeds.



Site Assessments

Pond 27

Comments:

Normal growth observed.

A minor amount of algae was observed. This new growth will be targeted during the upcoming visits. No issues were seen with submersed weeds and shoreline weeds were recently treated and show no issues.



Pond 28

Comments:

Normal growth observed.

The submersed weed Chara, was observed in minimal amounts growing around the shoreline perimeter in small patches just below the water surface. This will be targeted for treatment. No issues were observed with algae or shoreline weeds.





Site Assessments

Pond 29

Comments:

Normal growth observed.

A minimal amount of decomposing cattails and new growth of cattails remain. The Torpedograss regrowth was observed and will continued to be targeted. No issues were observed with submersed weeds.



Pond 30

Comments:

Pond 30 looks good.

The only growth observed on pond 30 is a trace amount of Torpedograss. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 31

Comments:

Pond 31 looks good.

No issues were observed on pond 31 with algae, submersed weeds, or shoreline weeds.



Pond 32

Comments:

Pond 32 looks good.

No issues were observed on pond 32 with algae, submersed weeds, or shoreline weeds. This pond continues to look good.



Site Assessments

Pond 33

Comments:

Pond 33 looks good.

Pond 33 continues to look good. There were no issues observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were seen.



Pond 34

Comments:

Normal growth observed.

A trace amount of algae was observed in pond 34. This new growth was mainly limited to one corner of the pond, this can be seen in the photo. This is normal growth that can be expected and will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.



Site Assessments

Pond 35

Comments:

Normal growth observed.

A minor algae growth and a regrowth of shoreline weeds were observed. These growths are minimal and will be targeted for treatment. No issues were observed with submersed weeds.



Pond 36

Comments:

Normal growth observed.

Shoreline weeds were recently treated and positive results were seen. Algae was also previously treated and a reduction in algae was observed. There still is some decaying algae present, and this growth will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.



Site Assessments

Pond 37

Comments:

Wetland Buffer area invasive vegetation consists of Cogon grass, Primrose Willow, Caesar weed, and Thistle.



Pond 38

Comments:

Treatment in progress.

Torpedograss, Slender Spike Rush, Chara, and algae were previously treated and a reduction of these growths were observed. Torpedograss, Slender Spike Rush, and algae will receive follow up treatments to further reduce this recent growth.



Site Assessments

Pond 39

Comments:

Normal growth observed.

This retention site was previously treated for Torpedograss, other shoreline weeds, and algae. A reduction was seen, but a follow up treatment will be performed to further reduce.



Pond 40

Comments:

Normal growth was observed.

Pond 40 looks good overall. A minimal growth of Torpedograss and Water Primrose was observed. These will be targeted for treatment. No issues with algae or submersed weeds were observed.



Site Assessments

Pond 41

Comments:

Treatment in progress.

Water primrose growth was recently treated. Results can be expected in 7-14 days. No other issues were observed on pond 41.



Pond 42

Comments:

Pond 42 looks good.

Pond 42 continues to look good and only a trace amount of Torpedograss was observed. This new minimal growth will be targeted during routine maintenance visits. No other issues were observed.



Site Assessments

Pond 43

Comments:

Normal growth observed.

The Torpedograss regrowth is continuing to reduce through regular maintenance visits and only a small amount is recurring. This will continue to be targeted until further reduced.



Pond 44

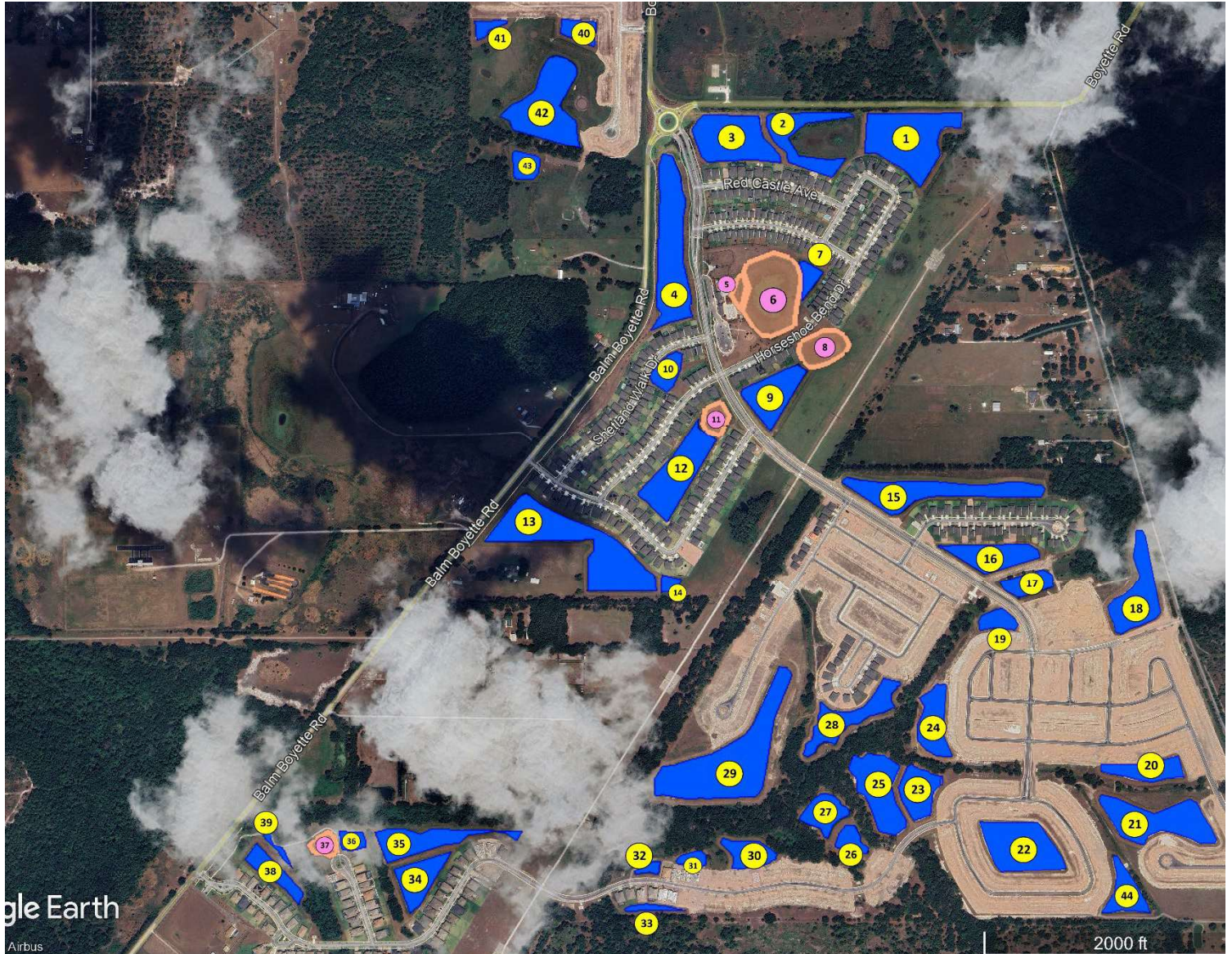
Comments:

Normal growth was observed.

A trace amount of shoreline weeds and algae were observed. This growth is minimal and overall pond 44 looks good. No issues were observed with submersed weeds. The new growth will be targeted for treatment during the upcoming visits.



Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Tab 4

**Hawkstone Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2: District Assets

Goal 2.1: District Assets

Objective: District Assets – Perform a District Engineer report and review proposals for repairs

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets.

Standard: DE performed update of goals and objectives.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

Tab 5



Quarterly Compliance Audit Report

Hawkstone

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

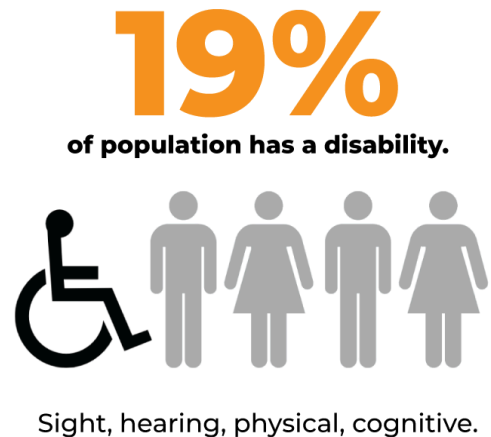
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 6

TEMPORARY ACCESS AGREEMENT

This Temporary Access Agreement (“Access Agreement”) is made and entered into this 30th day of July 2025, by and between:

Hawkstone Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (the “District”); and

Michael Robert Payne and Savannah Nicole Payne, owners of property located at 14687 Horse Trot Road, Lithia, FL 33547, (together the “Homeowner”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), by an ordinance of the Board of County Commissioners of Hillsborough County, Florida, (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, Homeowner is the fee simple landowner of **Lot 40, Block 21, HINTON HAWKSTONE PHASE 1A2, according to the Plat thereof as recorded in Plat Book 142, Pages 257 through 281, Public Records of Hillsborough County, Florida**, outlined in Red on the attached **Exhibit A** (the “Homeowner’s Property”); and

WHEREAS, the District is the owner of certain lands in Hillsborough County, Florida, more particularly described as **TRACT B-4, HINTON HAWKSTONE PHASE 1A2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGES 257 TO 281, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA**, depicted on the attached **Exhibit B** to the southwest of Homeowner’s Property and outlined in Red (the “District’s Property”); and

WHEREAS, Homeowner has requested that the District grant to them temporary access over the District’s Property for purpose of gaining access to Homeowner’s Property for the construction of a pool, spa, deck and exterior screen enclosure. The District is agreeable to granting such an agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Access Agreement.

2. GRANT OF ACCESS. The District hereby grants to Homeowner and its contractor temporary, non-exclusive access over, upon, under, through, and across the District’s Property

for the purpose of Homeowner gaining access to Homeowner's Property for the purpose of constructing a pool, spa, deck and exterior screen enclosure (the "Access"). All equipment, machinery, and materials are to be kept on the Homeowner's Property and are prohibited from being stored on the District's Property. Homeowner agrees and acknowledges that the District makes no representations or warranties that the District's Property is wide enough or suitable for the Homeowner's needs. To the extent the District's Property is not wide enough or otherwise suitable for the Homeowner's needs, the Homeowner assumes all risk and liability associated with any unauthorized use of the District's Property including damage to District's Property owned by third parties.

3. TERM. Homeowner and its contractor shall be permitted to use the Access until such time as construction of the pool, spa, deck and exterior screen enclosure are completed, at which time the Access shall terminate but not later than 120 days from the date of this Access Agreement.

4. RESTORATION. Prior to use of the District's Property, Homeowner shall submit photographs depicting the condition of the District's Property prior to Homeowner's use. On or prior to termination of this Access Agreement, Homeowner shall return the District's Property to the same condition prior to the construction. Homeowner shall use reasonable efforts to minimize disruption to the normal operation of any existing infrastructure of the District or any other owner and shall clean up after themselves or their contractors on a regular basis.

5. INDEMNIFICATION.

a. Homeowner agrees to indemnify and hold the District harmless from and against any and all damages, losses, or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses, or claims are attributable to actions, omissions, or negligence in the use of the District's Property by Homeowner their agents, employees, or independent contractors.

b. Homeowner agrees that nothing contained in this Access Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

6. DAMAGE. In the event there are damages to the District's Property or other property within the District's boundary resulting from the Homeowner or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) actions ("Damages"), Homeowner agrees to pursue the restoration of the District's Property and/or other property within the District's boundary and/or any of the improvements so damaged to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days of the completion of the pool, spa, deck and exterior screen enclosure construction or termination of the term of this agreement whichever is first, and Homeowner shall allow no lien to attach to the District's Property or any improvements located on said property or other property within the District's property arising out of work performed

by, for, or on behalf of Homeowner. Homeowner shall notify the District in writing that pool, spa, deck and exterior screen enclosure construction is complete within 5 business days of completion of the construction. Homeowner restoration of Damages to the District's Property or improvements located thereon shall be completed within thirty (30) days of the completion of the pool, spa, deck and exterior screen enclosure construction or termination of the term of this Access Agreement whichever is first. In the event such Damages are not restored to the sole satisfaction of the District, District may, in its sole discretion, undertake such repairs and remediations, and Homeowner shall pay to the District all such amounts within ten (10) days of receipt of such invoice.

7. DEPOSIT AND PAYMENT. Upon execution of this Access Agreement, Homeowner shall be obligated to deposit the sum of One Thousand Five Hundred Dollars (\$1,500.00) (the "Deposit") to the **Hawkstone Community Development District** mailed to the District Manager, Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. Within ten days of the District's receipt of written notice from the Homeowner that the pool, spa, deck and exterior screen construction is complete, the District shall inspect the District's Property for any Damage. If the District's Property is free of Damage, the District shall return the Deposit in full. The District shall have the right to use the Deposit for the purpose of repairing any Damage to the District's Property caused by the pool, spa, deck and/or exterior screen construction, including, but not limited to, replacement of landscaping or other Damage. If the cost to repair any Damage shall exceed the Deposit amount, the additional amounts required to repair such Damage shall be paid to the District within ten (10) days of Homeowner receipt of invoice from District. In the event that Homeowner fails to provide payment to the District as required by this section within such 10-day period, then the amount due by Homeowner to the District shall accrue interest at the rate of ten percent (10%) per annum from the date due until actually paid, and the District shall have the right to record a lien in the public records of Hillsborough County, Florida against title to the Homeowner's Property to secure any amount owed by such Grantee to the District in accordance with this Access Agreement, and to foreclose on such lien in accordance with Florida law. Alternatively, Homeowner agrees that in District's sole discretion, any amounts due hereunder may be levied as a specific special assessment collected on Homeowner's tax bill.

8. DEFAULT. A default by either party under this Access Agreement shall entitle the other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

9. ENFORCEMENT OF AGREEMENT. In the event that the District or Homeowner seeks to enforce this Access Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. **INSURANCE.** Homeowner shall maintain or cause Homeowner's contractor(s) to maintain commercial liability insurance and casualty insurance in amounts not less than \$1,000,000.00. The foregoing insurance shall name the Hawkstone Community Development District as additional insured for the pool, spa, deck and exterior screen construction job. Homeowner shall or cause Homeowner's contractors to provide a certificate of insurance evidencing the insurance coverage to the District Manager prior to commencing the construction work.

11. **NOTICES.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To Homeowner: Michael Robert Payne
Savannah Nicole Payne
14687 Horse Trot Road
Lithia, FL 33547

To the District: Hawkstone Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
Attn: District Manager

12. **THIRD PARTIES.** This Access Agreement is solely for the benefit of the formal parties hereto, 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 Access Agreement. Nothing in this Access Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Access Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Access Agreement against any interfering third party. Nothing contained in this Access Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

13. **ASSIGNMENT.** No party may assign, transfer or license all or any portion of its rights under this Access Agreement without the prior written consent of the other parties.

14. **CONTROLLING LAW.** This Access Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county the District is located.

15. PUBLIC RECORDS. As required under Section 119.0701, Florida Statutes, the Homeowner shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Homeowner upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE HOMEOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE HOMEOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813.533.2950, BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33614.

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

17. BINDING EFFECT. This Access Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

18. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Access Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Access Agreement may be made only by an instrument in writing which is executed by all parties hereto.

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

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**HAWKSTONE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Assistant Secretary

Allison Martin
Vice Chair of the Board of Supervisors

ATTEST:

HOMEOWNER

Michael Robert Payne

ATTEST:

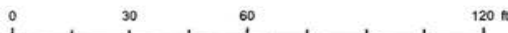
HOMEOWNER

Savannah Nicole Payne

EXHIBIT A



July 29, 2025



Bob Henriquez, CFA

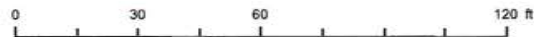
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2025 Aerials

EXHIBIT B



July 29, 2025



Bob Henriquez, CFA

Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.

2025 Aerials

Tab 7



6940 West Linebaugh Ave.
Suite 102

Tampa, FL 33625

Phone: Office 727-547-6620, Ron's Cell 813-557-3565

License #: BB9600003



Hawkstone CDD

Amenity Center Security Coverage

Ron Allen, Vice President - Business
Development

August 7, 2025

WEISERSECURITY.COM

Weiser Security Services, Inc.



Weiser Security Services, Inc.

August 7, 2025

Ms. Stephanie DeLuna
District Manager
Rizzetta & Company
813.533.2950
SDeLuna@rizzetta.com

Re: Weiser Security's Proposal for Amenity Center Security Coverage at Hawkstone CDD

Dear Stephaine,

Thank you for the opportunity to present this proposal for the above services at Hawkstone CDD. Our proposal is a comprehensive guide to how we will handle your service differently. We're confident that we can provide the level of service you require and expect.

I have included the cost of service and estimated annual cost as well. We will supply a uniformed, unarmed, high caliber officer, equipped with a communication device for a total of 56 weekly hours. We can decide how to best allocate those hours to meet community requirements. We cannot staff less than 56 hours per week.

You may find several items of special interest to you throughout the document. We would like to introduce you to our Building Block Approach on the following pages, the fundamentals of our operations.

We practice our Five R's of Employee Engagement in everyday operations, the Right Match, the Right Expectations, Relationship, Recognition, and Respect. This approach helps build people up. It is an alternative that allows us to stand above the rest.

Thank you for learning more about Weiser Security.

Sincerely,

Ron Allen

Ron Allen
Vice President - Business Development
Weiser Security Services, Inc.



Weiser Security Services, Inc.

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Weiser Security Services, Inc.

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SECTION 1



INTRODUCTION

Weiser Security Services, Inc. is among the nation's leaders in physical and digital security services. Pairing trained security officers with the highest level of digital security, we can provide custom security solutions that are guaranteed to keep your community, residents and guests safe. The following proposal details how Weiser Security can benefit your business now. Our plan is actionable and based on opportunities we have identified through an in-depth analysis of your current security operations.

Our History

Our success at Weiser Security Services, as measured by our growth, has been a result of a never-changing, uncompromising philosophy on which Earl A. Weiser founded the company.

Earl A. Weiser, a retired New Orleans Police Commander, organized its first intelligence unit, and served as a special investigator for Senator Estes Kefauver's Committee for the Investigation of Organized Crime.

After 20 years in the New Orleans Police Department, he retired in 1956 at the rank of Major. He then worked 14 years in the private security industry before forming Weiser Security Services, Inc. on January 1, 1970.

By 1976, his company had grown to a staff of 30 employees. It was then that his grandson, Mickey Weiser, took over the reins. Mickey has engineered the growth of the company based on 2 major principles, Trust and Respect. Weiser is now a National Company and the premier provider of Total Security Solutions throughout the Southeast. We bring our clients the strength of 4 regional support centers, 26 branch offices and over **5,200 employees** located in strategic cities from Florida to California.

Our success is rooted in our employee-oriented focus, our promise of excellence to our customers and a sustained commitment to innovation in the field of security solutions. Our model pairs highly trained security personnel with advanced technology to provide private security services that are both world-class and cost-effective.

We are proud to be U.S. owned and operated.

