



Rizzetta & Company

Hawkstone Community Development District

**Board of Supervisors'
Regular Meeting
April 15, 2026**

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 Allison Martin John Suskauer Brandon Cash Nicolas DeArmas	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary 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.

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 533-2950
MAILING ADDRESS – 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614
WWW.HAWKSTONECDD.ORG**

**Board of Supervisors
Hawkstone Community
Development District**

April 15, 2026

REVISED FINAL AGENDA

The regular meeting of the Board of Supervisors of the Hawkstone Community Development District will be held on **Wednesday, April 15, 2026, 2026, 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
 - B.** Aquatics Inspection Report.....Tab 2
 - C.** District Counsel
 - D.** District Engineer
 - E.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Discussion of Take a Book, Leave a Book Box.....Tab 3
 - B.** Ratification of Mike's Signs Invoice.....Tab 4
 - C.** Presentation of Fiscal Year 2026-2027 Proposed Budget.....Tab 5
 - 1.** Consideration of Resolution 2026-03, Approving the Fiscal Year 2026-2027 Proposed budget and Setting a Public Hearing.....Tab 6
 - D.** Consideration of Property Owner's Budget Letter.....Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors Regular Meeting Held on March 18, 2026.....Tab 8
 - B.** Consideration of Operations and Maintenance Expenditures for March 2026.....Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 8. 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

Community Asset Management Report



March 31, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, All Maintained Bed Spaces

General Updates, Recent & Upcoming Maintenance Events

- Trimming of plant material has started.
- It is crucial to get ahead of bed weeds before the peak of the growing season so we are not behind when the season starts.

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. At the time of this inspection, many of the plant material damaged from frost, noted from previous reports, been cut back and beds are being cleaned.(pic.1a-1c>)



2. Bismark palms in pool area on Hawkstone Trail Blvd. should be trimmed to remove brown fronds damaged by cold temperatures.(pic.2)



Amenity Center/Hawkstone Trail Blvd.

3. Turf area behind the 'Pool Rules' sign and along the back of the sitting area is weak and bare and should be replaced. Irrigation in this area should be checked to make sure everything is functioning as it should.(pic.3a,3b)



4. Mow crew members should be instructed to make sure that they are hard edging and blowing off all storm drain grates and manhole covers to prevent clogging and location purposes.(pic.4a>,4b>)
5. Detail crew members should be instructed to tighten any tree straps that are still needed and remove any that are no longer necessary.(pic.5>)

Hawkstone Trail Blvd.

6. Juniper beds along Hawkstone Trail Blvd. near the Dog Park need to be hand weeded.(pic.6)



7. Turf area along Hawkstone Trails Blvd. in front of the Dog Park is weak and bare.(pic.7)



8. Indian Hawthorne shrubs at the entrance to Hawkstone Trails Blvd from the roundabout are weak and dying. Dead plant material should be removed and a proposal to replace these beds should be made.(pic.8>)



9. The Hawkstone Monument sign on the South side of the entrance to Hawkstone Trails Blvd. has a piece of wood that has fallen from the sign and should be repaired.(pic.9>)

Balm Boyette Walking Trail/Summer Branch Trail

10. Storm drain grates along Balm Boyette need to be hard edged to prevent clogging.(pic.10)



11. Nursery tags and sucker growth should be removed from all Crape Myrtles along Balm Boyette Rd.(pic.11)



12. Bed weeds along Balm Boyette are starting to get out of control. These beds should be sprayed and pulled after the weeds turn brown.(pic.12a>,12b>)



13. At the dead end of Summer Branch, near the sidewalk, there are two depressions from trees that were removed. These areas should be filled and sodded due to their proximity to the sidewalk(pic.13>)

Hawkstone Trail Blvd./Swiss Bridge/Paddock Woods

14. Plant material that is being eaten by deer at the end of Hawkstone Trail Blvd at Rider Pass may benefit from foliar deer repellent.(pic.14)



15. Ixora in the bed at the end of Paddock Wood Place, that were damaged by the frosts, should be removed and replaced.(pic.15)



18. Annuals in that same area need to be replaced.(pic.18)



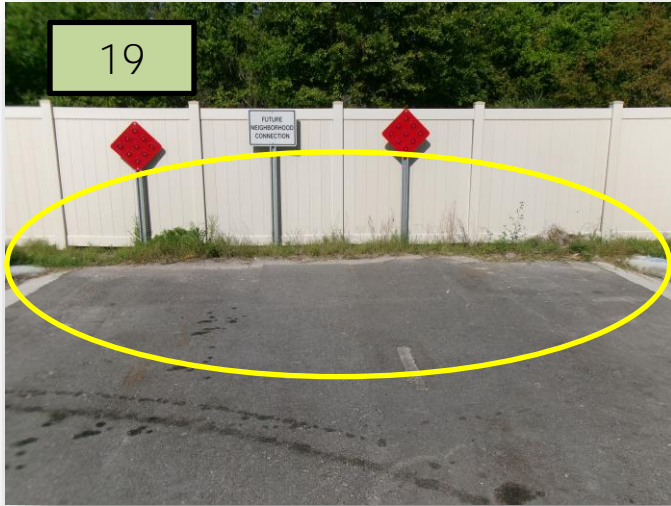
16. Off of Paddock Woods Pl., where the sidewalk connects to the nature trail, there is a 3"-4" lip from the concrete to the path. This should be filled in to make the transition smoother and less of a trip hazard.(pic.16>)

17. Fronds from the Roebelinii at the exit gate of Swiss Bridge should be pruned back.(pic.17>)

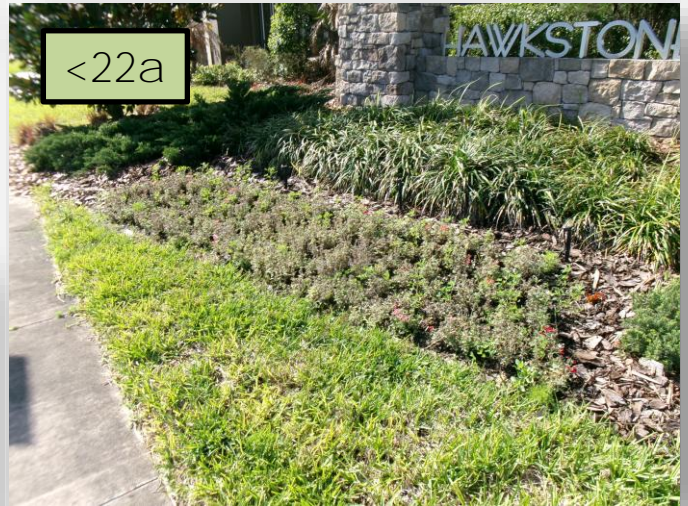


Meadow Bird Ave./Balm Boyette/Woodland Spur Dr.

19. Tall weeds at the dead end of Meadow Bird Ave. should be line trimmed to keep area neat and tidy.(pic.19)



20. Open space area between Meadow Bird Lane and Cattleside Dr. is showing signs of soil compaction. I recommend core aeration in all open space areas with heavy foot traffic.(pic.20)



21. Walkway bridge along Balm Boyette has Oak branches that need to be pruned back for clearance.(pic.21>)



22. Annual beds at the entrance of Woodland Spur Dr. should be replaced.(pic.22a>,22b>)

Summer Branch Trail

23. Bare areas in the turf around the pickleball courts on Summer Branch Dr. should be replaced. (pic.23a,23b)



Tab 2



HAWKSTONE CDD

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

3/27/2026

Prepared for:

Hawkstone

Community Development District

Prepared by:

Jacob M. Adams, Project Manager & Biologist

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



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Site Assessments

Pond 1

Comments:

Minor patches of shoreline weed growth growing at the edge of the water line were observed. This will be targeted for treatment. The water level has remained low leaving several feet of exposed sediment. No other issues were observed.

Erosion repairs were completed.



Pond 2

Comments:

Pond 2 looks good overall.

A very minimal amount of Torpedograss and shoreline weed growth was treated previously and positive results were seen. New growth of Torpedograss was observed along the wetland buffer side of the pond. No issues were observed with algae or submersed weeds. The water level has remained at a low level.



Site Assessments

Pond 3

Comments:

Pond 3 looks good.

A Baby Tears growth was observed on the shoreline near the water surface level. This growth will be monitored and treatment will be provided if necessary. No issues were observed with algae or shoreline weeds. Shoreline weed treatments were performed previously and positive results were seen. Erosion repair was completed.



Pond 4

Comments:

Pond 4 looks good.

A minimal amount of Torpedograss was treated previously. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. Erosion repairs have been completed.

Fountain is still clogged or a broken nozzle.



Site Assessments

Littoral 5

Comments:

This littoral site looks good.

Previously a minor amount of Primrose Willow and invasive grass growth was targeted for treatment. Positive results of this can be seen. Other invasive vegetation such as Dog Fennel and Thistle have shown a positive result from past treatments treatments. Native vegetation is beginning to recover from the cold damage.



Littoral 6

Comments:

This littoral site looks good.

Invasive vegetation was previously targeted for treatment. Positive results were observed from past treatments. Some of the invasive vegetation targeted includes: Torpedograss, other invasive grasses, Sesbania, and Primrose willow. Native vegetation is beginning to recover from the cold damage.



Site Assessments

Pond 7

Comments:

Previous algae treatments have shown a reduction and positive results. No issues were observed with algae or submersed weeds. A very minimal amount of Torpedograss growth was observed. This new growth will be targeted for treatment during the routine maintenance visits.



Littoral 8

Comments:

This site looks good.

Minimal to no new growth of invasive vegetation on this site was observed. Cold damage to both native and invasive species were observed. Minimal amount of new Thistle growth was observed and will be targeted for treatment.



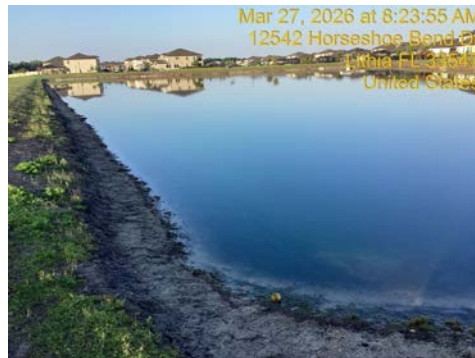
Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Overall pond 9 looks great. No issues were observed with algae, other submersed weeds, or shoreline weeds. Shoreline weeds were previously treated on the exposed sediment and positive results were seen. The water level is low.



Pond 10

Comments:

The native vegetation has begun to recover from the previous cold damage. A nesting Sandhill crane was observed and treatments will be delayed until nesting has completed.



Site Assessments

Littoral 11

Comments:

Minimal new Torpedograss growth was observed. This new growth will continue to targeted this growth to continue preparing this site for the native vegetation planting to occur.



Pond 12

Comments:

Pond 12 looks good.

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

The native vegetation that was previously damage by the cold weather is beginning to recover.



Site Assessments

Pond 13

Comments:

Normal growth observed.

Minor amounts of Pennywort and Needle Rush were previously targeted for treatment. Results can be seen along the exposed sediment. Minimal amounts remain and will continue to be targeted for treatment. No other issues were observed and pond 13 looks good overall. The water level has remained low.



Pond 14

Comments:

Pond 14 looks good.

The site was mowed previously. As the site remains dry, landscaping will continue to mow this area as needed.



Site Assessments

Pond 15

Comments:

Pond 15 looks good.

The previous treatments for algae have continued to show a positive result in the reduction of algae. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds on the exposed sediment were also treated recently and positive signs of treatment were seen.



Pond 16

Comments:

Normal growth was observed.

A very minimal amount of new algae growth was observed. Primarily just in one corner of the pond. This new growth will be targeted for treatment during the upcoming visit. No issues were observed with submersed weeds or shoreline weeds.



Site Assessments

Pond 17

Comments:

Pond 17 looks good.

A minimal amount of shoreline weeds were treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained very low.



Pond 18

Comments:

A minimal amount of Planktonic algae was observed on pond 18 and will be targeted for treatment during the upcoming visit. No issues were observed with submersed weeds or shoreline weeds. Previous treatments that were performed for Hydrilla growth have continue to provide lasting results.



Site Assessments

Pond 19

Comments:

A minimal amount of Planktonic algae was observed and will be targeted for treatment during the upcoming visit. No issues were observed with submersed weeds or shoreline weeds. The water level has increased but remained below a normal level.



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. The water level has remained near a normal level.



Site Assessments

Pond 21

Comments:

Pond 21 looks good overall.

Previous algae and Hydrilla continue to show lasting results. Positive results and a reduction have continued to be seen after these past treatments were performed. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 22

Comments:

Pond 22 looks good.

A minimal amount of southern naiad was targeted for treatment previously and a reduction was seen. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously targeted for treatment along the exposed sediment and positive results were seen.



