

***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Regular Meeting***

***Tuesday
August 23, 2018***

10:00 a.m.

At:

***Metro Development Group
2505 N. Rocky Point Drive
Suite 1050
Tampa, Florida***

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 AGENDA

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Vivek Babbar	Straley , Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

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

The District Agenda is comprised of seven different sections:

The meeting will begin promptly at **10:00 a.m.** with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, August 23, 2018
Time: 10:00 a.m.
Location: Metro Development
2502 N. Rocky Point Drive, Suite 1050
Tampa, Florida 33607

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Administrative Matters

- A. Approval of Minutes of June 2, 2018 Meeting Exhibit 1
- B. Acceptance of June 2018 Financial Statements Exhibit 2

IV. Business Matters

- A. Fiscal Year 2018-2019 Budget Public Hearing
 - 1. Open Budget Public Hearing
 - 2. Review Budget
 - 3. Audience Comments
 - 4. Close Budget Public Hearing
- B. Consideration and Adoption of Resolution 2018-04 Adopting the 2018/2019 Budget Exhibit 3
- C. Consideration and Adoption of Resolution 2018-05 Imposing Assessments Exhibit 4
- D. Budget Funding Agreement Exhibit 5
- E. Consideration and Adoption of Resolution 2018-06 Re-Designating Officers Exhibit 6
- E. Consideration and Adoption of Resolution 2018-07 FY 2019 Meeting Schedule Exhibit 7

V. Staff Reports

- A. District Manager
- B. Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Audience Questions and Comments on Other Items

VIII. Adjournment

EXHIBIT 1.

**MINUTES OF MEETING
HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development District was held on Tuesday, June 2, 2018 at 10:00 a.m. at the Offices of Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

FIRST ORDER OF BUSINESS - Roll Call

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPFG
Vivek Babbar	District Attorney (<i>via phone</i>)

The following is a summary of the discussions and actions taken at the June 2, 2018 Hidden Creek CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments

Moving on to the Second Order of Business, Mr. Cusmano opened the floor for questions and comments from the audience on agenda items. There being none, next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

Moving on to the Third Order of Business, Mr. Cusmano presented the consent agenda items, Exhibit 1 & 2, and asked for any questions or corrections. There being none, Mr. Cusmano called for a motion to approve the administrative matters. MOTION PASSES 3-0.

- A. **Exhibit 1:** Approval of Minutes of the May 1, 2018 Meeting
- B. **Exhibit 2:** Acceptance of the March 2018 Financial Statements

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved Items A & B for the Hidden Creek Community Development District.
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FOURTH ORDER OF BUSINESS – Business Matters

Moving on to the Fourth Order of Business, Mr. Cusmano opened the floor to discuss the following business matters:

- A. **Exhibit 3:** Consideration and Adoption of Resolution 2018-03, Adopting the 2018/2019 Proposed Budget and Setting the Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution 2018-03 , Adopting the 2018/2019 Proposed Budget and Setting the Public Hearing for the Hidden Creek Community Development District.

- B. **Exhibit 4:** Stormwater Pond Agreement

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the Stormwater Pond Agreement for the Hidden Creek Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

Moving on to the Fifth Order of Business, Mr. Cusmano opened the floor to discuss the staff reports from the district manager, attorney, and district engineer. There being none, next item followed.

SIXTH ORDER OF BUSINESS – Supervisor Requests

Moving on to the Sixth Order of Business, Mr. Cusmano opened the floor for supervisors requests. There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items

Moving on to the Seventh Order of Business, Mr. Cusmano opened the floor for questions and comments from the audience on other items. There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Moving on to the Eighth Order of Business, Mr. Cusmano called for a motion to adjourn the meeting. MOTION PASSES 3-0.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Hidden Creek Community Development District.

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

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

Signature

Paul Cusmano

Printed Name

Title: Secretary Assistant Secretary

Signature

Mike Lawson

Printed Name

Title: Chairman Vice Chairman

EXHIBIT 2.