Florida and our Tampa Area Operations

Weiser Security Services maintains 6 Branch Offices within the State and a Regional Hub in Palm Beach County. We have offices in Tampa and Orlando along with Miami, Fort



SECURITY SERVICES, INC.

Myers, Jacksonville and West Palm Beach. Throughout the state we have over **1300 security personnel** servicing our 230 plus client accounts.

From our Tampa office, we provide service to 40 clients throughout the Metropolitan Area. We **have 200 security officers throughout our Region and 5 Management and Supervisory personnel.**

Al Casur, along with his entire operation, has achieved high marks from our Officers, Clients and Weiser Corporate for their responsive and efficiently run operation.



Weiser Experience Securing the Residential Industry

Within Florida and specifically the West Coast area to include Greater Tampa, St. Pete and Fort Myers, Weiser has been securing Residential Communities and providing Access Control for the past 44 years. Locally we service over 30 communities and provide access control to all our local clients. Weiser Security works closely with property management companies, residents, security directors and boards of directors to provide cost effective services and solutions. Today, more than ever, our customers are searching for new ways to help the residents stay safe while looking to reduce the cost of their security programs.

Weiser Security's residential security services include:

- Move in/out support.
- Access control – Visitor Management Software
- Access to restaurants/golf courses
- Lock/unlock support.
- Package control.
- Concierge service
- Evacuation support
- Public agency response support
- Construction gate management
- Pedestrian traffic
- Lost and found management.
- Alarm system monitoring/response.
- Vehicle FOB management
- Security system testing
- Special event coordinator
- Vendor access control
- Golf cart patrols.
- Resident transport services

Site specific training is conducted at the site and developed based on comprehensive meetings with the client to determine what should be captured in training. Different types of residential security training include:

- Greeting residents in a polite and professional manner
- Traffic control
- Gate access control
- Enforcing policies and procedures



- Maintaining access information for residents
- Visitor passes and information.
- Proprietary information
- Writing incident reports with great attention to detail.
- Patrols/deterring theft/duties during patrol
- Concierge services
- Extensive knowledge of emergency preparedness, fire prevention, and national disasters.
- Dealing with difficult people
- Building alarms
- City police/fire response assistance
- Parties and special events
- Safety



THE WEISER DIFFERENCE

At Weiser, we attribute our proven success to the strength of our employees. We follow a recruiting and screening driven hiring approach that guarantees the placement and retention of security professionals that are motivated, qualified and custom fit for each of our clients unique security needs.

STRATEGY

Our hiring approach was created using the following set of strategic principles. These principals allowed us to maintain focus on the employee as opposed to the employee training. We can ensure the continued success of our clients by giving employees a work environment that allows them to thrive personally and professionally.

1. The right match
2. The right expectations
3. Relationship
4. Recognition
5. Respect

Approach

We use a building block approach that is based on a foundation built by hiring the right employees. Unlike our competitors, we focus on people first. Our screening process is the most rigorous in the industry. Candidates must pass 12 background standards, 16 physical and mental standards and a 16 step selection process. We provide various elements of training which begin before the officer is placed in the field. Our supervision and quality control programs provide on-going support to employees to ensure that services are consistently being upgraded and all working relationships are successful.



SECTION 2



PRICING INTRODUCTION



Your investment in Weiser security guarantees prompt, accurate and professional services at a competitive market rate. Based on the current recruitment climate and State mandated minimum wage increases, wages have risen dramatically. We have specified a wage that will allow us to attract a high caliber officer to staff your community.

INVESTMENT TERMS

Overtime rates of 1.47 times the regular rates shown will be billed for six holidays worked. New Years Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas.

Sales Tax is required for Security Services in the state of Florida. Our estimate for the Lithia area is 7%. This can change and we have no control over the required sales tax to charge.

As a CDD It is assumed that Hawkstone is not required to pay sales tax.

 WEISER SECURITY SERVICES, INC. 							
Hawkstone CDD Amenity Center							
POSITION	HOURS PER WEEK	PAY RATE	BILL RATE	HOLIDAY/OT RATE	REGULAR WEEK	HOLIDAY WEEK	Annual Estimate
Security Officer - 56 hours per week minimum	56	\$ 19.00	\$ 27.95	\$ 41.09	\$ 1,565.20	\$ 1,670.29	\$ 82,020.95
							\$ -
TOTALS							\$ 82,020.95
Weiser Security is proud to provide employees a comprehensive benefits package. Providing employees with a work environment that supports their personal needs creates a sense of future and belonging. Weiser provides employees the following work place benefits. (Uniforms and equipment furnished at no cost/ Holiday bonus / Direct deposit / Skylight™ debit card / Employee referral incentive / New business lead bonus / Paid vacation / Anniversary awards / Holiday pay / Daily pay / 401K HEALTH BENEFITS OFFERED - ACA Compliant - Weiser Contributes to employee Health Insurance Costs - Medical/Health Insurance / Dental / Vision / Life Insurance.							

BENEFITS

Weiser Security is proud to provide employees with a comprehensive benefits package. Providing employees with a work environment that supports their personal needs creates a sense of future and belonging. Weiser provides employees the following workplace benefits.



All Benefits listed are included within our pricing as specified earlier. The shared cost for medical, dental and supplemental insurance is outlined below. There is no additional cost passed on to the client except where noted, for extra vacation and additional client requested training.

- **Daily Pay option**
- Uniforms and equipment furnished at no cost.
- Holiday bonus – (Christmas Season)
- Direct deposit
- Skylight™ debit card
- Employee referral incentive
- 401K
- New business lead bonus
- Paid vacation – 1 week after 1 year / 2 weeks after 10 years or any variation desired.
- Holiday pay

HEALTH BENEFITS OFFERED

- Medical/Health Insurance – We are ACA compliant
- Dental
- Vision
- Life Insurance
- Supplemental Insurance



SECURITY OFFICER BENEFITS

- Weiser offers Medical Benefits through UMR a United Health Care company. Full-time Officers are eligible after 61 days of employment.
 - There are 2 major medical type plans and a Basic MEC plan that meets the minimum essential benefits requirement to satisfy the individual mandate set by the IRS.
- There are several voluntary plans available. Full-time Officers are eligible after 61 days of employment.
 - Dental, vision, short term disability, long term disability, critical illness and accident.
 - These plans are voluntary.
- Holiday bonuses are paid for all employees regardless of when they started and are graduated based on tenure. Officers that start this year will receive a small bonus, officers with 10 years would receive a larger bonus. This benefit is based on company profitability and the company reserves the right to modify or terminate the holiday bonus. Example – bonuses have been as low as \$20 and as large as a week of pay, in some instances.

SECTION 3

EMPLOYEE HIRING

Recruiting and screening are the foundation of the Weiser building block approach. We focus on recruiting and screening people who are motivated similar to the most successful security officers.

RECRUITING

Weiser Security has built the largest database in the world of psychometric and biographic data on security officers in the work place. Research shows that productive security officers don't work just because of the money. These qualified individuals are motivated by the need to be helpful and to be of service.

We don't rely on traditional recruiting methods to source potential employees. Instead, we have developed strategic sources of applicant flow. Listed below are just a few of the sources we tap into for successful officer candidates.

- Employee referrals
- Recruiting cards
- Military out placement
- AARP
- Catholic Charities
- Veterans Services

SCREENING

Standard screening doesn't detect unrevealed personality traits that may cause problems on the job. Many people can do a job, but don't because they do not possess the proper motivation. We developed a screening assessment tool that we call InnerView™. InnerView™ is an objective second opinion for selecting and placing security officers who have strong customer service skills. InnerView™ ranks individual personality and motivation and has the ability to determine suitability for particular assignments. Our goal is to match each officer with the particular needs of each post. Since 1991, we have had incredible success using this proprietary testing system which is the only officer performance and assignment profile tool in the industry.



- Screens in the best customer service skills and strongest work ethic.
- Screens out problems, absenteeism, and dishonesty.
- Determines ability for public contact, working alone, activity and attention to detail.
- Estimates turnover risk

SELECTION

We are highly selective when choosing employees in order to ensure a greater chance of success. On average, only 9 out of 100 applications are selected to move forward in the hiring process. We are considered to be pioneers in the field of validated research and psychological profiling of security officers. Our scientific profiling is based on many areas of selectivity:

- Workplace problems
- Work ethics
- Reliability
- Dependability

Our aim is to improve employee performance and lower turnover risk. Every employee file is:

1. Investigated by the Branch Staff
2. Double checked for accuracy by the Corporate Selection Controller to ensure our standards are met.



SUPERVISION

Our management and supervision practices help us foster positive relationships with our officers. We employ stable, professional managers who create meaningful partnerships with officers in order to increase employee satisfaction and productivity. Each shift, each site is visited each week including weekends. Visits are frequent and meant to encourage communication and prevent a sense of isolation for officers in the field.

REPORTING

Monthly Client Service Call Reports, done face to face, are created with the client and management staff. These reports are used as a tool to develop action plans that help address any issues or concerns.

Officer Contact Reports and Field Supervisor To Do Lists are completed daily to ensure constant communication between management and officers.



MANAGEMENT PRACTICES

Weiser account management is localized and service-driven. Unlike competitors, Weiser management is incentivized based on client retention and quality of service. All levels of our Operations Team are available to clients and officers 24/7. Our goal is to create quality face to face time with officers and clients. The lines of communication are kept open with each post for each shift, each week, weekdays and weekends. A description for management positions are outlined below.

FIELD-SITE SUPERVISOR

- Daily client communication
- Trained on each position
- Available for emergencies and back-up
- Responsible for officer management and scheduling
- Liaison between Weiser Operations Team and field officers

ACCOUNT MANAGER

- Face to face client communication every month
- Assists in development of site procedures
- Makes monthly service calls
- Responsible for officer selection, training and emergency response

BRANCH MANAGER

- Face to face communication with clients every four months (or three months depending on size)
- Responsible for all account operations
- Reviews client activities and creates action plans for monthly service calls
- Coordinates and develops procedures and site specific training
- Responsible for quarterly review of policies
- Available for emergency response
- Responsible for selection and training of employees

REGIONAL VICE PRESIDENT

- Face to face communication with clients two times per year (or three months depending on size)
- Responsible for management of an average of six branches
- Reviews operational reports
- Implements and monitors action reports
- Evaluates performance of Operations Team and on-site security personnel

TRAINING

Weiser officer training is conducted by a manager or supervisor only. Every officer goes through a comprehensive security and customer service training program consisting of four main types of training.

1. Pre-site training
2. On-the-job training
3. In service training
4. Online training

PRE-SITE TRAINING

- Classroom training which takes place before officer assignment
- Integrates lectures and video in a classroom setting
- Sets employee expectations

ON-THE-JOB TRAINING

- Introduces officer to his new work environment
- On-site training customized for each client
- Post orders test must be successfully completed before officers are allowed to work



IN-SERVICE TRAINING

- Officer evaluations and testing take place multiple times throughout the year
- Officers work with management to set quantifiable and attainable training goals

ONLINE TRAINING

- Continuing education and officer training through proprietary multimedia web based training program
- On-line training can be tracked by management
- Certificates of completion are awarded to each officer upon successful completion of each session



QUALITY CONTROL

Our quality control plan guarantees the successful selection, placement, training and supervision of security officers. Weiser employees who are selected to join your team are engaged in their work and are 100% committed to protecting your business and its assets.

We believe the level of service we provide for our clients can be measured. We've broken down broad security principals into smaller, manageable and measurable pieces that we call leading and lagging indicators. These indicators are all based on positive business outcomes from 20 years of data.

For example, one of our measurable items is Span of Control. We measure how many accounts and hours per week each manager is responsible for servicing. We know from experience that if our managers are tasked with too many accounts then quality suffers. Some other indicators that we measure and publish include payroll Errors per 100 employees, New Hire to Applicant Ratio and Quality Officer Contacts.

Our Statistical Quality Control Program is a red-flag system. We know problems will begin when the tolerances are out of sync. It helps keep us focused on areas that need improvement and it enhances the level of quality service for you.

CLIENTPOINT DOWNLOAD RECEIPT

DOWNLOADED: 08-07-2025

CLIENTPOINT ID: 1190721



WEISER SECURITY SERVICES, INC.

SERVICE AGREEMENT

Date: 08/07/2025 Effective Date: _____ Branch: TAMPA

Client: HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT Phone: 813.533.2950

Address: C/O - RIZZETTA & COMPANY - 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578

Post Location: AMENITY CENTER AREA PATROL Phone: _____

Client Contact: STEPHANIE DeLUNA | District Manager Phone: 813.533.2950

Client hereby contracts with **WSS** for the provision of guard services on the basis set forth in this service agreement.

	Regular	Hours Per Week		Regular	Hours Per Week
GUARD RATES:	\$ <u>27.95</u>	<u>56</u>	SUPERVISOR RATES:	\$ _____	_____
	\$ _____	_____		\$ _____	_____
	\$ _____	_____		\$ _____	_____
	\$ _____	_____		\$ _____	_____

Client will pay **WSS** holiday rates equal to 1.47 times the regular rates. Holidays are: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day; Other NO OTHER DAYS.

Client will pay **WSS** requested overtime rates equal to 1.47 times the regular rates.

Client agrees to pay the following rates for the equipment furnished by **WSS**:

Description	Rate	Billable
<u>SMART PHONE WITH REPORTING CAPABILITY</u>	<u>NO CHARGE</u>	_____
_____	_____	_____
_____	_____	_____

Increases due to changes in federal, state or local laws or taxes (e.g., wage and labor laws, FICA, federal and state withholding taxes, insurance, PPACA) or increases beyond the control of the parties, client and **WSS** agree to negotiate a change in the rates set forth.

Any applicable sales and use taxes shall be added to each invoice.

ALL INVOICES PAYABLE UPON RECEIPT.

*** * * ***

**PLEASE READ CAREFULLY.
THE TERMS AND CONDITIONS ON BOTH SIDES OF THIS DOCUMENT
ARE BINDING ON THE PARTIES TO THIS AGREEMENT.**

CLIENT _____ WEISER SECURITY SERVICES, INC.

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: RONALD ALLEN

TITLE: _____ TITLE: VP - BUSINESS DEVELOPMENT

All notices under the agreement shall be sent by certified mail to be effective 48 hours after deposit in the U.S. mail to the following addresses:

FOR THE CLIENT

FOR W.S.S.:

Michael L. Weiser, CPP - President
WEISER SECURITY SERVICES, INC.
P.O. Box 51720
New Orleans, Louisiana 70151

SERVICE AGREEMENT
ADDITIONAL TERMS AND CONDITIONS

1. In consideration of the mutual covenants between the parties contained herein and intending to be legally bound hereby, Weiser Security Services, Inc. (**WSS**) agrees, pursuant to the request of the Client, to furnish security services as from time to time shall be requested by the Client during the term and at the sites set forth on the reverse side of this Agreement.
2. Client agrees that a reduction in the number of guards, guard hours, guard posts, or substantial change in the nature of the guards' duties may subject this contract to renegotiation. Should a condition arise which calls for a material increase in the number of guards normally used, **WSS** shall have reasonable time in which to provide said guards. In the event of a strike, walkout, slowdown, or other labor dispute by Client's employees, Client and **WSS** agree to negotiate a change in rates set forth. If Client requests that **WSS** provide any additional temporary Security Officer coverage and provides less than forty-eight (48) hours notice to **WSS**, **WSS** shall bill and Client shall pay 1.5 times the bill rates agreed set forth herein for all such additional temporary Security Officer coverage.
3. **WSS** will bill Client on a regular basis with invoices payable, without offset, upon receipt. Any dispute or claim regarding the amount of an invoice must be sent in writing by the Client to **WSS** within 30 (thirty) days from the invoice date, setting forth the nature of the dispute and including all supporting documentation, or it shall for all purposes be deemed waived by the Client. Client agrees to pay a late fee of 1½% per month (or any part thereof) plus all collection and attorney fees and costs which may be incurred by **WSS** in the collection of any invoice(s) not paid pursuant to the terms of this paragraph. Client shall not be entitled to retain any monies due or owing to **WSS** hereunder as security for the payment of any claims. For purposes of this paragraph, time is of the essence. If Client requires the use of a 3rd party invoicing/e-invoicing application (e.g., SAP Ariba) for payment of invoices to **WSS**, any costs incurred by **WSS** as a result of the use of such application (e.g., subscription or transaction fees) will be charged back to Client in the amount charged to **WSS**.
4. Except as provided in this Agreement, Client agrees that it will not employ directly or indirectly any person who has been employed by **WSS** within 160 (One Hundred Sixty) days following the last day on which **WSS** employed such person. Nor shall Client permit any successor guard company to employ any **WSS** employee at the Client's site during such period. Any breach of this provision shall result in a payment of liquidated damages by the Client to **WSS** of three Thousand Dollars (\$3,000) for each employee so employed to cover the costs incurred by **WSS** in hiring and training said employee.
5. The security officers furnished by **WSS** shall perform such services as agreed upon in the "Post Instructions", signed by **WSS** and the Client. If Client, without **WSS's** written consent, alters any instructions or directions given by **WSS** to any security officers, or if the Client assumes any supervision of the security officers, requesting personal service, or assigning duties which are not generally-accepted duties of security guards and which are potentially dangerous or hazardous activities, the Client shall be solely liable for any and all consequences thereof and agrees to indemnify, defend, and hold **WSS** harmless from and against any and all losses, claims, expenses, or damages sustained or brought by Client, third party, and/or such security officers, arising from or relating to the actions or omissions of such security officers, including any injuries sustained by such security officers.
6. Any and all property, equipment, supplies, and materials furnished by **WSS** hereunder and placed at or on any of the sites described on the reverse side of this Agreement shall remain the property of **WSS**, and **WSS** shall at all times during and after the term of this Agreement have the sole and exclusive right to install, maintain, replace, and remove such property, equipment, supplies, and materials.
7. **WSS** agrees that the services furnished under this Agreement shall be in conformity with practices which are generally current in the security guard industry. It is understood and agreed by and between the parties that: (1) **WSS** is not an insurer, that insurance shall be obtained by the Client; (2) **WSS** is being paid hereunder for a guard system designed to deter certain risks of loss and that all amounts being charged hereunder by **WSS** are not sufficient to guarantee that no loss will occur; and (3) **WSS** does not represent and cannot warrant that the services furnished will prevent or minimize the likelihood of loss of property or bodily injury. **WSS** is merely a deterrent to criminal activity and/or criminal perpetrators. **WSS's** responsibility is solely limited to providing physical security and **WSS** has not been engaged as a consultant or otherwise to provide an assessment of security needs at the site(s) covered. Any claim regarding the underlying services rendered must be sent, in writing, by the Client to **WSS** within 30 (thirty) days, setting forth the nature of the claim, and including all documentation, or it shall, for all purposes, be deemed waived by the Client. To the fullest extent permitted by law, the Client shall defend, indemnify, and hold harmless **WSS** and all of its agents and employees from and against all claims, damages, losses, and expenses, including attorneys' fees and claims for property damage, bodily injury, and/or death arising out of allegations of negligent security or in any way arising out of or resulting from the performance, condition, or existence of the work under this contract, excluding such claims, damage, loss, or expense caused by any gross negligent act or omission of **WSS**. **WSS** agrees to indemnify Client for all damages to Client's property due to the gross negligence of **WSS** or its employees.
8. It is understood and agreed that in no event will **WSS** be liable to the Client or any other party for indirect, consequential, or special damages or lost profits resulting from the services hereunder, and it is further understood and agreed that in no event shall **WSS** be liable for any damages in excess of the amount paid by the Client to **WSS** for services rendered hereunder during the twelve months preceding the loss.
9. In the event that **WSS's** services include or require the observation, reading, recording, or adjustment of gauges, thermostats, thermometers, counters, watchman's clock, or other meter devices, **WSS's** liability for losses arising from any error or non-performance shall be limited to One Hundred Dollars (\$100), notwithstanding the cost or cause of said loss. Payment for services shall in no way be related to reading or recording of above listed devices and is payable without offset. Client retains sole liability and responsibility for keys placed in the possession of **WSS** or its employees and for the loss of any key or keys and the cost of changing of locks as the result of any loss. In the event Client alleges damage or loss based upon any claim of illegal activity on the part of a **WSS** employee, the failure of the Client to prosecute said employee shall operate as a waiver of any right of Client to recover for such claimed damage or loss from **WSS**.
10. It is agreed upon by both parties that this Agreement shall be in full force and effect from the date of this Agreement, and shall continue until either party terminates this Agreement by giving 30 (thirty) days' prior documented written notice to the other party. Client shall remain liable for all amounts due hereunder through such 30-day period. In the event of the occurrence of a strike, lockout, other labor trouble, or an emergency situation (the "Emergency") at any of the sites at which **WSS** personnel will be performing services hereunder, the Client shall promptly meet with **WSS** to evaluate the scope, extent, and costs of any additional security services which may be required as a result of the Emergency. If the Client and **WSS** cannot reach agreement on the provision of additional security services during the Emergency, or **WSS** in its sole judgment determines that the Emergency poses a threat to the safety of **WSS** personnel, **WSS** may, upon 48 (forty-eight) hours written notice to the Client, remove its personnel from any and all of the sites at which **WSS** is providing services hereunder and terminate this Agreement, in whole or in part, without any liability.
11. Client represents that it is financially solvent. Client represents that Client alone shall be responsible for payment of all amounts invoiced by **WSS** hereunder. Notwithstanding anything to the contrary herein, **WSS** may terminate this Agreement at any time, after 48 (forty-eight) hours prior written notice to Client, due to Client's failure to pay any monies due hereunder, or if at any time during the term of this Agreement there shall be filed by or against Client in any court, pursuant to any statute, a petition in Bankruptcy, insolvency, reorganization, or the appointment of a receiver to receive all or a portion of the Client's property. For purposes of this paragraph, time is of the essence. In such an event Client agrees to pay, as liquidated damages, a sum equal to twice the actual amount owed to **WSS** by Client as of the last date of service.
12. **WSS** is an Equal Opportunity Employer. **WSS** is in compliance with the provisions of Executive Order 11246 and Executive Order 13496 (as detailed in 29 CFR Part 471, Appendix A to Subpart A.), as well as Title VII of the Civil Rights Act of 1964, the Equal Pay Act, the Age Discrimination in Employment Act, the Americans with Disabilities Act, Sections 501 and 505 of the Rehabilitation Act, Title II of the Genetic Information Nondiscrimination Act of 2008, and all other similar state and local laws. **WSS** assumes under the terms and conditions of this contract that Client similarly complies with the aforementioned laws. The provisions in C.F.R. §§60-1.4, and 60-741.4 are incorporated by reference in this contract. **This contractor and subcontractor shall abide by the requirements of 41 CFR 60-300.5(a). This regulation prohibits discrimination against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans. This contractor and subcontractor shall abide by the requirements of 41 CFR 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.**
13. This Agreement supersedes any and all prior and other Agreements, oral or written, between **WSS** and Client, and represents the entire Agreement between the parties. No other agreement or representations, oral or written, have been made by **WSS**. Any alteration, modification, or amendment of this Agreement must be in writing, containing the signature of an authorized representative of each party. The provisions contained in this Agreement that are expressly or by their nature and context intended to continue shall survive the termination of this Agreement.
14. This Agreement, any and all pricing and discounts contained herein or otherwise provided to Client by **WSS**, including any proposals or correspondence between Client and **WSS** shall be considered confidential information. Client agrees to hold such information in strict confidence and not to disclose it to any third parties.
15. It is agreed by and between the Client and **WSS** that if any terms or provisions of this Agreement shall be determined to be invalid or illegal, all the remaining items and provisions shall remain in full force and effect.