Site Assessments

Pond 23

Comments:

Pond 23 looks good.

Algae treatments have been continuing to target new growth on this pond. Positive results and a reduction have been seen. No issues were observed on this pond at the time of inspection.



Pond 24

Comments:

Pond 24 looks good.

Previously, minimal amounts of shoreline weeds and Torpedograss were targeted for treatment. Positive results were seen. No issues were observed on this pond. The water level has remained near a normal level.



Site Assessments

Pond 25

Comments:

Pond 25 looks good overall.

Very minimal amounts of Torpedoglass regrowth were observed. This new growth will be targeted for treatment until it is further reduced. Erosion repairs have completed.



Pond 26

Comments:

Normal growth observed.

A minimal amount of new algae growth was observed and will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weed. The pond has remained at a low level.



Site Assessments

Pond 27

Comments:

Pond 27 looks good overall.

No issues were observed with algae, shoreline weeds, or submersed weeds. Cold damage was observed on the native Pickerelweed. Previously a minimal amount of algae was targeted for treatment and positive results were seen.



Pond 28

Comments:

Normal growth observed.

A minimal amount of new Chara and Naiad growth were observed on pond 28. Both of these invasive submersed weeds will be targeted for treatment during the upcoming visits. No issues were observed with invasive shoreline weeds. Shoreline weeds were previously targeted for treatment and positive results were seen. The water level remains low.



Site Assessments

Pond 29

Comments:

Treatment in progress.

Torpedograss regrowth was previously treated and positive results from that treatment were seen. No issues with Cattail regrowth were seen. Follow up treatments for Torpedograss regrowth will continue until these are further reduced. No issues were observed with submersed weeds. This pond has continued to improve over time.



Pond 30

Comments:

Pond 30 looks good.

Previous treatments for Torpedograss and shoreline weeds have shown positive results in its reduction. No issues were observed with algae, submersed weeds, or shoreline weeds. Erosion repairs have completed.



Site Assessments

Pond 31

Comments:

Pond 31 looks good.

Shoreline weeds have been treated recently and positive results were seen. No issues were observed 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. Erosion repairs have completed.



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. The native Gulf Spike Rush has begun to recover from the cold damage.



Pond 34

Comments:

Pond 34 looks good.

No issues were observed with submersed weeds or shoreline weeds. Overall pond 34 looks good. A very minimal amount of algae and shoreline weeds were previously targeted for treatment and positive results were observed.



Site Assessments

Pond 35

Comments:

Normal growth observed.

A minimal amount of algae growth around the shoreline perimeter was observed. This new growth will be targeted for treatment during the upcoming visits.



Pond 36

Comments:

Pond 36 looks good.

Previous algae treatments have minimized and reduced growth. No issues were observed with algae, submersed weeds, or shoreline weeds. A minimal amount of shoreline weeds were previously treated on the exposed sediment and positive results were seen. The water level remains at a low level.



Site Assessments

Wetland 37

Comments:

The buffer is in this current condition due to the direction of the board. Wetland Buffer area invasive vegetation consists of Cogon grass, Primrose Willow, Caesar weed, and Thistle. Cold damage was observed.



Pond 38

Comments:

Pond 38 looks good overall.

The recent growth of Slender Spike Rush, algae, and Torpedograss have all been targeted for treatment. Reductions in all were seen and a minimal amount of decaying Slender Spike Rush remains. Treatments will continue to focus on new growth of these to keep growth to a minimum.



Site Assessments

Pond 39

Comments:

Pond 39 looks good.

Currently pond 39 is dry and minimal invasive growth was observed. Routine maintenance will continue to target and new invasive growth while the pond is dry.



Pond 40

Comments:

Pond 40 looks good.

Previous shoreline weed treatments have kept invasive growth on the exposed shoreline minimal to none. No issues were observed with algae, submersed weeds, or shoreline weeds. The pond has remained at a low water level.



Site Assessments

Pond 41

Comments:

Pond 41 looks good.

No issues were observed with algae or submersed weeds. Water Primrose was targeted for treatment. Minimal amounts of Water Primrose remain and will continue to be targeted for treatment. The water level has remained low. Erosion repairs have completed.



Pond 42

Comments:

Pond 42 looks good.

Pond 42 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. Monitoring for any new invasive growth will continue and treatments will be performed if any new growth is observed. Some areas of the shoreline have damage from Wild Hog activity.



Site Assessments

Pond 43

Comments:

Pond 43 looks good.

Minimal amounts of shoreline weeds, Torpedograss, and algae were treated previously and positive results have been seen. Overall pond 43 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a low level.



Pond 44

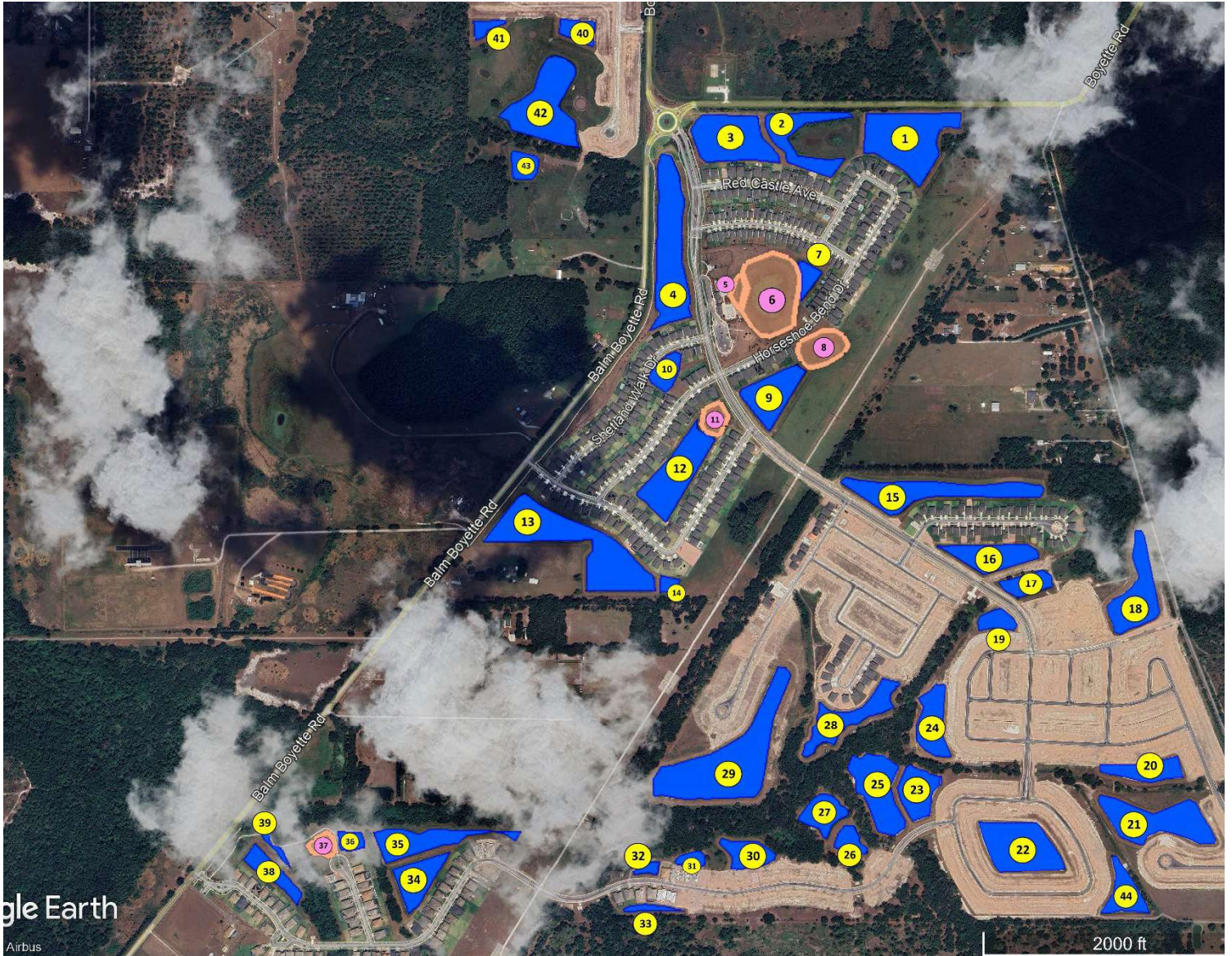
Comments:

Pond 44 looks good.

Previously, shoreline weeds were treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to a normal level. The northwestern shoreline has damage from Wild Hog activity.



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 3

From: john dieppa <jvd220@yahoo.com>
Sent: Wednesday, March 18, 2026 7:14:31 PM
To: Stephanie DeLuna <SDeLuna@rizzetta.com>
Subject: [EXTERNAL]Take a Book. Leave a Book box.

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Seeking permission to place 2 Library boxes at the cabana. See attached.

Sincerely,

John Dieppa

7:13

65



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Extlliy Outdoor Library Outdoor Book Bo...

\$59⁹⁶ **prime**

Sponsored **i**

Brand: **ATAUEFHEY**

4.5 ★★★★★ (2)

Little Library Box Outdoor, Waterproof Book Exchange Cabinet- Solid Wood Community Sharing Box for Neighborhoods, Schools Reading & Sharing Books (13"x11"x30"-A)



