

***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Date/Time:
Wednesday, June 8, 2022
6:00 P.M.***

***Location:
Hilton Garden Inn
4328 Garden Vista Drive
Riverview, FL, 33578***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Hidden Creek Community Development District

c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32745
813-564-7847

Board of Supervisors
Hidden Creek Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Wednesday, June 8, 2022 at 6:00 P.M.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, FL, 33578.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager
813-564-7847

CC: Attorney
Engineer
District Records

District: **HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, June 8, 2022

Time: 6:00 P.M.

Location: Hilton Garden Inn
4328 Garden Vista Drive
Riverview, Florida

Dial In: 312-626-6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

For the full agenda packet, please contact patricia@breezehome.com

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Business Items**
 - A. Presentation of Proposed Budget FY 2022-2023 **Exhibit 1**
 - B. Consideration and Adoption of **Resolution 2022-09, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023) - August 10, 2022** **Exhibit 2**
 - Exhibit A – Proposed Budget for FY 2022-2023
 - C. Presentation of Brightview Quality Site Assessment **Exhibit 3**
 - D. Presentation and Approval of Brightview Melody Section Proposal - **\$4,548.00** **Exhibit 4**
- IV. Consent Agenda** **Exhibit 5**
 - A. Ratification of Contracts
- V. Staff Reports**
 - A. District Manager
 - B. District Attorney
 - C. District Engineer
- VI. Audience Comments – New Business** – *(limited to 3 minutes per individual)*
- VII. Supervisor Requests**
- VIII. Adjournment**

EXHIBIT 1

**STATEMENT 1
HIDDEN CREEK CDD
FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
REVENUE			
GENERAL FUND REVENUE /(1)	\$ 832,741	\$ 1,127,794	295,053
DEVELOPER FUNDING	131,189	-	(131,189)
SOIUTHSHORE BAY CLUB - ROADWAY	-	1,800	1,800
SOUTHSHORE BAY CLUB - GATE ATTENDANTS	-	20,530	20,530
MISCELLELLANOUS REVENUE	-	-	-
TOTAL REVENUE	963,930	1,150,123	186,193
EXPENDITURES			
ADMINISTRATIVE			
SUPERVISORS COMPENSATION	8,000	4,800	(3,200)
PAYROLL TAXES	612	367	(245)
PAYROLL SERVICES	457	495	38
MANAGEMENT CONSULTING SERVICES	24,000	26,000	2,000
CONSTRUCTION ACCOUNTING SERVICE	4,000	-	(4,000)
PLANNING & COORDINATION SERVICES	36,000	36,000	-
ADMINISTRATIVE SERVICES	7,500	7,500	-
BANK FEES	120	120	-
MISCELLANEOUS	500	500	-
AUDITING SERVICES	2,800	3,200	400
TRAVEL PER DIEM	200	200	-
INSURANCE	21,586	24,373	2,787
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	1,500	1,500	-
ENGINEERING SERVICES	7,000	7,000	-
LEGAL SERVICES	9,000	10,000	1,000
WEBSITE DEVELOPMENT AND HOSTING	2,015	2,015	-
MISCELLANEOUS CONTINGENCY	-	-	-
TOTAL ADMINISTRATIVE	125,465	124,245	(1,220)
DEBT ADMINISTRATION			
ARBITRAGE	1,300	1,300	-
DISSEMINATION AGENT	6,500	6,500	-
TRUSTEE FEES	19,075	10,722	(8,353)
TOTAL DEBT ADMINISTRATION	26,875	18,522	(8,353)

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FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