Hidden Creek CDD Community Development District

Financial Statements
Unaudited

Period ending
June 30, 2018

HIDDEN CREEK CDD
BALANCE SHEET
June 30, 2018

	<u>GEN FUND.</u>	<u>2016A-1</u>	<u>2016A-2 (AA1)</u>	<u>2016A-2 (AA2)</u>	<u>ACQ & CONST. (AA1)</u>	<u>ACQ & CONST. (AA2)</u>	<u>CONSOLIDATED TOTALS</u>
ASSETS:							
CASH	\$ 85,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,685
CAP. IMPROVEMENT REVENUE	-	43,574	-	-	-	-	43,574
CAPITALIZED INT. 2016A-2	-	-	-	53,795	-	-	53,795
DS RESERVE 2016A-1	-	272,781	-	-	-	-	272,781
ACQ. & CONSTR. 2016A-1 (AA1)	-	-	-	-	1,352,473	-	1,352,473
PREPAYMENT 2016A-2	-	-	480,369	3,459,580	-	-	3,939,949
DS RESERVE (AA1)	-	-	173,906	-	-	-	173,906
COST OF ISSUANCE (AA1)	-	-	-	-	-	-	-
DS RESERVE (AA2)	-	-	-	450,000	-	-	450,000
REVENUE (AA2)	-	-	8,478	1,672	-	-	10,150
COST OF ISSUANCE (AA2)	-	-	-	-	-	-	-
ACQ. & CONSTR. (AA2)	-	-	-	-	-	2,510,051	2,510,051
RESTR. ACQ. & CONSTR. (AA2)	-	-	-	-	-	-	-
ACCOUNTS RECEIVABLE	-	-	-	-	794,852	44,513	839,365
DEPOSITS	1,570	-	-	-	-	-	1,570
TOTAL ASSETS	<u>\$ 87,255</u>	<u>\$ 316,355</u>	<u>\$ 662,753</u>	<u>\$ 3,965,047</u>	<u>\$ 2,147,325</u>	<u>\$ 2,554,564</u>	<u>\$ 9,733,299</u>
LIABILITIES:							
ACCOUNTS PAYABLE	\$ 1,966	\$ -	\$ -	\$ -	\$ 643,499	\$ -	\$ 645,465
RETAINAGE PAYABLE	-	-	-	-	562,255	-	562,255
FUND BALANCE:							
RESTRICTED FOR:							
CAPITAL PROJECTS	-	-	-	-	-	-	-
ASSIGNED:	-	-	-	-	-	-	-
UNASSIGNED:	85,289	316,355	662,753	3,965,047	941,571	2,554,564	8,525,579
TOTAL LIAB. & FUND BAL.	<u>\$ 87,255</u>	<u>\$ 316,355</u>	<u>\$ 662,753</u>	<u>\$ 3,965,047</u>	<u>\$ 2,147,325</u>	<u>\$ 2,554,564</u>	<u>\$ 9,733,299</u>