Tab 4



Woodland Spur DR
14400

HAWKSTONE

SPEED
LIMIT
25

UNLESS
OTHERWISE
POSTED

PRIVATE
COMMUNITY
SEE MAINTENANCE
BY HAWKSTONE
COMMUNITY ASSOCIATION

HAWKSTONE



PRIVATE
COMMUNITY
NO SOLICITATION
OR DISTRIBUTION
OF MATERIALS.
ALL VIOLATIONS
WILL BE PROSECUTED

SPEED
LIMIT
25

UNLESS
OTHERWISE
POSTED



Woodland Spur DR
14403

STOP





PRIVATE
COMMUNITY
NO SOLICITATION
OR DISTRIBUTION
OF MATERIALS.
ALL VIOLATORS
WILL BE PROSECUTED

**PRIVATE
COMMUNITY
NO SOLICITATION
OR DISTRIBUTION
OF MATERIALS.
ALL VIOLATORS
WILL BE PROSECUTED**



PRIVATE
COMMUNITY
NO SOLICITATION
OR DISTRIBUTION
OF MATERIALS.
ALL VIOLATORS
WILL BE PROSECUTED





Misty Bay

25

25

Tab 5

Proposed Budget
Hawkstone Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 1,512,591	\$ 1,512,591	\$ 1,501,831	\$ 10,760	\$ 1,721,799	\$ 219,968
6							
7	Assessment Revenue Subtotal	\$ 1,512,591	\$ 1,512,591	\$ 1,501,831	\$ 10,760	\$ 1,721,799	\$ 219,968
8							
9	OTHER REVENUES						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ 372	\$ 893	\$ -	\$ 893	\$ -	\$ -
13	<i>Contributions & Donations from Private Sources</i>						
14	Developer Contributions	\$ 17,634	\$ 17,634	\$ -	\$ 17,634	\$ -	\$ -
15	<i>Miscellaneous Revenues</i>						
16	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18							
19	Other Revenue Subtotal	\$ 18,006	\$ 18,526	\$ -	\$ 18,526	\$ -	\$ -
20							
21	TOTAL REVENUES	\$ 1,530,597	\$ 1,531,117	\$ 1,501,831	\$ 29,286	\$ 1,721,799	\$ 219,968
22							
23	EXPENDITURES - ADMINISTRATIVE						
24							
25	<i>Legislative</i>						
26	Supervisor Fees	\$ 200	\$ 480	\$ 2,400		\$ 7,200	\$ 4,800
27	<i>Financial & Administrative</i>						
28	Accounting Services	\$ 9,476	\$ 22,742	\$ 22,742	\$ (0)	\$ 24,107	\$ 1,365
29	Administrative Services	\$ 2,316	\$ 5,558	\$ 5,560	\$ 2	\$ 5,894	\$ 334
30	Arbitrage Rebate Calculation	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -
31	Assessment Roll	\$ 5,623	\$ 5,623	\$ 5,623	\$ -	\$ 5,960	\$ 337
32	Auditing Services	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 5,000	\$ 1,000
33	Bank Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -
34	Disclosure Report	\$ 2,917	\$ 7,000	\$ 7,000	\$ 0	\$ 7,000	\$ -
35	District Engineer	\$ 4,558	\$ 19,439	\$ 8,000	\$ (11,439)	\$ 20,000	\$ 12,000
36	District Management	\$ 10,251	\$ 24,603	\$ 24,603	\$ (0)	\$ 26,079	\$ 1,476
37	Dues, Licenses & Fees	\$ 175	\$ 420	\$ 350	\$ (70)	\$ 350	\$ -
38	Financial & Revenue Collections	\$ 1,687	\$ 4,048	\$ 4,048	\$ 0	\$ 4,291	\$ 243
39	Legal Advertising	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -
40	Public Officials Liability Insurance	\$ 1,387	\$ 1,387	\$ 3,322	\$ 1,935	\$ 3,443	\$ 121
41	Trustees Fees	\$ 14,138	\$ 14,138	\$ 10,500	\$ (3,638)	\$ 15,000	\$ 4,500
42	Website Hosting, Maintenance, Backup & Email	\$ 2,088	\$ 2,088	\$ 4,000	\$ 1,912	\$ 4,000	\$ -
43	<i>Legal Counsel</i>						
44	District Counsel	\$ 7,993	\$ 19,183	\$ 25,000	\$ 5,817	\$ 30,000	\$ 5,000
45							
46	Administrative Subtotal	\$ 62,809	\$ 135,860	\$ 132,298	\$ (5,482)	\$ 163,474	\$ 31,176
47							
48	EXPENDITURES - FIELD OPERATIONS						
49							
50	<i>Law Enforcement</i>						
51	Off Duty Deputy	\$ 22,598	\$ 89,235	\$ 85,000	\$ (4,235)	\$ 115,000	\$ 30,000
52	<i>Security Operations</i>						
53	Security Camera Financing	\$ 5,000	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -
54	<i>Electric Utility Services</i>						
55	Utility - Street Lights	\$ 96,589	\$ 231,814	\$ 215,000	\$ (16,814)	\$ 234,000	\$ 19,000
56	Utility Services	\$ 12,219	\$ 29,326	\$ 35,000	\$ 5,674	\$ 35,000	\$ -
57	<i>Garbage/Solid Waste Control Services</i>						
58	Garbage - Recreation Facility	\$ 2,483	\$ 5,959	\$ 5,500	\$ (459)	\$ 5,500	\$ -
59	<i>Water-Sewer Combination Services</i>						
60	Utility Services	\$ 26,308	\$ 63,139	\$ 47,500	\$ (15,639)	\$ 60,000	\$ 12,500
61	<i>Stormwater Control</i>						
62	Aquatic Maintenance	\$ 23,214	\$ 55,714	\$ 57,552	\$ 1,838	\$ 65,000	\$ 7,448
63	Wetland Monitoring & Maintenance	\$ 41,227	\$ 98,945	\$ 5,000	\$ (93,945)	\$ 25,000	\$ 20,000
64	<i>Other Physical Environment</i>						
65	Entry & Walls Maintenance	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 5,000	\$ 2,500
66	General Liability Insurance	\$ 1,644	\$ 1,644	\$ 6,000	\$ 4,356	\$ 5,000	\$ (1,000)
67	Irrigation Repairs	\$ 5,844	\$ 14,026	\$ 25,000	\$ 10,974	\$ 25,000	\$ -
68	Landscape - Annuals/Flowers	\$ -	\$ 10,450	\$ 9,844	\$ (606)	\$ 12,000	\$ 2,156
69	Landscape - Mulch	\$ 7,699	\$ 33,478	\$ 30,000	\$ (3,478)	\$ 40,000	\$ 10,000
70	Landscape Inspection Services	\$ 5,000	\$ 12,000	\$ 12,000	\$ -	\$ 13,200	\$ 1,200
71	Landscape Maintenance	\$ 181,378	\$ 545,307	\$ 540,000	\$ (5,307)	\$ 578,000	\$ 38,000
72	Landscape Replacement Plants, Shrubs, Trees	\$ 5,800	\$ 21,920	\$ 20,000	\$ (1,920)	\$ 20,000	\$ -
73	Property Insurance	\$ 26,491	\$ 55,662	\$ 55,662	\$ -	\$ 58,900	\$ 3,238
74	Tree Trimming	\$ 684	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -
75	<i>Road & Street Facilities</i>						
76	Street Sign Repair & Replacement	\$ 440	\$ 1,440	\$ 5,000	\$ 3,560	\$ 5,000	\$ -
77	<i>Parks & Recreation</i>						
78	Access Control Maintenance & Repair	\$ 9,454	\$ 27,500	\$ 27,500	\$ 0	\$ 27,500	\$ -
79	Athletic Court/Field/Playground Maint.	\$ 2,875	\$ 5,000	\$ 5,000	\$ -	\$ 10,000	\$ 5,000
80	Clubhouse - Facility Janitorial Supplies	\$ 1,500	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -
81	Clubhouse - Janitorial Services	\$ 14,936	\$ 35,846	\$ 31,250	\$ (4,596)	\$ 42,000	\$ 10,750

Proposed Budget
Hawkstone Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
82	Dog Waste Station Supplies	\$ 1,500	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -
83	Facility A/C & Heating Maintenance & Repair	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -
84	Fountain Repairs	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -
85	Fountain Service Repair & Maintenance	\$ -	\$ 2,800	\$ 2,800	\$ -	\$ 2,800	\$ -
86	Gazebo Repair & Maintenance	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -
87	Holiday Decorations	\$ 14,175	\$ 14,175	\$ 16,450	\$ 2,275	\$ 16,450	\$ -
88	Maintenance & Repair	\$ 7,186	\$ 17,246	\$ 15,000	\$ (2,246)	\$ 15,000	\$ -
89	Monument Maintenance & Repair	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -
90	Park Signs Maint./Replacement	\$ 600	\$ 2,440	\$ 2,500	\$ 60	\$ 2,500	\$ -
91	Pest Control	\$ 610	\$ 1,464	\$ 1,650	\$ 186	\$ 1,650	\$ -
92	Playground Equipment and Maintenance	\$ 285	\$ 2,684	\$ 2,000	\$ (684)	\$ 2,000	\$ -
93	Playground Repairs	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -
94	Pool Permits	\$ 525	\$ 525	\$ 525	\$ -	\$ 525	\$ -
95	Pool Repairs	\$ 980	\$ 2,352	\$ 10,000	\$ 7,648	\$ 25,000	\$ 15,000
96	Pool Service Contract	\$ 15,250	\$ 40,600	\$ 39,000	\$ (1,600)	\$ 42,000	\$ 3,000
97	Pool/Fountain Services Contract	\$ -	\$ 2,800	\$ 2,800	\$ -	\$ 2,800	\$ -
98	Telephone Fax, Internet	\$ 870	\$ 2,088	\$ 2,000	\$ (88)	\$ 2,000	\$ -
99	Contingency						
100	Miscellaneous Contingency	\$ 30,649	\$ 40,088	\$ 20,000	\$ (20,088)	\$ 30,000	\$ 10,000
101							
102	Field Operations Subtotal	\$ 566,013	\$ 1,504,666	\$ 1,369,533	\$ (135,133)	\$ 1,558,325	\$ 188,792
103							
104	TOTAL EXPENDITURES	\$ 628,822	\$ 1,640,526	\$ 1,501,831	\$ (140,615)	\$ 1,721,799	\$ 219,968
105							
106	EXCESS OF REVENUES OVER EXPENDITURES	\$ 901,775	\$ (109,409)	\$ -	\$ (111,329)	\$ -	\$ -
107							

Hawkstone Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2019 AA1	Series 2019 AA2	Series 2021	Series 2023	Budget for 2026/2027
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$374,987.53	\$124,891.80	\$415,700.26	\$630,573.63	\$1,546,153.22
TOTAL REVENUES	\$374,987.53	\$124,891.80	\$415,700.26	\$630,573.63	\$1,546,153.22
EXPENDITURES					
Administrative					
Debt Service Obligation	\$374,987.53	\$124,891.80	\$415,700.26	\$630,573.63	\$1,546,153.22
Administrative Subtotal	\$374,987.53	\$124,891.80	\$415,700.26	\$630,573.63	\$1,546,153.22
TOTAL EXPENDITURES	\$374,987.53	\$124,891.80	\$415,700.26	\$630,573.63	\$1,546,153.22
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,644,015.60

Notes:

Tax Roll Collection Costs for Hillsborough County are 6% of Tax Roll. Budgeted net of tax roll assessments.

See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$1,721,799.00	2025/2026 O&M Budget:	\$1,501,831.00
Hillsborough County Collection Cost:	2%	\$36,634.02	2026/2027 O&M Budget:	\$1,721,799.00
Early Payment Discount:	4%	\$73,268.04		
2026/2027 Total:		\$1,831,701.06	Total Difference:	\$219,968.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Assessment Area 1					
<i>Darsey (AA1) Single Family 40'</i>	Series 2019AA1 Debt Service	\$1,055.85	\$1,055.85	\$0.00	0.00%
	Operations/Maintenance	\$1,153.36	\$1,322.29	\$168.93	14.65%
	Total	\$2,209.21	\$2,378.14	\$168.93	7.65%
<i>Darsey (AA1) Single Family 50'</i>	Series 2019AA1 Debt Service	\$1,319.81	\$1,319.81	\$0.00	0.00%
	Operations/Maintenance	\$1,441.70	\$1,652.86	\$211.16	14.65%
	Total	\$2,761.51	\$2,972.67	\$211.16	7.65%
<i>Darsey (AA1) Single Family 60'</i>	Series 2019AA1 Debt Service	\$1,583.78	\$1,583.78	\$0.00	0.00%
	Operations/Maintenance	\$1,730.04	\$1,983.43	\$253.39	14.65%
	Total	\$3,313.82	\$3,567.21	\$253.39	7.65%
Assessment Area 2					
<i>Okerlund (AA2) Single Family 60'</i>	Series 2019AA2 Debt Service	\$1,687.50	\$1,687.50	\$0.00	0.00%
	Operations/Maintenance	\$1,730.04	\$1,983.43	\$253.39	14.65%
	Total	\$3,417.54	\$3,670.93	\$253.39	7.41%
<i>Okerlund (AA2) Single Family 70'</i>	Series 2019AA2 Debt Service	\$1,968.76	\$1,968.76	\$0.00	0.00%
	Operations/Maintenance	\$2,018.38	\$2,314.01	\$295.63	14.65%
	Total	\$3,987.14	\$4,282.77	\$295.63	7.41%
Assessment Area 3					
<i>Hinton (AA3) Single Family 50'</i>	Series 2021 Debt Service	\$1,562.44	\$1,562.44	\$0.00	0.00%
	Operations/Maintenance	\$1,441.70	\$1,652.86	\$211.16	14.65%
	Total	\$3,004.14	\$3,215.30	\$211.16	7.03%
<i>Hinton (AA3) Single Family 60'</i>	Series 2021 Debt Service	\$1,874.93	\$1,874.93	\$0.00	0.00%
	Operations/Maintenance	\$1,730.04	\$1,983.43	\$253.39	14.65%
	Total	\$3,604.97	\$3,858.36	\$253.39	7.03%
<i>Hinton (AA3) Single Family 70'</i>	Series 2021 Debt Service	\$2,187.42	\$2,187.42	\$0.00	0.00%
	Operations/Maintenance	\$2,018.38	\$2,314.01	\$295.63	14.65%
	Total	\$4,205.80	\$4,501.43	\$295.63	7.03%
Assessment Area 4					
<i>Hinton (AA4) Single Family 40'</i>	Series 2023 Debt Service	\$1,250.95	\$1,250.95	\$0.00	0.00%
	Operations/Maintenance	\$1,153.36	\$1,322.29	\$168.93	14.65%
	Total	\$2,404.31	\$2,573.24	\$168.93	7.03%
<i>Hinton (AA4) Single Family 50'</i>	Series 2023 Debt Service	\$1,563.69	\$1,563.69	\$0.00	0.00%
	Operations/Maintenance	\$1,441.70	\$1,652.86	\$211.16	14.65%
	Total	\$3,005.39	\$3,216.55	\$211.16	7.03%
<i>Hinton (AA4) Single Family 60'</i>	Series 2023 Debt Service	\$1,876.43	\$1,876.43	\$0.00	0.00%
	Operations/Maintenance	\$1,730.04	\$1,983.43	\$253.39	14.65%
	Total	\$3,606.47	\$3,859.86	\$253.39	7.03%
<i>Stogi (AA4) Single Family 40'</i>	Series 2023 Debt Service	\$1,250.95	\$1,250.95	\$0.00	0.00%
	Operations/Maintenance	\$1,153.36	\$1,322.29	\$168.93	14.65%
	Total	\$2,404.31	\$2,573.24	\$168.93	7.03%
<i>Stogi (AA4) Single Family 50'</i>	Series 2023 Debt Service	\$1,563.69	\$1,563.69	\$0.00	0.00%
	Operations/Maintenance	\$1,441.70	\$1,652.86	\$211.16	14.65%
	Total	\$3,005.39	\$3,216.55	\$211.16	7.03%