	FY 2022 ADOPTED	FY 2023 PROPOSED	VARIANCE FY 2022-2023
PHYSICAL ENVIRONMENT			
WATER	20,700	20,700	-
ELECTRICITY	38,700	38,700	-
LANDSCAPE MAINTENANCE	220,000	220,000	-
LANDSCAPE - MULCH	10,000	10,000	-
LANDSCAPE REPLENISHMENT	10,000	10,000	-
IRRIGATION REPAIR & MAINTENANCE	7,500	7,500	-
PONDS - AQUATICS MAINTENANCE	20,000	40,000	20,000
PONDS -- STOCKING AND PLANT INSTALL	3,000	3,000	-
FOUNTAIN MAINTENANCE & REPAIR	11,900	11,900	-
PONDS LANDSCAPE MAINTENANCE	33,840	65,000	31,160
STREETLIGHTS	275,400	276,100	700
ENTRANCE MONUMENT MAINTENANCE	15,600	15,600	-
COMPREHENSIVE FIELD SERVICES	15,000	15,000	-
AMENITY MANAGEMENT	5,000	5,000	-
PET WASTE REMOVAL	3,060	3,060	-
GATE REPAIR & MAINTENANCE	10,000	10,000	-
GATE CLICKERS	6,000	6,000	-
FRONT GATE ATTENDANTS	74,890	205,296	130,406
ENTRANCE GATE CAMERA MAINTENANCE	7,500	3,000	(4,500)
HOLIDAY LIGHTING	7,500	7,500	-
REPAIRS & MAINTENANCE	1,000	1,000	-
ROADWAY MAINTENANCE RESERVE	-	18,000	18,000
CONTINGENCY	15,000	15,000	-
TOTAL PHYSICAL ENVIRONMENT	811,590	1,007,356	195,766
TOTAL EXPENDITURES	963,930	1,150,123	186,193
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
FUND BALANCE - BEGINNING	4,849	4,849	-
Less amounts associated with construction funding AR	-		
FUND BALANCE - ENDING	\$ 4,849	\$ 4,849	\$ -

STATEMENT 2
HIDDEN CREEK CDD
FY 2023 PROPOSED GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation /(a)

Approx Lot Width	Units	ERU	Total ERU	% ERU
22' (Townhome) (a)	148	0.45	66.60	11.32%
40'	277	0.80	221.60	37.67%
50'	300	1.00	300.00	51.00%
Total	725		588.20	88.68%

Approx Lot Width	Units	ERU	Total ERU	% ERU
Active Adult Unit	391	1.00	391.00	100.00%

2. O&M Assessment Requirement ("AR")

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,127,794	\$ 149,755	\$ 978,039
Plus: Early Payment Discount (4.0%)	\$ 47,991	\$ 6,373	\$ 41,619
Plus: County Collection Charges (2.0%)	\$ 23,996	\$ 3,186	\$ 20,809
Total Expenditures - GROSS	\$ 1,199,780	\$ 159,314	\$ 1,040,467
Total ERU:	979.20	391.00	588.20
Total AR / ERU - GROSS (as if all On-Roll):	\$1,225.27	\$407.45	\$1,768.90
Total AR / ERU - NET:	\$1,151.75	\$383.00	\$1,662.77

Net amount reflects the receipt of funds from Southshore for road maintenance and gate attendants

3. Adopted FY 2023 Allocation of AR (as if all On-Roll) /(b)

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$748	\$796	\$117,809
40'	277	0.80	\$1,330	\$1,415	\$391,988
50'	300	1.00	\$1,663	\$1,769	\$530,670
Active Adult Units	391	1.00	\$383	\$407	\$159,314
Total	1,116				\$1,199,780

4. FY 2022 Allocation of AR (as if all On-Roll) /(a),(b)

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$628	\$668	\$98,805
40'	309	0.80	\$1,116	\$1,187	\$366,737
50'	277	1.00	\$1,395	\$1,484	\$410,947
Active Adult Units	436	1.00	\$321	\$342	\$148,969
Total	1,170				\$1,025,457

5. Difference between FY 2022 and FY 2023

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$120	19.15%	\$10.02
40'	0.80	\$214	19.19%	\$17.85
50'	1.00	\$268	19.19%	\$22.31
Active Adult Units	1.00	\$62	19.32%	\$5.17
Total				

Footnote:

- (a) Limited services provided to Active Adult area, including maintenance along collector road.
(b) Updated Lot Mix provided by developer, Active Adult units have been added to the Lot Mix.