**HIDDEN CREEK CDD
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018**

	<u>FY2017 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
I. REVENUE				
DEVELOPER FUNDING	199,533	149,650	71,237	(78,413)
LOT CLOSINGS	-	-	121,216	121,216
MISCELLANEOUS REVENUE	-	-	-	-
TOTAL REVENUE	<u>199,533</u>	<u>149,650</u>	<u>192,453</u>	<u>42,803</u>
II. EXPENDITURES				
ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	12,000	9,000	2,400	6,600
PAYROLL TAXES- BOS	918	689	184	505
PAYROLL SERVICES FEE	600	450	285	165
MANAGEMENT CONSULTING SERVICES	24,000	18,000	18,000	-
CONSTRUCTION ACCOUNTING SERVICES	4,500	4,500	4,500	-
PLANNING & COORDINATING SERVICES	36,000	27,000	27,000	-
ADMINISTRATIVE EXPENSES	7,500	5,625	5,625	-
BANKING SERVICES	120	90	129	(39)
MISCELLANEOUS	500	375	-	375
AUDITING SERVICES	3,500	2,625	-	2,625
TRAVEL PER DIEM - BOS	200	150	-	150
INSURANCE	2,651	2,651	5,300	(2,649)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,000	1,500	645	855
PERFORMANCE & WARRANTY BOND PREM.	5,000	3,750	-	3,750
ENGINEERING SERVICES	10,000	7,500	7,547	(47)
LEGAL SERVICES	10,000	7,500	4,784	2,716
WEBSITE DEVELOPMENT & HOSTING	720	540	540	-
TOTAL ADMINISTRATIVE	<u>120,384</u>	<u>92,120</u>	<u>77,114</u>	<u>15,006</u>
DEBT SERVICE ADMINISTRATION:				
ARBITRAGE	650	650	650	-
DISSEMINATION AGENT	5,000	5,000	5,000	-
TRUSTEE FEES	9,104	9,104	9,104	-
TOTAL DEBT SERVICE ADMINISTRATION	<u>14,754</u>	<u>14,754</u>	<u>14,754</u>	<u>-</u>
PHYSICAL ENVIRONMENT:				
CONTINGENCY	55,743	41,807	775	41,032
LANDSCAPE MAINTENANCE - SPINE RD.	100,000	75,000	-	75,000
PONDS - AQUATIC MAINTENANCE	20,000	15,000	7,902	7,098
PONDS - LANDSCAPE MAINTENANCE	40,000	30,000	11,518	18,482
STREETLIGHTS	15,000	9,000	487	8,513
ENTRANCE MONUMENT MAINTENANCE	10,000	7,500	-	7,500
FIELD MANAGER	7,252	5,439	-	5,439
FIELD MANAGER - TRAVEL	1,400	1,050	69	981
TOTAL CONSTRUCTION	<u>249,395</u>	<u>184,796</u>	<u>20,751</u>	<u>164,045</u>
TOTAL EXPENDITURES	<u>384,533</u>	<u>291,670</u>	<u>112,619</u>	<u>179,051</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(185,000)	(142,020)	79,834	221,854
FUND BALANCE - BEGINNING	-	-	5,455	5,455
FUND BALANCE - ENDING	<u>\$ (185,000)</u>	<u></u>	<u>85,289</u>	<u>227,309</u>

HIDDEN CREEK CDD
2016A-1
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018

	<u>FY18 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
REVENUE				
SPECIAL ASSESSMENTS (NET)	389,374	292,031	76,708	(215,323)
MISCELLANEOUS	-	-	128,217	-
LESS: DISCOUNT ASSESSMENTS	(15,575)	-	-	-
TOTAL REVENUE	<u>373,799</u>	<u>292,031</u>	<u>204,925</u>	<u>(215,323)</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	15,575	-	-	-
INTEREST EXPENSE				
May 1, 2018	161,556	161,556	161,556	-
November 1, 2018	161,556	-	-	-
PRINCIPAL RETIREMENT				
PRICIPAL PAYMENT				
May 1, 2018	-	-	-	-
TOTAL EXPENDITURES	<u>338,687</u>	<u>161,556</u>	<u>161,556</u>	<u>-</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	35,112	130,475	43,369	(215,323)
OTHER FINANCING SOURCES (USES)				
INTERFUND TRANSFER IN	-	-	-	-
INTERFUND TRANSFER OUT	-	-	(392)	-
FUND BALANCE - BEGINNING	-	-	273,379	-
FUND BALANCE - ENDING	<u>35,112</u>	<u>130,475</u>	<u>316,356</u>	<u>(215,323)</u>

HIDDEN CREEK CDD
2016A-2 (AA1)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018

	<u>FY18 ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) VARIANCE</u>
REVENUE				
SPECIAL ASSESSMENTS (NET)	253,125	253,125	811,815	558,690
MISCELLANEOUS	-	-	127,323	-
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
TOTAL REVENUE	<u>253,125</u>	<u>253,125</u>	<u>939,138</u>	<u>558,690</u>
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE				
May 1, 2018	126,563	126,094	126,094	-
November 1, 2018	126,563	-	-	-
PRINCIPAL RETIREMENT			340,000	(340,000)
PRICIPAL PAYMENT				
May 1, 2018	-	-	-	-
TOTAL EXPENDITURES	<u>253,125</u>	<u>126,094</u>	<u>466,094</u>	<u>(340,000)</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	-	127,031	473,044	898,690
OTHER FINANCING SOURCES (USES)				
INTERFUND TRANSFER IN	-	-	-	-
INTERFUND TRANSFER OUT	-	-	(574)	-
FUND BALANCE - BEGINNING	-	-	190,283	-
FUND BALANCE - ENDING	<u>-</u>	<u>127,031</u>	<u>662,753</u>	<u>898,690</u>