Tab 8

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: **HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of twelve (12) three (3) hour board meetings and one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



Rizzetta & Company

MJJ 051424

- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment



Rizzetta & Company

MJJ 051424

- allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

- III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.
- IV. **ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.
- V. **TERM.** The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.
- VI. **FEES AND EXPENSES; PAYMENT TERMS.**

A. FEES AND EXPENSES.



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- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.



B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. RESPONSIBILITIES.**

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District



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Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.



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- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses,



attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a



reputable insurance carrier, licensed to conduct business in the State of Florida.

- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XVI. ASSIGNMENT. Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS. District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING
THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES,
TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC**



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RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract (“**Notices**”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Hawkstone Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. 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 Contract 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 District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees 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.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between



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the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager 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 Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract 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.

- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,



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- A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period



of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISCLOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Aug 18, 2025

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees
Exhibit C – Municipal Advisor Disclaimer
Exhibit D – Public Records Request Policy
Exhibit E – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 - 4. Provide Form 1 Financial Disclosure documents for Board Members
 - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



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15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



d) Verify allowable expenses per Bond Indenture Agreements such as:

- (1) Contract Assignment
- (2) Acquisition Agreement
- (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



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- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;



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2. True-Up Analysis;

- a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
- b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

- a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;

- a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



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Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.

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EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,050.25	\$24,603
Administrative:	\$463.33	\$5,560
Accounting:	\$1,895.17	\$22,742
Financial & Revenue Collections:	\$337.33	\$4,048
Assessment Roll ⁽¹⁾		\$5,623
Continuing Disclosure:	\$583.33	\$7,000
Website Management:	\$110.00	\$1,320
Total Standard On-Going Services:	\$5,439.42	\$70,896

(1) Assessment Roll is to paid in one lump-sum upon completion.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the



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Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



EXHIBIT E
Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Hawkstone Community Development District ("**CDD**").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.


Signature of Affiant

Sworn before me on August 15, 2025


Notary Public Signature


Notary Stamp



Rizzetta & Company

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2025-10-01 - Hawkstone CDD - Contract for District Management Services (consolidated)

Final Audit Report

2025-08-18

Created:	2025-08-18
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAv110LphGkk8bReeN3QrSQZnST2hFFpGq

"2025-10-01 - Hawkstone CDD - Contract for District Management Services (consolidated)" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-18 - 5:02:18 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-18 - 5:02:26 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-18 - 5:54:46 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-18 - 5:55:13 PM GMT - Time Source: server
-  Agreement completed.
2025-08-18 - 5:55:13 PM GMT

Tab 9

MINUTES OF MEETING

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

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District was **Wednesday, July 23, 2025, at 3:30 p.m.** at the office of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

Present and constituting a quorum were:

Allison Martin	Vice Chairperson
Brandon Cash	Assistant Secretary
John Suskauer	Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager; Rizzetta & Co.
John Fowler	FSM, Rizzetta & Co.
Michael Broadus	District Counsel; Straley Robin Vericker <i>(via phone)</i>
Greg Woodcock	District Engineer, Stantec <i>(via phone)</i>
Jacob Adams	Account Manager, Advanced Aquatics

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. DeLuna called the meeting to order and performed a roll call, confirming a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience comments were heard regarding illegal dumping, non-resident pool visitors, signs, and other items.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

The landscape inspection report was included in the agenda for Board review. Mr. Fowler reviewed items needing attention.

2. Sunrise Inspection Reports

The reports were included in the agenda for Board review.

B. Aquatic Inspection Report

The report was included in the agenda. Mr. Adams reviewed the report with the Board.

C. District Counsel

Mr. Broadus had no updates and there were no questions.

D. District Engineer

1. Stormwater Pond and Structure Observation Report

Mr. Woodcock outlined this report for the Board.

2. Hawkstone CDD Proposal Summary

Advanced Aquatics was recommended as the vendor to do the weir repairs.

3. Pond Erosion Behind Horseshoe Bend

Mr. Woodcock explained the erosion and explained that some is being caused by resident's pool discharge. Mrs. Martin asked Mr. Woodcock to work with Mr. Broadus to draft a letter to the resident.

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved for District Counsel, District Engineer, District Management, Vice Chair and Staff to work outside of a meeting to draft a letter to the resident causing erosion behind Horseshoe Bend, for the Hawkstone Community Development District.

E. District Manager

Ms. DeLuna announced the next CDD meeting will be held August 20, 2025, at 3:30 p.m., at the offices of Rizzetta & Company.

1. Consideration of 2024-2025 Goals and Objectives Report

This item was tabled due to time constraints.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Wahoo Pools Tile Proposal \$3903.00

This proposal is for repairs due to vandalism at the pool.

On a Motion by Mrs. Martin seconded by Mr. Suskauer, with all in favor, the Board of Supervisors approved the Wahoo Pools tile proposal for \$3903.00, for the Hawkstone Community Development District.

B. Discussion of Landscape Cost Decrease

There were negotiations with the landscape vendor to decrease the contract to \$540,000.00.

C. Insurance Updates

1. Ratification of Settlement from Hurricane Milton

There is a refund of \$68,291.00 for damages to fencing during Hurricane Milton. This is the sum of the damage minus the \$10,000.00 deductible.

On a Motion by Mr. Cash seconded by Mr. Suskauer, with all in favor, the Board of Supervisors ratified the settlement from Hurricane Milton of \$68,291.00, for the Hawkstone Community Development District.

2. 2025-2026 Insurance Renewal

Ms. DeLuna asked for a motion to work outside of a meeting with the Chair/Vice Chair to renew insurance for the District.

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved for the Vice Chair to work with District Management outside of a meeting for renewal of insurance, for the Hawkstone Community Development District.

D. Public Hearing on Fiscal Year 2025-2026 Final Budget

On a Motion by Mrs. Martin seconded by Mr. Suskauer, with all in favor, the Board of Supervisors approved opening the public hearing for the Fiscal Year 2025-2026 final budget, for the Hawkstone Community Development District.

Ms. DeLuna reviewed the increase of assessments and the decrease in landscaping. There were no public comments.

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved closing the public hearing for the Fiscal Year 2025-2026 final budget, for the Hawkstone Community Development District.

1. Consideration of Resolution 2025-06; Adopting Fiscal Year 2025-2026 Final Budget

The Board chose the adjusted budget, taking landscaping from \$600,000 to \$540,000.

On a Motion by Mrs. Martin seconded by Mr. Suskauer, with all in favor, the Board of Supervisors approved adjusting line 71 of the budget down to the amount of \$540,000.00, for the Hawkstone Community Development District.

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved to adopt Resolution 2025-06; Adopting Fiscal Year 2025-2026 Final Budget, for the Hawkstone Community Development District.

E. Public Hearing on Fiscal Year 2025-2026 Assessments

On a Motion by Mr. Cash seconded by Mr. Suskauer, with all in favor, the Board of Supervisors approved opening the public hearing for the Fiscal Year 2025-2026 Assessments, for the Hawkstone Community Development District.

Public comments were heard on the assessments.

On a Motion by Mr. Cash seconded by Mr. Suskauer, with all in favor, the Board of Supervisors approved closing the public hearing for the Fiscal Year 2025-2026 Assessments, for the Hawkstone Community Development District.

1. Consideration of Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2025-2026

On a Motion by Mrs. Martin, seconded by Mr. Cash, with all in favor, the Board of Supervisors approved to adopt Resolution 2025-07; Levying Fiscal Year 2025-2026 Assessments, for the Hawkstone Community Development District.

F. Consideration of Resolution 2025-08; Setting the Meeting Schedule for Fiscal Year 2025-2026

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved to adopt Resolution 2025-08; Setting the Meeting Schedule for Fiscal Year 2025-2026, for the Hawkstone Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting held on May 21, 2025

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved the minutes from the regular meeting of the Board of Supervisors held on May 21, 2025, as presented, for the Hawkstone Community Development District.

On a Motion by Mrs. Martin seconded by Mr. Cash, with all in favor, the Board of Supervisors approved the minutes from the Board of Supervisors meeting held on April 16, 2025, as presented, for the Hawkstone Community Development District.

B. Ratification of Operation and Maintenance Expenditures for April, May, and June 2025

On a Motion by Mrs. Martin seconded by Mr. Suskauer, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2025 (\$205,041.06), May (\$152,744.83), and June (\$90,268.83), for the Hawkstone Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mrs. Martin, seconded by Mr. Cash, with all in favor, the Board of Supervisors adjourned the meeting at 4:50 p.m., for the Hawkstone Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 10

Hawkstone Community Development District

District Office · Riverview, Florida · (813) 533-2950
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$86,829.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100849	10559622	Monthly Lake Maintenance 07/25	\$ 4,400.00
Deputy Services	100808	062625 Noland	Off Duty Patrol 06/26/25	\$ 520.00
Deputy Services	100809	062625 Dina	Off Duty Patrol 06/26/25	\$ 390.00
Deputy Services	100810	062325 Copeland	Off Duty Patrol 06/23/25	\$ 520.00
Deputy Services	100810	062725 Copeland	Off Duty Patrol 06/27/25	\$ 520.00
Deputy Services	100811	062325 Terranova	Off Duty Patrol 06/23/25	\$ 390.00
Deputy Services	100811	062725 Terranova	Off Duty Patrol 06/27/25	\$ 390.00
Deputy Services	100812	062525 Jean-Louis	Off Duty Patrol 06/25/25	\$ 390.00
Deputy Services	100812	062525-2 Jean-Louis	Off Duty Patrol 06/25/25	\$ 520.00
Deputy Services	100813	062825 Armstrong	Off Duty Patrol 06/28/25	\$ 520.00
Deputy Services	100813	062925 Armstrong	Off Duty Patrol 06/29/25	\$ 520.00
Deputy Services	100814	062825 Aristizabel	Off Duty Patrol 06/28/25	\$ 390.00
Deputy Services	100815	062925 Santos	Off Duty Patrol 06/29/25	\$ 390.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Deputy Services	100816	062425 Rene	Off Duty Patrol 06/24/25	\$ 390.00
Deputy Services	100816	062425-2 Rene	Off Duty Patrol 06/24/25	\$ 520.00
Deputy Services	100832	063025 Noland	Off Duty Patrol 06/30/25	\$ 520.00
Deputy Services	100833	063025 Dina	Off Duty Patrol 06/30/25	\$ 390.00
Deputy Services	100833	070125 Dina	Off Duty Patrol 07/01/25	\$ 390.00
Deputy Services	100834	070525 Jordan	Off Duty Patrol 07/05/25	\$ 390.00
Deputy Services	100836	070325 St John	Off Duty Patrol 07/03/25	\$ 520.00
Deputy Services	100837	070525 Jean-Louis	Off Duty Patrol 07/05/25	\$ 520.00
Deputy Services	100838	070225 Armstrong	Off Duty Patrol 07/02/25	\$ 390.00
Deputy Services	100839	070725 Licea	Off Duty Patrol 07/07/25	\$ 520.00
Deputy Services	100840	070325 Thornsberry	Off Duty Patrol 07/03/25	\$ 390.00
Deputy Services	100841	070425 Bungarz	Off Duty Patrol 07/04/25	\$ 520.00
Deputy Services	100841	070625 Bungarz	Off Duty Patrol 07/06/25	\$ 390.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Deputy Services	100842	070225 Rene	Off Duty Patrol 07/02/25	\$ 520.00
Deputy Services	100842	070425 Rene	Off Duty Patrol 07/04/25	\$ 390.00
Deputy Services	100846	070125 Jean-Louis	Off Duty Patrol 07/01/25	\$ 520.00
Deputy Services	100850	071325 Shannon	Off Duty Patrol 07/13/25	\$ 325.00
Deputy Services	100851	071125 Jordan	Off Duty Patrol 07/11/25	\$ 520.00
Deputy Services	100854	070725 Terranova	Off Duty Patrol 07/07/25	\$ 390.00
Deputy Services	100855	070725 Armstrong	Off Duty Patrol 07/07/25	\$ 520.00
Deputy Services	100855	070825 Armstrong	Off Duty Patrol 07/08/25	\$ 390.00
Deputy Services	100855	070825-2 Armstrong	Off Duty Patrol 07/08/25	\$ 455.00
Deputy Services	100855	071125 Armstrong	Off Duty Patrol 07/11/25	\$ 390.00
Deputy Services	100855	071225 Armstrong	Off Duty Patrol 07/12/25	\$ 455.00
Deputy Services	100855	071325 Armstrong	Off Duty Patrol 07/13/25	\$ 455.00
Deputy Services	100856	070925 Bain	Off Duty Patrol 07/09/25	\$ 390.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Deputy Services	100857	071025 Andrews	Off Duty Patrol 07/10/25	\$ 520.00
Deputy Services	100857	071225 Andrews	Off Duty Patrol 07/12/25	\$ 390.00
Deputy Services	100859	071025 Ortiz	Off Duty Patrol 07/10/25	\$ 390.00
Deputy Services	100861	070925 Hunter	Off Duty Patrol 07/09/25	\$ 455.00
Deputy Services	100862	071425 Hill	Off Duty Patrol 07/14/25	\$ 455.00
Deputy Services	100863	071425 Sy	Off Duty Patrol 07/14/25	\$ 390.00
Deputy Services	100864	071625 Jordan	Off Duty Patrol 07/16/25	\$ 390.00
Deputy Services	100864	071725 Jordan	Off Duty Patrol 07/17/25	\$ 390.00
Deputy Services	100865	071525 Terranova	Off Duty Patrol 07/15/25	\$ 390.00
Deputy Services	100865	071725 Terranova	Off Duty Patrol 07/17/25	\$ 455.00
Deputy Services	100867	071525 Jean-Louis	Off Duty Patrol 07/15/25	\$ 455.00
Deputy Services	100868	071625 Armstrong	Off Duty Patrol 07/16/25	\$ 455.00
Deputy Services	100869	071825 Licea	Off Duty Patrol 07/18/25	\$ 845.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Deputy Services	100869	071925 Licea	Off Duty Patrol 07/19/25	\$ 390.00
Deputy Services	100870	071925 Bungarz	Off Duty Patrol 07/19/25	\$ 455.00
Florida Department of Revenue	20250709-1	39-8018773824-6 06/25	Sales Tax 06/25	\$ 19.40
Frontier Florida, LLC	20250711-1	813-655-1393-121720-5 07/25 ACH	Clubhouse Internet 07/25	\$ 131.73
Hidden Eyes, LLC	100852	756561	Security Monitoring 07/25	\$ 1,869.24
Hillsborough County BOCC	20250723-1	5374095230 06/25	Commercial Irrigation 06/25	\$ 494.93
Hillsborough County BOCC	20250723-2	4203404545 06/25	12905 Steed Trace Loop - Irrigation 06/25	\$ 941.45
Hillsborough County BOCC	20250723-3	0458247861 06/25	14285 Swiss Bridge Dr. Comm Irrigation 06/25	\$ 624.26
Hillsborough County BOCC	20250723-4	3625962647 06/25	Irrigation 06/25	\$ 1,622.38
Hillsborough County BOCC	20250723-5	6307231026 06/25	12580 Hawkstone Trail Blvd 06/25	\$ 1,086.45
Hillsborough County BOCC	20250723-6	8774586170 06/25	13060 Wellspring Dr - Commercial Irrigation 06/25	\$ 201.37
Hillsborough County Sheriffs Office	100853	CCI-2025-00681	Off Duty Officer Administrative Fees 06/25	\$ 1,750.83
HomeTeam Pest Defense, Inc.	100835	111281428	Pest Control 07/25	\$ 39.93