- (c) Developer via a funding agreement funds actual amount of expenses that exceed actual revenues.

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:	BREEZE		
SUPERVISORS COMPENSATION		4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES		367	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		495	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor
MANAGEMENT CONSULTING SERVICES	BREEZE	26,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICE		-	It is not anticipated that the District will be in need of construction accounting in FY 2023
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	7,500	The District receives administrative services as part of the agreement, approximates \$500 Monthly
BANK FEES	BANK UNITED	120	Fees associated with maintaining the District's bank accounts and the ordering of checks
MISCELLANEOUS		500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DIBARTOLOMEO	3,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		200	Estimated for Supervisor travel to and from District meetings
INSURANCE	EGIS INSURANCE	24,373	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.
REGULATORY AND PERMIT FEES	STATE	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC CONSULTING	7,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	10,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Superviros and the District Manager
WEBSITE DEVELOPMENT AND HOSTING	CAMPUS SUITE	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
MISCELLANEOUS		-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
	TOTAL	124,245	

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	1,300	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
DISSIMINATION AGENT	LERNER SERVICES	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	10,722	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance
	TOTAL	18,522	
PHYSICAL ENVIRONMENT:			
WATER	HILLSBOROUGH COUNTY	20,700	The District contracts for water utilities for use in the District. The budget is appropriated for the Meter located at 16620 Lagoon Shore Blvd; ave \$1725/mo
ELECTRICITY	TECO	38,700	The District contracts for electric utilities for Meters located at 16925 Trite Bend Street, 5329 Avid Reef, 504 Sailor Pines, 5108 & 5109 Jackel Chase, and 16620, 16671 and 16675 Lagoon Shore Blvd; Est \$3225/mo
LANDSCAPE MAINTENANCE	BRIGHTVIEW	220,000	Basic Service to include mowing, weed edging, blowing, weed control, turf and ornamental agronomic program and irrigation inspections, plus additional estimated for new entrance fountain, gate house, and completion of collector road (from Lagoon Shore Blvd to Sailor Pines Ct, excluding Phase 4 connector road); adds Addendum 3. Adding in additional \$20,000 for services areas coming on board in FY 2023
LANDSCAPE - MULCH	BRIGHTVIEW	10,000	Mulch is contracted for the community. The budget considers a one time install of 945 bales of pine straw
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	10,000	Estimated (bushes, sod, tree replacement and bush and tree removal) as needed for the District
IRRIGATION REPAIR & MAINTENANCE	BRIGHTVIEW	7,500	Estimated for repairs and maintenance of the irrigation system. Amount is estimated based on historical averages
PONDS - AQUATICS MAINTENANCE	AQUATIC SYSTEMS	40,000	The District contracts for Waterway management and maintenance for sites 1-9 and for sites 12 - 15. There will be a total of 25 ponds in FY 2023
PONDS -- STOCKING AND PLANT INSTALL	AQUATIC SYSTEMS	3,000	To maintain the organiz health of the District's waterways the District considers Bream carp stocking and plant install
FOUNTAIN MAINTENANCE & REPAIR	FLORIDA FOUNTAIN	11,900	The District contracts for Fountain cleaning \$175/qtr per fountain (7 fountains) + \$1,000/yr maintenance & repair per fountain
PONDS LANDSCAPE MAINTENANCE	SOLITUDE	65,000	Mowing of future pond areas that will brought online in FY 2023
STREETLIGHTS	GIG FIBER	276,100	The District installs solar streetlights in the District. It is anticipated that there will be a total of 456 streetlights for FY 2023
ENTRANCE MONUMENT MAINTENANCE	H2O Pool	15,600	Fountain maintenance \$1,300/mo (water treatment, and cleaning of structure, excluding landscaping) (estimate)
COMPREHENSIVE FIELD SERVICES		15,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGEMENT		5,000	To address gate management and open park areas
PET WASTE REMOVAL	POOP 911	3,060	Removal of pet waste, replace can liners, fill and pick up bags for 7 pet stations once weekly. Includes 5,000 bags
GATE REPAIR & MAINTENANCE		10,000	Estimated cost for repair, cell service \$55/gate per month, Contact One \$145/gate per month, and programming (2 gates)
GATE CLICKERS		6,000	Estimated 200 clickers @ \$30 ea
FRONT GATE ATTENDANTS		205,296	Security guard at front gate 6pm to 6am 7 days a week - Allied Universal bid
ENTRANCE GATE CAMERA MAINTENANCE		3,000	Supply and install vehicle camera for entrance and exit gates
HOLIDAY LIGHTING		7,500	Holiday lighting
REPAIRS & MAINTENANCE		1,000	As needed for signs and other items not listed above
ROADWAY MAINTENANCE		18,000	A reserve to be paid over the next 20 years as mandated by Hillsborough County for the repavement and resurfacing of the roads
CONTINGENCY		15,000	Additional for adding new landcaping, irrigation, ponds, or amenities for additional phases