HIDDEN CREEK CDD
2016A-2 (AA2)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018

	FY18 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
SPECIAL ASSESSMENTS (NET)	456,250	342,188	3,607,125	3,264,938
MISCELLANEOUS	-	-	230,065	-
LESS: DISCOUNT ASSESSMENTS	-	-	-	-
TOTAL REVENUE	456,250	342,188	3,837,190	3,264,938
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
INTEREST EXPENSE				
May 1, 2018	228,125	228,125	228,125	-
November 1, 2018	228,125	-	-	-
PRINCIPAL RETIREMENT			100,000	(100,000)
PRICIPAL PAYMENT				
May 1, 2018	-	-	-	-
TOTAL EXPENDITURES	456,250	228,125	328,125	(100,000)
EXCESS REVENUE OVER (UNDER) EXPEND.	-	114,063	3,509,065	3,364,938
OTHER FINANCING SOURCES (USES)				
INTERFUND TRANSFER IN	-	-	-	-
INTERFUND TRANSFER OUT	-	-	(1,199)	-
FUND BALANCE - BEGINNING	-	-	457,181	-
FUND BALANCE - ENDING	-	114,063	3,965,047	3,364,938

HIDDEN CREEK CDD
CAPITAL PROJECTS FUND (AA1)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
DEVELOPER FUNDING	1,533,962
MISCELLANEOUS REVENUE	12,157
TOTAL REVENUE	<u>1,546,119</u>
EXPENDITURES	
REQUISITION EXPENSES	1,504,375
FUNDING REQUESTS	726,117
TOTAL EXPENDITURES	<u>2,230,492</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(684,373)
INTERFUND TRANSFER IN	966
FUND BALANCE - BEGINNING	1,624,977
FUND BALANCE - ENDING	<u>941,570</u>

HIDDEN CREEK CDD
CAPITAL PROJECTS FUND (AA2)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
FOR PERIOD STARTING OCTOBER 1, 2017 ENDING JUNE 30, 2018

	<u>ACTUAL YEAR-TO-DATE</u>
REVENUE	
DEVELOPER FUNDING	631,375
MISCELLANEOUS REVENUE	21,439
TOTAL REVENUE	<u>652,814</u>
EXPENDITURES	
FUNDING REQUESTS	787,583
REQUISITION EXPENSES	1,136,215
CONSTRUCTION IN PROGRESS	-
TOTAL EXPENDITURES	<u>1,923,798</u>
EXCESS REVENUE OVER (UNDER) EXPEND.	(1,270,984)
INTERFUND TRANSFER IN	1,199
FUND BALANCE - BEGINNING	3,824,349
FUND BALANCE - ENDING	<u><u>2,554,564</u></u>

HIDDEN CREEK CDD
Cash Reconciliation - General Fund
June 30, 2018

Balance Per Bank Statement	\$ 117,347.46
Less: Outstanding Checks	(31,662.50)
<i>Adjusted Bank Balance</i>	<u>\$ 85,684.96</u>
Beginning Cash Balance Per Books	\$ 13,616.92
Cash Receipts	168,278.62
Cash Disbursements	(96,210.58)
<i>Balance Per Books</i>	<u>\$ 85,684.96</u>