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
IPFS Corporation	100866	GAA-D60743 07/25	Insurance FY24/25 Payment #10 07/25	\$ 5,165.13
Rizzetta & Company, Inc.	100807	INV0000100467	District Management Services 07/25	\$ 5,912.74
Rizzetta & Company, Inc.	100845	INV0000100662	Mass Mailing 07/25	\$ 1,740.47
Stantec Consulting Services, Inc.	100843	2418287	Engineering Services 06/25	\$ 517.50
Straley Robin Vericker	100847	26795	General Legal Services 06/25	\$ 963.00
Sunrise Landscape	100817	11 39589	Install Sod - Pool Amenity 06/25	\$ 2,941.25
Sunrise Landscape	100817	11 39597	Irrigation Repairs 06/25	\$ 574.57
Sunrise Landscape	100858	11 39873	Monthly Landscape - Okerlund 07/25	\$ 2,246.21
Sunrise Landscape	100858	11 40751	Irrigation Repairs 06/25	\$ 226.32
Sunrise Landscape	100871	11 40743	Irrigation Repairs 06/25	\$ 286.30
TECO	20250723-7	Electric Summary 06/25	Electric Summary 06/25	\$ 15,575.01
Total Community Maintenance, LLC	100848	7892	Monthly Janitorial Services 07/25	\$ 3,392.50
Wahoo Pools Group, Inc.	100818	20250389	Monthly Pool Service 06/25	\$ 3,050.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Wahoo Pools Group, Inc.	100860	20250550	Monthly Pool Service 07/25	\$ 1,525.00
Wahoo Pools Group, Inc.	100860	20250552	Monthly Pool Service 07/25	\$ 1,525.00
Wahoo Pools Group, Inc.	100872	20250643	Repair Grout 07/25	\$ 3,903.00
Waste Management Inc. of Florida	20250711-2	0164714-2206-9	Waste Services 07/25	<u>\$ 248.58</u>
Total				<u><u>\$ 86,829.55</u></u>

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

7/1/2025
10559622
\$4,400.00

Bill To
Hawkstone CDD c/o Rizzetta and Company, Inc. 2700 S. Falkenburg Road, Suite 2745 Riverview, FL 33578

Due Date
Net 30
7/31/2025

Monthly Lake Maintenance.

4,400.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$4,400.00

Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 06/30/25

To: CDD Invoice

Received 06/30/25

From: Stephanie DeLuna

CDD: Hawkstone CDD

RE: HCSO OFF DUTY DEPUTY

Actual Start Time	Actual End Time	Assigned To Name	Hrs.	X \$65.00
6/23/2025 11:00	6/23/2025 17:00		6	\$390.00
6/23/2025 17:00	6/24/2025 1:00		8	\$520.00
6/24/2025 11:00	6/24/2025 17:00		6	\$390.00
6/24/2025 17:00	6/25/2025 1:00		8	\$520.00
6/25/2025 11:00	6/25/2025 17:00		6	\$390.00
6/25/2025 17:00	6/26/2025 1:00		8	\$520.00
6/26/2025 11:00	6/26/2025 17:00		6	\$390.00
6/26/2025 17:00	6/27/2025 1:00		8	\$520.00
6/27/2025 11:00	6/27/2025 17:00		6	\$390.00
6/27/2025 17:00	6/28/2025 1:00		8	\$520.00
6/28/2025 11:00	6/28/2025 17:00		6	\$390.00
6/28/2025 16:30	6/29/2025 0:30		8	\$520.00
6/29/2025 11:00	6/29/2025 17:00		6	\$390.00
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\$6,370.00

Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

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RE: HCSO OFF DUTY DEPUTY

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6/23/2025 11:00	6/23/2025 17:00	Terranova Hope L	6	\$390.00	
6/23/2025 17:00	6/24/2025 1:00	Copeland Cory M	8	\$520.00	
6/24/2025 11:00	6/24/2025 17:00	Rene Rooloph	6	\$390.00	
6/24/2025 17:00	6/25/2025 1:00	Rene Rooloph	8	\$520.00	
6/25/2025 11:00	6/25/2025 17:00	Jean-Louis Jimmy	6	\$390.00	
6/25/2025 17:00	6/26/2025 1:00	Jean-Louis Jimmy	8	\$520.00	
6/26/2025 11:00	6/26/2025 17:00	Dina Christopher M	6	\$390.00	
6/26/2025 17:00	6/27/2025 1:00	Noland Brian T	8	\$520.00	
6/27/2025 11:00	6/27/2025 17:00	Terranova Hope L	6	\$390.00	
6/27/2025 17:00	6/28/2025 1:00	Copeland Cory M	8	\$520.00	
6/28/2025 11:00	6/28/2025 17:00	Aristizabal Juan D	6	\$390.00	
6/28/2025 16:30	6/29/2025 0:30	Armstrong Jordan M	8	\$520.00	729 Kensington Lake Cir Brandon, FL 33511
6/29/2025 11:00	6/29/2025 17:00	Santos Manuel A	6	\$390.00	
6/29/2025 16:30	6/30/2025 0:30	Armstrong Jordan M	8	\$520.00	729 Kensington Lake Cir Brandon, FL 33511
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6/24/2025 11:00	6/24/2025 17:00		6	\$390.00
6/24/2025 17:00	6/25/2025 1:00		8	\$520.00
6/25/2025 11:00	6/25/2025 17:00		6	\$390.00
6/25/2025 17:00	6/26/2025 1:00		8	\$520.00
6/26/2025 11:00	6/26/2025 17:00		6	\$390.00
6/26/2025 17:00	6/27/2025 1:00		8	\$520.00
6/27/2025 11:00	6/27/2025 17:00		6	\$390.00
6/27/2025 17:00	6/28/2025 1:00		8	\$520.00
6/28/2025 11:00	6/28/2025 17:00		6	\$390.00
6/28/2025 16:30	6/29/2025 0:30		8	\$520.00
6/29/2025 11:00	6/29/2025 17:00		6	\$390.00
6/29/2025 16:30	6/30/2025 0:30		8	\$520.00

\$6,370.00

Hawkstone CDD

Received 06/30/25

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 06/30/25

To: CDD Invoice

From: Stephanie DeLuna

CDD: Hawkstone CDD

RE: HCSO OFF DUTY DEPUTY

Actual Start Time	Actual End Time	Assigned To Name	Hrs.	X \$65.00
6/23/2025 11:00	6/23/2025 17:00		6	\$390.00
6/23/2025 17:00	6/24/2025 1:00		8	\$520.00
6/24/2025 11:00	6/24/2025 17:00		6	\$390.00
6/24/2025 17:00	6/25/2025 1:00		8	\$520.00
6/25/2025 11:00	6/25/2025 17:00		6	\$390.00
6/25/2025 17:00	6/26/2025 1:00		8	\$520.00
6/26/2025 11:00	6/26/2025 17:00		6	\$390.00
6/26/2025 17:00	6/27/2025 1:00		8	\$520.00
6/27/2025 11:00	6/27/2025 17:00		6	\$390.00
6/27/2025 17:00	6/28/2025 1:00		8	\$520.00
6/28/2025 11:00	6/28/2025 17:00		6	\$390.00
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6/29/2025 11:00	6/29/2025 17:00		6	\$390.00
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\$6,370.00

Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Received 06/30/25

Date: 06/30/25

To: CDD Invoice

From: Stephanie DeLuna

CDD: Hawkstone CDD

RE: HCSO OFF DUTY DEPUTY

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6/29/2025 11:00	6/29/2025 17:00		6	\$390.00
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\$6,370.00

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Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Received 06/30/25

Date: 06/30/25

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CDD: Hawkstone CDD

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6/26/2025 17:00	6/27/2025 1:00		8	\$520.00
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6/29/2025 11:00	6/29/2025 17:00		6	\$390.00
6/29/2025 16:30	6/30/2025 0:30		8	\$520.00

\$6,370.00

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 07/07/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 07/07/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Received 07/07/25

Date: 07/07/25

To: CDD Invoice

From: Stephanie DeLuna

CDD: Hawkstone CDD

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/7/25

From: Stephanie DeLuna

RE: HCSO OFF DUTY DEPUTY

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

3434 Colwell Ave UNIT 200, Tampa, FL 33614

RE: HCSO OFF DUTY DEPUTY

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/21/25

To: CDD Invoice

From: Stephanie DeLuna

CDD: Hawkstone CDD

RE: HCSO OFF DUTY DEPUTY

RECEIVED
07/21/2025

Actual Start Time	Actual End Time	Assigned To	Assigned To Name	Hrs.	\$
	7/14/2025				
7/14/2025 13:00	20:00	257237		7	\$455.00
7/14/2025 20:00	7/15/2025 2:00	264036		6	\$390.00
	7/15/2025				
7/15/2025 13:00	20:00	263994		7	\$455.00
7/15/2025 20:00	7/16/2025 2:00	263156		6	\$390.00
	7/16/2025				
7/16/2025 12:45	19:45	263625		7	\$455.00
7/16/2025 20:00	7/17/2025 2:00	3670		6	\$390.00
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7/18/2025 13:00	20:00	263358		7	\$455.00
7/18/2025 20:00	7/19/2025 2:00	263358		6	\$390.00
	7/19/2025				
7/19/2025 13:00	20:00	251597		7	\$455.00
7/19/2025 20:00	7/20/2025 2:00	263358		6	\$390.00
					\$5,070.00

Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/21/25

To: CDD Invoice

From: Stephanie DeLuna

CDD: Hawkstone CDD

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Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/21/25

To: CDD Invoice

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Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/21/25

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Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/21/25

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Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/21/25

To: CDD Invoice

From: Stephanie DeLuna

CDD: Hawkstone CDD

RE: HCSO OFF DUTY DEPUTY

RECEIVED
07/21/2025

Actual Start Time	Actual End Time	Assigned To	Assigned To Name	Hrs.	\$
	7/14/2025				
7/14/2025 13:00	20:00	257237		7	\$455.00
7/14/2025 20:00	7/15/2025 2:00	264036		6	\$390.00
	7/15/2025				
7/15/2025 13:00	20:00	263994		7	\$455.00
7/15/2025 20:00	7/16/2025 2:00	263156		6	\$390.00
	7/16/2025				
7/16/2025 12:45	19:45	263625		7	\$455.00
7/16/2025 20:00	7/17/2025 2:00	3670		6	\$390.00
	7/17/2025				
7/17/2025 13:00	20:00	263156		7	\$455.00
7/17/2025 20:00	7/18/2025 2:00	3670		6	\$390.00
	7/18/2025				
7/18/2025 13:00	20:00	263358		7	\$455.00
7/18/2025 20:00	7/19/2025 2:00	263358		6	\$390.00
	7/19/2025				
7/19/2025 13:00	20:00	251597		7	\$455.00
7/19/2025 20:00	7/20/2025 2:00	263358		6	\$390.00
					\$5,070.00

Hawkstone CDD

3434 Colwell Ave UNIT 200, Tampa, FL 33614

Date: 7/21/25

To: CDD Invoice

From: Stephanie DeLuna

CDD: Hawkstone CDD

RE: HCSO OFF DUTY DEPUTY

RECEIVED
07/21/2025

Actual Start Time	Actual End Time	Assigned To	Assigned To Name	Hrs.	\$
	7/14/2025				
7/14/2025 13:00	20:00	257237		7	\$455.00
7/14/2025 20:00	7/15/2025 2:00	264036		6	\$390.00
	7/15/2025				
7/15/2025 13:00	20:00	263994		7	\$455.00
7/15/2025 20:00	7/16/2025 2:00	263156		6	\$390.00
	7/16/2025				
7/16/2025 12:45	19:45	263625		7	\$455.00
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7/17/2025 13:00	20:00	263156		7	\$455.00
7/17/2025 20:00	7/18/2025 2:00	3670		6	\$390.00
	7/18/2025				
7/18/2025 13:00	20:00	263358		7	\$455.00
7/18/2025 20:00	7/19/2025 2:00	263358		6	\$390.00
	7/19/2025				
7/19/2025 13:00	20:00	251597		7	\$455.00
7/19/2025 20:00	7/20/2025 2:00	263358		6	\$390.00
					\$5,070.00



Sales and Use Tax Return

DR-15
R. 01/20
Rule 12A-1.097, F.A.C.
Effective 01/20
Page 1 of 2

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales and Use Tax Returns* (Form DR-15N), incorporated by reference in Rule 12A-1.097, F.A.C., before you complete this return. Instructions are posted at floridarevenue.com/forms.

Certificate Number: 39-8018773824-6 Sales and Use Tax Return HD/PM Date: / / DR-15 R. 01/20

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$258.67	.	\$258.67	19.40
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Surtax Rate: 1.5 Reporting Period MAR-JUN 2025			5. Total Amount of Tax Due	19.40
			6. Less Lawful Deductions	.
			7. Net Tax Due	19.40
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	19.40
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	0.00

Name Address City/St ZIP Hawkstone Community Development District
3434 Colwell Ave., Ste 200
Tampa, FL 33614

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: 07/20/25
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

Certificate Number: 39-8017923158-4 Sales and Use Tax Return HD/PM Date: / / DR-15 R. 01/20

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity		.		
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →		.	.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Surtax Rate: Reporting Period			5. Total Amount of Tax Due	
			6. Less Lawful Deductions	.
			7. Net Tax Due	
			8. Less Est Tax Pd / DOR Cr Memo	.
			9. Plus Est Tax Due Current Month	.
			10. Amount Due	
			11. Less Collection Allowance	E-file/E-pay Only
			12. Plus Penalty	.
			13. Plus Interest	.
			14. Amount Due with Return	

Name Address City/St ZIP Hawkstone Community Development District
3434 Colwell Ave., Ste 200
Tampa, FL 33614

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due:
Late After:

9100 0 20229999 0001003031 4 4999999999 0000 5

File and Pay Online to Receive a Collection Allowance. When you electronically file your tax return and pay timely, you are entitled to deduct a collection allowance of 2.5% (.025) of the first \$1,200 of tax due, not to exceed \$30. To pay timely, you must initiate payment and receive a confirmation number, no later than 5:00 p.m. ET on the business day prior to the 20th. More information on filing and paying electronically, including a *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659), is available at floridarevenue.com.

Due Dates. Returns and payments are **due on the 1st and late after the 20th day of the month** following each reporting period.

A return must be filed for each reporting period, even if no tax is due. If the 20th falls on a Saturday, Sunday, or a state or federal holiday, returns are timely if postmarked or hand delivered on the first business day following the 20th.

Penalty. If you file your return or pay tax late, a late penalty of 10% of the amount of tax owed, but not less than \$50, may be charged. The \$50 minimum penalty applies even if no tax is due. A floating rate of interest also applies to late payments and underpayments of tax.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

		Tiffany Judd		
_____ Signature of Taxpayer	_____ Date	_____ Signature of Preparer	_____ Date	
(_____) _____ Telephone Number		(_____) 813-793-8806 Telephone Number		

Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	_____
15(b).	Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	_____
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	_____
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	3.88
16.	Hope Scholarship Credits (included in Line 6)	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	_____
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	_____
19.	Taxable Sales from Amusement Machines (included in Line A)	19.	_____
20.	Rural or Urban High Crime Area Job Tax Credits	20.	_____
21.	Other Authorized Credits	21.	_____

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

_____ Signature of Taxpayer	_____ Date	_____ Signature of Preparer	_____ Date
(_____) _____ Telephone Number		(_____) _____ Telephone Number	

Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	_____
15(b).	Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	_____
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	_____
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	_____
16.	Hope Scholarship Credits (included in Line 6)	16.	_____
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	_____
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	_____
19.	Taxable Sales from Amusement Machines (included in Line A)	19.	_____
20.	Rural or Urban High Crime Area Job Tax Credits	20.	_____
21.	Other Authorized Credits	21.	_____



HAWKSTONE COMMUNITY Account Number:
813-655-1393-121720-5
 PIN:

Billing Date:
Jun 17, 2025
 Billing Period:
Jun 17 - Jul 16, 2025

Hi HAWKSTONE COMMUNITY,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$131.63
Payment received by Jun 17, thank you	-\$131.63

Service summary

	Previous month	Current month
Bundle	\$130.98	\$130.98
Taxes and Fees	\$0.65	↑\$0.75
Total services	\$131.63	\$131.73
Total balance		\$131.73

Total balance

\$131.73

Auto Pay is scheduled
Jul 11



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
 Eagan, MN 55121-2879

6790 0107 NO RP 17 06182025 NNNNNNNN 01 992649

HAWKSTONE COMMUNITY
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

3730008136551393121720000000000000000000131735



HAWKSTONE COMMUNITY Account Number:
813-655-1393-121720-5
 PIN:

Billing Date:
Jun 17, 2025
 Billing Period:
Jun 17 – Jul 16, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

06.17-07.16	FiberOptic Internet 100 Static IP	\$100.98
	Valued Customer Fiber 500 Upgrade	\$0.00
	5 Usable Static IP Addresses	\$30.00
Bundle Total		\$130.98



Taxes and Fees

	FL State Sales Tax	\$0.60
	County Sales Tax	\$0.15
	State Taxes	\$0.75
Taxes and Fees Total		\$0.75

Total current month charges **\$131.73**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase by \$5.00 per month, per line. Questions? Please contact customer service.



LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



HAWKSTONE COMMUNITY

Account Number:
813-655-1393-121720-5

PIN:

Billing Date:
Jun 17, 2025
Billing Period:
Jun 17 - Jul 16, 2025



Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-7066

RECEIVED
 JUN 30 2025
 BY:

Invoice	
Invoice Number 756561	Date 06/02/2025
Customer Number 400487	Due Date 07/01/2025

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Hawkstone CDD	400487		756561	07/01/2025
Quantity	Description		Rate	Amount
<i>Hawkstone CDD, Amenity, Hawkstone Trail Blvd, Lithia, FL</i>				
1.00	Data Management 07/01/2025 - 07/31/2025		275.63	275.63
1.00	Active Video Monitoring 07/01/2025 - 07/31/2025		523.69	523.69
1.00	Service & Maintenance 07/01/2025 - 07/31/2025		301.37	301.37
<i>Hawkstone CDD, Phase 2 Amenity, Hawkstone Trail Blvd, Lithia, FL</i>				
1.00	Passive Standard Camera 07/01/2025 - 07/31/2025		82.68	82.68
1.00	Active Video Monitoring 07/01/2025 - 07/31/2025		413.49	413.49
1.00	Service & Maintenance 07/01/2025 - 07/31/2025		272.38	272.38
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$1,869.24

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-7066
 Email: ar@enverasystems.com
 Service: (941) 952-3719

Date	Invoice #	Description	Amount	Balance Due
06/02/2025	756561	Monitoring Services	\$1,869.24	\$1,869.24

Envera
 8281 Blaikie Court
 Sarasota, FL 34240
 (941) 556-7066

Return Service Requested

Invoice	
Invoice Number 756561	Date 06/02/2025
Customer Number 400487	Due Date 07/01/2025

Net Due: \$1,869.24

Amount Enclosed: _____

HAWKSTONE CDD
 C/O RIZZETTA & CO
 3434 COLWELL AVE STE 200
 TAMPA, FL 33614-8390

9462

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	5374095230	07/11/2025	08/01/2025

Summary of Account Charges

Previous Balance	\$656.50
Net Payments - Thank You	\$-656.50
Total Account Charges	\$494.93
AMOUNT DUE	\$494.93

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5374095230



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HAWKSTONE CDD
C/O RIZETTA & COMPANY
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

918 8

DUE DATE	08/01/2025
AMOUNT DUE	\$494.93
AMOUNT PAID	



0053740952303 00000494930



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	5374095230	07/11/2025	08/01/2025

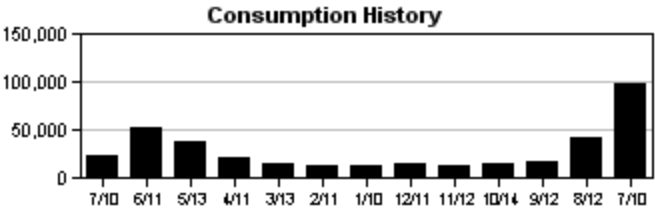
Service Address: 15009 STERLING SPUR AVE COMMERCIAL IRRIGATION

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703092880	06/11/2025	357807	07/10/2025	381378	23571 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$71.18
Water Base Charge	\$70.86
Water Usage Charge	\$24.28
Total Service Address Charges	\$172.35



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	5374095230	07/11/2025	08/01/2025

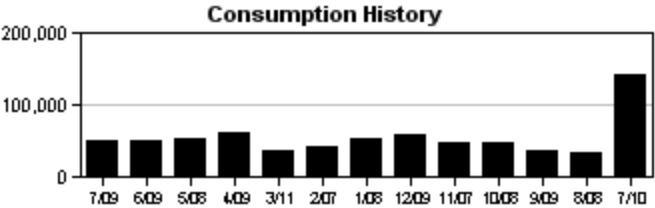
Service Address: 12919 WELLSPRING DR COMMERCIAL IRRIGATION

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
20771718	06/09/2025	1786195	07/09/2025	1836378	50183 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$151.55
Water Base Charge	\$80.50
Water Usage Charge	\$84.50
Total Service Address Charges	\$322.58





Hillsborough
County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	07/11/2025	08/01/2025

Summary of Account Charges

Previous Balance	\$1,159.22
Net Payments - Thank You	\$-1,159.22
Total Account Charges	\$941.45
AMOUNT DUE	\$941.45

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 4203404545



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HAWKSTONE CDD
C/O RIZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

124 8

DUE DATE	08/01/2025
AMOUNT DUE	\$941.45
AMOUNT PAID	



0042034045452 00000941450



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	07/11/2025	08/01/2025

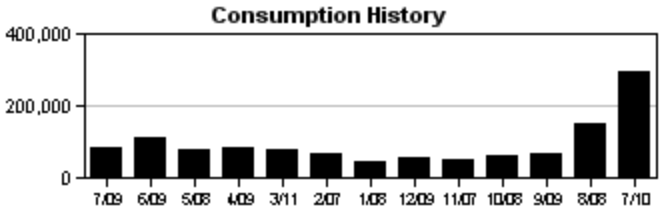
Service Address: 12905 STEED TRACE LOOP COMMERCIAL IRRIGATION

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
56710735A	06/09/2025	2791028	07/09/2025	2874134	83106 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$250.98
Water Base Charge	\$79.88
Water Usage Charge	\$178.80
Total Service Address Charges	\$515.69



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	07/11/2025	08/01/2025

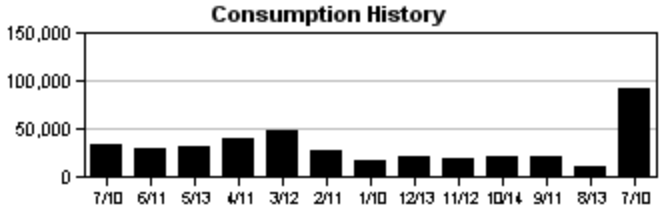
Service Address: 12807 HALTER STEER RD COMMERCIAL IRRIGATION

S-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703083846	06/11/2025	674362	07/10/2025	707108	32746 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$98.89
Water Base Charge	\$58.34
Water Usage Charge	\$50.92
Total Service Address Charges	\$214.18





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	07/11/2025	08/01/2025

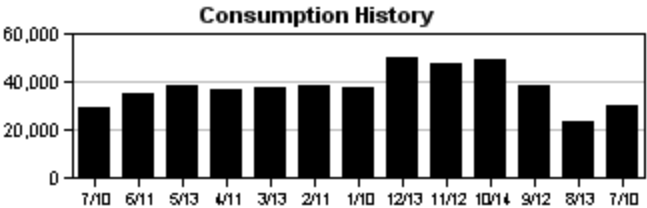
Service Address: 12893 HALTER STEER RD COMMERCIAL IRRIGATION

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703050024	06/11/2025	652521	07/10/2025	681346	28825 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$87.05
Water Base Charge	\$58.84
Water Usage Charge	\$39.39
Total Service Address Charges	\$191.31



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	07/11/2025	08/01/2025

Service Address: 14684 HORSE TROT RD COMMERCIAL IRRIGATION

S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703080630	06/11/2025	210319	07/10/2025	210744	425 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$1.28
Water Base Charge	\$12.52
Water Usage Charge	\$0.44
Total Service Address Charges	\$20.27





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT	0458247861	07/11/2025	08/01/2025

Service Address: 14285 SWISS BRIDGE DR COMMERCIAL IRRIGATION

S-Page 1 of 1

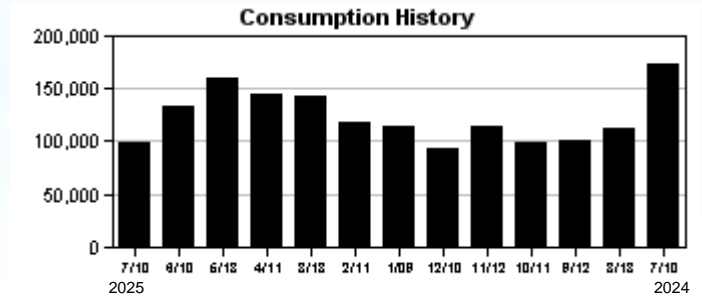
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702838756	06/10/2025	2909620	07/10/2025	3008612	98992 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$298.96
Water Base Charge	\$135.97
Water Usage Charge	\$183.30

Summary of Account Charges

Previous Balance	\$830.03
Net Payments - Thank You	\$-830.03
Total Account Charges	\$624.26
AMOUNT DUE	\$624.26



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **0458247861**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HAWKSTONE CDD
C/O RIZETTA & COMPANY
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

298 8

DUE DATE	08/01/2025
AMOUNT DUE	\$624.26
AMOUNT PAID	



0004582478618 00000624262



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	3625962647	07/11/2025	08/01/2025

Summary of Account Charges

Previous Balance	\$2,379.08
Net Payments - Thank You	\$-2,379.08
Total Account Charges	\$1,622.38
AMOUNT DUE	\$1,622.38

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3625962647



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HAWKSTONE CDD
C/O RIZETTA & COMPANY
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

2.291 8

DUE DATE	08/01/2025
AMOUNT DUE	\$1,622.38
AMOUNT PAID	



0036259626475 00001622380



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	3625962647	07/11/2025	08/01/2025

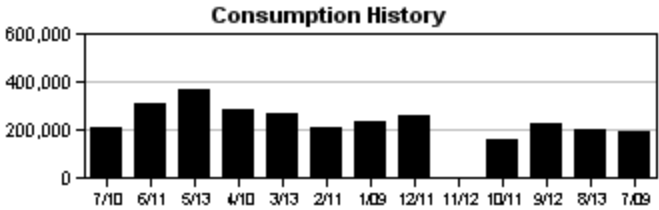
Service Address: 13084 HAWKSTONE TRAIL BLVD COMMERCIAL IRRIGATION

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703078372	06/11/2025	4795212	07/10/2025	5004697	209485 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$632.64
Water Base Charge	\$222.36
Water Usage Charge	\$435.41
Total Service Address Charges	\$1,296.44



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	3625962647	07/11/2025	08/01/2025

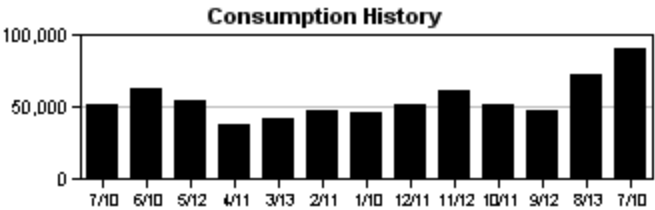
Service Address: 14651 SWISS BRIDGE DR COMMERCIAL IRRIGATION

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703090182	06/10/2025	1136303	07/10/2025	1187819	51516 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$155.58
Water Base Charge	\$40.19
Water Usage Charge	\$124.14
Total Service Address Charges	\$325.94





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT	6307231026	07/11/2025	08/01/2025

Service Address: 12580 HAWKSTONE TRAIL BLVD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61133282	06/09/2025	13705	07/09/2025	14448	74300 GAL	ACTUAL	WATER

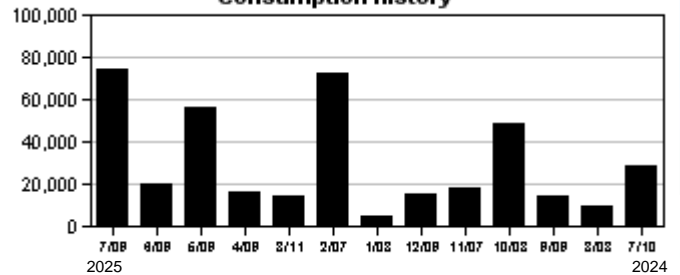
Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$224.39
Water Base Charge	\$41.69
Water Usage Charge	\$228.70
Sewer Base Charge	\$101.20
Sewer Usage Charge	\$484.44

Summary of Account Charges

Previous Balance	\$363.95
Net Payments - Thank You	\$-363.95
Total Account Charges	\$1,086.45
AMOUNT DUE	\$1,086.45

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6307231026



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HAWKSTONE CDD
C/O RIZETTA & COMPANY
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

1,519 8

DUE DATE	08/01/2025
AMOUNT DUE	\$1,086.45
AMOUNT PAID	



0063072310269 00001086453



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	8774586170	07/11/2025	08/01/2025

Service Address: 13060 WELLSRING DR COMMERCIAL IRRIGATION

S-Page 1 of 1

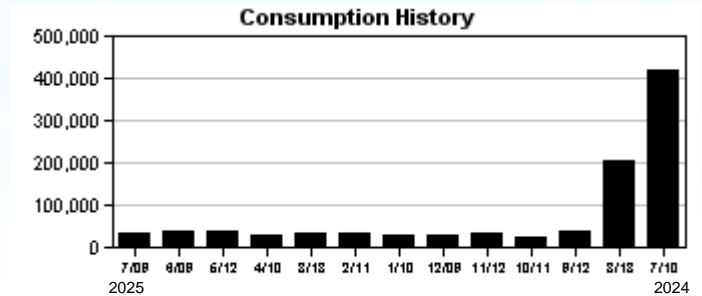
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703065486	06/09/2025	1308691	07/09/2025	1340476	31785 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$95.99
Water Base Charge	\$25.79
Water Usage Charge	\$73.56

Summary of Account Charges

Previous Balance	\$258.53
Net Payments - Thank You	\$-258.53
Total Account Charges	\$201.37
AMOUNT DUE	\$201.37



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8774586170



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HAWKSTONE CDD
C/O RIZETTA & COMPANY
3434 COLWELL AVE SUITE 200
TAMPA FL 33614-8390

670 8

DUE DATE	08/01/2025
AMOUNT DUE	\$201.37
AMOUNT PAID	



0087745861705 00000201376

accountsreceivable@hcsotampa.fl.us
https://www.teamhcsotampa.com/
(813) 247-8000



JUL 14 2025

Date	Consolidated Invoice Number
07/09/2025	CCI-2025-00681
Payment Terms	Due Date
Net 30	08/08/2025
Customer ID	
CID-300078	

BILL TO

Hawkstone CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
United States of America

Remit-To
Hillsborough County Sheriff's Office 2008 East 8th Avenue Tampa, FL 33605 United States of America

Page 1 of 2

Net Amount	1,750.83
Tax	0.00
Total Amount	USD 1,750.83

Credit Card Type (please ☐ check one) **VISA**

☐ **MasterCard** ☐ **American Express** ☐ **Discover**

Credit Card Number _____ **Expiration Date (MM/YY)** _____

CSV Number _____

Card Holder Name (please print) _____ **Signature** _____

Invoice #	Invoice Date	PO #	Memo	Net Amount	Tax	Amount Due
CI-2025-22453	06/30/2025		0725-536763	24.25	0.00	24.25
CI-2025-22454	06/30/2025		0725-536764	32.25	0.00	32.25
CI-2025-22455	06/30/2025		0725-536765	26.00	0.00	26.00
CI-2025-22456	06/30/2025		0725-536766	32.00	0.00	32.00
CI-2025-22457	06/30/2025		0725-536768	32.75	0.00	32.75
CI-2025-22458	06/30/2025		0725-536772	24.00	0.00	24.00
CI-2025-22459	06/30/2025		0725-536774	32.00	0.00	32.00
CI-2025-22460	06/30/2025		0725-536775	24.75	0.00	24.75
CI-2025-22461	06/30/2025		0725-536778	32.50	0.00	32.50
CI-2025-22729	06/30/2025		0725-537553	29.00	0.00	29.00
CI-2025-22730	06/30/2025		0725-537554	32.25	0.00	32.25
CI-2025-22731	06/30/2025		0725-537555	26.50	0.00	26.50
CI-2025-22732	06/30/2025		0725-537556	32.25	0.00	32.25
CI-2025-22733	06/30/2025		0725-537557	34.50	0.00	34.50
CI-2025-22734	06/30/2025		0725-537558	24.00	0.00	24.00
CI-2025-22735	06/30/2025		0725-537560	24.25	0.00	24.25
CI-2025-22736	06/30/2025		0725-537561	34.00	0.00	34.00
CI-2025-22738	06/30/2025		0725-537609	25.00	0.00	25.00
CI-2025-22739	06/30/2025		0725-537610	34.25	0.00	34.25
CI-2025-22740	06/30/2025		0725-537611	24.75	0.00	24.75
CI-2025-22741	06/30/2025		0725-537612	27.50	0.00	27.50
CI-2025-22742	06/30/2025		0725-537613	35.75	0.00	35.75
CI-2025-22743	06/30/2025		0725-537614	24.50	0.00	24.50
CI-2025-22744	06/30/2025		0725-537615	34.50	0.00	34.50
CI-2025-22745	06/30/2025		0725-537616	30.33	0.00	30.33
CI-2025-22746	06/30/2025		0725-537617	32.00	0.00	32.00
CI-2025-22747	06/30/2025		0725-537618	24.50	0.00	24.50
CI-2025-22748	06/30/2025		0725-537619	26.50	0.00	26.50
CI-2025-22749	06/30/2025		0725-537620	34.25	0.00	34.25
CI-2025-22750	06/30/2025		0725-537621	24.25	0.00	24.25
CI-2025-22751	06/30/2025		0725-537622	32.00	0.00	32.00
CI-2025-22752	06/30/2025		0725-537623	24.00	0.00	24.00
CI-2025-22753	06/30/2025		0725-537624	34.00	0.00	34.00
CI-2025-22754	06/30/2025		0725-537625	26.50	0.00	26.50
CI-2025-22755	06/30/2025		0725-537626	37.00	0.00	37.00
CI-2025-22756	06/30/2025		0725-537627	29.00	0.00	29.00
CI-2025-22757	06/30/2025		0725-537628	34.75	0.00	34.75
CI-2025-22773	06/30/2025		0725-537737	25.00	0.00	25.00
CI-2025-22774	06/30/2025		0725-537738	32.00	0.00	32.00
CI-2025-22775	06/30/2025		0725-537739	31.00	0.00	31.00
CI-2025-22776	06/30/2025		0725-537740	32.00	0.00	32.00
CI-2025-22911	06/30/2025		0725-538316	25.25	0.00	25.25
CI-2025-22912	06/30/2025		0725-538317	32.00	0.00	32.00
CI-2025-22913	06/30/2025		0725-538318	25.75	0.00	25.75
CI-2025-22914	06/30/2025		0725-538319	32.00	0.00	32.00
CI-2025-22915	06/30/2025		0725-538320	27.75	0.00	27.75
CI-2025-22916	06/30/2025		0725-538321	32.00	0.00	32.00
CI-2025-22919	06/30/2025		0725-538324	28.50	0.00	28.50
CI-2025-22920	06/30/2025		0725-538325	32.00	0.00	32.00
CI-2025-22921	06/30/2025		0725-538326	24.00	0.00	24.00
CI-2025-22922	06/30/2025		0725-538327	32.00	0.00	32.00
CI-2025-22923	06/30/2025		0725-538328	24.50	0.00	24.50
CI-2025-22924	06/30/2025		0725-538329	34.50	0.00	34.50
CI-2025-22925	06/30/2025		0725-538330	30.00	0.00	30.00
CI-2025-22926	06/30/2025		0725-538331	33.75	0.00	33.75
CI-2025-22927	06/30/2025		0725-538332	28.50	0.00	28.50
CI-2025-22928	06/30/2025		0725-538333	32.00	0.00	32.00
CI-2025-22929	06/30/2025		0725-538334	30.00	0.00	30.00
CI-2025-22930	06/30/2025		0725-538338	33.75	0.00	33.75

HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Service Slip / Invoice

INVOICE: 111281428
DATE: 07/07/25
ORDER:

Bill-To: [3185058]
Hawkstone CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

Work Location: [3185058] 813-533-2950
Hawkstone
Amenity Center
12580 Hawkstone Trail Blvd
Lithia, FL 33547

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
07/07/25			DMCOUNTRYM		
Purchase Order		Terms	Last Service	Map Code	Sub/Dev
		DUE UPON RECEIPT	05/14/25	N/A	HAWKSTONE
					Time Out

Service		Description	Amount
TBSMAA		Sentricon Monitoring AA	\$39.93

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

X _____
CUSTOMER SIGNATURE

PLEASE PAY FROM THIS INVOICE

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
07/14/25	GAA-D60743	08/01/25