**STATEMENT 4
HIDDEN CREEK
ADOPTED FY 2021-2022 DEBT SERVICE OBLIGATION**

	SERIES 2016A-1	SERIES 2019A-1	SERIES 2019A-2 (AA3)	SERIES 2019A-2 (AA4)	TOTAL FY22 BUDGET
REVENUE					
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 411,804	\$ 309,887			\$ 721,691
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	89,225	62,888	152,113
LESS: EARLY PAYMENT DISCOUNT	(16,472)	(12,395)	-	-	(28,868)
TOTAL REVENUE	395,332	297,491	89,225	62,888	844,936
EXPENDITURES					
COUNTY - ASSESSMENT COLLECTION FEES	8,236	6,198	-	-	14,434
INTEREST EXPENSE					
May 1, 2023	149,583	106,431	44,613	31,444	332,071
November 1, 2023	149,583	106,431	44,613	31,444	332,071
PRINCIPAL PAYMENT					
November 1, 2023	85,000	75,000	-	-	160,000
TOTAL EXPENDITURES	392,403	294,060	89,225	62,888	838,576
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,929	3,431	-	-	6,360
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT	\$ 2,929	\$ 3,431	\$ -	\$ -	\$ 6,360

Table 1. Series 2016A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	Adjusted % ERU	TOTAL ASSMTS	ASSMT / LOT
40'	198	0.8	158.4	45.5%	\$ 187,455	\$ 947
50'	193	1.0	193.0	54.5%	\$ 224,349	\$ 1,162
Total	391		351.4	100.0%	\$ 411,804	

Table 2. Series 2019A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	148	0.5	74.0	28.2%	\$ 87,259	\$ 590
40'	106	0.8	84.8	32.3%	\$ 99,994	\$ 943
50'	104	1.0	104.0	39.6%	\$ 122,634	\$ 1,179
Total	358		262.8	100.0%	\$ 309,887	

EXHIBIT 2

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; 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 Hidden Creek Community Development District (**“District”**) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**“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 SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT 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 the following date, hour, and location:

DATE: August 10, 2022

HOUR: 6:00 p.m.

LOCATION: Hilton Garden Inn, Riverview
4328 Garden Vista Drive
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 JUNE 8, 2022.