HIDDEN CREEK CDD CHECK REGISTER FY18

Date	Num	Name	Memo	Debit	Credit	Balance
09/30/2017		EOY Balance		13,573.56	8,526.90	5,565.15
10/02/2017	9997	Egis Insurance Advisors, LLC	Insurance FY 2018		5,300.00	265.15
10/25/2017	ACH10252017	Bank United	Checks Purchased		103.58	161.57
10/30/2017		Shutts & Bowen	O & M - (Shutts & Bowen)	2,015.37		2,176.94
10/31/2017		EOM Balance		2,015.37	5,403.58	2,176.94
11/02/2017		Developer Funding	GF 2017-25/GF 2018-01,02	21,722.50		23,899.44
11/03/2017	2151	AQUATIC SYSTEMS	Lake & Pond Maint - Sept/Oct		1,756.00	22,143.44
11/03/2017	2152	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt Constr Acctng		15,125.00	7,018.44
11/03/2017	2153	LERNER REPORTING SERVICES	Dissemination FY 2017		4,000.00	3,018.44
11/03/2017	2154	Straley Robin Vericker	Legal Svcs thru 9/15/17		25.00	2,993.44
11/03/2017	2155	TAMPA BAY TIMES	Legal Ads		756.50	2,236.94
11/03/2017	2156	Venturesin.com, Inc	Web Site Hosting - October		60.00	2,176.94
11/10/2017	ACH11102017	Paychex	Payroll Fee		10.00	2,166.94
11/14/2017	2159	FLORIDA DEPT OF ECONOMIC	Annual Filing - FY 2018		175.00	1,991.94
11/14/2017	2160	TECO	9/20-10-12 - 16925 Trite Bend St		1,662.54	329.40
11/14/2017	2161	Venturesin.com, Inc	Domain Name Renewal		19.99	309.41
11/30/2017		Developer Funding	GF 2018-03	14,498.60		14,808.01
11/30/2017	2164	AQUATIC SYSTEMS	Lake & Pond Maint - November		878.00	13,930.01
11/30/2017	2165	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt - November		5,625.00	8,305.01
11/30/2017	2166	LERNER REPORTING SERVICES	Dissemination		5,000.00	3,305.01
11/30/2017	2167	Stantec Consulting Services, Inc	Engineering Svcs thru 10/13/17		1,882.00	1,423.01
11/30/2017	2168	Straley Robin Vericker	Legal Svcs		318.10	1,104.91
11/30/2017	2169	Venturesin.com, Inc	Web Site Hosting - November		60.00	1,044.91
11/30/2017		EOM Balance		36,221.10	37,353.13	1,044.91
12/08/2017	20033	Ira D Draper	BOS Mtg - 10/3/17		184.70	860.21
12/08/2017	20035DD	Lori Price	BOS Mtg - 10/3/17		183.87	676.34
12/08/2017	20034	Michael S Lawson	BOS Mtg - 10/3/17		184.70	491.64
12/08/2017	ACH120817	Paychex	BOS Mtg - 10/3/17		92.63	399.01
12/08/2017	ACH12082017	Paychex	P/R Fee		55.50	343.51
12/14/2017		Developer Funding	GF 2018-04	3,694.84		4,038.35
12/14/2017		Developer Funding	GF 2018-04	2,017.65		6,056.00
12/15/2017	2176	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt - December		5,625.00	431.00
12/15/2017	2177	TECO	10/13/11/11 16925 Trite Bend St		27.49	403.51
12/15/2017	2178	Venturesin.com, Inc	Web Site Hosting - December		60.00	343.51
12/31/2017		EOM Balance		5,712.49	6,413.89	343.51
01/05/2018		Shutts & Bowen	O & M (Shutts & Bowen)	6,046.11		6,389.62
01/12/2018	2183	AQUATIC SYSTEMS	Lake & Pond Maint - December		878.00	5,511.62
01/12/2018	2184	Stantec Consulting Services, Inc	Engineering Svcs thru 12/8/17		1,772.50	3,739.12
01/12/2018	2185	Straley Robin Vericker	Legal Svcs thru 12/15/17		75.50	3,663.62
01/12/2018	2186	TECO	11/12-12/8 - 16925 Trite Bend St		74.20	3,589.42
01/12/2018	2187	Venturesin.com, Inc	Web Site Hosting - January		60.00	3,529.42
01/19/2018	2188	Business Observer	Legal Ad		187.00	3,342.42
01/25/2018		Developer Funding	GF 2018-05	5,625.00		8,967.42
01/26/2018	2191	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt - January		5,625.00	3,342.42
01/31/2018		EOM Balance		11,671.11	8,672.20	3,342.42
02/07/2018		Shutts & Bowen	O & M (Shutts & Bowen)	671.79		4,014.21
02/12/2018	ACH02122018	Paychex	Payroll Fees		30.00	3,984.21
02/15/2018		Shutts & Bowen	O & M (Shutts & Bowen)	6,046.11		10,030.32
02/22/2018	2195	AQUATIC SYSTEMS	Lake & Pond Maint.		1,756.00	8,274.32
02/22/2018	2196	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt - February		5,625.00	2,649.32
02/22/2018	2197	LLS TAX SOLUTIONS, INC.	Arbitrage - 2016A-1,2		650.00	1,999.32
02/22/2018	2198	TECO	Electricity		112.03	1,887.29
02/28/2018		EOM Balance		6,717.90	8,173.03	1,887.29
03/01/2018		Developer Funding	GF 2018-06	13,411.03		15,298.32
03/07/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,149.73		17,448.05
03/09/2018	2201	Stantec Consulting Services, Inc	Engineering Services		1,932.50	15,515.55
03/09/2018	2202	Straley Robin Vericker	Legal Svcs thru 1/15/18		212.50	15,303.05
03/09/2018	2203	Venturesin.com, Inc	Web Hosting - Feb/Mar		120.00	15,183.05