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,721,799.00
COLLECTION COSTS @	2.0%	\$36,634.02
EARLY PAYMENT DISCOUNT @	4.0%	\$73,268.04
TOTAL O&M ASSESSMENT		\$1,831,701.06

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT					
LOT SIZE	O&M	SERIES 2019 AA1 DEBT SERVICE ⁽¹⁾	SERIES 2019 AA2 DEBT SERVICE ⁽¹⁾	SERIES 2021 DEBT SERVICE ⁽¹⁾	SERIES 2023 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2019 AA1 DEBT SERVICE ⁽²⁾	SERIES 2019 AA2 DEBT SERVICE ⁽²⁾	SERIES 2021 DEBT SERVICE ⁽²⁾	SERIES 2023 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Assessment Area 1															
Darsey (AA1) Single Family 40'	62	62	0	0	0	0.80	49.60	4.48%	\$81,981.93	\$1,322.29	\$1,055.85	\$0.00	\$0.00	\$0.00	\$2,378.14
Darsey (AA1) Single Family 50'	112	112	0	0	0	1.00	112.00	10.11%	\$185,120.48	\$1,652.86	\$1,319.81	\$0.00	\$0.00	\$0.00	\$2,972.67
Darsey (AA1) Single Family 60'	117	117	0	0	0	1.20	140.40	12.67%	\$232,061.75	\$1,983.43	\$1,583.78	\$0.00	\$0.00	\$0.00	\$3,567.21
Assessment Area 2															
Okerlund (AA2) Single Family 60'	4	0	4	0	0	1.20	4.80	0.43%	\$7,933.73	\$1,983.43	\$0.00	\$1,687.50	\$0.00	\$0.00	\$3,670.93
Okerlund (AA2) Single Family 70'	64	0	64	0	0	1.40	89.60	8.09%	\$148,096.39	\$2,314.01	\$0.00	\$1,968.76	\$0.00	\$0.00	\$4,282.77
Assessment Area 3															
Hinton (AA3) Single Family 50'	192	0	0	192	0	1.00	192.00	17.33%	\$317,349.40	\$1,652.86	\$0.00	\$0.00	\$1,562.44	\$0.00	\$3,215.30
Hinton (AA3) Single Family 60'	15	0	0	15	0	1.20	18.00	1.62%	\$29,751.51	\$1,983.43	\$0.00	\$0.00	\$1,874.93	\$0.00	\$3,858.36
Hinton (AA3) Single Family 70'	52	0	0	52	0	1.40	72.80	6.57%	\$120,328.31	\$2,314.01	\$0.00	\$0.00	\$2,187.42	\$0.00	\$4,501.43
Assessment Area 4															
Hinton (AA4) Single Family 40'	84	0	0	0	84	0.80	67.20	6.06%	\$111,072.29	\$1,322.29	\$0.00	\$0.00	\$0.00	\$1,250.95	\$2,573.24
Hinton (AA4) Single Family 50'	106	0	0	0	106	1.00	106.00	9.57%	\$175,203.31	\$1,652.86	\$0.00	\$0.00	\$0.00	\$1,563.69	\$3,216.55
Hinton (AA4) Single Family 60'	122	0	0	0	122	1.20	146.40	13.21%	\$241,978.92	\$1,983.43	\$0.00	\$0.00	\$0.00	\$1,876.43	\$3,859.86
Stogi (AA4) Single Family 40'	38	0	0	0	38	0.80	30.40	2.74%	\$50,246.99	\$1,322.29	\$0.00	\$0.00	\$0.00	\$1,250.95	\$2,573.24
Stogi (AA4) Single Family 50'	79	0	0	0	79	1.00	79.00	7.13%	\$130,576.05	\$1,652.86	\$0.00	\$0.00	\$0.00	\$1,563.69	\$3,216.55
Total Community	1047	291	68	259	429		1108.20	100.00%	\$1,831,701.06						

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

(\$109,902.06)

Net Revenue to be Collected

\$1,721,799.00

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

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

⁽³⁾ Annual assessment that will appear on the November 2026 Hillsborough County property tax bill for platted lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Tab 6

RESOLUTION 2026-03

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

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

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

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

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Wednesday, June 17, 2026, at 3:30 p.m. at the Offices of Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on April 15, 2026.

Attested By:

**Hawkstone
Community Development District**

Print Name: _____
£ Secretary/£ Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 7

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

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

Dear Property Owner,

This letter provides important information regarding the proposed increase in Community Development District (CDD) assessments. It is intended to address common questions about the overall budget and the reasons behind the proposed adjustment.

The proposed budget for Fiscal Year 2026/2027 reflects rising costs associated with managing and maintaining the District's operations. These include, but are not limited to, increases in lawn maintenance, pond care, insurance coverage, and general operational expenses.

One of the most significant cost drivers this year is inflation. Across the state of Florida, CDDs are experiencing substantial increases in insurance premiums and supplier's cost. In addition, rising fuel costs have impacted the rates charged by aquatics and landscaping vendors. With hurricanes becoming more frequent and costly, insurers have adjusted pricing statewide. Unfortunately, these factors are beyond our control and are affecting nearly every CDD in Florida. As a result, it is not feasible to absorb these increases without a modest adjustment to assessments.

To help safeguard our community and maintain financial stability, the Board is also allocating funds to prepare for potential storm-related damage in the upcoming season along with associated damage cost to our amenities center. At the same time, we are actively monitoring expenses and pursuing cost-effective solutions wherever possible.

We understand that increases in costs are never welcome. However, this adjustment is necessary to maintain the quality of our shared spaces, preserve property values, and ensure the District is well-prepared for unforeseen weather events.

Your proposed assessment amount is based on the frontage of your property. Detailed figures are provided below. To estimate your monthly expense, please add your proposed annual Operations and Maintenance (O&M) assessment to your increase for Fiscal Year 2025/2026, then divide the total by 12.

Thank you for your understanding and continued support.

Stephanie DeLuna
District Manager

Tab 8

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, March 18, 2026, 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
John Suskauer	Assistant Secretary
Brandon Cash	Assistant Secretary

Also, present were:

Stephanie DeLuna	District Manager; Rizzetta & Co.
John Vericker`	District Counsel; Straley Robin Vericker
Greg Woodcock	District Engineer, Stantec
Matthew Mironchik	LIS, Rizzetta & Co.
Jacob Adams	Advanced Aquatics
Priscilla Giles	Representative, WestBay Homes

Audience	Present
----------	----------------

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 entertained regarding concerns about anthills, speed signs, and sidewalk and development. The Board noted that the anthills have been brought to the attention of the vendor and they are monitoring the adjacent community development. It was also noted that stop signs are a County issue as the District does not have control over the roadways.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

1. Presentation of Landscape Inspection Report

Mr. Mironchik presented his report, noting that it is shorter this month due to the dormancy of most plants this time of year. He spoke regarding widespread weed issues in the ornamental beds and along sidewalks, and a second frost event that impacted plants, with landscapers' hand pruning some plants to ensure they grow back. The mowing schedule should return to normal within the next week

52 to week-and-a-half, but crews should be on site weekly to address weeds and
53 ensure sidewalks are tidy.

54
55 Discussion was also held regarding adding mulch to some of the landscaping.
56 Sunrise will be contacted to provide a date for this to be completed.

57
58 **2. Sunrise Inspection Reports**

59 Not available.

60
61 **B. Aquatic Inspection Report**

62 Mr. Adams presented his report noting that all erosion repairs have recently been
63 repaired. He will be conducting a final inspection of March 27th. Discussion was held
64 regarding an area on pond #1 near a homeowner's backyard that continues to be
65 saturated with water flowing out of the yard.

66
67
68 **1. Review of Go Green Options**

69 Ms. DeLuna presented her research into a prior resident request to determine the
70 feasibility of a "Go Green Initiative" involving the reduction in chemical spraying.
71 She outlined the costs for such a program at \$1.5 million and a brief discussion
72 ensued. No Board action was taken.

73
74 **C. District Counsel**

75 Mr. Vericker stated that all legal matters are currently caught up.

76
77 **D. District Engineer**

78 Mr. Woodcock stated that he is preparing a proposal to transfer the irrigation system
79 into the CDD's name, from the previous farmer. He noted that he requires
80 documentation showing the location of the irrigation wells and the areas they service,
81 such as as-built plans to complete the proposal.

82
83 **E. District Manager**

84 Ms. Deluna reminded the Board that the next meeting scheduled will be on April 15,
85 2026, at 3:30 p.m. at the Riverview offices of Rizzetta & Co. Inc. It will focus on
86 preparation for the fiscal year 2026-2027 proposed budget, with a goal of presenting
87 in May and holding the public hearing on the final budget in July. She emphasized
88 that the proposed budget is a "high water" mark as once it is approved the total cannot
89 increase but can be reduced.

90
91 Ms. DeLuna informed everyone that the purchase of tiles and chairs has been
92 postponed until after spring break to avoid potential issues.

93
94 Discussion was held regarding The new HOA management company for Hawkstone
95 One, RealManage's, refusal to send e-blasts on behalf of the CDD, such as
96 reminders about spring break rules. This means the CDD must now use physical
97 mailers to communicate important information, which represents a cost to the district.
98 This method was previously used for the dumpster situation. It was noted that the
99 CDD does not collect or use resident emails for e-blasts due to public records laws

102 and to protect resident privacy from public information requests. Hawkstone Two is
103 still managed by Rizzetta and should continue to receive e-blasts, although a Board
104 member indicated they are not always being received.
105

106 The board approved the HOA's request to place temporary signage on CDD
107 property.

- 108 • The HOA requested permission to place signs on CDD property to advertise an
- 109 upcoming meeting on March 30th regarding proposed amendment changes.
- 110 • The HOA specifically asked to place the signs at the entrance to the amenity center.
- 111 • The board stipulated that the signs must not be placed in the County rights-of-way.
- 112

On a Motion by Mrs. Martin, seconded by Mr. Suskauer, with all in favor, the Board of Supervisors approved the HOA's request to place temporary signage on CDD property regarding upcoming meetings near the entrance to the Amenity Center, stipulating that they cannot be placed in County Right-of-ways, for the Hawkstone Community Development District.

113
114 **FOURTH ORDER OF BUSINESS**

Business Items

115
116 **A. Consideration of Envera Proposal Q-18807-2**

117
118 The Board asked District Counsel to review contract and provide feedback at the
119 April meeting on the notice period for termination and obligations to equipment.
120

121 **B. Discussion of Envera Renewal**

122
123 This item was deferred to the April meeting pending District Counsel review.
124

125 **C. Discussion of Safe Touch Proposal**

126
127 Chris Beck with Safe touch joined by phone, providing details on pricing and services.
128 The Board requested a final proposal with all features in writing for April meeting.
129

130 **D. Discussion of Security Camera Contract**

131
132 No Discussion was held at this time.
133

134 **E. Consideration of Wahoo Pools Proposal #2654, Owl Decoys**

On a Motion by Mrs. Martin, seconded by Mr. Suskauer, with all in favor, the Board of Supervisors approved the proposal from Wahoo Pools for Owl Decoys in the amount of \$151.16, for the Hawkstone Community Development District.

136
137 **F. Introduction of 813 Florida Security**

138
139 Mr. Vinny joined by phone and provided an update on the property, including
140 insight into both maintenance and reports of service throughout the property. He spoke
141 briefly on spring break coverage.
142
143

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting held on February 18, 2026

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 February 18, 2026, as presented, for the Hawkstone Community Development District.

B. Ratification of Operation and Maintenance Expenditures for January and February 2026

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 January 2026 (\$86,649.69) and February 2026 (\$232,445.44), for the Hawkstone Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests put forward.