Attest:

**Hidden Creek 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 2022/2023

**STATEMENT 1
HIDDEN CREEK CDD
FY 2023 PROPOSED BUDGET
GENERAL FUND (O&M)**

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TOTAL REVENUE	963,930	1,150,123	186,193
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FY 2023 PROPOSED GENERAL FUND EXPENDITURE & O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation /(a)

Approx Lot Width	Units	ERU	Total ERU	% ERU
22' (Townhome) (a)	148	0.45	66.60	11.32%
40'	277	0.80	221.60	37.67%
50'	300	1.00	300.00	51.00%
Total	725		588.20	88.68%

Approx Lot Width	Units	ERU	Total ERU	% ERU
Active Adult Unit	391	1.00	391.00	100.00%

2. O&M Assessment Requirement ("AR")

	Total	TWO (AA)	ONE (PL)
AR = TOTAL EXPENDITURES - NET /(a):	\$ 1,127,794	\$ 149,755	\$ 978,039
Plus: Early Payment Discount (4.0%)	\$ 47,991	\$ 6,373	\$ 41,619
Plus: County Collection Charges (2.0%)	\$ 23,996	\$ 3,186	\$ 20,809
Total Expenditures - GROSS	\$ 1,199,780	\$ 159,314	\$ 1,040,467
Total ERU:	979.20	391.00	588.20
Total AR / ERU - GROSS (as if all On-Roll):	\$1,225.27	\$407.45	\$1,768.90
Total AR / ERU - NET:	\$1,151.75	\$383.00	\$1,662.77

Net amount reflects the receipt of funds from Southshore for road maintenance and gate attendants

3. Adopted FY 2023 Allocation of AR (as if all On-Roll) /(b)

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$748	\$796	\$117,809
40'	277	0.80	\$1,330	\$1,415	\$391,988
50'	300	1.00	\$1,663	\$1,769	\$530,670
Active Adult Units	391	1.00	\$383	\$407	\$159,314
Total	1,116				\$1,199,780

4. FY 2022 Allocation of AR (as if all On-Roll) /(a),(b)

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22'	148	0.45	\$628	\$668	\$98,805
40'	309	0.80	\$1,116	\$1,187	\$366,737
50'	277	1.00	\$1,395	\$1,484	\$410,947
Active Adult Units	436	1.00	\$321	\$342	\$148,969
Total	1,170				\$1,025,457

5. Difference between FY 2022 and FY 2023

Approx Lot Width	Assigned ERU	Net Difference	Net Percent Increase	Per Month
22'	0.45	\$120	19.15%	\$10.02
40'	0.80	\$214	19.19%	\$17.85
50'	1.00	\$268	19.19%	\$22.31
Active Adult Units	1.00	\$62	19.32%	\$5.17
Total				

Footnote:

- (a) Limited services provided to Active Adult area, including maintenance along collector road.
(b) Updated Lot Mix provided by developer, Active Adult units have been added to the Lot Mix.

- (c) Developer via a funding agreement funds actual amount of expenses that exceed actual revenues.

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:	BREEZE		
SUPERVISORS COMPENSATION		4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES		367	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES		495	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor
MANAGEMENT CONSULTING SERVICES	BREEZE	26,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICE		-	It is not anticipated that the District will be in need of construction accounting in FY 2023
PLANNING, COORDINATING & CONTRACT SERVICES	BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	7,500	The District receives administrative services as part of the agreement, approximates \$500 Monthly
BANK FEES	BANK UNITED	120	Fees associated with maintaining the District's bank accounts and the ordering of checks
MISCELLANEOUS		500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DIBARTOLOMEO	3,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM		200	Estimated for Supervisor travel to and from District meetings
INSURANCE	EGIS INSURANCE	24,373	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS.
REGULATORY AND PERMIT FEES	STATE	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC CONSULTING	7,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	10,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Superviros and the District Manager
WEBSITE DEVELOPMENT AND HOSTING	CAMPUS SUITE	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
MISCELLANEOUS		-	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
	TOTAL	124,245	