HIDDEN CREEK CDD CHECK REGISTER FY18

Date	Num	Name	Memo	Debit	Credit	Balance
03/12/2018		Shutts & Bowen	O & M (Shutts & Bowen)	671.79		15,854.84
03/12/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,374.32		21,229.16
03/21/2018	2204	TECO	2/9-3/9 - 16925 Trite Bend St		48.72	21,180.44
03/23/2018	2205	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt - March		5,625.00	15,555.44
03/26/2018		Developer Funding	GF 2018-08	15,301.88		30,857.32
03/27/2018	2206	AQUATIC SYSTEMS	Lake & Pond Maint - March		878.00	29,979.32
03/27/2018	2207	Straley Robin Vericker	Legal Svcs		714.00	29,265.32
03/27/2018	2208	US Bank	Trustee Fees - Series 2016		9,104.88	20,160.44
03/29/2018	ACH03292018	Paychex	P/R Fee		77.50	20,082.94
03/29/2018	20036	Ira D Draper	BOS Mtg - 3/6/18		184.70	19,898.24
03/29/2018	20038DD	Lori Price	BOS Mtg - 3/6/18		184.70	19,713.54
03/29/2018	20037	Michael S Lawson	BOS Mtg - 3/6/18		184.70	19,528.84
03/29/2018	ACH03292018	Paychex	BOS Mtg - 3/6/18		91.80	19,437.04
03/31/2018		EOM Balance		36,908.75	19,359.00	19,437.04
04/04/2018		Paychex	Refund	22.50		19,459.54
04/20/2018	2214	AQUATIC SYSTEMS	Lake & Pond Maint - April		878.00	18,581.54
04/20/2018	2215	Stantec Consulting Services, Inc	Engineering Svcs thru 3/16/18		1,014.74	17,566.80
04/20/2018	ACH04202018	Bank United	Wire Fee		25.00	17,541.80
04/25/2018	ACH04252018	Paychex	P/R Fee		87.78	17,454.02
04/25/2018	20039	Ira D Draper	BOS Mtg - 4/3/18		184.70	17,269.32
04/25/2018	20041DD	Lori Price	BOS Mtg - 4/3/18		184.70	17,084.62
04/25/2018	20040	Michael S Lawson	BOS Mtg - 4/3/18		184.70	16,899.92
04/25/2018	ACH04252018	Paychex	BOS Mtg - 4/3/18		91.80	16,808.12
04/26/2018	2216	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt - April		5,625.00	11,183.12
04/26/2018		Developer Funding	GF 2018-09	5,625.00		16,808.12
04/26/2018		Shutts & Bowen	Lot Closings	11,991.66		28,799.78
04/26/2018		Shutts & Bowen	Lot Closings	4,702.53		33,502.31
04/27/2018		CF Funding	Invoicing	19,581.67		53,083.98
04/27/2018		DF Funding	Invoicing	1,410.00		54,493.98
04/27/2018	2217	Hamilton Engineering	Invoicing		19,581.67	34,912.31
04/27/2018	2218	Heidt Design	Invoicing		1,410.00	33,502.31
04/27/2018	2219	Hillsborough County Public Utilities	Hydrant Meter - 16925 Trite Bend St		725.00	32,777.31
04/30/2018		EOM Balance		43,333.36	29,993.09	32,777.31
05/01/2018	2220	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt - May		5,625.00	27,152.31
05/03/2018	2221	Brightview Landscape Services	Bush Hog Around Pond		1,600.00	25,552.31
05/09/2018		CF Funding	2017-26 CF	1,200.00		26,752.31
05/09/2018	2222	Hamilton Engineering	2017-26 CF		1,200.00	25,552.31
05/09/2018		CF Funding	2017-78 CF	1,306.25		26,858.56
05/09/2018	2223	Lincks & Associates	2017-78 CF		1,306.25	25,552.31
05/09/2018		CF Funding	2017-79 CF	2,788.00		28,340.31
05/09/2018	2224	Willis Towers	2017-79 CF		2,788.00	25,552.31
05/09/2018	2225	AQUATIC SYSTEMS	Lake & Pond Maint - May		878.00	24,674.31
05/09/2018	2226	Stantec Consulting Services, Inc	Engineering Svcs thru 4/13/18		670.00	24,004.31
05/09/2018	2227	Straley Robin Vericker	Legal Svcs thru 4/15/18		413.00	23,591.31
05/09/2018	2228	TECO	3/10-4/10 - 16925 Trite Bend St		55.08	23,536.23
05/09/2018	2229	Venturesin.com, Inc	Web Site Hosting - April		60.00	23,476.23
05/18/2018		Shutts & Bowen	Lot Closings	2,015.37		25,491.60
05/18/2018	2230	Brightview Landscape Services	Landscape Maint.		9,918.00	15,573.60
05/21/2018		CF Funding	PO 00FBWL01-76	25,931.43		41,505.03
05/21/2018	2231	Hamilton Engineering	PO 00FBWL01-76		25,931.43	15,573.60
05/21/2018		CF Funding	2017-81 CF	9,297.30		24,870.90
05/21/2018	2232	Hamilton Engineering	2017-81 CF		9,297.30	15,573.60
05/21/2018	ACH05212018	Paychex	P/R Fee		47.20	15,526.40
05/21/2018	20043	Michael S Lawson	BOS Mtg - 5/1/18		184.70	15,341.70
05/21/2018	20042	Ira D Draper	BOS Mtg - 5/1/18		184.70	15,157.00
05/21/2018	20044DD	Lori Price	BOS Mtg - 5/1/18		184.70	14,972.30
05/21/2018	ACH05212018	Paychex	BOS Mtg - 5/1/18		91.80	14,880.50
05/29/2018	2233	Straley Robin Vericker	Legal Svcs thru 5/15/18		1,175.00	13,705.50