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 4:27 p.m., for the Hawkstone Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 9

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 March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$134,519.35**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	101001	10562908	Monthly Ditch Maintenance 03/26	\$	5,164.00
Advanced Aquatic Services, Inc.	100996	10563000	Final 50% - Vegetation Removal 03/26	\$	7,315.00
Advanced Aquatic Services, Inc.	100996	10563001	Final 50% Erosion Repair Agreement dated 11-10-25 03/26	\$	33,912.00
Chris's Plumbing Service, Inc.	100993	32181	Service - Leak 02/26	\$	1,140.89
Chris's Plumbing Service, Inc.	100997	33031	Service - Leak 03/26	\$	467.57
Envera Systems	101002	766558	Security Monitoring 04/26	\$	1,962.77
Frontier Communications of FL	20260316	81365513931217205-021726	Clubhouse Internet 02/26	\$	146.73
GeoPoint Surveying, Inc.	100998	0114145 - 2	Stake Rear Lot - Phase 2 Okerlund 12/25	\$	847.25
Hillsborough County BOCC	20260312	0458247861-021026	Irrigation 01/26	\$	462.51
Hillsborough County BOCC	20260305-1	3625962647-021026	Irrigation 01/26	\$	944.71
Hillsborough County BOCC	20260305-4	4203404545-021026	Irrigation 01/26	\$	1,035.78
Hillsborough County BOCC	20260305	5374095230-021026	Irrigation 01/26	\$	390.90

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>		<u>Invoice Amount</u>
Hillsborough County BOCC	20260305-2	6307231026-021026	Monthly Water Charge 01/26	\$	338.64
Hillsborough County BOCC	20260305-3	8774586170-021026	Irrigation Water Charge 01/26	\$	1,220.57
Hillsborough County Tax Collector	100992	A0884961010-030326	Ad Valorem Taxes for 2025 03/26	\$	112.90
HomeTeam Pest Defense, Inc.	101005	117188617	Pest Control 02/26	\$	137.20
IPFS Corporation	20260303	GAAD81115-030326	Insurance FY25/26 Payment #5 03/26	\$	5,158.95
Off Duty Management, Inc	100999	INV321821	Security Professional Service 03/26	\$	1,563.03
Off Duty Management, Inc	101006	INV324779	Security Professional Service 03/12/26-03/16/26	\$	2,977.20
Rizzetta & Company, Inc.	100990	INV0000107444	Accounting Services 03/26	\$	6,439.41
Rizzetta & Company, Inc.	100995	INV0000107585	Mass Mailing 03/26	\$	1,359.79
Stantec Consulting Services, Inc.	100994	2524918	Engineering Services 01/26	\$	1,519.00
Straley Robin Vericker	101007	28054	General Legal Services 02/26	\$	5,973.00
Sunrise Landscape	101000	11 56056	Freeze Protection 02/26	\$	585.00

Hawkstone Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landscape	101003	11 56095	Monthly Landscape Maintenance 03/26	\$ 42,250.00
Sunrise Landscape	101003	11 56116	Monthly Landscape 03/26	\$ 2,246.21
TECO	20260302-1	211021962439-021726	Electric Charges 01/26	\$ 404.88
TECO	20260302-2	211028332917-022326	Electric Charges 02/26	\$ 4,299.50
Total Community Maintenance, LLC	101004	8622	Monthly Janitorial Services 03/26	\$ 3,392.50
Wahoo Pools Group, Inc.	100991	20252158	Maintenance & Repairs 03/26	\$ 151.16
Waste Management Inc. of Florida	20260302	0224465-2206-6	Waste Services 02/26	\$ 300.15
Waste Management Inc. of Florida	20260319	0232609-2206-9	Waste Services 03/26	<u>\$ 300.15</u>
Total				<u>\$ 134,519.35</u>

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

3/1/2026
10562908
\$5,164.00

Bill To
Hawkstone CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
3/31/2026

Monthly Lake Maintenance. 4,664.00
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Monthly Ditch Maintenance - Added Ditches #1 - #7 as of 2/1/2026. 500.00

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

\$5,164.00

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

3/16/2026
10563000
\$7,315.00

Bill To
Hawkstone CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
4/15/2026

Vegetation removal at Ponds 1-5 and 7- 13 as per Agreement dated 11-11-25 Completed on 3/12/26	7,315.00

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

\$7,315.00

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

3/16/2026
10563001
\$33,912.00

Bill To
Hawkstone CDD c/o Rizzetta and Company, Inc. PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
4/15/2026

Remaining balance for erosion repair at Locations #1-14 as per Agreement dated 11-10-25 Completed on 3-12-26	33,912.00
---	-----------

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

\$33,912.00



Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301
Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

Invoice #32181

INVOICED

Hawkstone Trail CDD - Past Due

(813) 533-2950

Service Address:

12580 Hawkstone Trail Boulevard
Hillsborough County, Florida 33547

Billing address:

c/o Rizzetta
3434 Colwell Avenue
Tampa, Florida 33614

Job Title: Service - Leak

Job Location: 12580 Hawkstone Trail
Boulevard

Job Location Address: 12580
Hawkstone Trail Boulevard
Hillsborough County, Florida 33547

Job Members: Todd Ricketts

Invoiced Date: Feb 3, 2026

Due Date: Feb 3, 2026

Status: Invoiced

Author: Todd Ricketts

Notes:

Call stated leak near the dog park. Was out on 2/2/26 and found water gushing out of the dog fountain. Opened panel and found broken PVC fittings. Removed broken piece and installed brass nipple with a shut off. Was able to stop the water. Did not have all the parts to fix properly and had to take the dog fountain up to fix another leak down lower.

Returned 2/3/26 and shut the main backflow off. Found smaller backflow near the dog park afterwards and confirmed that shut the water off and turned the main for club house back on. Took fountain off and cut out bad piece. Glued new section in and installed brass ball valve. Waited for glue to dry. Once dry, turned the water on, tested and no leaks. Reset dog fountain and connected line. No leaks. Works as it should. No other issues

Item

Shop Supplies 2

REGULAR LABOR PLUMBING

1/2" BALL VALVE IRON PIPE

BRASS NIPPLE 1/2"X 2"

CPVC BRASS MALE ADAPTER 1/2

CPVC COUPLING 3/4

CPVC BUSHING 3/4 X 1/2

Item

CPVC PIPE 1/2

BRASS COUPLING 3/4"

3/4"x1/2" brass bushing

Misc Material

REGULAR LABOR PLUMBING

Thank you for your business!

Credit Card Fee (3%)	\$33.01
Total	\$1,140.89
Amount Paid	\$0.00
Amount Due	\$1,140.89



Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301
Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

Invoice #33031

INVOICED

Hawkstone Trail CDD - Past Due

(813) 533-2950

Service Address:

12580 Hawkstone Trail Boulevard
Hillsborough County, Florida 33547

Billing address:

c/o Rizzetta
3434 Colwell Avenue
Tampa, Florida 33614

Job Title: Service - Leak

Job Location: 12580 Hawkstone Trail
Boulevard

Job Location Address: 12580
Hawkstone Trail Boulevard
Hillsborough County, Florida 33547

Job Members: Gregg Savoie

Invoiced Date: Mar 12, 2026

Due Date: Mar 12, 2026

Status: Invoiced

Author: Gregg Savoie

Notes:

Shower tower and pool area leaking when diverter is switched to one function is missing from shower tower, and when water is turned onto wand function, water to sprays out and hits the wall removed adapter for one function screwed in short nipple with cap to stop water from shooting out. Send pictures to customer. Customer is OK with repair. Shower is working properly in the toe, tester function, and the showerhead function no leaks. Water is on shower tower.

Item

Shop Supplies 1

BRASS NIPPLE 3/8" X 1-1/2"

Misc Material

REGULAR LABOR PLUMBING

Thank you for your business!

Total	\$467.57
Amount Paid	\$0.00
Amount Due	\$467.57

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

MAR 16 2026

Invoice	
Invoice Number 766558	Date 03/01/2026
Customer Number 400487	Due Date 04/01/2026

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Hawkstone CDD	400487		766558	04/01/2026
Quantity	Description		Rate	Amount
<i>Hawkstone CDD, Amenity, Hawkstone Trail Blvd, Lithia, FL</i>				
1.00	Data Management 04/01/2026 - 04/30/2026		289.41	289.41
1.00	Active Video Monitoring 04/01/2026 - 04/30/2026		549.88	549.88
1.00	Service & Maintenance 04/01/2026 - 04/30/2026		316.44	316.44
<i>Hawkstone CDD, Phase 2 Amenity, Hawkstone Trail Blvd, Lithia, FL</i>				
1.00	Passive Standard Camera 04/01/2026 - 04/30/2026		86.82	86.82
1.00	Active Video Monitoring 04/01/2026 - 04/30/2026		434.22	434.22
1.00	Service & Maintenance 04/01/2026 - 04/30/2026		286.00	286.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$1,962.77

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
03/01/2026	766558	Monitoring Services	\$1,962.77	\$1,962.77


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

Return Service Requested

Invoice	
Invoice Number 766558	Date 03/01/2026
Customer Number 400487	Due Date 04/01/2026

Net Due: \$1,962.77

Amount Enclosed: _____


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

13776

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



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

Billing Date:
Feb 17, 2026
 Billing Period:
Feb 17 - Mar 16, 2026



Hi HAWKSTONE COMMUNITY,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$146.73
Payment received by Feb 17, thank you	-\$146.73

Service summary

	Previous month	Current month
 Bundle	\$145.98	\$145.98
 Taxes and Fees	\$0.75	\$0.75
Total services	\$146.73	\$146.73

Total balance **\$146.73**

Total balance
\$146.73
 Auto Pay is scheduled
Mar 13



Frontier has joined Verizon.

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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 DY RP 17 02182026 NNNNNNNN 01 991754

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.

17300881365513931217200000000000000000146735



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

Billing Date:
Feb 17, 2026

Billing Period:
Feb 17 - Mar 16, 2026



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.





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

Billing Date:
Feb 17, 2026

Billing Period:
Feb 17 - Mar 16, 2026

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

02.17-03.16	FiberOptic Internet 100 Static IP	\$110.98
	Valued Customer Fiber 500 Upgrade	\$0.00
	5 Usable Static IP Addresses	\$35.00

Bundle Total **\$145.98**



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 **\$146.73**

**BUSINESS
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 INTERNET**

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business.frontier.com/fiber-internet





213 Hobbs Street
 Tampa, FL 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266

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

Project Name : Balm Boyette (Okerlund-Darsey-Hinton)
Project Code : 74555
Invoice : 0114145 - 2
Invoice Date : 12/31/2025
Project Manager : Justin O Brantley
Office Location : Tampa
Bill Term : BT10

For Professional Services Rendered Through 12/31/2025

6 - HSC - Hawkstone, 1-A2 (Okerlund)

	Fee	% Complete	Billings		
			To Date	Previous	Current
6.01 - Stake Rear Lot Corners of Lots 17 Thru 21 of Block 20	1,200.00	100.00	1,200.00	352.75	847.25
			Current Billings		847.25
			Amount Due This Bill		<u>847.25</u>

Thank you for your business. Please contact our Accounts Receivable Department with any questions regarding this invoice at AR@geopointsurvey.com or (813)248-8888

TERMS: All invoices due within Net 30



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT	0458247861	02/10/2026	03/03/2026

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	01/12/2026	3735061	02/04/2026	3802975	67914 GAL	ACTUAL	WATER
703370544	02/04/2026	25	02/10/2026	108	83 GAL	ACTUAL	WATER

Service Address Charges

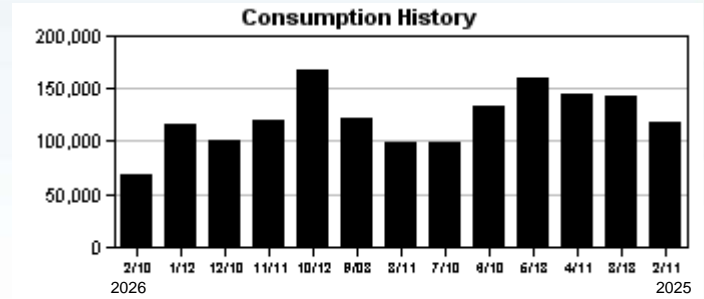
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$205.35
Water Base Charge	\$147.48
Water Usage Charge	\$103.14

Summary of Account Charges

Previous Balance	\$758.02
Net Payments - Thank You	\$-758.02
Total Account Charges	\$462.51
AMOUNT DUE	\$462.51

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: **0458247861**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
 Internet Payments: HCFL.gov/WaterBill
 Additional Information: HCFL.gov/Water

THANK YOU!