STATEMENT 3 HIDDEN CREEK CDD - CONTRACT SUMMARY			
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	Contract Amt. / Year	COMMENTS (SCOPE OF SERVICE)
DEBT ADMINISTRATIVE:			
ARBITRAGE	LLS Solutions	1,300	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July
DISSIMINATION AGENT	LERNER SERVICES	6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES	US BANK	10,722	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. Amount is confirmed with Trustee for bond issuance
	TOTAL	18,522	
PHYSICAL ENVIRONMENT:			
WATER	HILLSBOROUGH COUNTY	20,700	The District contracts for water utilities for use in the District. The budget is appropriated for the Meter located at 16620 Lagoon Shore Blvd; ave \$1725/mo
ELECTRICITY	TECO	38,700	The District contracts for electric utilities for Meters located at 16925 Trite Bend Street, 5329 Avid Reef, 504 Sailor Pines, 5108 & 5109 Jackel Chase, and 16620, 16671 and 16675 Lagoon Shore Blvd; Est \$3225/mo
LANDSCAPE MAINTENANCE	BRIGHTVIEW	220,000	Basic Service to include mowing, weed edging, blowing, weed control, turf and ornamental agronomic program and irrigation inspections, plus additional estimated for new entrance fountain, gate house, and completion of collector road (from Lagoon Shore Blvd to Sailor Pines Ct, excluding Phase 4 connector road); adds Addendum 3. Adding in additional \$20,000 for services areas coming on board in FY 2023
LANDSCAPE - MULCH	BRIGHTVIEW	10,000	Mulch is contracted for the community. The budget considers a one time install of 945 bales of pine straw
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	10,000	Estimated (bushes, sod, tree replacement and bush and tree removal) as needed for the District
IRRIGATION REPAIR & MAINTENANCE	BRIGHTVIEW	7,500	Estimated for repairs and maintenance of the irrigation system. Amount is estimated based on historical averages
PONDS - AQUATICS MAINTENANCE	AQUATIC SYSTEMS	40,000	The District contracts for Waterway management and maintenance for sites 1-9 and for sites 12 - 15. There will be a total of 25 ponds in FY 2023
PONDS -- STOCKING AND PLANT INSTALL	AQUATIC SYSTEMS	3,000	To maintain the organiz health of the District's waterways the District considers Bream carp stocking and plant install
FOUNTAIN MAINTENANCE & REPAIR	FLORIDA FOUNTAIN	11,900	The District contracts for Fountain cleaning \$175/qtr per fountain (7 fountains) + \$1,000/yr maintenance & repair per fountain
PONDS LANDSCAPE MAINTENANCE	SOLITUDE	65,000	Mowing of future pond areas that will brought online in FY 2023
STREETLIGHTS	GIG FIBER	276,100	The District installs solar streetlights in the District. It is anticipated that there will be a total of 456 streetlights for FY 2023
ENTRANCE MONUMENT MAINTENANCE	H2O Pool	15,600	Fountain maintenance \$1,300/mo (water treatment, and cleaning of structure, excluding landscaping) (estimate)
COMPREHENSIVE FIELD SERVICES		15,000	Directs day to day operations of the District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP Process for ongoing maintenance and repairs, prepare monthly written reports to the Board, including estimated reimbursements for CDD business mileage driven by Field Service Tech.
AMENITY MANAGEMENT		5,000	To address gate management and open park areas
PET WASTE REMOVAL	POOP 911	3,060	Removal of pet waste, replace can liners, fill and pick up bags for 7 pet stations once weekly. Includes 5,000 bags
GATE REPAIR & MAINTENANCE		10,000	Estimated cost for repair, cell service \$55/gate per month, Contact One \$145/gate per month, and programming (2 gates)
GATE CLICKERS		6,000	Estimated 200 clickers @ \$30 ea
FRONT GATE ATTENDANTS		205,296	Security guard at front gate 6pm to 6am 7 days a week - Allied Universal bid
ENTRANCE GATE CAMERA MAINTENANCE		3,000	Supply and install vehicle camera for entrance and exit gates
HOLIDAY LIGHTING		7,500	Holiday lighting
REPAIRS & MAINTENANCE		1,000	As needed for signs and other items not listed above
ROADWAY MAINTENANCE		18,000	A reserve to be paid over the next 20 years as mandated by Hillsborough County for the repavement and resurfacing of the roads
CONTINGENCY		15,000	Additional for adding new landcaping, irrigation, ponds, or amenities for additional phases