RECEIVED
JUL 21 2025

BY:

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

316727 0.4800 0715 5002 16083 1/1 BIN:0



HAWKSTONE CDD
RIZZETTA & COMPANY
3434 COLWELL AVE, STE. 200
TAMPA, FL 33614-8390

CURRENT BALANCE	PAYMENT DUE
\$10,330.26	\$5,165.13

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.
First time users please use access code **L99J48AEW** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

HAWKSTONE CDD
RIZZETTA & COMPANY
3434 COLWELL AVE, STE. 200
TAMPA, FL 33614-8390

For any overnight or priority delivery,
please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
10	GAA-D60743	08/01/25

PAYMENT DUE: \$5,165.13
OUTSTANDING FEES DUE: \$0.00
PAST DUE AMOUNT: \$0.00

PAYMENT DUE: **\$5,165.13**

IF RECEIVED AFTER 08/06/25
5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$258.26
PLEASE PAY THIS AMOUNT **\$5,423.39**

GAA0D607433 00005423396

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/2/2025	INV0000100467

Bill To:

Hawkstone CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00263

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
7/11/2025	INV0000100662

Bill To:

Hawkstone CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00263

[illegible]



INVOICE

Invoice Number	2418287
Invoice Date	July 1, 2025
Customer Number	1474097
Project Number	238202180

Bill To

Hawkstone Community Development District
Accounts Payable
3434 Colwell Avenue Suite 200
Tampa FL 33614
US

Please Remit To

Stantec Consulting Services Inc. (SCSI)
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$517.50

For Period Ending:

June 27, 2025

Net Due in 30 Days or in accordance with terms of the contract

INVOICE

Invoice Number2418287

Project Number238202180

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 07				
Dabash, Sama	2025-06-03	0.50	167.00	83.50
		0.50		83.50
Level 12				
Woodcock, Gregory (Greg)	2025-06-05	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2025-06-11	1.00	217.00	217.00
		2.00		434.00
Professional Services Subtotal		2.50		517.50

Top Task 2025 Total

517.50

Total Fees & Disbursements

\$517.50

INVOICE TOTAL (USD)

517.50

Billing Backup - Roster

Date	Project	Task	Expnd Type		Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-06-03	238202180	2025	Direct - Regular		DABASH, SAMA	0.50	167.00	83.50	PROJECT SETUP UPDATE
2025-06-05	238202180	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW PLANS AND REPORT RELATED TO LOCATION 5/POND 17 ON POND MAP.
2025-06-11	238202180	2025	Direct - Regular		WOODCOCK, GREGORY (GREG)	1.00	217.00	217.00	REVIEW CULVERT BEHIND 12426 HORSESHOE BEND AND VERIFY IT IS IN OUR REPORT. SEND EMAIL TO STEPHANIE CONFIRMING. PREPARE PROPOSAL SUMMARY FOR PROPOSALS RECEIVED.
Total Labor:						2.50		\$517.50	
Total Project 238202180						2.50		\$517.50	

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Hawkstone CDD
c/o Rizzetta and Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

July 09, 2025

Client: 001526

Matter: 000001

Invoice #: 26795

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/5/2025	MB	REVIEW PUBLICATION AD, ASSESSEMENT INCREASE LETTER AND RESOLUTIONS ADOPTING FINAL BUDGET AND ASSESSMENTS FOR FISCAL YEAR 2026.	0.6	\$201.00
6/6/2025	MS	REVISE, FINALIZE AND TRANSMIT MAILED NOTICE LETTER, PUBLICATION ADS, AND RESOLUTIONS WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.3	\$58.50
6/18/2025	MB	CONFERENCE CALL WITH DISTRICT MANAGER REGARDING DISTRICT LANDSCAPE CONTRACT; REVIEW EMAILS REGARDING DISTRICT LANDSCAPE CONTRACT.	0.4	\$134.00
6/27/2025	KCH	PREPARE FOR AND CONDUCT ETHICS TRAINING IN PERSON.	1.3	\$435.50
6/27/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT VICE CHAIR REGARDING FORM 1 COMPLETION.	0.4	\$134.00
Total Professional Services			3.0	\$963.00

July 09, 2025
Client: 001526
Matter: 000001
Invoice #: 26795

Page: 2

Total Services	\$963.00	
Total Disbursements	\$0.00	
Total Current Charges		\$963.00
Previous Balance		\$2,902.00
Less Payments		(\$2,902.00)
PAY THIS AMOUNT		\$963.00

Please Include Invoice Number on all Correspondence



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To

Hawkstone CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Invoice 11 39589

PO#	Date
	06/23/2025
Sales Rep	Terms
Jessi Milch	Net 30

Property Address

Hawkstone CDD
12620 Boyette
Riverview, FL 33579

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

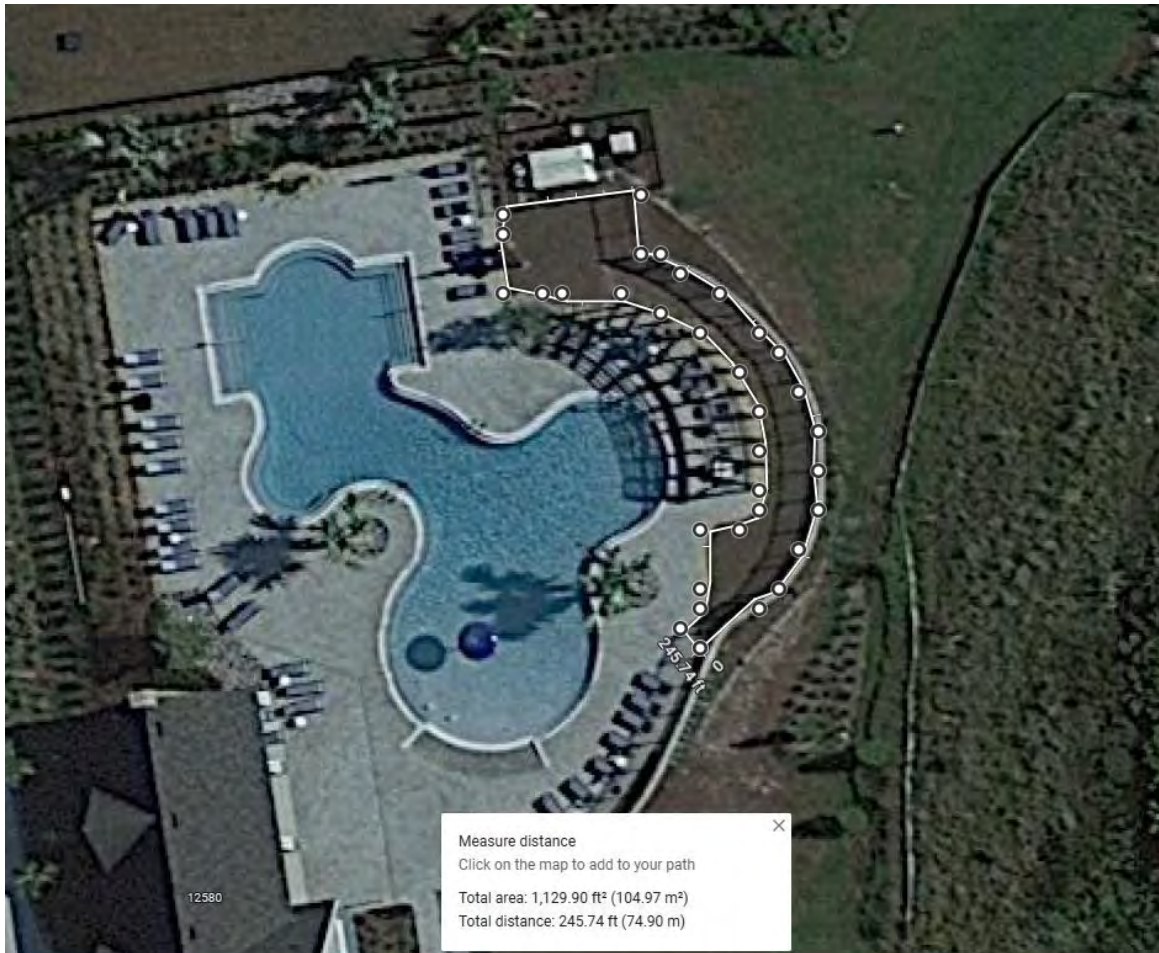
#22333 - 22333 - Bahia at Pool Amenity

Purpose: Sunrise to provide pricing to replace the Bahia sod behind the pool (see map below).

Process: Sunrise to remove the existing sod, (disposing off-site) and replace with +/- 1,130 sq ft of Bahia sod.

Result: Improved landscape and erosion control for this high-visibility area at the Amenity Center.

Proposal Pricing is valid for 30 days from the proposal date.



EM - Installation - 06/13/2025

\$2,941.25

Total	\$2,941.25
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$2,941.25

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$45,191.25	\$0.00	\$0.00	\$7,200.28	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To

Hawkstone - Okerlund
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Invoice 11 39597

PO#	Date
	06/23/2025
Sales Rep	Terms
Jessi Milch	Net 30

Property Address

Hawkstone - Okerlund
Woodland Spur Dr
Lithia, FL 33547

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

#24444 - 24444 - Zone 32 Okerlund (Decoder, Solenoid) From May Irrigation
Inspection

Irrigation Proposal May 2025 - Okerlund @ Hawkstone CDD: Issue 4408 WO 24444

Zone 32: Valve not operating, decoder damaged and has a bad solenoid. Drip Zone issue.

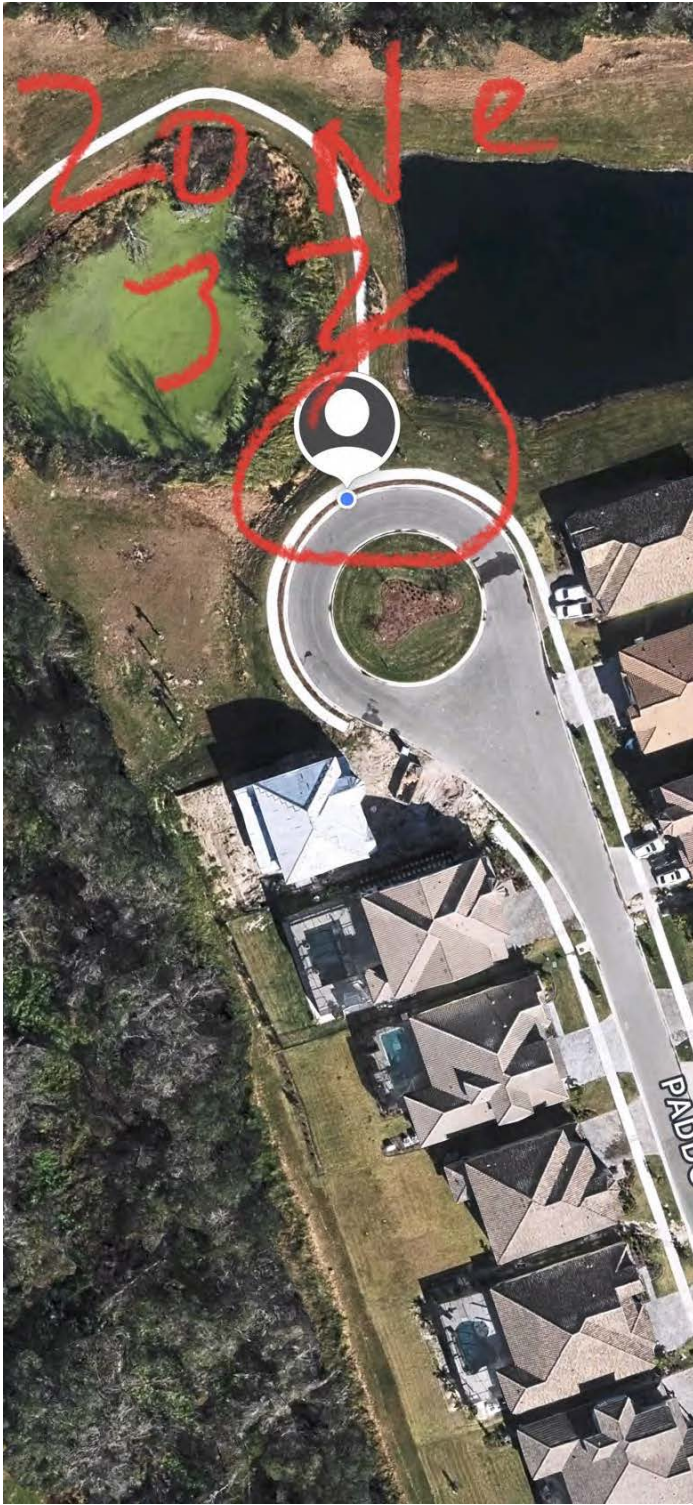
Location: Paddock Wood Pl, roundabout and Lake.

Materials

- (1) Decoder Hunter ICD 100
- (1) Solenoid Hunter, 24v
- (8) DBRY Connector
- (8) Wire connectors

Proposal Pricing is valid for 30 days from the proposal date.

In the event there is/are unforeseen incidents impacting the allocated time within the proposal to perform the included repairs, work would stop. Pictures with a description and a phone call would be sent to discuss and review appropriate next steps that could potentially include a revised quote.



Irrigation Repairs - 06/14/2025

\$574.57

Total	\$574.57
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$574.57

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$574.57	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 11 39873

PO#	Date
	07/01/2025
Sales Rep	Terms
Jessi Milch	Net 30

Bill To
Hawkstone - Okerlund 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Hawkstone - Okerlund Woodland Spur Dr Lithia, FL 33547

Item	Qty / UOM	Rate	Ext. Price	Amount
#20411 - Landscape Maintenance Agreement - Hawkstone Okerlund July 2025				\$2,246.21

Zone one replaced worn out 6 inch Hunter spray zone eight repaired drip line looked like a squirrel Chew on it zone 18 replaced two leaking 6 inch sprays

Total	\$2,246.21
Credits/Payments	(\$0.00)
Balance Due	\$2,246.21

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,820.78	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 11 40751

PO#	Date
	06/30/2025
Sales Rep	Terms
Tom Bryant	Net 30

Bill To
Hawkstone - Okerlund 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Hawkstone - Okerlund Woodland Spur Dr Lithia, FL 33547

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

#25324 - Irrigation Inspection Repairs - NTE 6/25

Irrigation Inspection Repairs

Zone 1 - Replace non-working solenoid

1 - Hunter Solenoid 24 V

2 - DBRY Waterproof Connectors

Zone 3 - Replace non-working solenoid

1 - Hunter Solenoid 24 V

1 - DBRY Waterproof Connector

Irrigation Repairs - 06/25/2025				\$226.32
Labor - 06/25/25	1.85 Hrs			
Irrigation Parts (Material)	4.00 Dollars			
HUNTER SOLENOID HPV-SRV (Material)	2.00 EA			
3M DBRY 6 kit 600V (Material)	2.00 EA			

Total	\$226.32
Credits/Payments	(\$0.00)
Balance Due	\$226.32

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$3,047.10	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 11 40743

PO#	Date
	06/30/2025
Sales Rep	Terms
Tom Bryant	Net 30

Bill To

Hawkstone CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Property Address

Hawkstone CDD
12620 Boyette
Riverview, FL 33579

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

#25252 - Irrigation Inspection Repairs - NTE 6/25

Irrigation Inspection Repairs

Zone 7 - Replace damaged head and two nozzles

1 - Hunter Pop Up Spray Head 6"

2 - Nozzle

Zone 17 - Replace damaged head (by vehicle) and one nozzle (near Castle Drive)

1 - Hunter Pop Up Spray Head 6"

1 - Nozzle

Zone 12 - Replace damaged tree bubbler (N. entry)

1 - Coupler 1/2"

1 - RB Tree Bubbler

Zone 18 - Drip line repair

1 - 17mm Coupler

Zone 38 - Replace two heads not turning (mechanical failure)

2 - Hunter Rotor Head w/nozzle 6"

Irrigation Repairs - 06/30/2025

\$286.30

Labor - 06/24/25	2.14 Hrs
Irrigation Parts (Material)	6.00 Dollars
6" HUNTER PRO SPRAY POP-UP NSI	2.00 EA
BLACK CAP (Material)	
RB 1400 1 GPM BUBBLER FIP (Material)	1.00 EA
6" HUNTER ROTOR PGP (Material)	2.00 EA

Total	\$286.30
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$286.30

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$87,727.55	\$0.00	\$0.00	\$7,200.28	\$0.00

Hawkstone CDD
TECO Summary
6/30/2025

Account Number	Invoice Date	Due Date	Amount	Credit	Location	GL Account
211021944320	07/17/25	08/07/25	\$ 307.43		12305 Hawkstone Trail, Well	4301
211021962439	07/17/25	08/07/25	\$ 747.48		12520 Balm Boyette Rd, Amenity	4301
211022414448	07/17/25	08/07/25	\$ 2,779.47		Hawkstone B and D Ranch, Ph 1	4307
211022977980	07/17/25	08/07/25	\$ 2,841.23		Hawkstone B and D Ranch Ph 2	4307
211026168347	07/17/25	08/07/25	\$ 308.82		Hawkstone B and D Ranch Ph 3	4307
211028401571	07/17/25	08/07/25	\$ 516.24		12580 Hawkstone Trail Blvd, Amenity	4301
211030412020	07/17/25	08/07/25	\$ 3,088.28		16401 Boyette Rd	4307
221008423602	07/17/25	08/07/25	\$ 618.01		12303 Hawkstone Trail	4301
221008881395	07/17/25	08/07/25	\$ 3,520.66		12929 HOBSON SIMMONS RD	4307
221008976765	07/17/25	08/07/25	\$ 679.42		12929 HOBSON SIMMONS RD	4307
221009033947	07/17/25	08/07/25	\$ 12.98		12861 Hawkstone Trail Blvd	4301
221009105943	07/17/25	08/07/25	\$ 20.16		14290 SWISS BRIDGE DR	4301
221009240518	07/17/25	08/07/25	\$ 134.83		12221 Cattleside Dr, Irrigation	4301
221009269947	07/17/25	08/07/25		\$ 48.30	14470 Pasture Range Ct, Entry Gate	4301

TOTAL

\$ 15,575.01

53100	4301	\$2,357.13
53100	4307	\$13,217.88
		<u><u>\$15,575.01</u></u>

Utility
Street Lighting



HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
12305 HAWKSTONE TRAIL, WELL
LITHIA, FL 33547

Statement Date: July 17, 2025

Amount Due: \$307.43

Due Date: August 07, 2025

Account #: 211021944320

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$511.89
Payment(s) Received Since Last Statement	-\$511.89
Current Month's Charges	\$307.43

Amount Due by August 07, 2025 \$307.43

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **45.61% lower** than the same period last year.