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

486 8

DUE DATE	03/03/2026
AMOUNT DUE	\$462.51
AMOUNT PAID	



0004582478618 00000462515



Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	3625962647	02/10/2026	03/03/2026

Summary of Account Charges

Previous Balance	\$2,089.40
Net Payments - Thank You	\$-2,089.40
Bill Adjustments	\$104.47
Total Account Charges	\$840.24

AMOUNT DUE	\$944.71
-------------------	-----------------

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

3.738 8

DUE DATE	03/03/2026
AMOUNT DUE	\$944.71
AMOUNT PAID	



0036259626475 00000944710



Hillsborough County Florida

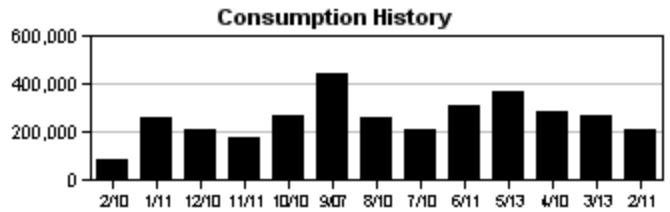
CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	3625962647	02/10/2026	03/03/2026

Service Address: 13084 HAWKSTONE TRAIL BLVD COMMERCIAL IRRIGATION
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703078372	01/11/2026	6613542	02/10/2026	6698429	84887 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$256.36
Water Base Charge	\$241.18
Water Usage Charge	\$95.07
Late Payment Charge	\$83.32
Total Service Address Charges	\$682.47



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	3625962647	02/10/2026	03/03/2026

Service Address: 14651 SWISS BRIDGE DR COMMERCIAL IRRIGATION
M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703090182	01/12/2026	1554195	02/10/2026	1590623	36428 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$110.01
Water Base Charge	\$43.59
Water Usage Charge	\$80.95
Late Payment Charge	\$21.15
Total Service Address Charges	\$262.24





Hillsborough County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	02/10/2026	03/03/2026

Summary of Account Charges

Previous Balance	\$595.17
Net Payments - Thank You	\$-595.17
Bill Adjustments	\$29.76
Total Account Charges	\$1,006.02

AMOUNT DUE	\$1,035.78
-------------------	-------------------

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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) 307-1000	
Internet Payments: HCFL.gov/WaterBill	
Additional Information: HCFL.gov/Water	

THANK YOU!



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

4,341 8

DUE DATE	03/03/2026
AMOUNT DUE	\$1,035.78
AMOUNT PAID	



0042034045452 00001035781



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	02/10/2026	03/03/2026

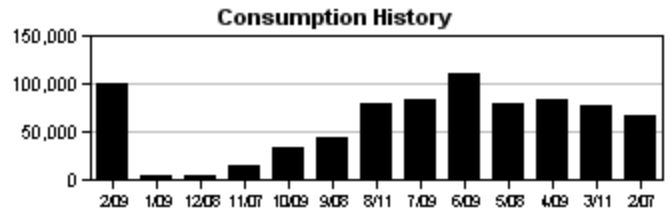
Service Address: 12905 STEED TRACE LOOP COMMERCIAL IRRIGATION

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
56710735A	01/09/2026	3053128	02/09/2026	3152339	99211 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$299.62
Water Base Charge	\$86.64
Water Usage Charge	\$251.09
Late Payment Charge	\$5.70
Total Service Address Charges	\$649.59



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	02/10/2026	03/03/2026

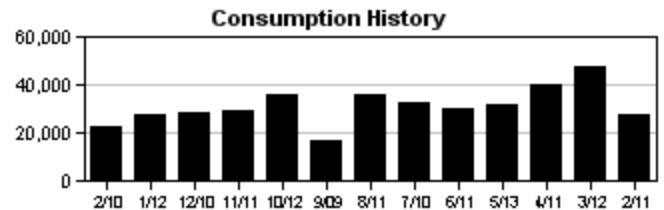
Service Address: 12807 HALTER STEER RD COMMERCIAL IRRIGATION

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703083846	01/12/2026	881131	02/10/2026	903510	22379 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$67.58
Water Base Charge	\$63.28
Water Usage Charge	\$25.06
Late Payment Charge	\$9.60
Total Service Address Charges	\$172.06





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	02/10/2026	03/03/2026

Service Address: 12893 HALTER STEER RD COMMERCIAL IRRIGATION

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703050024	01/12/2026	902071	02/10/2026	922587	20516 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$61.96
Water Base Charge	\$63.83
Water Usage Charge	\$22.98
Late Payment Charge	\$10.81
Total Service Address Charges	\$166.12



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	4203404545	02/10/2026	03/03/2026

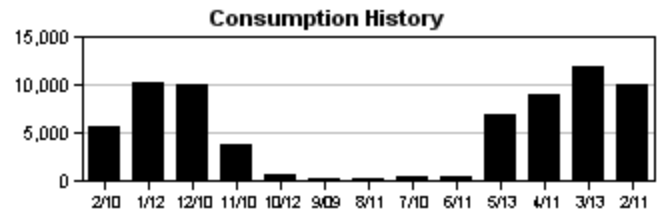
Service Address: 14684 HORSE TROT RD COMMERCIAL IRRIGATION

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703080630	01/12/2026	235624	02/10/2026	241202	5578 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$16.85
Water Base Charge	\$13.58
Water Usage Charge	\$7.39
Late Payment Charge	\$3.65
Total Service Address Charges	\$48.01





Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	5374095230	02/10/2026	03/03/2026

Summary of Account Charges

Previous Balance	\$503.34
Net Payments - Thank You	\$-503.34
Bill Adjustments	\$25.17
Total Account Charges	\$365.73
AMOUNT DUE	\$390.90

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

5.519 B

DUE DATE	03/03/2026
AMOUNT DUE	\$390.90
AMOUNT PAID	



0053740952303 00000390906



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	5374095230	02/10/2026	03/03/2026

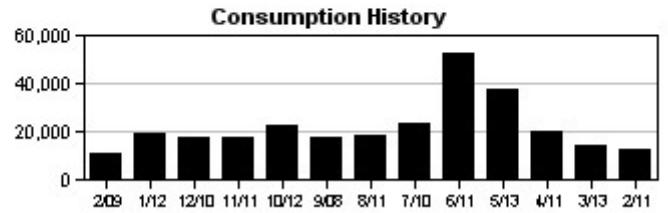
Service Address: 15009 STERLING SPUR AVE COMMERCIAL IRRIGATION

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703092880	01/12/2026	494583	02/09/2026	505161	10578 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$31.95
Water Base Charge	\$76.86
Water Usage Charge	\$11.85
Late Payment Charge	\$8.21
Total Service Address Charges	\$135.41



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	5374095230	02/10/2026	03/03/2026

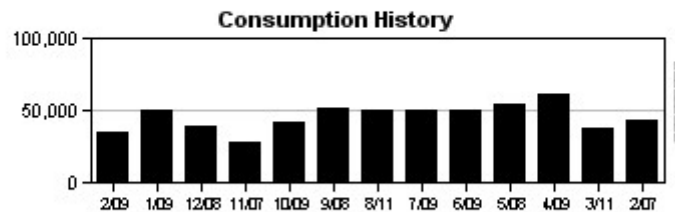
Service Address: 12919 WELLSRING DR COMMERCIAL IRRIGATION

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
20771718	01/09/2026	2095782	02/09/2026	2129825	34043 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$102.81
Water Base Charge	\$87.32
Water Usage Charge	\$41.86
Late Payment Charge	\$16.96
Total Service Address Charges	\$255.49





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT	6307231026	02/10/2026	03/03/2026

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	01/09/2026	15343	02/09/2026	15501	15800 GAL	ACTUAL	WATER

Service Address Charges

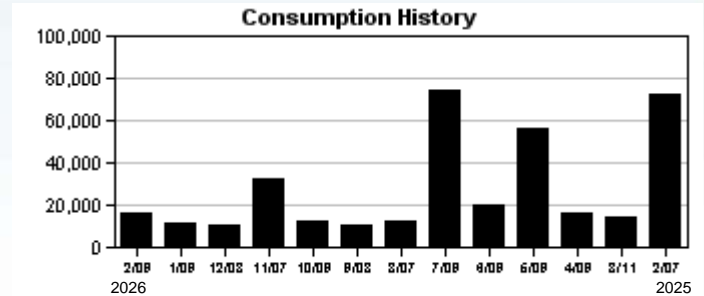
Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$47.72
Water Base Charge	\$45.22
Water Usage Charge	\$17.70
Sewer Base Charge	\$109.75
Sewer Usage Charge	\$111.71

Summary of Account Charges

Previous Balance	\$583.71
Net Payments - Thank You	\$-583.71
Total Account Charges	\$338.64
AMOUNT DUE	\$338.64

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6307231026**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
 Internet Payments: HCFL.gov/WaterBill
 Additional Information: HCFL.gov/Water

THANK YOU!



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

6.557 8

DUE DATE	03/03/2026
AMOUNT DUE	\$338.64
AMOUNT PAID	



0063072310269 00000338640



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HAWKSTONE CDD	8774586170	02/10/2026	03/03/2026

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	01/12/2026	1893453	02/10/2026	2016128	122675 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$370.48
Water Base Charge	\$27.97
Water Usage Charge	\$706.12

Miscellaneous Charges

Late Payment Charge	\$109.46
Total Miscellaneous Charges	\$109.46

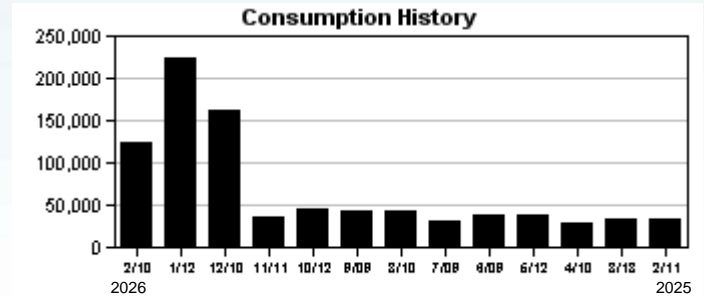
Summary of Account Charges

Previous Balance	\$2,189.23
Net Payments - Thank You	\$-2,189.23
Bill Adjustments	\$109.46
Total Account Charges	\$1,111.11

AMOUNT DUE	\$1,220.57
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Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8774586170



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
 Internet Payments: HCFL.gov/WaterBill
 Additional Information: HCFL.gov/Water

THANK YOU!



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

9,338 8

DUE DATE	03/03/2026
AMOUNT DUE	\$1,220.57
AMOUNT PAID	



0087745861705 00001220573



HillsTaxFL.gov



REMINDER NOTICE OF CURRENT & DELINQUENT AD VALOREM TAXES AND NON-AD VALOREM TAXES

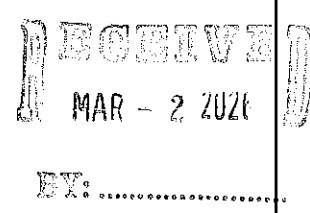
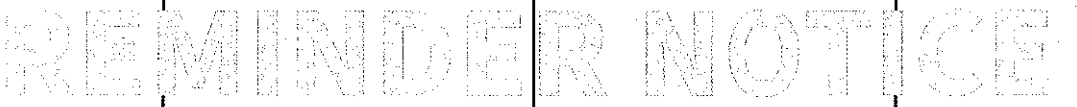
Account No.: A0884961010

Account Name: HAWKSTONE CDD
Address: 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Legal Description: STOGI RANCH PHASE 2 PERMANENT EASEMENT AGREEMENT LYI NG WITHIN TRACT B-2

Property Location:

Ad Valorem Taxes (Tax Years May Be Paid Separately)

Tax Year(s)	If Paid by March 31, 2026	If Paid by April 30, 2026	If Paid by 5PM EST on May 29, 2026
2025	112.90	152.29	152.29
			
			
Amount Due:	112.90	152.29	152.29

Property taxes become delinquent on April 1st. Tax Certificates are sold on unpaid taxes. The tax certificate sale will be held on or before June 1st. Issuance of a tax certificate will result in additional costs to the property owner. **Taxes outstanding for 2 years or more are eligible for tax deed foreclosure and can result in the loss of the property to a tax deed sale.**

⚡ Detach below portion and return it with your payment ⚡

Nancy C. Millan, Hillsborough County Tax Collector **Reminder Notice of Current & Delinquent Ad Valorem Taxes & Non Ad Valorem Assessments**

Account No: A0884961010 **Tax District:** U **Assessed Value:** 6,186 **Legal Description:** STOGI RANCH PHASE 2 PERMANENT EASEMENT AGREEMENT LYI NG WITHIN TRACT B-2

ONLY PAY ONE AMOUNT
 Postmarks not accepted after March 31st.

If Paid By	Amount Due
Mar. 31, 2026	112.90
Apr. 30, 2026	152.29
May 29, 2026	152.29



SAVE A STAMP & PAY ONLINE!
 SCAN QR CODE WITH SMARTPHONE

Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012

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



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

Service Slip / Invoice

INVOICE:	117188617
DATE:	02/19/26
ORDER:	117188617

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
02/19/26	01:58 PM		ASHIVER		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	02/19/26	N/A	HAWKSTONE	

Service	Description	Amount
PS	Pest Control Service	\$137.20
Hello, Today's 6-Point Advantage Service 1. Inspected the exterior to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach 3. Utilized conventional pest control treatments 4. Treated pest entry points around doors and windows 5. Applied pest control materials around the outside perimeter 6. Provided this detailed service report. Today's Service Comments: What I saw: During my inspection, I saw several ants in the common area. What I did: Baited in the affected areas, applied granular bait to exterior perimeter, sprayed exterior, to include entry points. What to expect: A possibility of an initial increase in pest activity over the first 2-3 days, accompanied by dead or dying bugs, followed by a sharp decrease in activity. Maximum effectiveness of the treatment is reached within 7-10 days. Curbside Call was completed. Thank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in May. Thank you, Ari HomeTeam Pest Defense Office: 813-437-6591 www.pestdefense.com Exceptional Service Is the best defense Includes Amenity Center & Gazebo Subdivision Hawkstone		SUBTOTAL \$137.20 TAX \$0.00 TOTAL \$137.20 AMT. PAID \$0.00 BALANCE \$137.20

 TECHNICIAN SIGNATURE

* 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.