**STATEMENT 4
HIDDEN CREEK
ADOPTED FY 2021-2022 DEBT SERVICE OBLIGATION**

	SERIES 2016A-1	SERIES 2019A-1	SERIES 2019A-2 (AA3)	SERIES 2019A-2 (AA4)	TOTAL FY22 BUDGET
REVENUE					
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 411,804	\$ 309,887			\$ 721,691
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-	-	89,225	62,888	152,113
LESS: EARLY PAYMENT DISCOUNT	(16,472)	(12,395)	-	-	(28,868)
TOTAL REVENUE	395,332	297,491	89,225	62,888	844,936
EXPENDITURES					
COUNTY - ASSESSMENT COLLECTION FEES	8,236	6,198	-	-	14,434
INTEREST EXPENSE					
May 1, 2023	149,583	106,431	44,613	31,444	332,071
November 1, 2023	149,583	106,431	44,613	31,444	332,071
PRINCIPAL PAYMENT					
November 1, 2023	85,000	75,000	-	-	160,000
TOTAL EXPENDITURES	392,403	294,060	89,225	62,888	838,576
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,929	3,431	-	-	6,360
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT	\$ 2,929	\$ 3,431	\$ -	\$ -	\$ 6,360

Table 1. Series 2016A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	Adjusted % ERU	TOTAL ASSMTS	ASSMT / LOT
40'	198	0.8	158.4	45.5%	\$ 187,455	\$ 947
50'	193	1.0	193.0	54.5%	\$ 224,349	\$ 1,162
Total	391		351.4	100.0%	\$ 411,804	

Table 2. Series 2019A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH	148	0.5	74.0	28.2%	\$ 87,259	\$ 590
40'	106	0.8	84.8	32.3%	\$ 99,994	\$ 943
50'	104	1.0	104.0	39.6%	\$ 122,634	\$ 1,179
Total	358		262.8	100.0%	\$ 309,887	

EXHIBIT 3



Quality Site Assessment

Prepared for:

Hidden Creek CDD

Mon May 09 2022

QUALITY SITE ASSESSMENT

Hidden Creek CDD

General Information

DATE: Monday, May 09, 2022

NEXT INSPECTION DATE: Monday, Jun 13, 2022

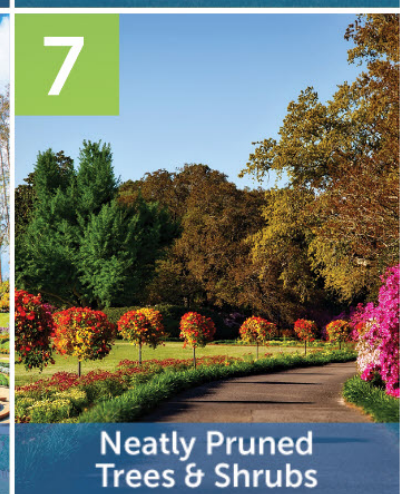
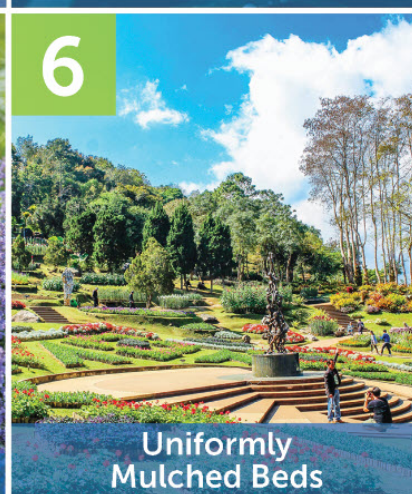
CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Maria Adams, Daniel Sanchez

Customer Focus Areas

Flowers at the main entrance removal of trash and clean curb appeal

Quality you can count on.