HIDDEN CREEK CDD CHECK REGISTER FY18

Date	Num	Name	Memo	Debit	Credit	Balance
05/29/2018	2234	TECO	4/11-5/9 - 16925 Trite Bend St		28.58	13,676.92
05/29/2018	2235	Venturesin.com, Inc	Web Site Hosting - May		60.00	13,616.92
05/31/2018		EOM Balance		42,538.35	61,698.74	13,616.92
06/01/2018	2236	DPFG MANAGEMENT & CONSUL	CDD/Field Mgmt - June		5,625.00	7,991.92
06/01/2018		Shutts & Bowen	Lot Closings	2,015.37		10,007.29
06/04/2018		CF Funding	2017-80 CF	31,662.50		41,669.79
06/04/2018	2237	Gate Pros	2017-80 CF		31,662.50	10,007.29
06/05/2018		Shutts & Bowen	Lot Closings	70,537.97		80,545.26
06/06/2018	2238	AQUATIC SYSTEMS	Lake & Pond Maint - June		878.00	79,667.26
06/06/2018	2239	Hillsborough County Public Utilities	5/5-5/17 - Lagoon Shore Blvd		49.71	79,617.55
06/06/2018	2240	TAMPA BAY TIMES	Legal Ad		280.50	79,337.05
06/11/2018		CF Funding	2017-82 CF	56,695.01		136,032.06
06/11/2018	2241	Hamilton Engineering	2017-82 CF		56,695.01	79,337.05
06/12/2018	2242	Mike Fayed	Travel - May		69.30	79,267.75
06/20/2018		CF Funding	2017-83 CF	390.00		79,657.75
06/20/2018	2243	Lincks & Associates	2017-83 CF		390.00	79,267.75
06/21/2018	2244	Stantec Consulting Services, Inc	Engineering Svcs thru 5/25/18		275.00	78,992.75
06/21/2018	2245	TECO	5/10-6/8 - 16925 Trite Bend St		48.06	78,944.69
06/21/2018	2246	Tribune 365 National Group	Legal Ad		177.50	78,767.19
06/21/2018	2247	Venturesin.com, Inc	Web Site Hosting - June		60.00	78,707.19
06/21/2018		Shutts & Bowen	Lot Closings	6,305.98		85,013.17
06/21/2018		Shutts & Bowen	Lot Closings	671.79		85,684.96
06/30/2018		EOM Balance		168,278.62	96,210.58	85,684.96