PLEASE PAY FROM THIS INVOICE

 Customer Unavailable to Sign
 CUSTOMER SIGNATURE

IPFS CORPORATION

(IPFS)
400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
(800)584-9969 - FAX: (770)225-2866

ACH PAYMENT LETTER	
REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER
	GAA-D81115

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (800)584-9969

DATE MAILED: 03/02/26

INSURED

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

1-0.1600 00000D9RPELC5 1/1 BIN:0 0-40

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

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827



1-0.1600 00000D9RPELC5 1/1 BIN:0 0-40

Subject: Loan Number GAA-D81115

Dear HAWKSTONE CDD:

This letter is to remind you of an authorization to make payment to IPFS CORPORATION through your bank account.

Details regarding the transaction appear below:

Payment Amount: \$5,158.95
Technology Fee (non-refundable fee from AndDone): \$0.00
Date: 03/03/26

We will withdraw this payment from your bank account. Please retain this letter for your records. This debit will be included in your bank account statement.

If you have any questions, please contact our Customer Service Department at (800)584-9969

Make online payments or view account information at www.ipfs.com.

Please use access code L99J48AEW to register (first time users).



Invoice

INV321821

Off Duty Management Inc.
 1906 Avenue D #200
 Katy, TX 77493
 281-347-8500
 invoicing@offdutymanagement.com

3/12/2026
 Terms: Net 30
 Due Date: 4/11/2026

Bill To Attn To:
 Hawkstone CDD
 Hawkstone CDD
 3434 Colwell Avenue
 Suite 200
 Lithia / Florida FL 33547
 United States

WorkSite Address
 Stephanie DeLuna
 12580 Hawkstone Trail Boulevard
 Lithia FL 33547
 US

Make Check Payable and Mail to:
 Off Duty Management, Inc.
 P.O. Box 737377
 Dallas ,TX 75373-7377
Please include invoice number with payment

Project	PO	Job #/Ref #	Amount Due
170194 Hawkstone CDD : ODM-20260305-0124:Hawkstone CDD			\$1,563.03

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Hillsborough County-SO-FL	3/6/2026 6:00:00 PM - 3/7/2026 1:00:00 AM	Cody Washington	Regular	7	\$74.43	\$521.01
Hillsborough County-SO-FL	3/7/2026 6:00:00 PM - 3/8/2026 1:00:00 AM	Daniel Pane	Regular	7	\$74.43	\$521.01
Hillsborough County-SO-FL	3/8/2026 6:00:00 PM - 3/9/2026 1:00:00 AM	James Franklin	Regular	7	\$74.43	\$521.01
Regular Total						\$1,563.03

Invoice Comments:

Request Id: ODM-20260305-0124

Invoice Subtotal	\$1,563.03
Tax Total	\$0.00
Invoice Total	\$1,563.03
Total Paid	\$0.00
Amount Due	\$1,563.03



INV321821



Invoice

INV324779

Off Duty Management Inc.
 1906 Avenue D #200
 Katy, TX 77493
 281-347-8500
 invoicing@offdutymanagement.com

3/19/2026
 Terms: Net 30
 Due Date: 4/18/2026

Bill To Attn To:
 Hawkstone CDD
 Hawkstone CDD
 3434 Colwell Avenue
 Suite 200
 Lithia / Florida FL 33547
 United States

WorkSite Address
 Stephanie DeLuna
 12580 Hawkstone Trail Boulevard
 Lithia FL 33547
 US

Make Check Payable and Mail to:
 Off Duty Management, Inc.
 P.O. Box 737377
 Dallas ,TX 75373-7377
Please include invoice number with payment

Project	PO	Job #/Ref #	Amount Due
170194 Hawkstone CDD : ODM-20260305-0124:Hawkstone CDD			\$2,977.20

Agency	Time IN - Time OUT	Officer	Type	Hours/ Qty	Rate	Amount
Hillsborough County-SO-FL	3/12/2026 6:00:00 PM - 3/13/2026 1:00:00 AM	James Franklin	Regular	7	\$74.43	\$521.01
Hillsborough County-SO-FL	3/13/2026 6:00:00 PM - 3/14/2026 1:00:00 AM	Werther Taylor Peguero	Regular	7	\$74.43	\$521.01
Hillsborough County-SO-FL	3/14/2026 1:00:00 PM - 3/14/2026 7:00:00 PM	Hector Estrada	Regular	6	\$74.43	\$446.58
Hillsborough County-SO-FL	3/14/2026 6:00:00 PM - 3/15/2026 1:00:00 AM	Daniel Pane	Regular	7	\$74.43	\$521.01
Hillsborough County-SO-FL	3/15/2026 1:00:00 PM - 3/15/2026 7:00:00 PM	Harry Rivera	Regular	6	\$74.43	\$446.58
Hillsborough County-SO-FL	3/15/2026 6:00:00 PM - 3/16/2026 1:00:00 AM	Caleb Pastorek	Regular	7	\$74.43	\$521.01
Regular Total						\$2,977.20

Invoice Comments:

Request Id: ODM-20260305-0124

Invoice Subtotal	\$2,977.20
Tax Total	\$0.00
Invoice Total	\$2,977.20
Total Paid	\$0.00
Amount Due	\$2,977.20



INV324779

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

Invoice

Date	Invoice #
3/2/2026	INV0000107444

Bill To:

Hawkstone CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,895.17	\$1,895.17
Administrative Services	1.00	\$463.33	\$463.33
Dissemination Services	1.00	\$583.33	\$583.33
Financial & Revenue Collections	1.00	\$337.33	\$337.33
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$2,050.25	\$2,050.25
Website Compliance & Management	1.00	\$110.00	\$110.00
Subtotal			\$6,439.41
Total			\$6,439.41

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

Invoice

Date	Invoice #
3/12/2026	INV0000107585

Bill To:

Hawkstone CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Mass Mailing - 2-26-2026 Unauthorized Dumping Notices	1.00	\$1,359.79	\$1,359.79
Subtotal			\$1,359.79
Total			\$1,359.79



INVOICE

Invoice Number	2524918
Invoice Date	February 20, 2026
Purchase Order	238202180
Customer Number	1474097
Project Number	238202180

Bill To

Hawkstone Community
Development District
PO BOX 32414
Charlotte, NC 28232
United States

Alternative Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: Hawkstone Community Development District.

Stantec Project Manager:	Woodcock, Greg
Current Invoice Due:	\$1,519.00
Bill Through Date:	February 6, 2026

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

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number
Project Number

2524918
238202180

Top Task 2026

2026 FY General Cons

Professional Services

Billing Level

	Date	Hours	Rate	Current Amount
Level 13				
Woodcock, Gregory (Greg)	2026-01-21	1.50	217.00	325.50
Woodcock, Gregory (Greg)	2026-01-29	0.50	217.00	108.50
Woodcock, Gregory (Greg)	2026-01-30	1.00	217.00	217.00
Woodcock, Gregory (Greg)	2026-02-02	4.00	217.00	868.00
		7.00		1,519.00
Professional Services Subtotal		7.00		1,519.00

Top Task 2026 Total

1,519.00

Total Fees & Disbursements

\$1,519.00

INVOICE TOTAL (USD)

\$1,519.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Hawkstone CDD
P.O. Box 32414
Charlotte, NC 28232

March 18, 2026
Client: 001526
Matter: 000001
Invoice #: 28054

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
2/2/2026	MB	REVIEW VENDOR PROPOSAL FOR ON-SITE PERSONNEL SERVICES; PREPARE ON-SITE STAFF SERVICES AGREEMENT WITH 813 SECURITY; REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING DISTRICT FACILITIES POLICIES.	1.2	\$402.00
2/9/2026	AM	REVIEW PLATS; CONFIRM STATUS OF CONVEYANCE OF TRACTS; CREATE LIST RE SAME.	0.5	\$97.50
2/10/2026	AM	REVIEW PLATS; CONFIRM STATUS OF CONVEYANCE OF TRACTS; CREATE LIST RE SAME.	0.6	\$117.00
2/11/2026	MB	REVIEW RESIDENT PROPERTY RECORDS AND HINTON HAWKSTONE PHASE 2A AND 2B2 PLAT BOOK; PREPARE TEMPORARY ACCESS AGREEMENT FOR 13050 WELLSRING DRIVE.	0.8	\$268.00
2/16/2026	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL; REVIEW CDD FINANCING ISSUES.	0.3	\$121.50
2/16/2026	CAW	PREPARE FOR AND ATTEND CONFERENCE CALL REGARDING DISTRICT MATTERS.	0.1	\$33.50
2/16/2026	AM	REVIEW SEATS FOR LANDOWNER AND GENERAL ELECTION; CONFIRM WITH TEAM IF SEATS ARE CORRECT.	0.3	\$58.50
2/16/2026	MB	REVIEW HINTON HAWKSTONE PHASE 1B, HINTON HAWKSTONE PHASE 2B1 AND OKERLUND RANCH SUBDIVISION PHASE 2 PLATS; PREPARE QUIT-CLAIM DEEDS FOR DISTRICT EASEMENTS.	1.4	\$469.00

SERVICES

Date	Person	Description of Services	Hours	Amount
2/17/2026	MB	REVIEW EMAIL CORRESPONDENCE REGARDING RESIDENT ADA REQUEST AND DISTRICT BOARD MEETING AGENDA PACKAGE; CONFERENCE CALL WITH DISTRICT MANAGER REGARDING RESIDENT ADA REQUEST FOR DISTRICT BOARD MEETING.	0.6	\$201.00
2/18/2026	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	2.6	\$871.00
2/19/2026	JMV	REVIEW LEGAL NOTICE; TELEPHONE CALL WITH A. MARTIN.	1.4	\$567.00
2/19/2026	LC	REVIEW PUBLIC RECORDS REQUEST RE SECTION 8 HOUSING AND HOA BOARD MEMBER ISSUE; REVIEW AUDIO RECORDING FROM FEBRUARY 18, 2026 MEETING OF THE BOARD RE TRANSFER OF SEATS OF BOARD MEMBERS.	0.6	\$117.00
2/19/2026	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING REASONABLE JURIST CORPORATON REQUEST FOR INFORMATION; REVIEW REASONABLE JURIST CORPORATION DOCUMENTS.	1.0	\$335.00
2/20/2026	JMV	TELEPHONE CALL WITH M. HUBER.	0.3	\$121.50
2/20/2026	CAW	REVIEW EMAIL CORRESPONDENCE REGARDING PUBLIC RECORDS REQUEST; REVIEW AUDIO RECORDING OF FEBRUARY BOARD MEETING.	1.0	\$335.00
2/23/2026	JMV	REVIEW RECORDS REQUEST; CONFERENCE CALL WITH A. MARTIN; CONFERENCE CALL WITH M. HUBER.	3.1	\$1,255.50
2/23/2026	CAW	PREPARE FOR AND ATTEND TWO CONFERENCE CALLS REGARDING PUBLIC RECORDS REQUEST.	1.0	\$335.00
2/23/2026	MB	REVIEW RESIDENT FEDERAL COMPLAINT.	0.4	\$134.00
2/25/2026	CAW	EMAIL AND PHONE CORRESPONDENCE REGARDING PUBLIC RECORDS REQUEST.	0.4	\$134.00
Total Professional Services			17.6	\$5,973.00

March 18, 2026
Client: 001526
Matter: 000001
Invoice #: 28054

Page: 3

Total Services	\$5,973.00
Total Disbursements	\$0.00
Total Current Charges	\$5,973.00
Previous Balance	\$3,246.50
<i>Less Payments</i>	<i>(\$3,246.50)</i>
PAY THIS AMOUNT	\$5,973.00

Please Include Invoice Number on all Correspondence



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 56056

PO#	Date
	03/03/2026
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	Rate	Ext. Price	Amount
------	-----	------	------------	--------

#36010 - Frost - Freeze Protection (Installation and Removal) - 2/23/2026

Price listed includes all labor and materials for the installation of 300 square feet of frost protection fabric (secured in place with stakes) before the frost event and removal after frost event ends. Frost protection fabric is a breathable material that will not harm plants.