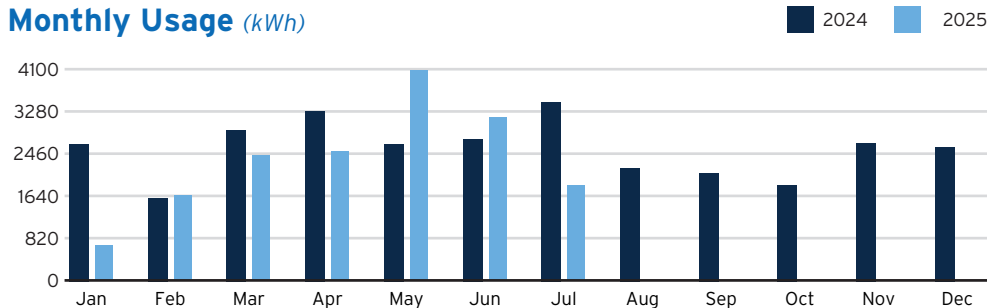


Your average daily kWh used was **41.51% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211021944320

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$307.43

Payment Amount: \$ _____

690890337854

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6908903378542110219443200000000307434



Service For:
12305 HAWKSTONE TRAIL
WELL, LITHIA, FL 33547

Account #: 211021944320
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Meter Read

Meter Location: WELL
Service Period: Jun 12, 2025 - Jul 11, 2025
Rate Schedule: General Service - Non Demand

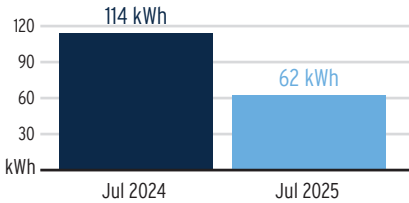
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836079	07/11/2025	92,907		91,053		1,854 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,854 kWh @ \$0.08641/kWh		\$160.20
Fuel Charge	1,854 kWh @ \$0.03391/kWh		\$62.87
Storm Protection Charge	1,854 kWh @ \$0.00577/kWh		\$10.70
Clean Energy Transition Mechanism	1,854 kWh @ \$0.00418/kWh		\$7.75
Storm Surcharge	1,854 kWh @ \$0.02121/kWh		\$39.32
Florida Gross Receipt Tax			\$7.69
Electric Service Cost			\$307.43

Total Current Month's Charges **\$307.43**

Avg kWh Used Per Day



Important Messages

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
12520 BALM BOYETTE RD, AMENITY
LITHIA, FL 33547

Statement Date: July 17, 2025

Amount Due: \$747.48

Due Date: August 07, 2025

Account #: 211021962439

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$801.93
Payment(s) Received Since Last Statement	-\$801.93
Current Month's Charges	\$747.48

Amount Due by August 07, 2025 \$747.48

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **11.25% lower** than the same period last year.

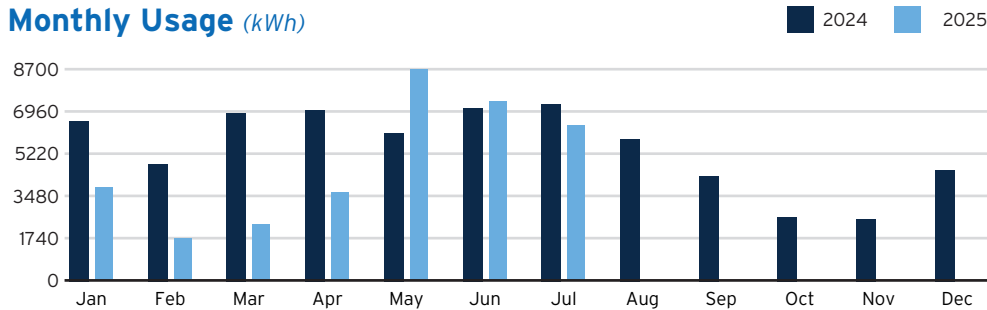


Your peak billing demand was **6.67% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211021962439

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$747.48

Payment Amount: \$ _____

690890337855

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6908903378552110219624390000000747482



Service For:
12520 BALM BOYETTE RD
AMENITY, LITHIA, FL 33547

Account #: 211021962439
Statement Date: July 17, 2025
Charges Due: August 07, 2025

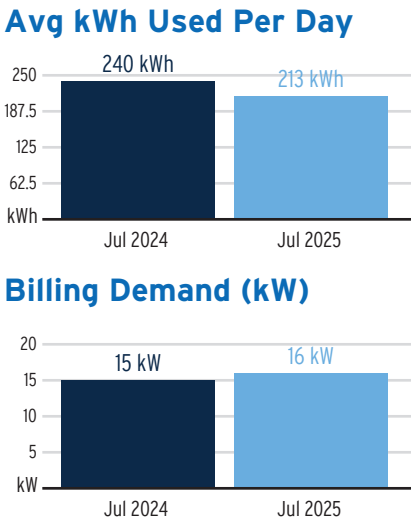
Meter Read

Meter Location: AMENITY
Service Period: Jun 12, 2025 - Jul 11, 2025
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000836081	07/11/2025	90,208		83,819		6,389 kWh	1	30 Days
1000836081	07/11/2025	15.59		0		15.59 kW	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
	Billing Demand Charge	16 kW @ \$18.07000/kW	\$289.12
	Energy Charge	6,389 kWh @ \$0.00773/kWh	\$49.39
	Fuel Charge	6,389 kWh @ \$0.03391/kWh	\$216.65
	Capacity Charge	16 kW @ \$0.30000/kW	\$4.80
	Storm Protection Charge	16 kW @ \$2.08000/kW	\$33.28
	Energy Conservation Charge	16 kW @ \$0.93000/kW	\$14.88
	Environmental Cost Recovery	6,389 kWh @ \$0.00068/kWh	\$4.34
	Clean Energy Transition Mechanism	16 kW @ \$1.15000/kW	\$18.40
	Storm Surcharge	6,389 kWh @ \$0.01035/kWh	\$66.13
	Florida Gross Receipt Tax		\$18.69
	Electric Service Cost		\$747.48



Total Current Month's Charges **\$747.48**

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Tampa, FL 33601-0111

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Phone
Toll Free: **866-689-6469**

Contact Us

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TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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Service For:
12520 BALM BOYETTE RD
AMENITY, LITHIA, FL 33547

Account #: 211021962439
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.



HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
HAWKSTONE B AND D RANCH PH 1
RIVERVIEW, FL 33579

Statement Date: July 17, 2025

Amount Due: **\$2,779.47**

Due Date: August 07, 2025

Account #: 211022414448

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$2,779.47
Payment(s) Received Since Last Statement	-\$2,779.47
Current Month's Charges	\$2,779.47

Amount Due by August 07, 2025 **\$2,779.47**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211022414448

Due Date: August 07, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$2,779.47**

Payment Amount: \$ _____

672371909623

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6723719096232110224144480000002779471




Service For:
HAWKSTONE B AND D RANCH PH 1
RIVERVIEW, FL 33579

Account #: 211022414448
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	630 kWh @ \$0.03412/kWh	\$21.50
Fixture & Maintenance Charge	45 Fixtures	\$1097.10
Lighting Pole / Wire	45 Poles	\$1626.75
Lighting Fuel Charge	630 kWh @ \$0.03363/kWh	\$21.19
Storm Protection Charge	630 kWh @ \$0.00559/kWh	\$3.52
Clean Energy Transition Mechanism	630 kWh @ \$0.00043/kWh	\$0.27
Storm Surcharge	630 kWh @ \$0.01230/kWh	\$7.75
Florida Gross Receipt Tax		\$1.39
Lighting Charges		\$2,779.47


Total Current Month's Charges **\$2,779.47**

Important Messages


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Phone
Toll Free: **866-689-6469**

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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Phone:
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Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
HAWKSTONE B AND D RANCH PH 2
RIVERVIEW, FL 33579

Statement Date: July 17, 2025

Amount Due: **\$2,841.23**

Due Date: August 07, 2025

Account #: 211022977980

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$2,841.23
Payment(s) Received Since Last Statement	-\$2,841.23

Current Month's Charges	\$2,841.23
--------------------------------	-------------------

Amount Due by August 07, 2025	\$2,841.23
--------------------------------------	-------------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211022977980

Due Date: August 07, 2025



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$2,841.23**

Payment Amount: \$ _____

695827535253

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6958275352532110229779800000002841233




Service For:
HAWKSTONE B AND D RANCH PH 2
RIVERVIEW, FL 33579

Account #: 211022977980
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	644 kWh @ \$0.03412/kWh		\$21.97
Fixture & Maintenance Charge	46 Fixtures		\$1121.48
Lighting Pole / Wire	46 Poles		\$1662.90
Lighting Fuel Charge	644 kWh @ \$0.03363/kWh		\$21.66
Storm Protection Charge	644 kWh @ \$0.00559/kWh		\$3.60
Clean Energy Transition Mechanism	644 kWh @ \$0.00043/kWh		\$0.28
Storm Surcharge	644 kWh @ \$0.01230/kWh		\$7.92
Florida Gross Receipt Tax			\$1.42
Lighting Charges			\$2,841.23

Total Current Month's Charges **\$2,841.23**

Important Messages

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
HAWKSTONE COMMUNITY DEVELOPMENT DIS
HAWKSTONE B AND D RANCH PH 3
RIVERVIEW, FL 33579

Statement Date: July 17, 2025

Amount Due: \$308.82

Due Date: August 07, 2025

Account #: 211026168347

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$308.82
Payment(s) Received Since Last Statement	-\$308.82

Current Month's Charges	\$308.82
--------------------------------	-----------------

Amount Due by August 07, 2025 \$308.82

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Account #: 211026168347

Due Date: August 07, 2025



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$308.82

Payment Amount: \$ _____

689655760823

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
HAWKSTONE COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6896557608232110261683470000000308822



Service For:
HAWKSTONE B AND D RANCH PH 3
RIVERVIEW, FL 33579

Account #: 211026168347
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	70 kWh @ \$0.03412/kWh	\$2.39
Fixture & Maintenance Charge	5 Fixtures	\$121.90
Lighting Pole / Wire	5 Poles	\$180.75
Lighting Fuel Charge	70 kWh @ \$0.03363/kWh	\$2.35
Storm Protection Charge	70 kWh @ \$0.00559/kWh	\$0.39
Clean Energy Transition Mechanism	70 kWh @ \$0.00043/kWh	\$0.03
Storm Surcharge	70 kWh @ \$0.01230/kWh	\$0.86
Florida Gross Receipt Tax		\$0.15

Lighting Charges

\$308.82

Total Current Month's Charges

\$308.82

Important Messages

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Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
12580 HAWKSTONE TRAIL BLVD, AMENITY
LITHIA, FL 33547

Statement Date: July 17, 2025

Amount Due: \$516.24

Due Date: August 07, 2025

Account #: 211028401571

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$505.90
Payment(s) Received Since Last Statement	-\$505.90
Current Month's Charges	\$516.24

Amount Due by August 07, 2025 \$516.24

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **1.9% higher** than the same period last year.

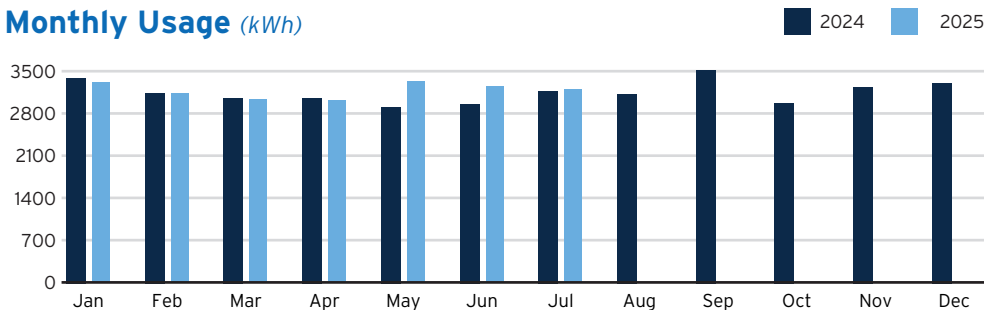


Your average daily kWh used was **.93% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211028401571

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$516.24

Payment Amount: \$ _____

602001859019

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6020018590192110284015710000000516248



Service For:
12580 HAWKSTONE TRAIL BLVD
AMENITY, LITHIA, FL 33547

Account #: 211028401571
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Meter Read

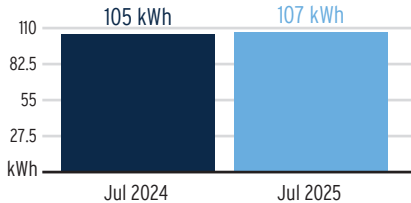
Meter Location: AMENITY CENTER
Service Period: Jun 12, 2025 - Jul 11, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000874887	07/11/2025	81,201		78,003		3,198 kWh	1	30 Days

Charge Details

<div> Electric Charges </div>			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	3,198 kWh @ \$0.08641/kWh		\$276.34
Fuel Charge	3,198 kWh @ \$0.03391/kWh		\$108.44
Storm Protection Charge	3,198 kWh @ \$0.00577/kWh		\$18.45
Clean Energy Transition Mechanism	3,198 kWh @ \$0.00418/kWh		\$13.37
Storm Surcharge	3,198 kWh @ \$0.02121/kWh		\$67.83
Florida Gross Receipt Tax			\$12.91
Electric Service Cost			\$516.24

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges
\$516.24

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 Tampa, FL 33601-0111

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Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT
DISTRICT
16401 BOYETTE RD
RIVERVIEW, FL 33547

Statement Date: July 17, 2025

Amount Due: \$3,088.28

Due Date: August 07, 2025

Account #: 211030412020

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$3,088.28
Payment(s) Received Since Last Statement	-\$3,088.28
Current Month's Charges	\$3,088.28

Amount Due by August 07, 2025 \$3,088.28

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211030412020

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,088.28

Payment Amount: \$ _____

605705515873

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6057055158732110304120200000003088286




Service For:
16401 BOYETTE RD
RIVERVIEW, FL 33547

Account #: 211030412020
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	700 kWh @ \$0.03412/kWh		\$23.88
Fixture & Maintenance Charge	50 Fixtures		\$1219.00
Lighting Pole / Wire	50 Poles		\$1807.50
Lighting Fuel Charge	700 kWh @ \$0.03363/kWh		\$23.54
Storm Protection Charge	700 kWh @ \$0.00559/kWh		\$3.91
Clean Energy Transition Mechanism	700 kWh @ \$0.00043/kWh		\$0.30
Storm Surcharge	700 kWh @ \$0.01230/kWh		\$8.61
Florida Gross Receipt Tax			\$1.54
Lighting Charges			\$3,088.28


Total Current Month's Charges **\$3,088.28**


Important Messages


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For more information about your bill and understanding your charges, please visit TampaElectric.com


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- 

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- 

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- 

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Tampa, FL 33631-3318
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- 

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 

Phone
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- All Other Correspondences:**
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Phone:
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Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
12303 HAWKSTONE TRAIL BLVD
LITHIA, FL 33547

Statement Date: July 17, 2025

Amount Due: \$618.01

Due Date: August 07, 2025

Account #: 221008423602

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due \$618.48

Payment(s) Received Since Last Statement -\$618.48

Current Month's Charges \$618.01

Amount Due by August 07, 2025 \$618.01

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **.78% lower** than the same period last year.

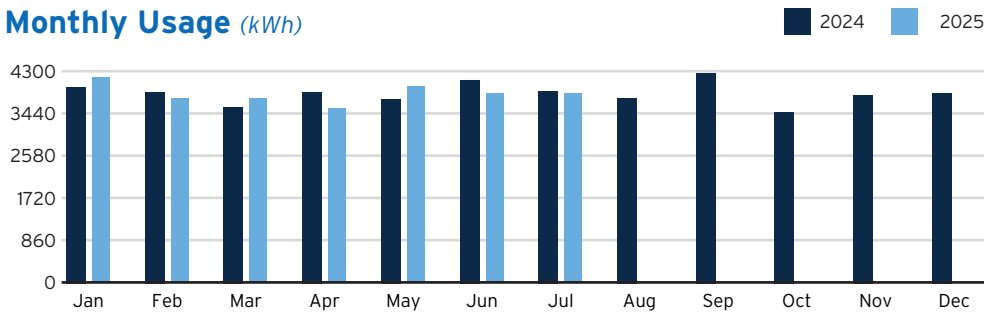


Your average daily kWh used was **.78% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008423602

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$618.01

Payment Amount: \$ _____

667433628820

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6674336288202210084236020000000618015



Service For:
12303 HAWKSTONE TRAIL BLVD
LITHIA, FL 33547

Account #: 221008423602
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Meter Read

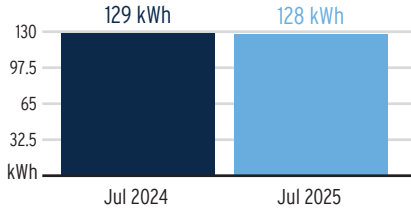
Service Period: Jun 12, 2025 - Jul 11, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000651450	07/11/2025	58,272		54,419		3,853 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	3,853 kWh @ \$0.08641/kWh		\$332.94
Fuel Charge	3,853 kWh @ \$0.03391/kWh		\$130.66
Storm Protection Charge	3,853 kWh @ \$0.00577/kWh		\$22.23
Clean Energy Transition Mechanism	3,853 kWh @ \$0.00418/kWh		\$16.11
Storm Surcharge	3,853 kWh @ \$0.02121/kWh		\$81.72
Florida Gross Receipt Tax			\$15.45
Electric Service Cost			\$618.01

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$618.01**

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Ways To Pay Your Bill

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P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
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Phone
Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
12929 HOBSON SIMMONS RD
LITHIA, FL 33547-1903

Statement Date: July 17, 2025

Amount Due: **\$3,520.66**

Due Date: August 07, 2025

Account #: 221008881395

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$3,520.66
Payment(s) Received Since Last Statement	-\$3,520.66
Current Month's Charges	\$3,520.66

Amount Due by August 07, 2025 **\$3,520.66**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008881395

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$3,520.66**

Payment Amount: \$ _____

668668204349

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6686682043492210088813950000003520661



Service For:
12929 HOBSON SIMMONS RD
LITHIA, FL 33547-1903

Account #: 221008881395
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	798 kWh @ \$0.03412/kWh	\$27.23
Fixture & Maintenance Charge	57 Fixtures	\$1389.66
Lighting Pole / Wire	57 Poles	\$2060.55
Lighting Fuel Charge	798 kWh @ \$0.03363/kWh	\$26.84
Storm Protection Charge	798 kWh @ \$0.00559/kWh	\$4.46
Clean Energy Transition Mechanism	798 kWh @ \$0.00043/kWh	\$0.34
Storm Surcharge	798 kWh @ \$0.01230/kWh	\$9.82
Florida Gross Receipt Tax		\$1.76

Lighting Charges **\$3,520.66**

Total Current Month's Charges

\$3,520.66

Important Messages

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
12929 HOBSON SIMMONS RD
LITHIA, FL 33547-1903

Statement Date: July 17, 2025

Amount Due: \$679.42

Due Date: August 07, 2025

Account #: 221008976765

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$679.42
Payment(s) Received Since Last Statement	-\$679.42

Current Month's Charges	\$679.42
--------------------------------	-----------------

Amount Due by August 07, 2025 \$679.42

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008976765

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$679.42

Payment Amount: \$ _____

668668204350

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6686682043502210089767650000000679427




Service For:
12929 HOBSON SIMMONS RD
LITHIA, FL 33547-1903

Account #: 221008976765
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Service Period: Jun 12, 2025 - Jul 11, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	154 kWh @ \$0.03412/kWh		\$5.25
Fixture & Maintenance Charge	11 Fixtures		\$268.18
Lighting Pole / Wire	11 Poles		\$397.65
Lighting Fuel Charge	154 kWh @ \$0.03363/kWh		\$5.18
Storm Protection Charge	154 kWh @ \$0.00559/kWh		\$0.86
Clean Energy Transition Mechanism	154 kWh @ \$0.00043/kWh		\$0.07
Storm Surcharge	154 kWh @ \$0.01230/kWh		\$1.89
Florida Gross Receipt Tax			\$0.34
Lighting Charges			\$679.42

Total Current Month's Charges **\$679.42**

Important Messages

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Power Outage: 877-588-1010

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
12861 HAWKSTONE TRAIL BLVD
LITHIA, FL 33547

Statement Date: July 17, 2025

Amount Due: \$13.48

Due Date: August 07, 2025

Account #: 221009033947

Account Summary


Current Service Period: June 12, 2025 - July 11, 2025


Previous Amount Due	\$20.93
Payment(s) Received Since Last Statement	-\$20.93
Miscellaneous Credits	-\$8.08
Credit balance after payments and credits	-\$8.08
Current Month's Charges	\$21.56

Amount Due by August 07, 2025 **\$13.48**

Amount not paid by due date may be assessed a late payment charge and an additional deposit. **\$12.98**

Your Energy Insight

 Your average daily kWh used was **66.67% higher** than the same period last year.