EXHIBIT 3.

RESOLUTION 2018-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (“**Proposed Budget**”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 23, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2017/2018 and/or revised projections for fiscal year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for the Hidden Creek Community Development District for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019,” as adopted by the Board of Supervisors on August 23, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUNDS	\$ _____
TOTAL ALL FUNDS	\$ _____*

*Not inclusive of any collection costs.

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

Section 4. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit “B”** hereto, is hereby approved in order to fund the Developer’s portion of the budget for Fiscal Year 2018/2019.

Section 5. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Hidden Creek Community Development District.

PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2018.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

- Exhibit A:** 2018/2019 Budget
- Exhibit B:** Budget Funding Agreement

EXHIBIT A

EXHIBIT B

Budget Funding Agreement
Fiscal Year 2018/2019

This Agreement is made and entered into this 23rd day of August, 2018, by and between the **Hidden Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Hillsborough County, Florida (hereinafter "**District**"), and **Dune FB Debt LLC**, a Delaware limited liability company (hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hillsborough County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018 and concludes on September 30, 2019; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2018/2019 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2018/2019, as described in Exhibit "A," and as may be amended from time to time by the District.

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

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

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

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Hidden Creek Community
Development District**

Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Witness

Dune FB Debt LLC
a Delaware limited liability company

Witness

By: _____
John Ryan
Authorized Signatory

Exhibit "A" – Fiscal Year 2018/2019 General Fund Budget

EXHIBIT 4.

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hidden Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“**Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“**Uniform Method**”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the Hillsborough County Property Appraiser (“**Property Appraiser**”) and Hillsborough County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the

District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Hidden Creek Community Development District.

PASSED AND ADOPTED THIS 23RD DAY OF AUGUST, 2018.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Exhibit "A" – Fiscal Year 2018/2019 Budget
Exhibit "B" – District Assessment Lien Roll
Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EXHIBIT 5.

Budget Funding Agreement
Fiscal Year 2018/2019

This Agreement is made and entered into this 23rd day of August, 2018, by and between the **Hidden Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Hillsborough County, Florida (hereinafter "**District**"), and **Dune FB Debt LLC**, a Delaware limited liability company (hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hillsborough County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018 and concludes on September 30, 2019; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2018/2019 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2018/2019, as described in Exhibit "A," and as may be amended from time to time by the District.

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

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

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

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Hidden Creek Community
Development District**

Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Witness

Dune FB Debt LLC
a Delaware limited liability company

Witness

By: _____
John Ryan
Authorized Signatory

Exhibit "A" – Fiscal Year 2018/2019 General Fund Budget

EXHIBIT 6.

EXHIBIT 7.

RESOLUTION 2018-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Hidden Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2018/2019 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 23rd DAY OF AUGUST, 2018.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: Paul Cusmano

Chair/ Vice Chair
Print Name: Mike Lawson

EXHIBIT A

**Notice of Meeting Schedule
Fiscal Year 2019
Mirada Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2019 regular meetings of the Board of Supervisors of the Mirada Community Development District are scheduled to be held on the first Tuesday of every month at 9:00 a.m. in a conference room of the Residence Inn, 2101 Northpoint Parkway, Lutz, Florida as follows (exceptions noted below):

October 2, 2018
November 6, 2018
December 4, 2018
January 8, 2019
February 5, 2019
March 5, 2019
April 2, 2019
May 7, 2019
June 4, 2019
July 2, 2019
August 6, 2019
September 3, 2019

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Development Planning & Financing Group at 813-374-9105. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.