****Irrigation will also be turned off during this event(s)

Freeze/Frost events forecast early next week and we need to protect the newly installed flowers

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

EM - Installation - 02/25/2026 \$585.00

Total	\$585.00
Credits/Payments	(\$0.00)
Balance Due	\$585.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$585.00	\$0.00	\$0.00	\$422.76	\$52,248.65



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 56095

PO#	Date
	03/01/2026
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	Rate	Ext. Price	Amount
#24440 - Landscape Maintenance Contract - Hawkstone CDD March 2026				\$42,250.00

Total	\$42,250.00
Credits/Payments	(\$0.00)
Balance Due	\$42,250.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$42,835.00	\$0.00	\$0.00	\$422.76	\$52,248.65



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 56116

PO#	Date
	03/01/2026
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	Rate	Ext. Price	Amount
#36522 - Landscape Maintenance Contract March 2026				\$2,246.21

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
\$2,246.21	\$0.00	\$0.00	\$0.00	\$3,840.02



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

Statement Date: February 17, 2026

Amount Due:	\$404.88
Due Date:	March 10, 2026
Account #:	211021962439


Account Summary

Current Service Period: January 14, 2026 - February 11, 2026	
Previous Amount Due	\$440.50
Payment(s) Received Since Last Statement	-\$440.50
Current Month's Charges	\$404.88
Amount Due by March 10, 2026	
\$404.88	

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

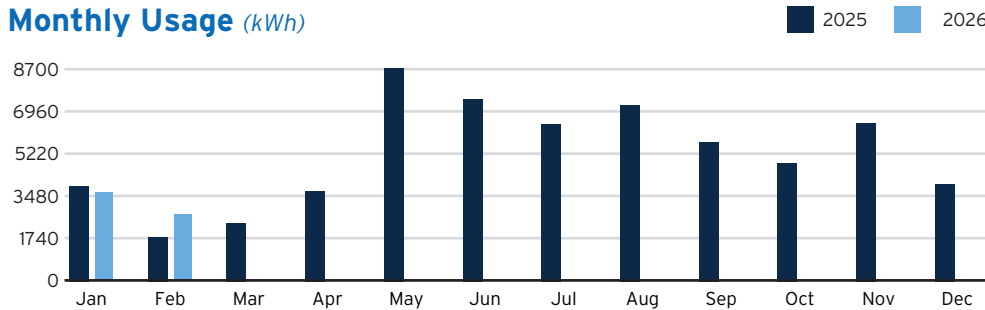
Your Energy Insight

- Your average daily kWh used was **56.67% higher** than the same period last year.
- Your peak billing demand was **12.5% higher** than the same period last year.

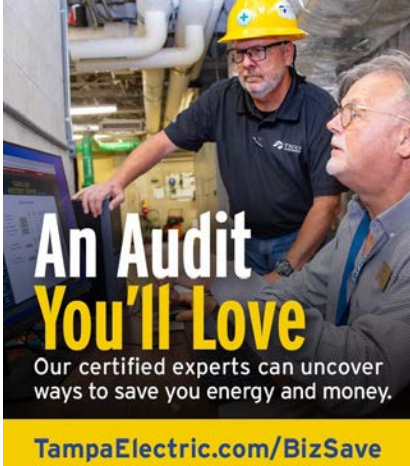


Scan here to view your account online.

Monthly Usage (kWh)



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



An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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

Account #: 211021962439
Due Date: March 10, 2026

 **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:	\$404.88
Payment Amount:	\$ _____

698296779446

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.

6982967794462110219624390000000404881



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

Account #: 211021962439
Statement Date: February 17, 2026
Charges Due: March 10, 2026

Meter Read

Meter Location: AMENITY

Service Period: Jan 14, 2026 - Feb 11, 2026

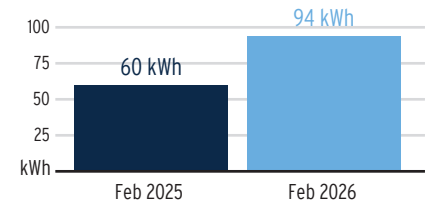
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000836081	02/11/2026	24,467	21,734	2,733 kWh	1	29 Days
1000836081	02/11/2026	9.13	0	9.13 kW	1	29 Days

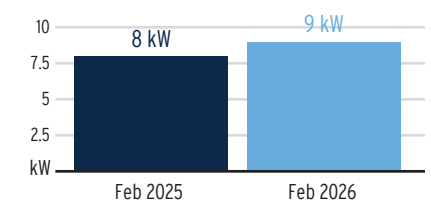
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	9 kW @ \$19.06000/kW	\$171.54
Energy Charge	2,733 kWh @ \$0.00815/kWh	\$22.27
Fuel Charge	2,733 kWh @ \$0.03516/kWh	\$96.09
Capacity Charge	9 kW @ \$0.72000/kW	\$6.48
Storm Protection Charge	9 kW @ \$2.02000/kW	\$18.18
Energy Conservation Charge	9 kW @ \$0.79000/kW	\$7.11
Environmental Cost Recovery	2,733 kWh @ \$0.00072/kWh	\$1.97
Clean Energy Transition Mechanism	9 kW @ \$1.15000/kW	\$10.35
Storm Surcharge	2,733 kWh @ \$0.01035/kWh	\$28.29
Florida Gross Receipt Tax		\$10.12
Electric Service Cost		\$404.88

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges \$404.88

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

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Account #: 211021962439
Statement Date: February 17, 2026
Charges Due: March 10, 2026

Load Factor



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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT
 HAWKSTONE COMMUNITY DEVELOPMENT DIS
 16401 BOYETTE RD
 RIVERVIEW, FL 33579-9121


Statement Date: February 23, 2026

Amount Due:	\$4,299.50
Due Date:	March 16, 2026
Account #:	211028332917

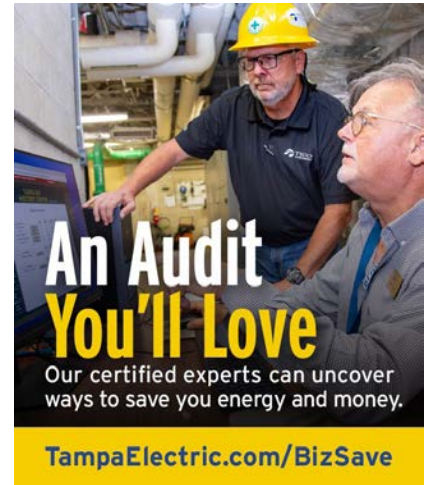
Account Summary

Previous Amount Due	\$9,145.10
Payment(s) Received Since Last Statement	-\$9,302.81
Miscellaneous Credits	-\$140.20
<hr/>	
Credit balance after payments and credits	-\$297.91
Current Month's Charges	\$4,597.41
<hr/>	
Amount Due by March 16, 2026	\$4,299.50

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 #: 211028332917
Due Date: March 16, 2026

 **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:	\$4,299.50
Payment Amount:	\$ _____

698296782285

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.

6982967822852110283329170000004299501




Service For:
 16401 BOYETTE RD
 RIVERVIEW, FL 33579-9121

Account #: 211028332917
Statement Date: February 23, 2026
Charges Due: March 16, 2026

Service Period: Jan 17, 2026 - Feb 17, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	238 kWh @ \$0.03411/kWh	\$8.12
Fixture & Maintenance Charge	17 Fixtures	\$414.46
Lighting Pole / Wire	17 Poles	\$614.55
Lighting Fuel Charge	238 kWh @ \$0.03452/kWh	\$8.22
Storm Protection Charge	238 kWh @ \$0.00574/kWh	\$1.37
Clean Energy Transition Mechanism	238 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	238 kWh @ \$0.01230/kWh	\$2.93
Florida Gross Receipt Tax		\$0.53
Lighting Charges		\$1,050.28

Billing information continues on next page →

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

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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Service For:
 16401 BOYETTE RD
 RIVERVIEW, FL 33579-9121

Account #: 211028332917
Statement Date: February 23, 2026
Charges Due: March 16, 2026


Service Period: Jan 17, 2026 - Feb 17, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	812 kWh @ \$0.03411/kWh	\$27.70
Fixture & Maintenance Charge	58 Fixtures	\$1414.04
Lighting Pole / Wire	57 Poles	\$2060.55
Lighting Fuel Charge	812 kWh @ \$0.03452/kWh	\$28.03
Storm Protection Charge	812 kWh @ \$0.00574/kWh	\$4.66
Clean Energy Transition Mechanism	812 kWh @ \$0.00043/kWh	\$0.35
Storm Surcharge	812 kWh @ \$0.01230/kWh	\$9.99
Florida Gross Receipt Tax		\$1.81
Lighting Charges		\$3,547.13

Total Current Month's Charges **\$4,597.41**

 Miscellaneous Credits	
Deposit Refund	-\$135.00
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	-\$5.20
Total Current Month's Credits	-\$140.20



Service For:
16401 BOYETTE RD
RIVERVIEW, FL 33579-9121

Account #: 211028332917
Statement Date: February 23, 2026
Charges Due: March 16, 2026

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.

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

INVOICE

**TOTAL COMMUNITY
MAINTENANCE LLC**
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org



Bill to

Hawkstone CDD
12500 Hawkstone Trail BLVD
Lithia, FL 33547

Invoice details

Invoice no.: 8622
Terms: Due on receipt
Invoice date: 03/02/2026
Due date: 03/02/2026

#	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>	1	\$1,375.00	\$1,375.00

These items are to include simple 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	This line item is in consideration of pool #2 opening. All services are to duplicate the same services as in pool #1. Discount \$595 for current agreement. This equates to \$65 per service per pool #2	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. Pick 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

Invoice #: 20252158
Invoice Date: 3/2/2026
Due Date: 3/9/2026

Bill To: Hawkstone Pool
Rizzetta CDD12580 Hawkstone Trail Blvd
Lithia, FL 33547

LOCATION: 12580 Hawkstone Trail Blvd , Lithia

Item	Description	Qty	Rate	Amount
------	-------------	-----	------	--------

LOCATION: 12580 Hawkstone Trail Blvd, Lithia

Item	Description	Qty	Rate	Amount
Owl Decoys to Scare Birds Away	Fake Owl Decoys to Scare Birds Away - Rotating Head Plastic Owl Scarecrows, Squirrel Hawk Bird Deterrent for Outside Garden Yard, Statues Garden Decor	1.00	\$52.16	\$52.16
Install	Equipment Install. Wahoo Certified Technician	1.00	\$99.00	\$99.00

Please call (813) 699-3282 if you need assistance.

Subtotal: \$151.16
Tax: \$0.00
Total: \$151.16
Amount Due: \$151.16



INVOICE

To view your Insert
Click the link below:
[INSERT1](#)

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

25-79455-73006
HAWKSTONE CDD
02/01/26-02/28/26
01/27/2026
0224465-2206-6

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

Feb 26, 2026

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

\$300.15

If payment is received after 02/26/2026: **\$ 307.65**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
1,080.15		(1,080.15)		0.00		300.15		300.15

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	02/01/26		1.00	192.46
6 Yard Dumpster 1X Week	02/01/26		1.00	107.69
Total Current Charges				300.15

----- 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)
01/27/2026	0224465-2206-6	25-79455-73006
Payment Terms	Total Due	Amount
Total Due by 02/26/2026	\$300.15	
If Received after 02/26/2026	\$307.65	

2206000257945573006002244650000003001500000030015 5

I0290C39

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

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 <small>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.</small>		Your Payment Is Due 10/25/2022 <small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.25% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>		Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>				
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
35 Gallon Toner	10/01/22		1.00	88.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				123.45
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			
City		Date	
State			
Zip		Bank Account Holder Signature	
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)



INVOICE

Customer ID:

25-79455-73006

Customer Name:

HAWKSTONE CDD

Service Period:

03/01/26-03/31/26

Invoice Date:

02/25/2026

Invoice Number:

0232609-2206-9

How to Contact Us

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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

Mar 27, 2026

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

~~**\$600.30**~~

If payment is received after 03/27/2026: **\$ 615.30**

Previous Balance	300.15	+	Payments	0.00	+	Adjustments	0.00	+	Current Invoice Charges	300.15	=	Total Account Balance Due	600.30
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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	03/01/26		1.00	192.46
6 Yard Dumpster 1X Week	03/01/26		1.00	107.69
Total Current Charges				300.15

----- 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)
02/25/2026	0232609-2206-9	25-79455-73006
Payment Terms	Total Due	Amount
Total Due by 03/27/2026	\$600.30	
If Received after 03/27/2026	\$615.30	

2206000257945573006002326090000003001500000060030 0

I0290C52

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

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 <small>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.</small>		Your Payment Is Due 10/25/2022 <small>If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.25% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</small>		Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>				
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
35 Gallon Toner	10/01/22		1.00	88.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				123.45
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			
City		Date	
State			
Zip		Bank Account Holder Signature	
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)