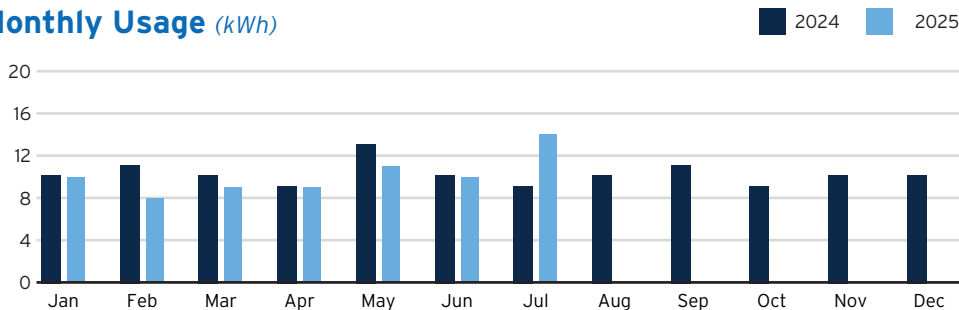
 Your average daily kWh used was **66.67% higher** than it was in your previous period.



Scan here to view your account online.

Deposit Credit : \$.50

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221009033947

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$13.48

Payment Amount: \$ _____

664964508614

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6649645086142210090339470000000013488



Service For:
12861 HAWKSTONE TRAIL BLVD
LITHIA, FL 33547

Account #: 221009033947
Statement Date: July 17, 2025
Charges Due: August 07, 2025

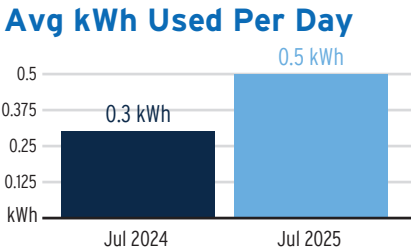
Meter Read

Meter Location: IRRIGATION/WELL
Service Period: Jun 12, 2025 - Jul 11, 2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853663	07/11/2025	254		240		14 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	14 kWh @ \$0.08641/kWh		\$1.21
Fuel Charge	14 kWh @ \$0.03391/kWh		\$0.47
Storm Protection Charge	14 kWh @ \$0.00577/kWh		\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh		\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh		\$0.30
Florida Gross Receipt Tax			\$0.54
Electric Service Cost			\$21.56



Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

What's Raising Your Power Bill? We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit [TampaElectric.com/2025Bills](https://www.tampaelectric.com/2025Bills) to learn more.

Total Current Month's Charges	\$21.56
--------------------------------------	----------------

	Miscellaneous Credits	
Deposit Refund		-\$8.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.		
Interest for Cash Security Deposit - Electric		-\$0.08
Total Current Month's Credits		-\$8.08

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

Bank Draft
Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
14290 SWISS BRIDGE DR
RIVERVIEW, FL 33579-9137

Statement Date: July 17, 2025

Amount Due: \$20.16

Due Date: August 07, 2025

Account #: 221009105943

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$20.32
Payment(s) Received Since Last Statement	-\$20.32
Current Month's Charges	\$20.16

Amount Due by August 07, 2025 \$20.16

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

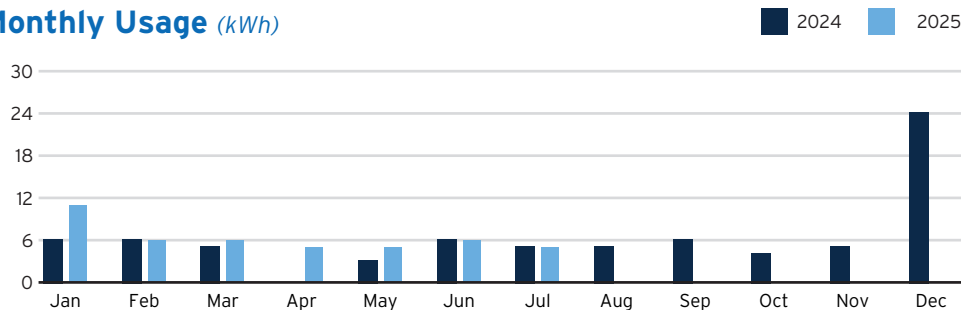


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221009105943

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$20.16

Payment Amount: \$ _____

664964508615

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6649645086152210091059430000000020169



Service For:
14290 SWISS BRIDGE DR
RIVERVIEW, FL 33579-9137

Account #: 221009105943
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Meter Read

Meter Location: IRRIGATION
Service Period: Jun 12, 2025 - Jul 11, 2025 **Rate Schedule:** General Service - Non Demand

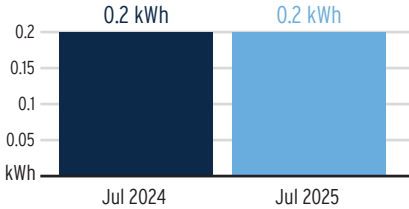
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000886136	07/11/2025	135		130		5 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	5 kWh @ \$0.08641/kWh		\$0.43
Fuel Charge	5 kWh @ \$0.03391/kWh		\$0.17
Storm Protection Charge	5 kWh @ \$0.00577/kWh		\$0.03
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh		\$0.02
Storm Surcharge	5 kWh @ \$0.02121/kWh		\$0.11
Florida Gross Receipt Tax			\$0.50
Electric Service Cost			\$20.16

Total Current Month's Charges \$20.16

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?
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For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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Tampa, FL 33631-3318
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Phone
Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
12221 CATTLESIDE DR, IRR
RIVERVIEW, FL 33579-6883

Statement Date: July 17, 2025

Amount Due: \$134.83

Due Date: August 07, 2025

Account #: 221009240518

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	\$235.64
Payment(s) Received Since Last Statement	-\$235.64
Current Month's Charges	\$134.83

Amount Due by August 07, 2025 \$134.83

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **24.24% lower** than the same period last year.

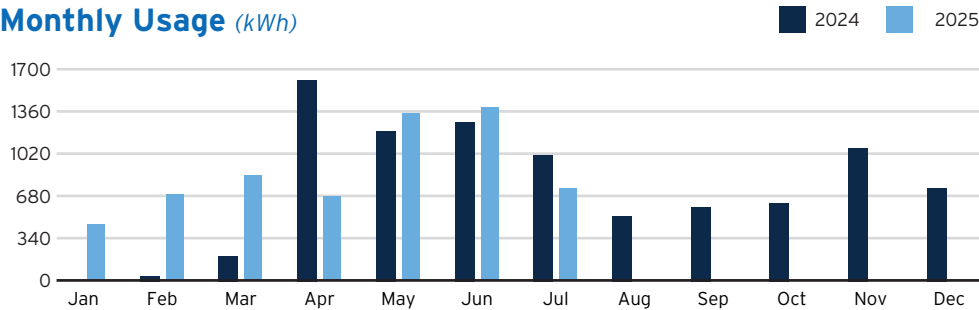


Your average daily kWh used was **45.65% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221009240518

Due Date: August 07, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$134.83

Payment Amount: \$ _____

664964508850

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6649645088502210092405180000000134837



Service For:
12221 CATTLESIDE DR
IRR, RIVERVIEW, FL 33579-6883

Account #: 221009240518
Statement Date: July 17, 2025
Charges Due: August 07, 2025

Meter Read

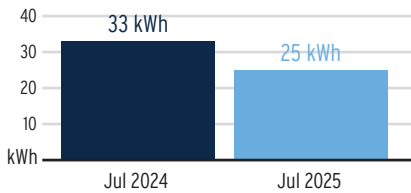
Meter Location: IRRIGATION
Service Period: Jun 12, 2025 - Jul 11, 2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000912820	07/11/2025	14,816		14,073		743 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	743 kWh @ \$0.08641/kWh		\$64.20
Fuel Charge	743 kWh @ \$0.03391/kWh		\$25.20
Storm Protection Charge	743 kWh @ \$0.00577/kWh		\$4.29
Clean Energy Transition Mechanism	743 kWh @ \$0.00418/kWh		\$3.11
Storm Surcharge	743 kWh @ \$0.02121/kWh		\$15.76
Florida Gross Receipt Tax			\$3.37
Electric Service Cost			\$134.83

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$134.83**

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Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
14470 PASTURE RANGE CT, ENTRY GATE
RIVERVIEW, FL 33579

Statement Date: July 17, 2025

Amount Due: **-\$48.30**

CREDIT - Do Not Pay
Account #: 221009269947

DO NOT PAY. You have a positive account balance.

Account Summary

Current Service Period: June 12, 2025 - July 11, 2025

Previous Amount Due	-\$68.62
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$68.62
Current Month's Charges	\$20.32

Amount Due by July 17, 2025 **-\$48.30**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

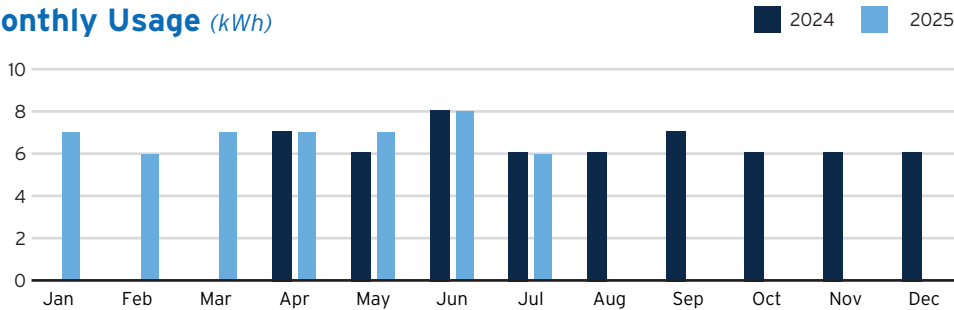


Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009269947

Due Date: July 17, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **DO NOT PAY**

DO NOT PAY

664964508851

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6649645088512210092699470000000048305



Service For:
14470 PASTURE RANGE CT
ENTRY GATE, RIVERVIEW, FL 33579

Account #: 221009269947
Statement Date: July 17, 2025
Charges Due: DO NOT PAY

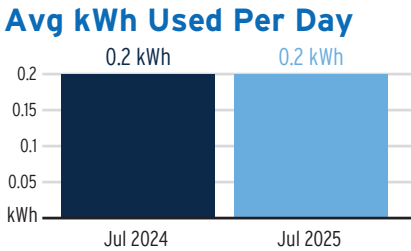
Meter Read

Meter Location: ENTRY GATE
Service Period: Jun 12, 2025 - Jul 11, 2025
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000471925	07/11/2025	106		100		6 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	6 kWh @ \$0.08641/kWh		\$0.52
Fuel Charge	6 kWh @ \$0.03391/kWh		\$0.20
Storm Protection Charge	6 kWh @ \$0.00577/kWh		\$0.03
Clean Energy Transition Mechanism	6 kWh @ \$0.00418/kWh		\$0.03
Storm Surcharge	6 kWh @ \$0.02121/kWh		\$0.13
Florida Gross Receipt Tax			\$0.51
Electric Service Cost			\$20.32



Important Messages

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Total Current Month's Charges **\$20.32**

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INVOICE

TOTAL COMMUNITY
MAINTENANCE LLC
29642 Birds Eye Drive
Wesley Chapel, FL 33543

samogden@tcmaintenance.org
(813)466-4210
http://www.tcmaintenance.org



Bill to
Hawkstone CDD
12500 Hawkstone Trail BLVD
Lithia, FL 33547

Invoice details
Invoice no.: 7892
Terms: Due on receipt
Invoice date: 07/02/2025
Due date: 07/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Maintenance	<p>Current service agreement for pool #1 is as follows:</p> <p>Services are set to three services per week.</p> <p>Janitorial services:</p> <p>a. Dog stations: Empty the contents of all stations, and replace liner. In addition, monitor all dog stations for adequate amount of hand doggy bags. Replace as needed.</p> <p>b. Police common grounds for loose trash and debris. Pick up and dispose at proper area.</p> <p>c. Empty trash can on Okerlund, and trash can on nature trail along Okerlund.</p> <p>Pool/Restrooms:</p> <p>a. Blow off pool deck.</p> <p>b. Arrange pool furniture.</p> <p>c. Clean restrooms, (mop floors, sanitize all toilets, urinals, sinks, and mirrors).</p> <p>d. Stock items such as hand soap, toilet paper, and hand towels.</p> <p>Light Maintenance:</p> <p>These items are to include simple</p>	1	\$1,375.00	\$1,375.00

routine items such as replacing light bulbs as needed. Install doggie stations, fix toilet flapper if corroded, install signage, fix hinges on gate, etc.....all items that accumulate over time.

2.	Maintenance	<p>This line item is in consideration of pool #2 opening.</p> <p>All services are to duplicate the same services as in pool #1.</p> <p>Discount \$595 for current agreement.</p> <p>This equates to \$65 per service per pool #2</p>	1	\$780.00	\$780.00
3.	Services	Additional services: village green, 9 trash receptacles and five dog waste stations.	1	\$450.00	\$450.00
4.	Services	Added 4th day per week, weekend services. Puck up trash, litter.	4.5	\$175.00	\$787.50
Total					\$3,392.50

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20250389

Amount Due
\$3,050.00

Bill To:
Hawkstone Pool
12580 Hawkstone Trail Blvd
Lithia, FL 33547

Invoice Date
June 16, 2025

Due Date
July 1, 2025

LOCATION: 12580 Hawkstone Trail Blvd, Lithia

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,525.00	1,525.00

LOCATION: 12580 Hawkstone Trail Blvd , Lithia

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,525.00	1,525.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$3,050.00
Tax	\$0.00
Total	\$3,050.00
Amount Due	\$3,050.00

Wahoo Pools Group, Inc
www.wahoopools.com

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20250550

Amount Due
\$1,525.00

Bill To:
Hawkstone Pool
12580 Hawkstone Trail Blvd
Lithia, FL 33547

Invoice Date
July 15, 2025
Due Date
August 1, 2025

LOCATION: 12580 Hawkstone Trail Blvd , Lithia

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,525.00	1,525.00

Please call (813) 699-3282 if you need assistance.

Subtotal	\$1,525.00
Tax	\$0.00
Total	\$1,525.00
Amount Due	\$1,525.00

Wahoo Pools Group, Inc
www.wahoopools.com

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20250552

Amount Due
\$1,525.00

Bill To:

Hawkstone Pool
12580 Hawkstone Trail Blvd
Lithia, FL 33547

Invoice Date
July 15, 2025

Due Date
August 1, 2025

LOCATION: 12580 Hawkstone Trail Blvd, Lithia

Item	Description	Qty	Rate	Amount
Pool Maintenance		1	1,525.00	1,525.00

Please call (813) 699-3282 if you need assistance.

Subtotal \$1,525.00

Tax \$0.00

Total \$1,525.00

Amount Due **\$1,525.00**

Wahoo Pools Group, Inc
www.wahoopools.com

Wahoo Pools Group, Inc

6657 US 301
Riverview, FL 33578
(813) 699-3282
maintain@wahoopools.com
www.wahoopools.com

INVOICE

Invoice Number
20250643

Amount Due
\$3,903.00

Bill To:
Hawkstone
12580 Hawkstone Trail Blvd
Lithia, FL 33547

Invoice Date
July 23, 2025

Due Date
August 7, 2025

LOCATION: 12580 Hawkstone Trail Blvd, Lithia

Item	Description	Qty	Rate	Amount
Tile Install	Tile removal, Repair thin set- Grout- Marcise Navy Blue	1	3,660.00	3,660.00
Tile 6x6	6x6 Ceramic Tiles	1	243.00	243.00

Please call (813) 699-3282 if you need assistance.

Subtotal \$3,903.00

Tax \$0.00

Total \$3,903.00

Amount Due **\$3,903.00**

Wahoo Pools Group, Inc
www.wahoopools.com



INVOICE

Customer ID:

25-79455-73006

Customer Name:

HAWKSTONE CDD

Service Period:

07/01/25-07/31/25

Invoice Date:

06/27/2025

Invoice Number:

0164714-2206-9

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

Jul 27, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$248.58

If payment is received after
07/27/2025: **\$ 254.79**

Previous Balance

248.58

+

Payments

(248.58)

+

Adjustments

0.00

+

Current Invoice Charges

248.58

=

Total Account Balance Due

248.58

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



----- Please detach and send the lower portion with payment --- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
06/27/2025	0164714-2206-9	25-79455-73006
Payment Terms	Total Due	Amount
Total Due by 07/27/2025	\$248.58	
If Received after 07/27/2025	\$254.79	

2206000257945573006001647140000002485800000024858 2

10290C56

HAWKSTONE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE

Details for Service Location:
Hawkstone Cdd, 12500 Hawkstone Trail Blvd, Lithia FL 33547

Customer ID: 25-79455-73006

Description	Date	Ticket	Quantity	Amount
Disposal 6 Yard Dumpster 1X Week	07/01/25		1.00	162.43
6 Yard Dumpster 1X Week	07/01/25		1.00	86.15
Total Current Charges				248.58

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
 866-964-2729

HOW TO READ YOUR INVOICE

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

Your Payment is Due

10/25/2022

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$123.45

If payment is received after 10/25/2022: \$128.45

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Details for Service Location:
Seymour, John, Town and Country Way, Saint Paul MN 55106-2627

Customer ID: 21-51809-22222

Description

Date

Ticket

Quantity

Amount

95 Gallon Toler

10/01/22

1.00

86.00

MN STATE SOLID WASTE TAX 9.75%

25.45

COUNTY ENVIRONMENTAL CHARGE

25.45

Total Current Charges

123.45

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)