QUALITY SITE ASSESSMENT

Hidden Creek CDD

Recommendations for Property Enhancements



1 Missing shrubs replacement around the tower on the exit side

2 Replacement of damaged trees knocked over by a vehicle along Hidden Creek Blvd proposal pending approval



QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



1 New flowers at the main entrance are doing well

2 Edging around the utility box completed during our mowing service

3 Edging around the utility box completed during our mowing service

4 Mowing and line trimming by the ditch line completed

QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



5 Crotons along the center median on Lagoon shore Blvd have been fertilized

6 A herbicide application for turf weeds has been applied

7 New flower installation in common beds are doing well

8 Fertilizer has been applied to all flowering plants

QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



9 Removal of low hanging tree limbs completed during our pruning cycle rotation

10 Flowering Oar Rd Edging of the sidewalks and curbs on schedule for the week of 5-9-2022

11 Mowing, hard edging and line trimming by the new turf area behind the mailbox on Trite Bend St completed during our mowing service

12 Mowing line is and blow off around the lift station completed

QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



13 Herbicide application along the black fence line completed

14 Fertilizer has been applied to all flowering plants

15 New tree installation on lagoon shore Blvd are doing well

16 Selective shrub pruning has been completed.

Completed the week of
5-2-2022

QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



17 Selective shrub pruning has been completed.

Completed the week of
5-2-2022

18 Selective shrub pruning has been completed.

Completed the week of
5-2-2022

19 Selective shrub pruning has been completed.

Completed the week of
5-2-2022

20 A herbicide application has been applied throughout common beds and crevice weeds

QUALITY SITE ASSESSMENT

Hidden Creek CDD

Notes to Owner / Client



21 Soft bed edging of the beds and crevice weeds completed

22 Mowing, hard edging and line trimming along lagoon shore Blvd on schedule for the week of 5-9-2022

23 Hand pulled weeds from beds at the intersection of lagoon shore Blvd and Hidden creek

24 Selective shrub pruning of the beds and hand pulled weeds from beds

EXHIBIT 4

Proposal for Extra Work at Hidden Creek CDD

Property Name	Hidden Creek CDD	Contact	Steve Stafford
Property Address	5002 Jackel Chase Drive Wimauma, FL 33598	To	Hidden Creek CDD
		Billing Address	c/o DPFG 250 International Pkwy Ste 280 Lake Mary, FL 32746
Project Name	Hidden Creek / Southshore Bay - January 17, 2022 (Melody Section)		
Project Description	Mow down, brush blade and weedeat tall overgrow Vegetation along the top of the creek bank		

Scope of Work

QTY	UoM/Size	Material/Description
72.00	EACH	Bush Hog, Brush Blade, weed eat tall vegetation along the top of the ditch bank.

Images

Photo C



THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

Proposal for Extra Work at Hidden Creek CDD

Other

Photo D



Photo G



Photo B



For internal use only

SO# 7714517
JOB# 340500091
Service Line 130

Total Price \$4,548.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Sr. Field

Signature

Title

Steve Stafford

January 17, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Enhancement Manager

Signature

Title

Martin L. Padilla

January 17, 2022

Printed Name

Date

Job #: 340500091

Proposed Price: \$4,548.00

SO # 7714517

EXHIBIT 5

RATIFICATION OF CONTRACTS

00FBWL01-339 CO#9	Brightview Landscape Development, Inc. – Bahia Behind Wall along Lagoon Shores Blvd and AA	\$6,250.00
SO# 7777248	Brightview Landscape Development, Inc. – 3 rd Irrigation Mainline Break at Intersection of Hidden Creek and Blister Wing	\$770.00